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|---|--|---|-----------------------------|
| 1445 HELEN ROAD | Lot Size 4,000 sqft | Fuel Heating Electric Baseboard | List Price \$334,000 |
| Zone 6- Port Alberni Z6 Ucluelet MLS@: 428497 LP: \$334,000 | Style Westcoast Contemp | Fireplaces Construction Frame | Possession TBA |
| Single Family Status: Active SP: | Bedrooms 2 | Exterior Hardi Plank | Sale Date |
|  | Bathrooms 1 | Roof Asphalt Shingle | Title Freehold |
| | Ensuite | Foundation Yes | |
| | Bsmt/Dev / | Flooring Mixed | |
| | Total Area 1230 sqft | Parking Street | |
| | Age UN | | |
| | Taxes \$1,406 (2017) | | |
| | Zoning R1 | | |
| | Zoning Jurisdiction Ucluelet, District of | | |
| | Amenities Thermal Windows | | |
| | Site Infl Central location, Hillside, View - Mountain, View - Ocean, Shopping Nearby, Recreation Nearby | | |
| | Agent Info Phone Licensee, Seller Occupied | | |
| | Legal LT 23 PLAN 1116 SEC 21 CLAYOQUOT DISTRICT | | |

Lovely home in "old fishing village" area of Ucluelet with great views of Ucluelet Inlet and surrounding mountains. Main living area all on one level with 2 bedrooms and a den/office, kitchen, living, laundry and nice deck for enjoying the wonderful views. This home was updated about 5 years ago with new hardi-plank siding, all new windows and a new roof. A second bathroom could be utilized or redesign this space. Storage for your gardening tools is available under the deck.

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|--|---|---|-----------------------------|
| 1570 HELEN ROAD | Lot Size 6,534 sqft | Fuel Heating Oil Forced Air | List Price \$399,000 |
| Zone 6- Port Alberni Z6 Ucluelet MLS@: 422031 LP: \$399,000 | Style M Lev Ent w/Bsmt | Fireplaces Construction Frame | Possession TENANCY |
| Single Family Status: Active SP: | Bedrooms 4 | Exterior Wood | Sale Date |
|  | Bathrooms 1 | Roof | Title Freehold |
| | Ensuite | Foundation Yes | |
| | Bsmt/Dev / | Flooring | |
| | Total Area 1995 sqft | Parking | |
| | Age 77 | | |
| | Taxes \$1,613 (2016) | | |
| | Zoning CSA | | |
| | Zoning Jurisdiction Ucluelet, District of | | |
| | Amenities | | |
| | Site Infl | | |
| | Agent Info Phone Licensee, Tenant Occupied | | |
| | Legal LT 2 P LVIP 12287 LD 09 SEC 21 | | |

Overlooking Ucluelet inlet and in the heart of downtown this home is currently operating as a legal vacation rental. Choose to live or rent this fine classic home in this bustling tourist community. Close to restaurants and shopping. Four bedrooms and one bathroom all on the main floor. Large living room with woodstove, adjoining dining room and nice kitchen all with large windows to take in the amazing harbour and mountain views. There is a large front deck to relax and enjoy the surroundings. There is a covered hot tub area for warming up after those long beach hikes, surfing, SUP or kayaking adventures. The lower level is unfinished and is home to the laundry operation which is large enough to take on other vacation rental laundry duties if so desired.

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|---|---|---|-----------------------------|
| 321 YEW STREET | Lot Size 13,939 sqft | Fuel Heating Electric Baseboard | List Price \$459,000 |
| Zone 6- Port Alberni Z6 Ucluelet MLS@: 430189 LP: \$459,000 | Style 2 Storey-Main Lev Ent | Fireplaces Construction 1,Propane | Possession TBA |
| Single Family Status: Active SP: | Bedrooms 4 | Exterior Frame | Sale Date |
|  | Bathrooms 2 | Roof Wood, Hardi Plank | Title Freehold |
| | Ensuite | Foundation Asphalt Shingle | |
| | Bsmt/Dev Full/ Fully Finished | Flooring Yes | |
| | Total Area 2440 sqft | Parking Mixed | |
| | Age 41 | | |
| | Taxes \$2,879 (2017) | | |
| | Zoning R1 | | |
| | Zoning Jurisdiction Ucluelet, District of | | |
| | Amenities Garden Area, Wkshop-Detached, Thermal Windows | | |
| | Site Infl Central location, Easy Access, Southern Exp, Shopping Nearby, Recreation Nearby, Level Lot | | |
| | Agent Info Phone Licensee, Seller Occupied | | |
| | Legal LT 15 DL 282 CLAYOQUOT DISTRICT PL 27909 | | |


