131 Melvin Cres, Bowser

British Columbia, V0R1G0

1,400,000

For Sale / #1048825

Bedroom(s): 4

Bathroom(s): 4

Lot Dimensions: 0.53 ac

Description

A PRIVATE OCEAN-VIEW RETREAT IN DEEP BAY! Tucked away on a quiet cul-de-sac in desirable Kopina Estates, this custom 2,243 sq ft, 3-bed, 3-bath rancher unfolds behind a gated drive on a private .53-acre property, with ever-changing Salish Sea views to Denman, Hornby & Chrome Islands and the Mainland Mountains. A large entrance patio with integrated planters leads to a unique, light-filled entry hall, where several skylights create a bright connection between the living spaces. Hardwood floors, vaulted cedar ceilings and generous windows enhance the living room, centred on a striking stone gas fireplace and framed by the coastal outlook. A formal dining room complements the large, well-equipped island kitchen with abundant cabinetry, bay window and sunny eating nook with built-in window seat. Step into the sunroom or onto the large, partially covered deckÃ¢??a wonderful setting for morning coffee, entertaining or watching the changing coastal skies. The ocean-view primary suite offers a peaceful retreat, while two additional spacious bedrooms share a bright family bathroom with skylight. A family room warmed by a wood stove provides a cozy second gathering space. The oversized, overheight crawlspace offers exceptional storage with room for a workshop, cold storage and more. Outside, the grounds offer wonderful potential, with mature trees, a pond, established garden areas, vegetable garden and a view pergola positioned to enjoy the ocean and mountain scenery. A detached one-bedroom guest house adds flexibility with its own kitchen and eating nook, Murphy bed and garden doors opening to a private patio and viewsÃ¢??ideal for family and guests. Centrally located between Qualicum Beach and Courtenay, minutes from Deep Bay Marina, beaches, golf, trails and Bowser amenities. Measurements are approximate and should be verified if important. (id:6772)

Features

Area	Bowser	**Heating**	Electric
Province	British Columbia	**View**	Mountain view, Ocean view
Country	Canada	**Acreage**	false
Ownership Type	Freehold	**A/C**	None
Property Type	Single Family	**Total Parking**	6
Building Type	House	**Total Fireplace**	2
Year Built	1993	**Parking**	Attached Garage,Garage,RVisitor Parking,
Lot Dimensions	0.53 ac		

Room Details

Main level	Bathroom	4-Piece

Main level	Bathroom	2-Piece
Main level	Bedroom	11'7 x 10'4
Main level	Bedroom	15'4 x 11'2
Main level	Ensuite	3-Piece
Main level	Primary Bedroom	16'3 x 15'10
Main level	Laundry room	8'8 x 6'1
Main level	Family room	17'8 x 12'1
Main level	Sunroom	13'11 x 9'6
Main level	Dining nook	Measurements not available x 8 ft
Main level	Pantry	9 ft x Measurements not available
Main level	Kitchen	14'8 x 10'9
Main level	Dining room	14'3 x 11'7
Main level	Living room	17'4 x 14'9
Main level	Entrance	37'5 x 7'2
Other	Storage	15'11 x 7'11
Other	Storage	11'9 x 9'4
Auxiliary Building	Bathroom	4-Piece
Auxiliary Building	Kitchen	10'9 x 8'1
Auxiliary Building	Dining room	8'4 x 7'1
Auxiliary Building	Bedroom	12 ft x Measurements not available