



LT 4 Apple Orchard Way Mudge Island BC

\$369,000

RARE 5-acre south-facing oceanfront lot with about FIVE HUNDRED SIXTY FEET OF BEACH, on boat-only Mudge Island which has ELECTRICITY 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. And only one side of this lot borders a neighbouring property! 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. Membership at the Moonshine Cove Marina is offered separately by the seller.

Listing Presented By:



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