Centrally located family home. This home has an extra large yard which is mostly fenced and is on a corner lot. There access off two streets with 2 driveways giving easy access to the large shop / garage in the back that would also suit a home based business. The main floor has three bedrooms, one bathroom, kitchen, dining and living rooms. Laundry is located on the lower level and is accessible to both the upstairs and down. There is a suite on lower level if you choose to take advantage of the additional income it would provide otherwise you have a large recreation room, two extra bedrooms, a den and a second bathroom. Act quickly as this home will not be available long.

This listing information is provided to you by:
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|---|---|---|-----------------------------|
| 1654 LARCH ROAD | Lot Size 7,405 sqft | Fuel Heating Electric Baseboard | List Price \$465,000 |
| Zone 6- Port Alberni Z6 Ucluelet MLS@: 429716 LP: \$465,000 | Style Split Entry | Fireplaces Construction Frame | Possession TENANCY |
| Single Family Status: Active SP: | Bedrooms 5 | Exterior Stucco & Siding | Sale Date |
|  | Bathrooms 3 | Roof Asphalt Shingle | Title Freehold |
| | Ensuite | Foundation Yes | |
| | Bsm't/Dev Slab/ Suite | Flooring Laminate | |
| | Total Area 2478 sqft | Parking | |
| | Age 45 | | |
| | Taxes \$3,048 (2017) | | |
| | Zoning R1 | | |
| | Zoning Jurisdiction Ucluelet, District of | | |
| | Amenities Wkshop-Detached | | |
| | Site Infl Central location, Can Be Rented | | |
| | Agent Info Phone Licensee, Tenant Occupied | | |
| | Legal LT 29 DL 282 CLAYOQUOT DISTRICT PL 30931 | | |

Investment opportunity with a central location in Ucluelet, 5 bdrm & 3 full baths with a big detached workshop out back. This house has seen many up grades over the last years, 2 bdrm long term rental suite was added downstairs, foundation work, and roof. The property is currently tenanted bringing in \$3,400/mo on one meter, so the hydro is included in that. Workshop is partially finished and waiting for your ideas. 24 hours minimum notice to view this home.

| | | | |
|---|--|---|-----------------------------|
| 1361 HELEN ROAD | Lot Size 7,405 sqft | Fuel Heating Electric Baseboard | List Price \$475,000 |
| Zone 6- Port Alberni Z6 Ucluelet MLS@: 423239 LP: \$475,000 | Style M Lev Bsm't & 2nd | Fireplaces Construction Frame | Possession TENANCY |
| Single Family Status: Active SP: | Bedrooms 6 | Exterior Wood | Sale Date |
|  | Bathrooms 4 | Roof Metal | Title Freehold |
| | Ensuite | Foundation Yes | |
| | Bsm't/Dev / | Flooring Mixed | |
| | Total Area 2690 sqft | Parking | |
| | Age 13 | | |
| | Taxes \$3,576 (2017) | | |
| | Zoning R1 | | |
| | Zoning Jurisdiction Ucluelet, District of | | |
| | Amenities Wkshop-Detached, Thermal Windows, Jetted Bathtub | | |
| | Site Infl View - Mountain, View - Ocean, Recreation Nearby, Marina Nearby | | |
| | Agent Info Phone Licensee, Tenant Occupied | | |
| | Legal LT 2 SEC 21 CLAYOQUOT DISTRICT VIP 60044 | | |

Inlet views from this property in beautiful Ucluelet. Main portion of the home is the top 2 floors, 3 bdrm & 2 baths total, and the bottom floor is a legal self contained secondary suite for month to month rentals. Tenants up & down right now, total of \$1,850/mo rent. 3 separate meters on this property, the 3rd is for the detached workshop that also has a bathroom and office area. Floor to ceiling windows upstairs that open out to a large deck, the top floor has an open loft area, bathroom with soaker tub and great views off the deck on the Master Bedroom. Middle floor has all living areas, full bath, and 2 bdrms. Great property for your staff accommodation with the additional storage in the work shop for your business!

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|---|--|--|-----------------------------|
| 1804 ST JACQUES BLVD | Lot Size 7,405 sqft | Fuel Heating Electric Baseboard | List Price \$529,500 |
| Zone 6- Port Alberni Z6 Ucluelet MLS@: 429577 LP: \$529,500 | Style Westcoast Contemp | Fireplaces 1, Woodstove | Possession TBA |
| Single Family Status: Active SP: | Bedrooms 3 | Construction Frame | Sale Date |
|  | Bathrooms 4 | Exterior Other, Hardi Plank | Title Freehold |
| | Ensuite | Roof Metal | |
| | Bsm't/Dev Crawl/ | Foundation Yes | |
| | Total Area 1986 sqft | Flooring | |
| | Age 8 | Parking | |
| | Taxes \$2,991 (2017) | | |
| | Zoning CD3 | | |
| | Zoning Jurisdiction Ucluelet, District of | | |
| | Amenities Thermal Windows, Water Purifier, Bed & Breakfast | | |
| | Site Infl Low Maint Yard, Shopping Nearby, No Thru Road, Underground Services | | |
| | Agent Info Phone Licensee, Seller Occupied | | |
| | Legal LT 3 DL 292 LD 09 PL VIP 80044 | | |

Modern west coast home with suite centrally located in Ucluelet. The main home is 2 bdrm & 2 1/2 baths, with a loft area that could be closed in to make a private den, or a family room downstairs that could be another bdrm, or opened up to make living area even bigger. Thoughtfully built to be able to host a B&B suite - without sharing any walls - as it's connect by covered breezeway. Suite could be converted to a long term rental unit as well, you just need to add a stove. Open main living area with a wood stove, amply natural light, and a big kitchen with breakfast bar island. Open and airy, yet cozy with the wood ceilings and exposed beams. Also on the main floor is 2 pc bath, and south facing deck off the dining area surrounded by natural plants and forest, kept private with a tall fence of wood and Galvalum, that matches the siding. Lots of room in the back yard if you want a shed. Walk to everything from this location! Info package available.


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| | | | |
|---|---|--------------------------------------|-----------------------------|
| 732 RAINFOREST DRIVE | Lot Size 22,651 sqft | Fuel Heating Electric Radiant | List Price \$659,000 |
| Zone 6- Port Alberni | Style Westcoast Contemp | Fireplaces Woodstove | Possession TBA |
| Z6 Ucluelet | Bedrooms 3 | Construction Frame | Sale Date |
| MLS@: 429320 | Bathrooms 3 | Exterior Hardi Plank | Title Freehold |
| LP: \$659,000 | Ensuite 1 | Roof Metal | |
| Single Family | Bsmtd/Dev Slab/ None | Foundation Yes | |
| Status: Active | Total Area 1790 sqft | Flooring Mixed | |
| SP: | Age 2 | Parking Garage - Double | |
|  | Taxes \$2,822 (2017) | | |
| | Zoning CD 3 | | |
| | Zoning Jurisdiction Ucluelet, District of | | |
| | Amentities Thermal Windows, Wkshop in House | | |
| | Site Infl Central location, Private Setting, Recreation Nearby | | |
| | Agent Info Phone Licensee, Seller Occupied | | |
| | Legal LT 26 DL 282 CLAYOQUOT DISTRICT PL VIP 79602 | | |

Built in 2015 - This 3 bedroom & 3 bathroom family home is tucked into the trees and back from the road for maximum privacy. Additional space in the den which could be your home office or studio. Open concept living on the main floor with heated polished concrete flooring and a fabulous wood stove, which can really help reduce those electricity bills in the winter months. Upstairs is 3 bedrooms with beautiful windows pouring in the natural light, a master suite with lovely ensuite bathroom and walk-through closet. Lovely forest views from almost every window in the home. This house also includes a surprise rooftop deck spanning the roof of the garage, which gets sun all year round and is accessible from the master bedroom. The exterior is hardi-plank siding. The radiant in floor heat on both levels is heat pump fired.

