



299 Gull Rd View Royal BC

\$1,125,000

Very Rare Offering: One-third of an acre riverfront view property in beautiful View Royal. Located on the sunny south-facing slope above Craigflower Creek this unique lot offers maximal privacy, yet is very near to the transit corridors on Helmcken Rd, and Island Highway. Within a short walk are: E & N Rail Trail, View Royal Park off-leash dog park, Thetis Lake Regional Park, and Victoria General Hospital. Current zoning allows for a 4000sf single-family detached home, with a suite, as well as a separate Garden Suite. Two separate driveways facilitate this. (Effective addresses would be 299 Gull Rd and 199 Helmcken Rd). Topographical Survey, full Tree Inventory Report, and Preliminary Architectural drawings for a custom 3 BR home are available. Zoning and lot size would also permit a conventional subdivision into two separate lots or a strata subdivision.

Listing Presented By:



Originally Listed by:
Engel & Volkers Vancouver Island

brendan.somers@evrealestate.com



RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca