

\$1,398,000 - 1278 The Strand Rd, Gabriola Island

MLS® #1012479

\$1,398,000

3 Bedroom, 3.00 Bathroom, 3,351 sqft

Single Family on 0.49 Acres

Gabriola Island, Gabriola Island, British Columbia

Imagine waking up to sweeping views of the ocean and coastal mountains from your own 2,455 sq ft rancher on Gabriola's waterfront. This 3-bedroom, 3-bathroom home offers one-level living with a spacious layout designed to maximize both comfort and natural beauty. Step through the gate onto the level 0.49 acre property with a circular driveway, mature landscaping, and room for gardening. A generous 896 sq ft double garage provides plenty of storage and workspace, complementing the wood-sided home with its metal roof. Inside, vaulted ceilings and Norse Log wood accents bring warmth and character to the open-concept kitchen, dining, and living areas. Hardwood floors, a woodstove insert, and a heat pump create a welcoming space year-round. Expansive windows and multiple sliding doors connect seamlessly to the outdoors, where you'll find plenty of deck space—partly covered for all-season enjoyment—perfect for taking in the picturesque lighthouse views and stunning sunrises with your morning coffee. The primary suite includes an ensuite and walk-in closet, while two additional bedrooms, a den, and a hobby room provide flexibility for family, guests, or creative pursuits. Outdoors, the fully fenced yard features raised garden beds, a potting shed, storage building, and a variety of plantings including wisteria-draped pathways, a cherry tree at the heart of the circular drive, and vibrant bougainvillea. Thoughtful updates



add peace of mind, including recent septic improvements, gutters and leaf guards, plus a reliable water system with a well, UV light & filters, two cisterns for the home, and an additional cistern for garden use. This waterfront property combines natural beauty, thoughtful design, and modern conveniencesâ€”an opportunity to enjoy Gabriolaâ€™s coastal lifestyle in a private and picturesque setting. Full information package, virtual tour & floor plans available (id:6289)

Built in 1994

Essential Information

| | |
|----------------|---------------|
| Listing # | 1012479 |
| Price | \$1,398,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Square Footage | 3,351 |
| Acres | 0.49 |
| Year Built | 1994 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Westcoast |

Community Information

| | |
|-------------|--------------------|
| Address | 1278 The Strand Rd |
| Subdivision | Gabriola Island |
| City | Gabriola Island |
| Province | British Columbia |
| Postal Code | V0R1X3 |

Amenities

| | |
|----------------|---------------------------|
| Features | Private setting, Other |
| Parking Spaces | 4 |
| View | Mountain view, Ocean view |
| Is Waterfront | Yes |
| Waterfront | Waterfront on ocean |

Interior

| | |
|-----------------|---|
| Heating | Electric, Wood Baseboard heaters, Heat Pump |
| Cooling | Air Conditioned |
| Fireplace | Yes |
| # of Fireplaces | 1 |

Additional Information

| | |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

Listing Details

| | |
|----------------|--------------------------------------|
| Listing Office | Royal LePage Nanaimo Realty Gabriola |
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Listing information last updated on October 14th, 2025 at 11:01pm MDT