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| 970 PENINSULA ROAD | Lot Size | Fuel Heating | List Price |
| Zone 6- Port Alberni | Style Westcoast Contemp | Fireplaces 1,Natural Gas | Possession \$710,000 |
| Z6 Ucluelet | Bedrooms 6 | Construction Frame | Sale Date |
| MLS@: 429646 | Bathrooms 5 | Exterior Wood | Title Freehold |
| LP: \$710,000 | Ensuite 1 | Roof Asphalt Shingle | |
| Single Family | Bsmtd/Dev Part/ | Foundation Yes | |
| Status: Active | Total Area 3214 sqft | Flooring Mixed | |
| SP: | Age 13 | Parking Garage - Double | |
|  | Taxes \$4,330 (2017) | | |
| | Zoning R1 | | |
| | Zoning Jurisdiction Ucluelet, District of | | |
| | Amentities Garden Area, Thermal Windows, Jetted Bathtub, Bed & Breakfast | | |
| | Site Infl Southern Exp, Low Maint Yard, Curb & Gutter, Recreation Nearby, Landscaped, Underground Services | | |
| | Agent Info Phone Licensee, Seller Occupied | | |
| | Legal LT 1 SEC 1 BARCLAY DISTRICT (SITUATED IN CLAYOQUOT DISTRICT) PL VIP 61995 | | |

Bright and airy custom built West Coast contemporary income producing home offering views of both Spring Cove in Ucluelet Inlet & the open Pacific Ocean. Large sunny fenced yard with plenty of area for kids and BBQ's with friends and family, complemented with an abundance of deck space, a hot tub and a surf shower for after the beach. Only a few steps from the world famous Wild Pacific Trail, this home offers 2 BB nightly rental units for added income or one secondary suite for monthly rental and a guest room. Enter on the main level featuring an office/den off the entry, a family room, laundry, full bath & 2 bedrooms. Walk up the open fir stairway into the main living area all open concept with dining, kitchen with pantry, large living room, powder room & master suite. Large raised jetted tub in the master bath.

