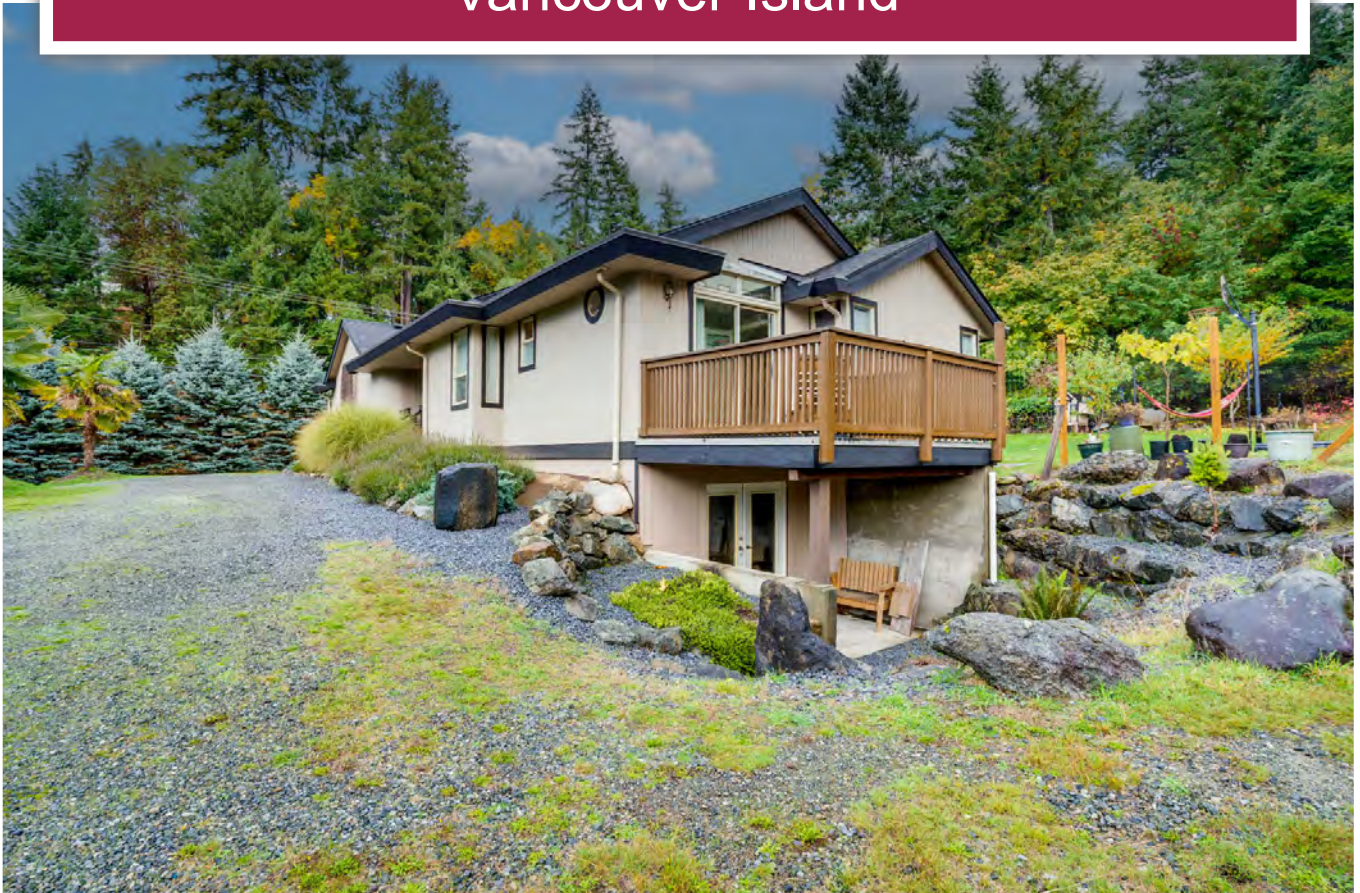




Family Home in Nanoose Bay Vancouver Island



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Family Home in Nanoose Bay

Vancouver Island

PROPERTY DETAILS

Listing Number:	25289
Price:	\$925,000
Taxes (2025):	\$4,564.03
Size:	0.46 of an acre
Zoning:	RS1 - Residential

DESCRIPTION

Experience Light, Space, and Comfort

Bathed in natural light, this inviting home seamlessly blends indoor comfort with the beauty of the outdoors. Expansive windows and thoughtfully placed skylights fill the interior with warmth, creating an atmosphere of openness and serenity.

A soft, neutral color palette is complemented by rich wood cabinetry and flooring, offering timeless appeal throughout. Granite countertops enhance the kitchen with a touch of sophistication—perfectly suited for creating chef-inspired meals and entertaining guests. With an open and spacious layout, this home provides the ideal setting for gatherings and memorable moments.

Featuring four bedrooms, there's ample space for family and guests alike. Whether you're running a home-based business or indulging in creative pursuits, the generous floor plan offers flexibility and functionality. The lower level adds even more possibilities—ideal for a recreation room, home theater, or private retreat.

Outdoor living is an added delight, with a large yard offering room for your favorite pastimes. From

gardening and bocce, to badminton and beyond, there's plenty of space to enjoy the outdoors your way.

LOCATION

2310 Garry Oak Drive - Nanoose Bay - Vancouver Island, BC

AREA DATA

Vancouver Island encompasses 31,788 km² from Victoria, BC's capital on the southern tip to Port Hardy and from eastern Tahsis over to Campbell River.

