



## 272 James Way Gabriola Island BC

\$975,000

Walk to the beach at Gabriola Sands Provincial Park & the Malaspina Galleries. Move-in ready home completed in 2025 on a private, level, fully fenced 1.2-acre property in a quiet neighbourhood. This 3 bed, 3 bath home offers 1,842 sq ft plus garage and comfortable main-level living. Entry leads to the living room with high ceilings & woodstove set against river rock. Kitchen with island seating & pantry opens to the dining area overlooking the yard. Sliding doors lead to a covered patio. Primary bedroom on the main with walk-in closet & ensuite; 2-piece bath & laundry also on main. Upstairs are two bedrooms & a 4-piece bath. Circular driveway, fruit trees, woodshed, garage/workshop, seacan storage & utility buildings. Drilled well (approx. 5 GPM) with filtration & reverse osmosis. Generac generator & RV hookups with 50-amp power, water & sewer. Minutes to ferry & village amenities. Info package with virtual tour, floor plan & home systems available. Buyer to verify info deemed important.

Listing Presented By:



Originally Listed by:  
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