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| 1327 EDWARDS PLACE | Lot Size 9,365 sqft | Fuel Heating Electric Radiant | List Price \$729,000 |
| Zone 6- Port Alberni | Style 2 Storey-Main Lev Ent | Fireplaces 1,Wood | Possession TBA |
| Z6 Ucluelet | Bedrooms 3 | Construction Steel/ Concrete | Sale Date |
| MLS@: 429954 | Bathrooms 4 | Exterior Hardi Plank | Title Freehold |
| LP: \$729,000 | Ensuite 1 | Roof Fiberglass Shingle | |
| Single Family | Bsmtd/Dev / | Foundation Yes | |
| Status: Active | Total Area 2749 sqft | Flooring Mixed | |
| SP: | Age 9 | Parking Garage - Double | |
|  | Taxes \$4,744 (2016) | | |
| | Zoning R1 | | |
| | Zoning Jurisdiction Ucluelet, District of | | |
| | Amentities Additional Acom., Garden Area, Thermal Windows, Kitchen Built-in(s), Main Level Entry | | |
| | Site Infl Central location, View - Mountain, Low Maint Yard, Shopping Nearby, Recreation Nearby, Quiet Area, Landscaped, Underground Services, Marina Nearby | | |
| | Agent Info Phone Licensee, Tenant Occupied, New Home Warranty | | |
| | Legal LT 18, SEC 21, CLAYOQUOT DISTRICT, PL VIP82303 | | |

~~~~Stunning Quality Custom Home~~~~ Step into this gorgeous home you will notice the spacious tiled entry and den off the entrance. The vaulted great room has a floor to ceiling stone fireplace w/wood burning insert and slate tile hearth, vaulted ceilings are finished in cedar and there are 2 triangle skylights flanking the fireplace. The main level offers efficient radiant floor heat, dining room and kitchen boasts lots of natural light, granite counters including a large 2-tiered island, custom cabinets, stainless steel high efficiency appliances, dining room door opens up to a covered patio, walk in pantry and good sized laundry room off the kitchen. The upper level features hardwood floors on stairs and landing, 2 large bedrooms and a spacious master bedroom w/private deck and gorgeous master ensuite w/soaker tub and walk in shower. Also features a separate self contained suite. Main house vacant as of October 1st, 2017.

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|---|--|--|---|-----------------------------|
| 1451 PORT ALBION ROAD | | Lot Size 1.97 acres | Fuel Electric | List Price \$849,000 |
| Zone 6- Port Alberni | | Style M Lev Bsmt & 2nd | Heating Baseboard | Possession TBA |
| Z6 Ucluelet | | Bedrooms 7 | Fireplaces 1,Propane | Sale Date |
| MLS@: 391638 | | Bathrooms 6 | Construction Frame | Title Freehold |
| LP: \$849,000 | | Ensuite 4 | Exterior Wood | |
| Single Family | | Bsmt/Dev Full/ Fully Finished | Roof Fiberglass Shingle | |
| Status: Active | | Total Area 3084 sqft | Foundation Yes | |
| SP: | | Age 20 | Flooring Mixed | |
|  | | Taxes \$2,628 (2016) | Parking Garage - Single, Visitor Parking | |
| | | Zoning RC | | |
| | | Zoning Jurisdiction Tofino, District of | | |
| | | Amenities Garden Area, Thermal Windows, Jetted Bathtub, Hot Tub, Water Purifier | | |
| | | Site Infl Private Setting, View - City, Wooded Area, Recreation Nearby, Quiet Area, Waterfront-Ocean, Potential Recreation, Can Be Rented | | |
| | | Agent Info Phone Licensee, Seller Occupied | | |
| | | Legal LT A SEC 83 CLAYOQUOT DISTRICT VIP PL 58657 | | |

2 acres on the waterfront in rural Ucluelet just a short drive from town and the Pacific Rim National Park. The lower level of this home boasts a 3 bedroom 3 bath seasonally operated B & B. Launch kayaks off your own private beach. There are 2 stories that make up the main living area of the home including a sunken living room with large fireplace, picture windows & a great view of the harbor & village of Ucluelet. The custom kitchen is large with great work spaces & plenty of cabinets. The dining room has great views of forest, water & village. The master bathroom has a Jacuzzi tub in the ensuite. In addition there is 2 bedrooms, office or den & full bath on the top floor. The recently built single car garage has a beautiful suite over it that is also used for nightly rentals. There is plenty of room for 3 additional cottages. Looking for a lifestyle change or mortgage helper? This could be the place you have been waiting for.

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|--|--|--|-----------------------------|-----------------------------|
| 2435 TOFINO-UCLUELET HWY | | Lot Size 4.78 acres | Fuel Oil | List Price \$860,000 |
| Zone 6- Port Alberni | | Style Westcoast Contemp | Heating Forced Air | Possession TBA |
| Z6 Ucluelet | | Bedrooms 2 | Fireplaces 1,Propane | Sale Date |
| MLS@: 429258 | | Bathrooms 3 | Construction Log | Title Freehold |
| LP: \$860,000 | | Ensuite | Exterior Wood | |
