

\$969,000 - 362 Spruce Ave, Gabriola Island

MLS® #1015785

\$969,000

2 Bedroom, 2.00 Bathroom, 1,950 sqft

Single Family on 0.41 Acres

Gabriola Island, Gabriola Island, British Columbia

Step through the edge-grain fir door into a Custom Designed 2-bed/2-bath Modern home where comfort meets low-maintenance living. Fully engineered and masonry-built, the home is designed for durability and efficiency with a metal roof, vaulted ceilings, solid masonry with 16" thick walls, striking wood beams, and in-floor heated concrete throughout. A heat pump maintains year-round comfort, while multiple patio doors extend the open living/dining/kitchen outdoors. A central, custom-built fireplace in the open style living area adds cozy ambience in the cooler months. The cookâ€™s kitchen offers custom birch cabinetry, poured-concrete counters, a propane range, and a walk-in pantry for extra storage. The split-bedroom plan places the two bedrooms on opposite sides of the great room for privacy. The spacious primary suite has deck access, a walk-in closet, and a serene ensuite with a soaker tub and heated towel rack. The second bedroom enjoys its own covered deckâ€™perfect for morning coffee or a quiet read. Thoughtful custom built-ins provide a nice aesthetic and additional storage. Water is supplied by a private well and treated with a filtration system. An additional ~450 sq. ft. detached garage awaits finishingâ€™ideal for a workshop, studio, or gear storage. Sited for privacy with a classic West Coast setting, this is move-in-ready island living. (id:6289)

Built in 2024



Essential Information

Listing #	1015785
Price	\$969,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,950
Acres	0.41
Year Built	2024
Type	Single Family
Sub-Type	Freehold
Style	Contemporary

Community Information

Address	362 Spruce Ave
Subdivision	Gabriola Island
City	Gabriola Island
Province	British Columbia
Postal Code	V0R1X1

Amenities

Features	Central location, Private setting, Other
Parking Spaces	2

Interior

Heating	Electric, Wood, Other Heat Pump, Heat Recovery Ventilation (HRV)
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Nanaimo Realty Gabriola
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