The Parksville Qualicum Beach area stretches along the sheltered Strait of Georgia on the Island's eastern shore from Nanoose Bay in the south to Deep Bay in the north a half-hour north of the ferry terminus in Nanaimo.

Nanoose Bay is a fishing oceanside village between Nanaimo and Parksville on the east coast of the Island. This rural community of close to 5,000 residents is the perfect spot for those looking to live in the country while having conveniences nearby. Nanoose Bay is home to various groups of people, such as families with children, retired couples, farmers, fishermen, and artisans, that make up the diverse neighbourhoods and give it the character it is today.

Temperatures on the coast, even in January, are usually above 0°C. During the summer season, temperatures average 21-24°C. The rain shadow effect of local mountains includes Mount Arrowsmith, southwest of Parksville Qualicum Beach, as well as the mountains of Washington's



Olympic Peninsula, creating a wide variation in precipitation.

RECREATION

Vancouver Island's nearly 8 million acres offer endless opportunities for year-round adventure, from the West Coast Trail to remote glaciers and snowfields. The varied terrain suits every interest, whether you prefer wilderness treks, oceanside parks, skiing, climbing, camping, river canyons, or beaches.

Within the immediate vicinity plenty of splendid opportunities provide a 'backyard' playground.

Enos Lake and Trail

The Enos Lake area provides a diverse and vibrant escape, a short 10-minute stroll from the home. Interconnected trails provide over 7 kilometres to meander through arbutus and Barry Oak woodlands, rocky terrain and native flora. Choose a different path, and the views include 18-hectare Enos Lake, a seasonal waterfall, and ponds. Wetlands filled with aquatic insects, fish and birds

all contribute to the parklike area for exercise, photography, or simply to immerse yourself in this peaceful environment.

Notch Hill

The Notch Hill 2.9 circular loop offers a rewarding hike within a 13-minute walk from the home to the trail head. Climbing up through a mix of forest, wildflower meadows, you are rewarded with panoramic views of the Strait of Georgia, Mount Arrowsmith, and the surrounding coastal terrain. With its varied terrain and moderate but steady incline, Notch Hill is a local favourite for enthusiasts seeking low-traffic alternative to busier hiking destinations.

Fairwinds, The Recreational Group

Under the Fairwinds Group, plenty of opportunities to recreate include a marina, golf course, wellness center, restaurant/bar—all around a 5-kilometre radius from the property. In addition, this group spearheads local parks, playgrounds and athletic fields.



The Fairwinds Golf Club has rainforest and ocean views providing a stunning setting for this year-round 18-hole golf course. Two large practice greens, covered/heated driving range stalls, a short-game practice area, and PGA-certified golf pros, enhance this challenging and desirable golf club.

Just north of the golf course, the Fairwinds Schooner Marina has picturesque views across the Strait of Georgia to the Coast Mountains. Well sheltered, it serves as a starting point for deep sea fishing, boating and sailing, nearby beaches, or as a convenient dock to head to the golf club. Docks cater to a range of vessel sizes, offering annual, semi-annual, monthly, and transient moorage options. Fuel stations equipped with gas and diesel, a kayak launch area, pump-out facilities, and electrical services contribute to this oceanside convenience.

Provincial Parks

The Jedediah Island Marine Provincial Park is accessible by water only, ensuring its isolation and tranquility. Kayakers and recreational boaters

seek this park for the 3.5 kilometres of walking trails, wilderness camping/picnicking, fishing and beachcombing.

Rathtrevor Beach Provincial Park, northwest of Nanoose Bay near Parksville, with its vast sandy beach provides campers and picnickers fabulous swimming in shallow waters that are quickly warmed by the sun. With over 150 different species of birds frequenting the park, hours of fruitful birdwatching/photography are a natural attraction along with beachcombing, particularly at low tide.

SERVICES

- Power
- Gas
- Internet
- Municipal Water
- Septic System

LEGAL

LOT A DISTRICT LOT 78 NANOOSE DISTRICT
PLAN EPP128362

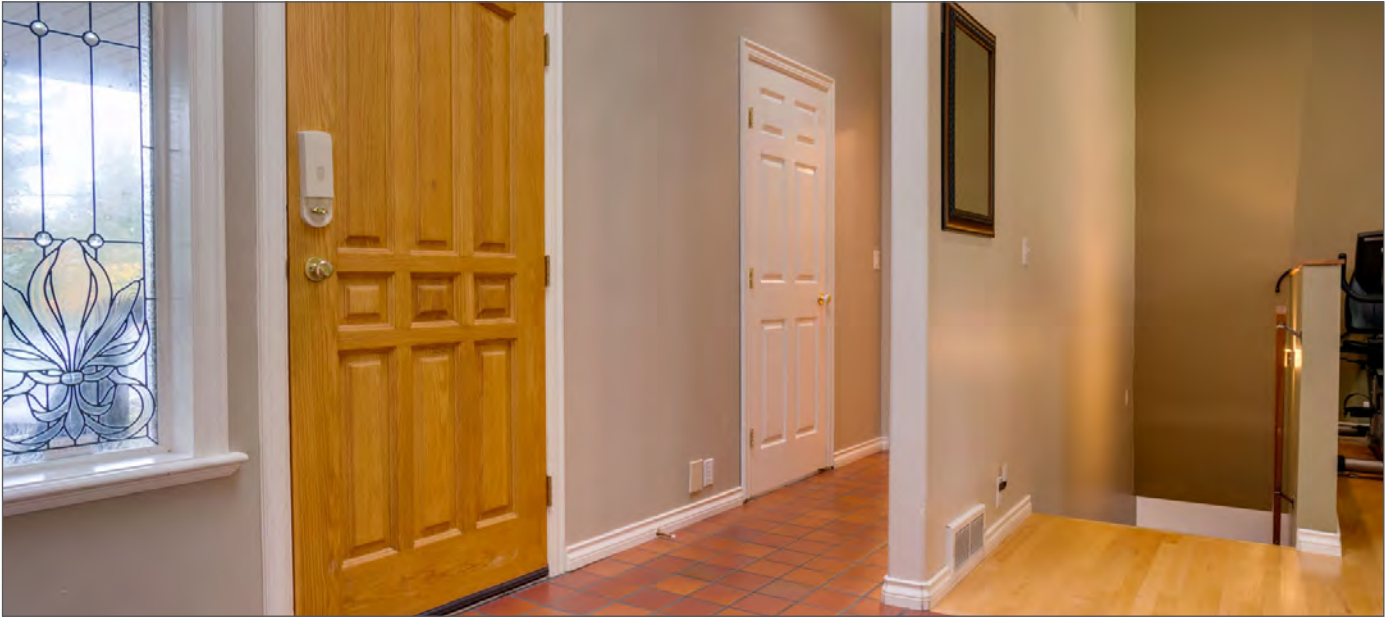
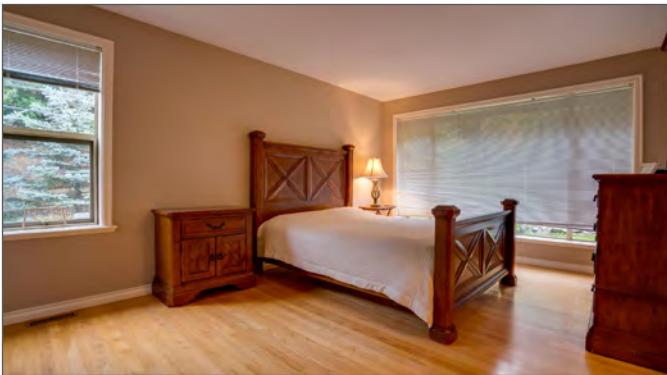
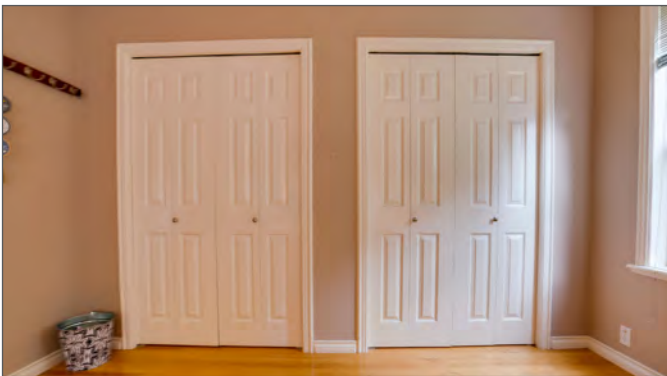
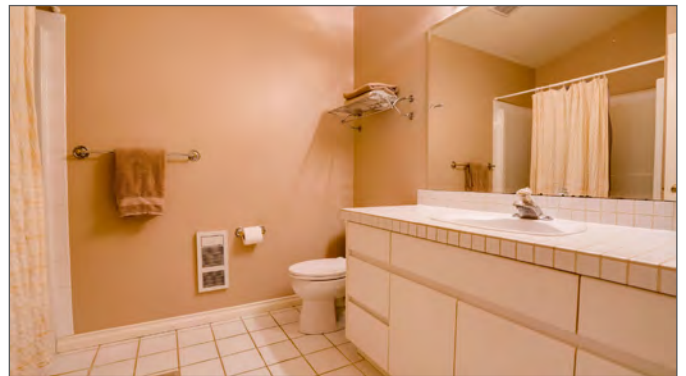
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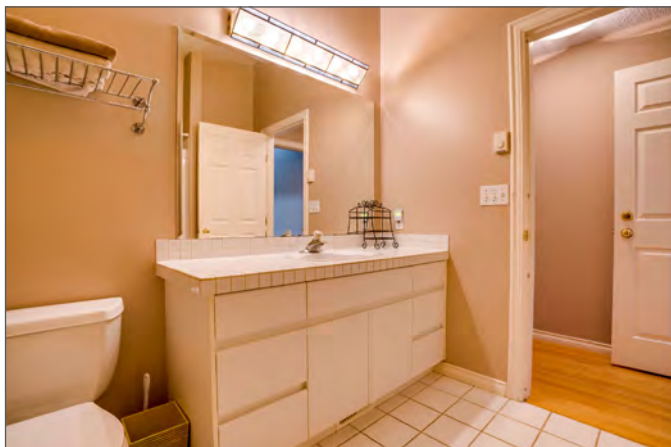
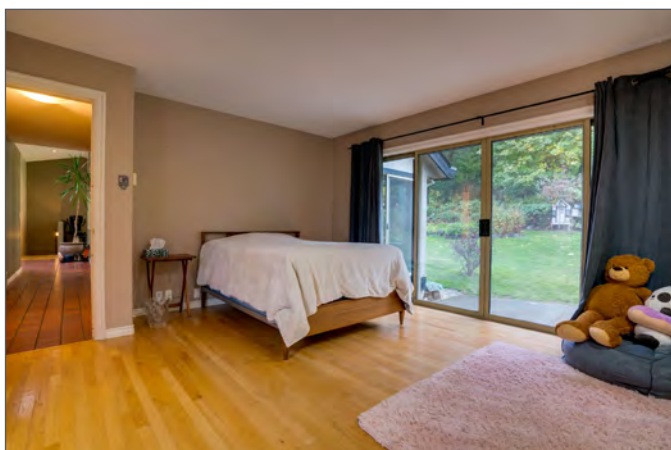
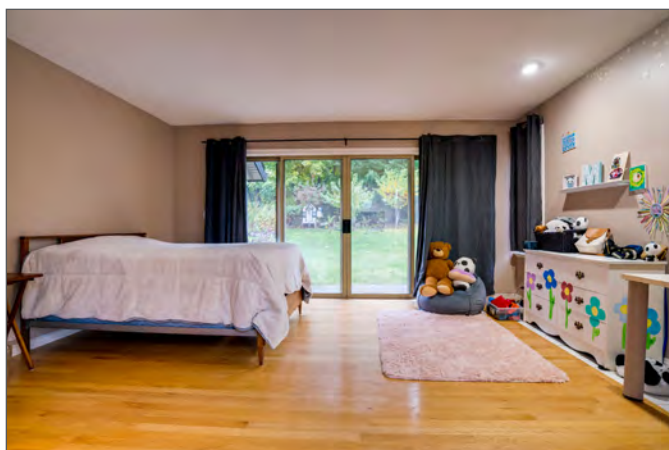


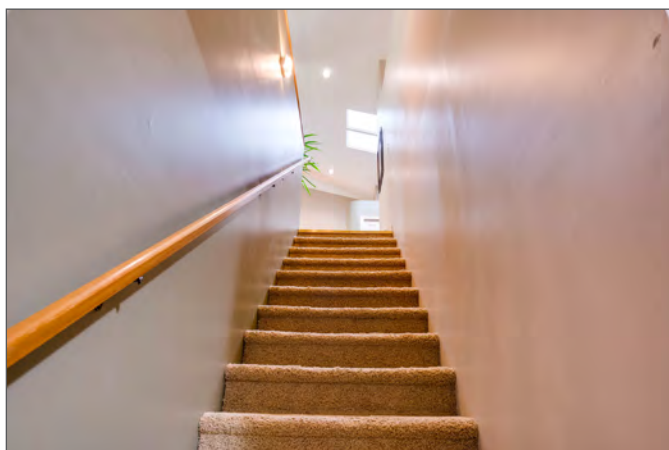
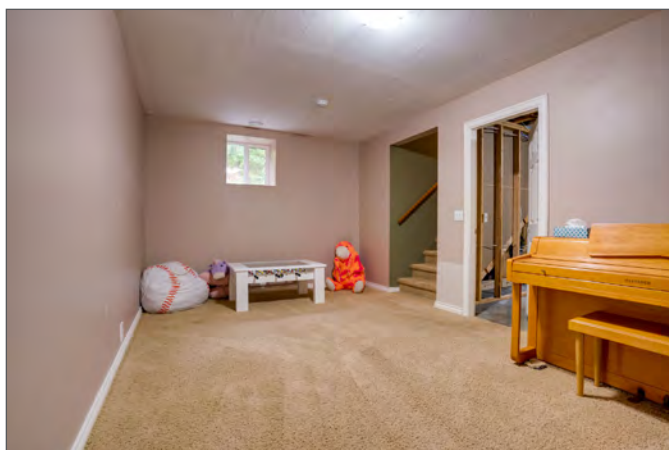


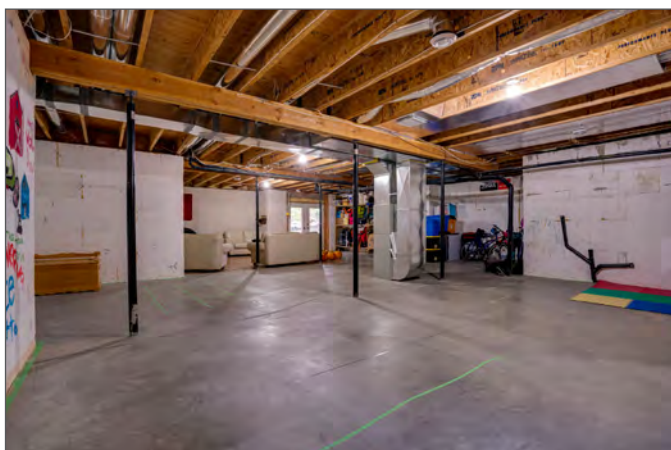
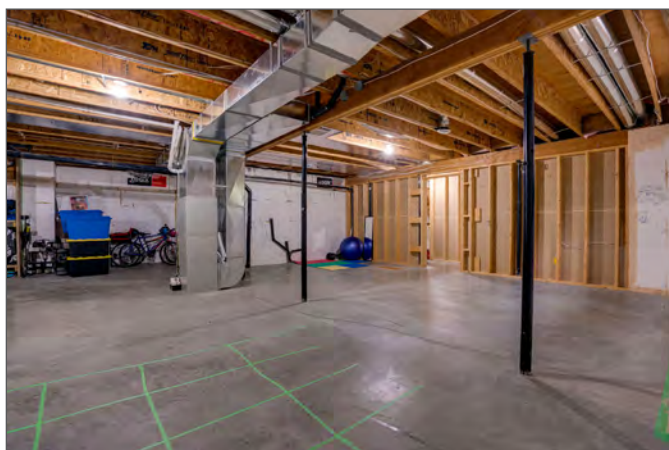
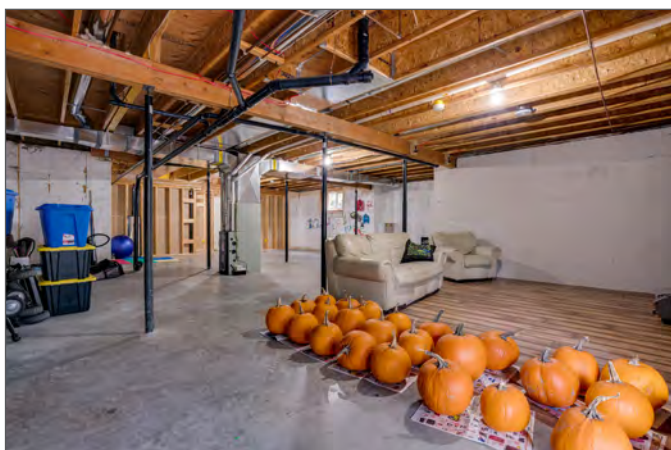
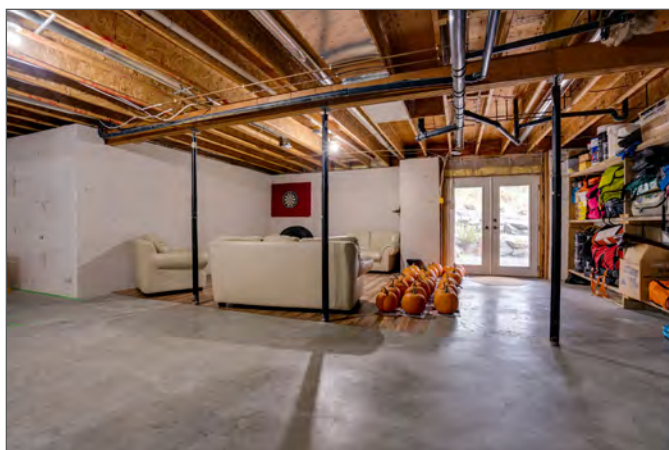




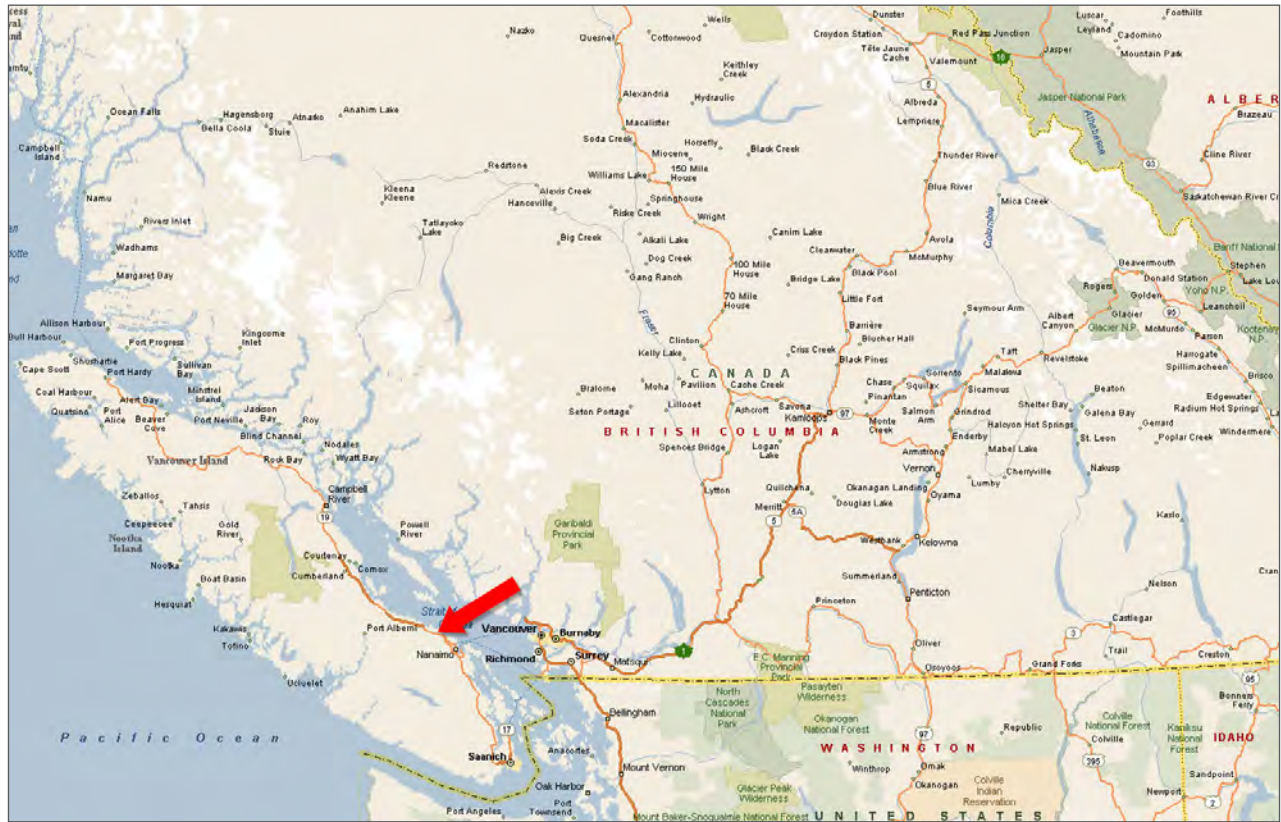
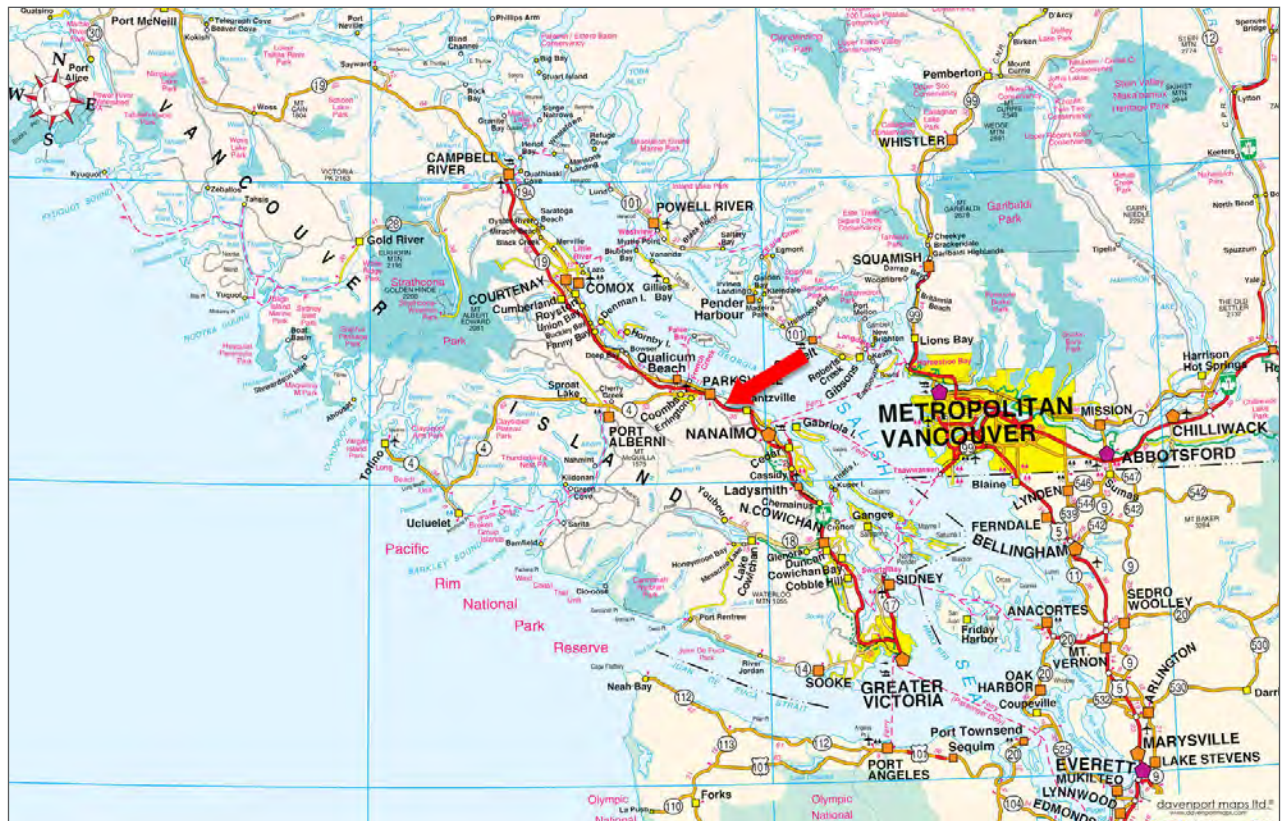