| Single Family | | Bsmt/Dev Full/ Partly Finished | Roof Asphalt Shingle | |
| Status: Active | | Total Area 2698 sqft | Foundation Yes | |
| SP: | | Age | Flooring Mixed | |
|  | | Taxes \$1,558 (2017) | Parking | |
| | | Zoning RC | | |
| | | Zoning Jurisdiction Alberni-Clayoquot Regional District | | |
| | | Amenities | | |
| | | Site Infl Private Setting, Southern Exp, Wooded Area, Recreation Nearby, Level Lot, Can Be Rented | | |
| | | Agent Info Phone Licensee, Seller Occupied | | |
| | | Legal LT 17 OF LT 468 CLAYOQUOT DISTRICT PL VIP 1692 | | |

RARE FIND 4.78 acres with RC zoning [Alberni Clayoquot Regional District] that allows 4 cabins that can be rented nightly. Just outside of Ucluelet in the Mill Stream area, close to Willowbrae trail & Florencia Bay. Currently hosting a 2 bdrm & 1 bath 1971 Panabode home w/ full basement that's partially finished, a detached double garage, & private black stone laneway to access The Birdhouse & The Chalet cabins. Back half of the property is forest with a small creek & there are multiple stunning old growth trees through-out the property. Ample sun exposure on the main home & it's large cedar deck, while the cabins are tucked away & private. On municipal water, septic system installed in '99, roof on the house '08 & garage '13, vinyl windows '10, furnace '09, oil tank '16 and bathroom redo in '09. So many possibilities on this property, build up to 4 cabins, create a business for yourself? Host retreats or larger groups for weddings?

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|---|--|--|------------------------------------|-----------------------------|
| 351 PASS OF MELFORT PLACE | | Lot Size 22,651 sqft | Fuel Electric | List Price \$939,000 |
| Zone 6- Port Alberni | | Style Westcoast Contemp | Heating Heat Pump | Possession TENANCY |
| Z6 Ucluelet | | Bedrooms 4 | Fireplaces Wood | Sale Date |
| MLS@: 368393 | | Bathrooms 3 | Construction Frame | Title Strata |
| LP: \$939,000 | | Ensuite 1 | Exterior Wood | |
| Single Family | | Bsmt/Dev / | Roof Metal | |
| Status: Active | | Total Area 2310 sqft | Foundation Yes | |
| SP: | | Age 7 | Flooring Wood, Ceramic Tile | |
|  | | Taxes \$6,247 (2016) | Parking Garage - Single | |
| | | Zoning R4 | | |
| | | Zoning Jurisdiction Tofino, District of | | |
| | | Amenities Thermal Windows, Main Level Entry | | |
| | | Site Infl View - Ocean, Recreation Nearby, Waterfront-Ocean, Underground Services, Potential Recreation | | |
| | | Agent Info Phone Licensee, Tenant Occupied, New Home Warranty | | |
| | | Legal LT 12 VIS 5896 DL 09 | | |

Oceanfront home on .52 acre lot with secondary suite or convert to 3 story home for larger family. This high end well constructed home was built in 2010 & features a large master bedroom suite on the upper floor w/ balcony & spa like bathroom. The main living area is open kitchen, dining and living room all opening onto a large deck overlooking the ocean. High end level of finishing throughout with custom cabinetry and log post features. Two more bedrooms complete the main level. The suite on the lower level is a one bedroom plus office walk-out waterfront. Exterior finishing is wood with a long lasting metal roof. This beautiful beach front property is minutes to the Wild Pacific Trail and the Amphitrite Lighthouse. A Crown Island in front of the property makes for great hiking right at your doorstep. Information package available.


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|---|--|---|---|-----------------------------|
| LT A HUNT BAY ROAD | | Lot Size 10.50 acres | Fuel Wood | List Price \$988,800 |
| Zone 6- Port Alberni | | Style Rancher | Heating Other | Possession TBA |
| Z6 Ucluelet | | Bedrooms 2 | Fireplaces ,Woodstove | Sale Date |
| MLS@: 424954 | | Bathrooms 1 | Construction Manufactured/Mobile | Title Freehold |
| LP: \$988,800 | | Ensuite | Exterior Aluminum, Wood | |
| Single Family | | Bsm't/Dev / | Roof Membrane | |
| Status: Active | | Total Area 1100 sqft | Foundation Other | |
| SP: | | Age UN | Flooring Mixed | |
|  | | Taxes \$35 (2016) | Parking | |
| | | Zoning A2 | | |
| | | Zoning Jurisdiction Alberni-Clayoquot Regional District | | |
| | | Amenities | | |
| | | Site Infl Southern Exp, Rural Setting, Recreation Nearby, Waterfront-Ocean | | |
| | | Agent Info Phone Licensee, Seller Occupied | | |
| | | Legal LT A (DD EC129825) DL 1511 CLAYOQUOT DISTRICT PL 46035 (EXCEPT PART IN PL VIP 84285)MHR B06797 | | |

Absolutely beautiful ocean views from this more than 1,400 plus feet of waterfront facing Barkley Sound, the Broken Group Islands and the Pacific Ocean. This 10.5 acre (approx) working farm is technically water access only but is approximately 20 Kilometers from Ucluelet by road. The property has operated for approximately 30 years as Westerly Wynds Farm; the taxes are only \$30.00 per year. Farm status may have to be reapplied for if that is the desired use of a Buyer. Buildings include a 60 ft mobile with multiple additions, several outbuildings, water tower, and various other structures. Included in the price is some heavy equipment for clearing and road building. Livestock could be available as part of the package. Power is supplied by solar panels and diesel generators. There is a good drilled well on the property plus a dug well and 2 large retention ponds. Zoning is A2 Rural which allows for 2 single family dwellings, farming and a variety of other uses.

| | | | | |
|--|--|---|------------------------------------|-------------------------------|
| 861 BARCLAY PLACE | | Lot Size 22,216 sqft | Fuel Electric | List Price \$1,150,000 |
| Zone 6- Port Alberni | | Style Westcoast Contemp | Heating Baseboard | Possession TBA |
| Z6 Ucluelet | | Bedrooms 3 | Fireplaces 2,Propane | Sale Date |
| MLS@: 413866 | | Bathrooms 3 | Construction Frame | Title Freehold |
| LP: \$1,150,000 | | Ensuite 2 | Exterior Wood | |
| Single Family | | Bsm't/Dev Part/ | Roof Fiberglass Shingle | |
| Status: Active | | Total Area 3522 sqft | Foundation Yes | |
| SP: | | Age 15 | Flooring Wood, Ceramic Tile | |
|  | | Taxes \$7,060 (2016) | Garage - Double | |
| | | Zoning R1 | | |
| | | Zoning Jurisdiction Ucluelet, District of | | |
| | | Amenities Garden Area, Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Main Level Entry, Wkshop in House | | |
| | | Site Infl Easy Access, Private Setting, View - Ocean, Southern Exp, Wooded Area, Recreation Nearby, Quiet Area, Cul-de-sac, Landscaped, Waterfront-Ocean, Road - Paved, Underground Services, Potential Recreation, High Bank Waterfront | | |
| | | Agent Info Phone Licensee, Seller Occupied | | |
| | | Legal LT 32 SEC 1 BARCLAY DISTRICT PL VIP 61995 | | |

Magnificent oceanfront home situated on the southern tip of the Ucluelet peninsula built to fully appreciate the ocean from from the moment you enter the large entry. The views only get better as you proceed towards the gourmet kitchen, large living room & dining area - wonderful open space for family. There are 3 bedrooms and 3 bathrooms with the master bedroom and ensuite on the upper level. There is an active eagle's nest right on the property with a skylight from one of the bedrooms to watch the action. The third bedroom at the other end of the home lends itself nicely to B & B or in-law space with its own bathroom & separate reading area. There is plenty of storage throughout the home and in the oversized double garage for all your west coast toys. Stairs lead to a private beach with natural rock arch, great for beachcombing and taking in our great West Coast sunrises. If you are seeking an oceanfront home on the West Coast of Vancouver Island, this home is a must view.

| | | | | |
|---|--|---|---------------------------|-------------------------------|
| 1260 SUNSET POINT ROAD | | Lot Size 36,155 sqft | Fuel Electric | List Price \$1,685,000 |
| Zone 6- Port Alberni | | Style Westcoast Contemp | Heating Radiant | Possession TBA |
| Z6 Ucluelet | | Bedrooms 6 | Fireplaces ,Wood | Sale Date |
| MLS@: 425505 | | Bathrooms 4 | Construction Frame | Title Freehold/Strata |
| LP: \$1,685,000 | | Ensuite 3 | Exterior Wood | |
| Single Family | | Bsm't/Dev / | Roof | |
| Status: Active | | Total Area 3179 sqft | Foundation Yes | |
| SP: | | Age 5 | Flooring Mixed | |
|  | | Taxes \$11,295 (2016) | Parking | |
| | | Zoning CD2A | | |
| | | Zoning Jurisdiction Ucluelet, District of | | |
| | | Amenities Thermal Windows, Bed & Breakfast | | |
| | | Site Infl Recreation Nearby, Waterfront-Ocean | | |
| | | Agent Info Phone Licensee, Seller Occupied | | |
| | | Legal LT 10 PL VIS 5628 DL 281 LD 09 | | |

Ucluelet custom built waterfront home located at Sunset Point, a gated subdivision. This lovely home has two private B & B units on the lower level with private entrances for the guests. Six bedrooms and four bathrooms total with four bedrooms and two bathrooms making up the family area of the home. The master bedroom is on the top floor with views both east and west, large walk-in closet and west side balcony. Enter the home to a warm fire from the two way fireplace. Polished concrete floors, large open living area and the front living room wall window, a 14 foot wide Nana wall, opens completely to allow seamless access from indoor to outdoor living. Stair access the private beach for kayaking, stand up paddle boarding and beach play.

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Office Logo


Colin Millard

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Pemberton Holmes - Cloverdale

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Sep 15, 2017.

| | | | | |
|---|--|--|-----------------------------------|-------------------------------|
| 460 MARINE DRIVE | | Lot Size 33,106 sqft | Fuel Electric | List Price \$2,298,000 |
| Zone 6- Port Alberni | | Style Westcoast Contemp | Heating Baseboard | Possession TBA |
| Z6 Ucluelet | | Bedrooms 8 | Fireplaces 7,Wood, Propane | Sale Date |
| MLS@: 419296 | | Bathrooms 8 | Construction Frame | Title Freehold |
| LP: \$2,298,000 | | Ensuite 7 | Exterior Wood | |
| Single Family | | Bsmtd/Dev Crawl/ | Roof Asphalt Shingle | |
| Status: Active | | Total Area 5100 sqft | Foundation Yes | |
| SP: | | Age 21 | Flooring Mixed | |
|  | | Taxes \$20,930 (2017) | Parking Garage - Double | |
| | | Zoning GH | | |
| | | Zoning Jurisdiction Ucluelet, District of | | |
| | | Amenities Additional Accom., Wheelchair Access, Garden Area, Thermal Windows, Jetted Bathtub, Hot Tub, Bed & Breakfast | | |
| | | Site Infl Easy Access, Golf Course Nearby, View - Ocean, Southern Exp, Wooded Area, Quiet Area, Waterfront-Ocean, Potential Recreation, Can Be Rented | | |
| | | Agent Info Phone Licensee, Seller Occupied | | |
| | | Legal LT 1 PLAN 47109 DL 281 | | |

Discover and experience this amazing coastal opportunity in charming Ucluelet. This oceanfront gem offers both privacy and dramatic ocean vistas. Currently operating as a small exclusive Inn, ranking number one on Trip Advisor, this home/Inn/cottages offers many other options which could include an event centre, family retreat, corporate getaway; the possibilities are up to you. A separate cottage, nestled into old growth forest, allows for further guest rooms; parking for eight. Easy access to your private waterfront protected bay allows one to enjoy the winter storm watch experience from a sanctuary aspect. This almost one acre of privacy with excellent south-facing exposure is here for you to enjoy. Beautifully maintained, this home offers light-filled spaces for both gathering places and retreat respites. The setting reminds us of the meaning of the word spectacular... a romantic and private enclave. Bring yourself and decide your next adventure; the future awaits.

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|--|--|--|-----------------------------------|-------------------------------|
| 394 MARINE DRIVE | | Lot Size 42,253 sqft | Fuel Electric | List Price \$2,650,000 |
| Zone 6- Port Alberni | | Style Westcoast Contemp | Heating Radiant | Possession TBA |
| Z6 Ucluelet | | Bedrooms 4 | Fireplaces 3,Wood, Propane | Sale Date |
| MLS@: 407533 | | Bathrooms 4 | Construction Frame | Title Freehold |
| LP: \$2,650,000 | | Ensuite 2 | Exterior Stone, Wood | |
| Single Family | | Bsmtd/Dev Full/ Fully Finished | Roof Membrane | |
| Status: Active | | Total Area 3880 sqft | Foundation Yes | |
| SP: | | Age 7 | Flooring Mixed | |
|  | | Taxes \$12,705 (2015) | Parking Garage - Single | |
| | | Zoning R1 | | |
| | | Zoning Jurisdiction Ucluelet, District of | | |
| | | Amenities Additional Accom., Garden Area, Thermal Windows, Hot Tub | | |
| | | Site Infl Golf Course Nearby, Private Setting, View - Ocean, Southern Exp, Quiet Area, Landscaped, Waterfront-Ocean, Potential Recreation | | |
| | | Agent Info Phone Licensee, Seller Occupied | | |
| | | Legal LT A SEC 21 CLAYOQUOT DIST PL VIP70607 | | |

One of a kind award winning waterfront home on the west coast of Vancouver Island. Surrounded by nature, overlooking a protective cove on the open Pacific, this home incorporates massive log timbers from the region in the structural timber frame design. Superior craftsmanship is displayed in the timber frame, millwork and cabinetry with clean minimalistic lines that flow from room to room. Walk out onto huge decks, on both levels, great for entertaining and lounging in the sun! The kitchen has the finest appliances, birds eye maple cabinetry, large pantry and custom designed oval island with black granite, all of which open to the dining/living area. The lower level features a one-bedroom suite suitable as a high end nightly rental unit or complete the kitchen for a secondary suite. This unit compliments the private entrance guest quarters on the main level providing the opportunity for two nightly rental units. Private showings can be arranged through the listing sales associate.

This listing information is provided to you by:

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