



## 1185 Pat Burns Ave Gabriola Island BC

\$650,000

This renovated rancher, featuring 3 bedrooms and 1 bathroom, is move-in ready and offers numerous features. The frame construction home was relocated onto this property, and its vaulted ceilings, along with intricate hardwood floor inlays, are certain to leave a lasting impression. With a roomy 1250 sq. ft floor plan, the living room offers a view of the private backyard, the dining room connects to a covered area through glass doors, and the kitchen has new appliances, ample storage, and counter space. Down the hall, you'll discover a laundry room with a tub, an eye-catching double sink vanity, and a glass shower in the bathroom. The primary bedroom and two additional bedrooms are also down this hall. The rear of the property is fenced, and there's a studio/shed with power. The home is equipped with a newer septic system, well, and cistern, complete with UV light and filters, as well as a generator hookup. This centrally located, updated home is one you'll definitely want to see.

Listing Presented By:



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