



## 2745 Dorby Way Gabriola Island BC

\$454,000

Opportunity...Unique larger parcel of land in Gabriola Island's very desirable Sunny South end. Huge steps and expenses have been taken already to enhance this 4.26 acre property - partially cleared, septic, well, a few rustic cabins and the invitation for sunny blue skies. Two driveway accesses make a friendly approach. The well is logged at 8GPM which should not be taken lightly. Septic is a pressurized field. Property has been occupied in the past however some attention and love will need to be given to existing buildings. A classic split cedar rail fence borders the acreage on the south side. And just to further strengthen the value and appeal of this acreage, there are Gary oak trees that hold an ecosystem that is found no where else in Canada - prime dry coastal living conditions. Zoning allows for a main house and 3 accessory buildings. Come discover this rare acreage, the sunny Southend and everything that Gabriola and the surrounding area have to offer.

Listing Presented By:



Originally Listed by:  
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