

# \$2,990,000 - 1180 Berry Point Rd, Gabriola Island

MLS® #995706

**\$2,990,000**

3 Bedroom, 3.00 Bathroom, 4,105 sqft

Residential on 6.04 Acres

N/A, Gabriola Island, BC

Trophy Westcoast Oceanfront Property! 6 Acres of sprawling oceanfront on Gabriola Island with approximately 1400 feet of spectacular shoreline. A private walkway leads from the main residence along the natural peninsula to a gazebo with 360 degree views overlooking sandstone sculptures, abundant sea life and private beachfront where the pristine waters of Georgia Strait are framed by coastal snow-capped mountains. The Seller holds a Foreshore Lease which allows for dock. Located at the end of a no thru road, offering unparalleled privacy. The 4,105 sq. ft. West Coast Style home features cathedral ceilings and floor to roof windows to enjoy the serene ocean views. Wood fireplaces in the living room and master bedroom create warmth and ambience as does the pellet stove on the low level. There is also a separate one bedroom apartment above the huge shop and 2 other garage/workshops. Indoor parking for 20 +cars, RV's, Boats etc. Easy ferry ride from Lower Mainland

Built in 1992

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 995706      |
| Price          | \$2,990,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Square Footage | 4,105       |



|            |                        |
|------------|------------------------|
| Acres      | 6.04                   |
| Year Built | 1992                   |
| Type       | Residential            |
| Sub-Type   | Single Family Detached |
| Status     | Active                 |
| View       | Mountain(s), Ocean     |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1180 Berry Point Rd |
| Area        | Isl Gabriola Island |
| Subdivision | N/A                 |
| City        | Gabriola Island     |
| County      | Islands Trust       |
| Province    | BC                  |
| Postal Code | V0R 1X1             |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Utilities      | Electricity Available, Phone Available |
| Parking Spaces | 22                                     |
| Parking        | Attached, Detached                     |
| # of Kitchens  | 1                                      |
| View           | Mountain(s), Ocean                     |
| Is Waterfront  | Yes                                    |
| Waterfront     | Ocean                                  |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Dining Room, Vaulted Ceiling(s) |
| Appliances        | F/S/W/D                         |
| Heating           | Heat Pump                       |
| Cooling           | Central Air                     |
| Fireplace         | Yes                             |
| # of Fireplaces   | 2                               |
| Fireplaces        | Primary Bedroom, Wood Burning   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony/Deck    |
| Roof              | Asphalt Shingle |
| Construction      | Frame Wood      |
| Foundation        | Poured Concrete |

## **Additional Information**

|                |                              |
|----------------|------------------------------|
| Date Listed    | April 15th, 2025             |
| Days on Market | 183                          |
| Office         | Landquest Realty Corporation |
| Zoning         | SSR                          |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Landquest Realty Corporation |
|----------------|------------------------------|

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