



3296 Denman Rd Denman Island BC

\$749,000

An ocean-view rancher on a half-acre, just up the hill from the Denman ferry landing. West-facing views across Baynes Sound to the Beaufort Range, with afternoon and evening light over the water. Mature conifers frame the lot, creating shelter without closing in the view. Built in 1956 and thoughtfully upgraded -- 750 sq ft architect-designed addition (2002), high-efficiency heat pump (2023), roof (2020), double-glazed windows, and attic insulation exceeding current code. EnerGuide rated at 68 GJ/year with just 0.2 tonnes GHG emissions. Outside, nine mature fruit trees, raised beds, rock-walled terraces, and a sheltered growing microclimate. Garage and bunkie offer dry storage or conversion potential. Three bedrooms, two bathrooms, 1,493 sq ft. Upgraded septic (2002) with engineered package treatment plant. 125-ft well. The ferry, public dock, and boat launch are a short walk down the hill. Courtenay/Qualicum is a 10-minute crossing and a 20-minute drive.

Listing Presented By:



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