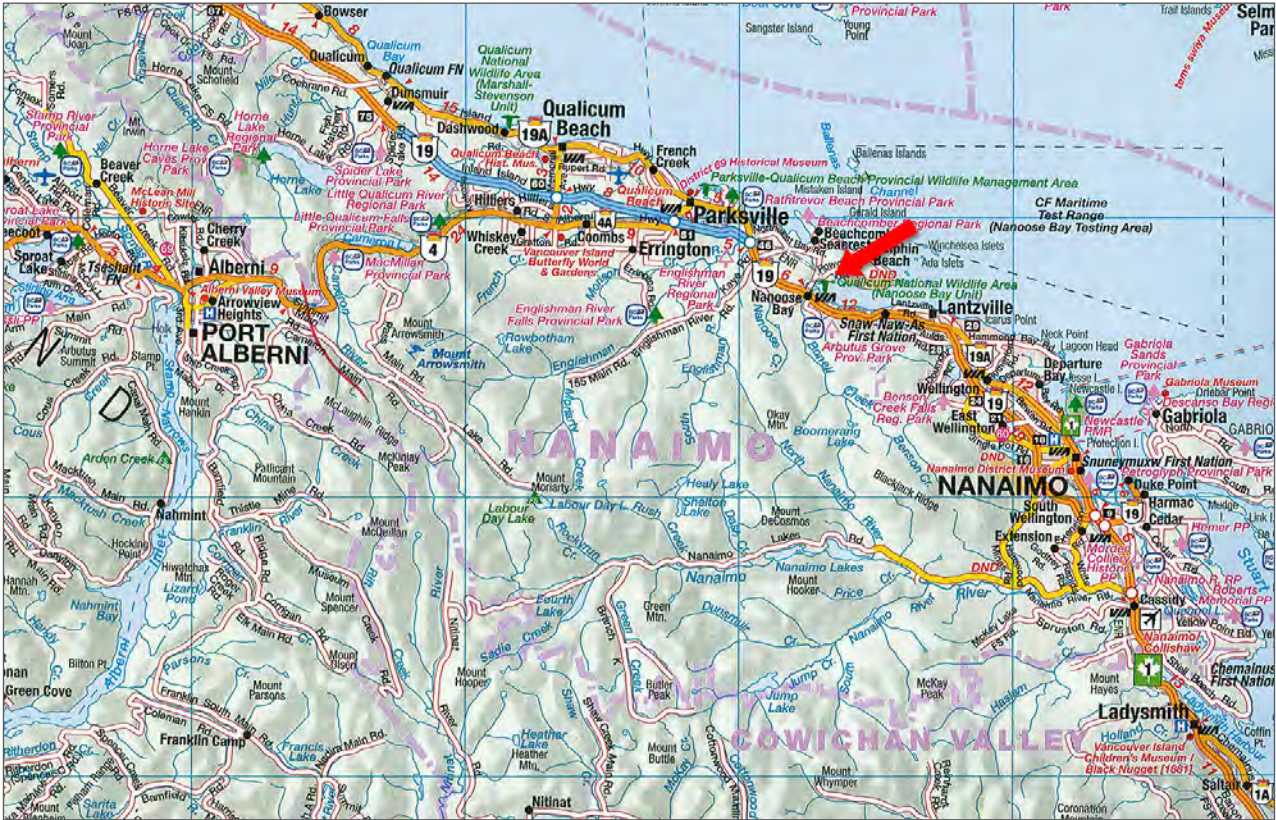


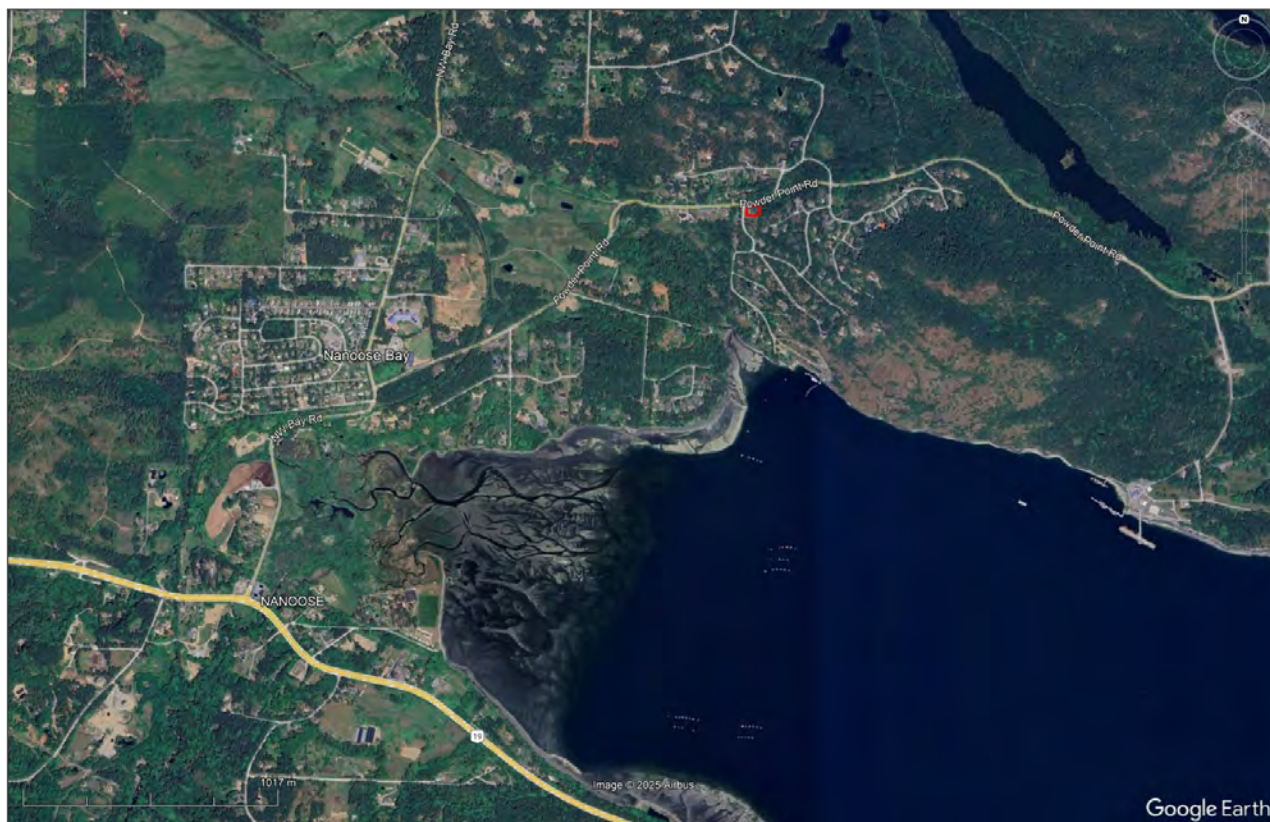


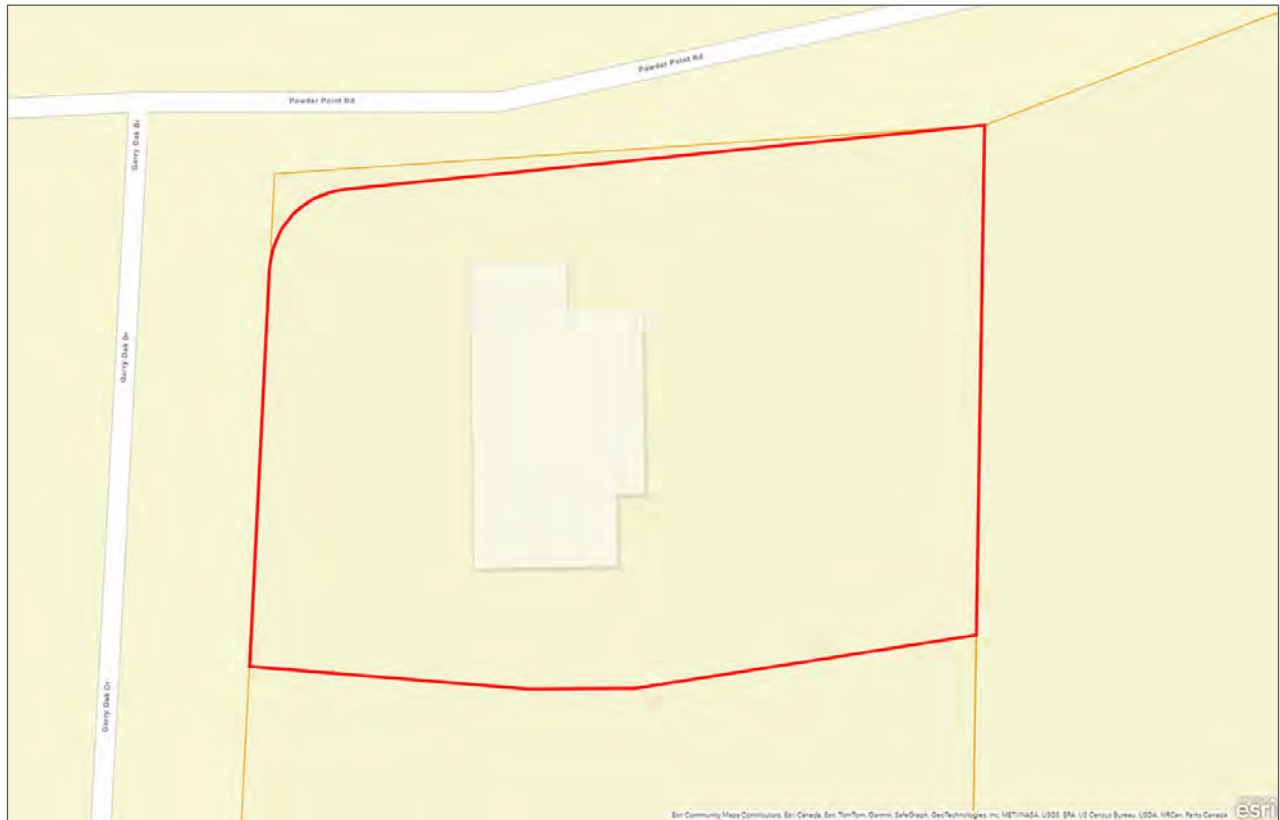
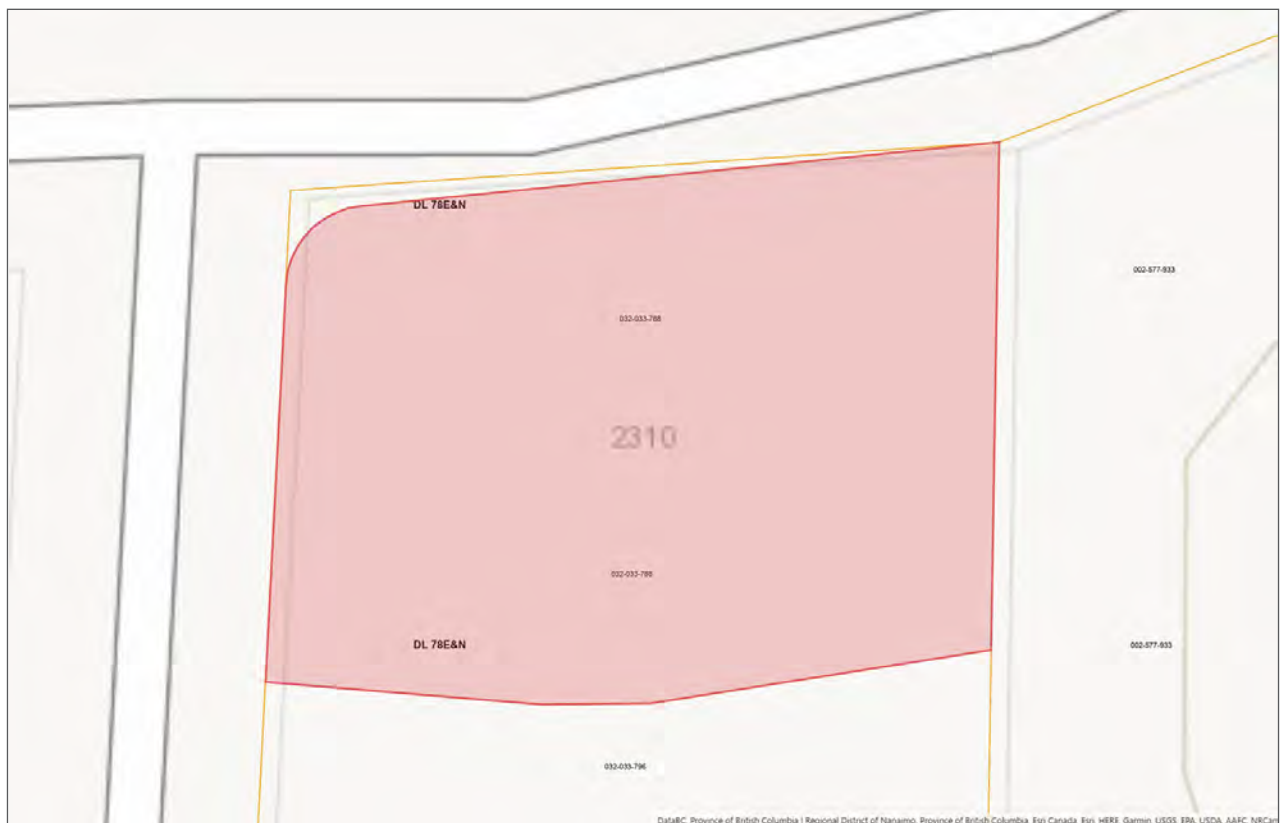












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