



LT 4 Apple Orchard Way Mudge Island BC

\$399,000

RARE 5-acre south-facing oceanfront lot with about FIVE HUNDRED SIXTY FEET OF BEACH on boat-only Mudge Island which has hydro and internet, near Gabriola Island. This magical lot has big arbutuses, old fir and maples, and a long sandstone beachfront with fossil potential. Expansive 180° views include Round Island and a panorama of islands and mountains. Steep trails connect upper to lower (experienced hikers only) but some trail building or staircases could make it a breeze. This property is rare because it's WIDE instead of deep; other south-facing 5-acre parcels occur on Mudge but have fewer building site options, or a narrower beach front. A short dropoff just off shore is great for swimming (see photos). A Transport Canada compliant mooring system can be installed for the buyer, by the seller. A well was reportedly drilled on the property but the seller has not located it. There is power at the road. Membership at the Moonshine Cove Marina is offered separately by the seller.

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