



## 624 Weathers Way Mudge Island BC

\$369,900

Welcome to wonderful Mudge Island. This oceanfront property offers 0.49 acres, located on False Narrows, a great location on Mudge Island. Oceanfront home built to lock up with 2 bedrooms and a bath, living room, pantry and kitchen, mud room and a large deck facing the ocean across from the brick yard Gabriola Island, a brand new Septic system, 1800 gallon cistern and 200-amp hydro service on site, some building materials, waiting for you to complete, Buyer(s) need to be qualify as an owner builder or hire a licensed residential builder to complete the Home and enroll it in the home warranty insurance. There is no BC Ferry service to Mudge Island, which can be accessed by private boat via Gabriola Island, and it's 5 minutes across from Gabriola Island. The Island has the bonus of being serviced with hydro, high-speed internet, and don't miss this opportunity.

Listing Presented By:



Originally Listed by:  
Royal LePage Nanaimo Realty  
(NanIsHwyN)

tikky64@shaw.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca