

\$2,195,000 - 176 Baynes Dr, Fanny Bay

MLS® #1004415

\$2,195,000

3 Bedroom, 3.00 Bathroom, 3,328 sqft

Single Family on 0.57 Acres

Union Bay/Fanny Bay, Fanny Bay, British Columbia

West coast living at it's finest! This newly built walk-on waterfront home perfectly captures the essence of West Coast living—where it's just you and nature. Nestled in the tranquil enclave of Ships Point Peninsula, this stunning property boasts 90 feet of pristine ocean frontage. The beautifully landscaped grounds offer eady access to the water—a true kayaker's dream. Step through the front door into a space that blends natural beauty with modern elegance. Warm white oak engineered hardwood floors, European-style windows and doors, and custom cabinetry set the tone throughout. The open-concept living area features a striking Napoleon fireplace, but it's the panoramic ocean views—framed by expansive wall-to-wall windows—that will truly take your breath away. The gourmet kitchen is a chef's dream, complete with a large island, quartz countertops, Thermador appliances, and a Wolf induction stove. Step out to a spacious deck, perfect for al fresco dining or simply soaking in the ever-changing views of herons and eagles with Denman Island in the distance. Adjacent to the kitchen, a versatile family room can serve as a cozy retreat or a formal dining space. The primary suite offers mesmerizing ocean views and an ensuite featuring a large walk-in shower. A second bedroom enjoys abundant natural light and a 2-piece bathroom. The functional laundry/mudroom includes a dog washing station and convenient access from the



carport. Downstairs, the walkout lower level is an entertainerâ€™s paradise with a large recreation room, a third bedroom, a full bathroom, a flex room (ideal for a gym or your wine) and a separate space perfect for a future bar area. A private den with ocean views makes a perfect office or guest room. Ample storage options include a crawlspace and a 15' x 9' insulated and heated room. The garage offers 200-amp service, a generator that automatically protects your fridge and freezer while you're away and an attached carport - for your boat or RV. 2-5-10 Warranty (id:6289)

Built in 2023

Essential Information

Listing #	1004415
Price	\$2,195,000
Bedrooms	3
Bathrooms	3.00
Square Footage	3,328
Acres	0.57
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	176 Baynes Dr
Subdivision	Union Bay/Fanny Bay
City	Fanny Bay
Province	British Columbia
Postal Code	V0R1W0

Amenities

Features	Private setting, Other
Parking Spaces	6
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Heating	Electric Forced air, Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
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Listing Details

Listing Office	RE/MAX Ocean Pacific Realty (CX)
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