

# 1480 Seaway Drive

Parksville, BC



**JAHELKA REAL ESTATE GROUP**

Real Estate Redefined





## **WELCOME HOME!**

Rarely does the opportunity present itself to call such an idyllic property your home. This cozy walk-on waterfront rancher with a separate cottage is situated on a quiet no-through road nestled along the calm shores of spectacular Rathtrevor Beach, one of the most popular recreation and vacation destinations in the country, home to numerous resorts and to the 347-hectare provincial park boasting the same name. Conveniently located, the new owners of this little slice of heaven will undoubtedly enjoy the small-town charm of the seaside community of Parksville, while Nanaimo is just a short 15-minute drive away and offers a full range of services and amenities with some of the best shopping, dining, and entertainment on the Island as well as direct access to Vancouver via plane, float plane, helicopter and ferry.

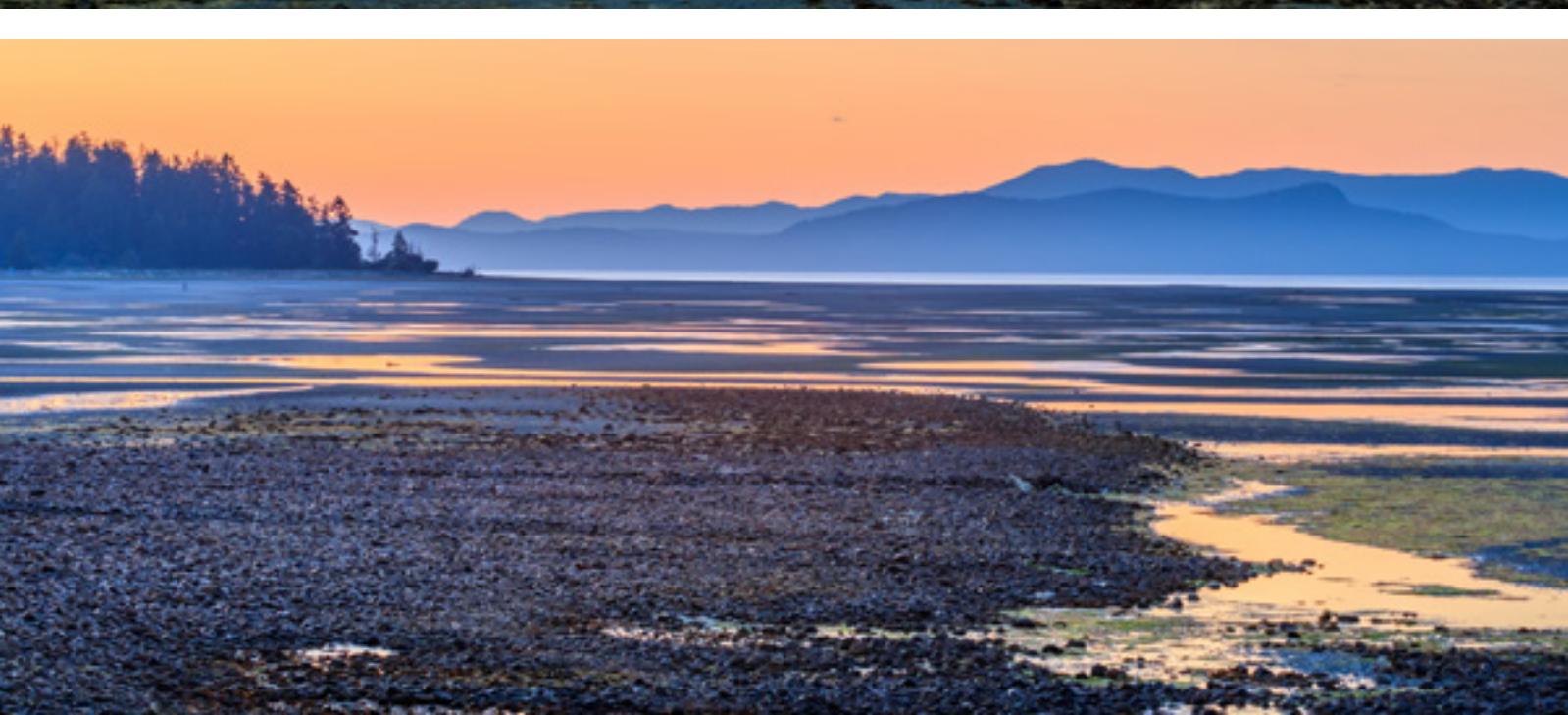
The peaceful surroundings offer a tranquil escape from a busy day and an open invitation to make family memories as you enjoy all that this impressive setting offers right from your own doorstep. Whether it be skimboarding, stand-up paddle boarding and kayaking in the warm waters to sailing or scuba diving a bit further from shore, there is no shortage of ways to take advantage of the incredible lifestyle the property affords. With your boat moored a stone's throw from your backyard, seafood lovers will surely appreciate the close proximity to world-class salmon fishing, crabbing, and prawning, as well as seasonal opportunities to harvest shellfish such as clams and oysters on the beach, setting the stage for a memorable west-coast feast. Land lovers will never tire of combing the beach with the ocean receding almost a kilometer back from the shoreline at low tide, viewing the local wildlife in its natural habitat, watching the cruise ships meander through the Georgia Strait against the coastal mountain backdrop or soaking up the sunset around the fire with family and friends on the water's edge patio.

Offering 1,349 sqft of living space, the main residence features 3 beds, 2 baths and boasts stunning unobstructed, panoramic mountain and ocean views showcased in the living room, dining area, and kitchen, the ideal backdrop for an intimate meal or a family gathering with the built-in fireplace creating the perfect atmosphere on a cooler evening. The master, second bed, and 3-piece bath are to the right of the main entrance while the third bed/den, laundry, and a second 3-piece bath are to the left.

The low maintenance, level lot with sprinkler system offers ample parking, a single carport, storage room and heated crawl space for extra belongings, while the 404 sqft cottage has its own living area, kitchen, bedroom, 3-piece bath, and covered deck and would be perfect for house guests or as a passive income source.

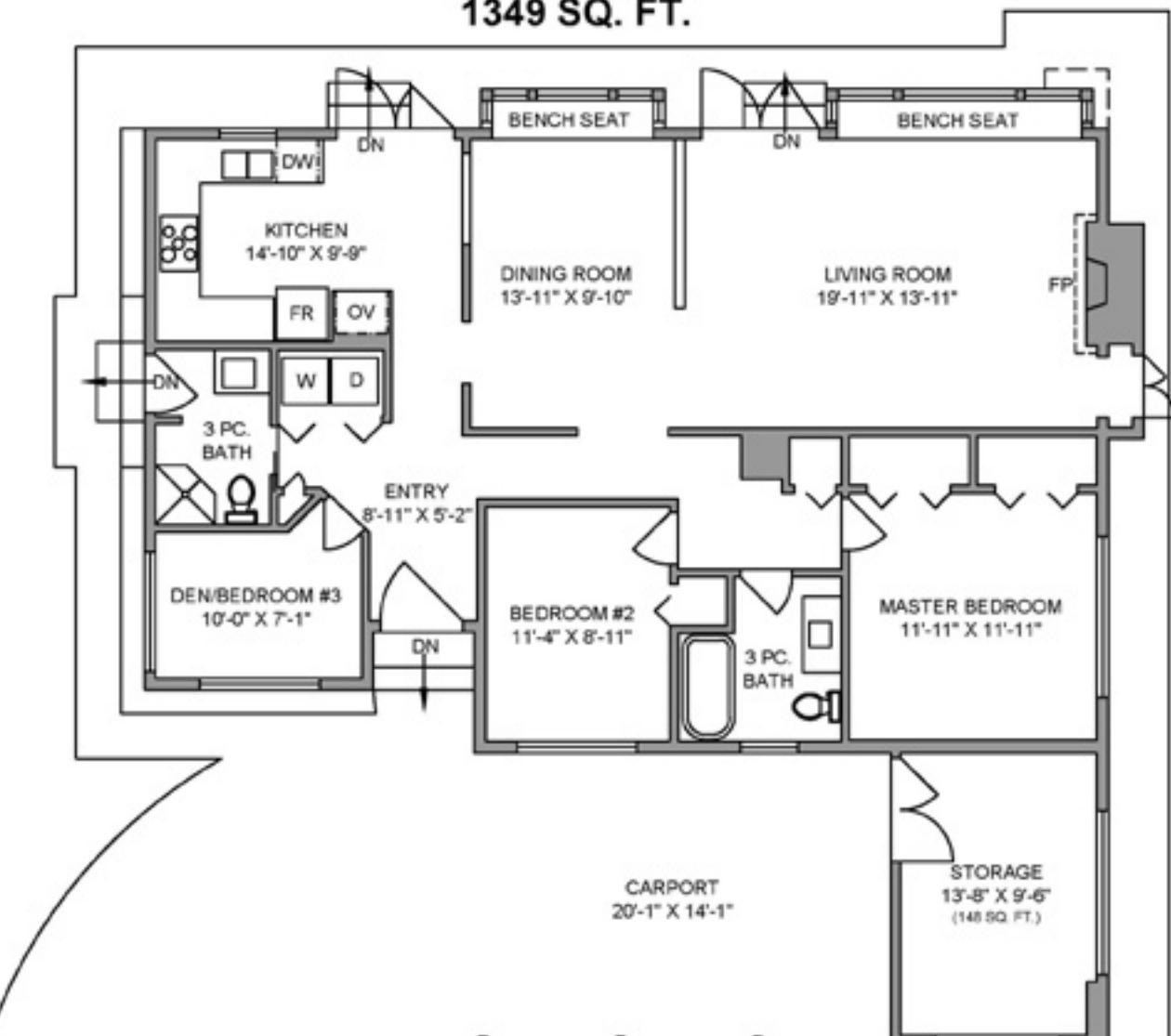
With its picturesque natural setting, cozy home and convenient cottage situated in a prime & highly desirable location, this property is a rare offering and should not be missed.

Data and measurements are provided by Proper Measure and the Property Report and should be verified if important.



## MAIN RESIDENCE

1349 SQ. FT.



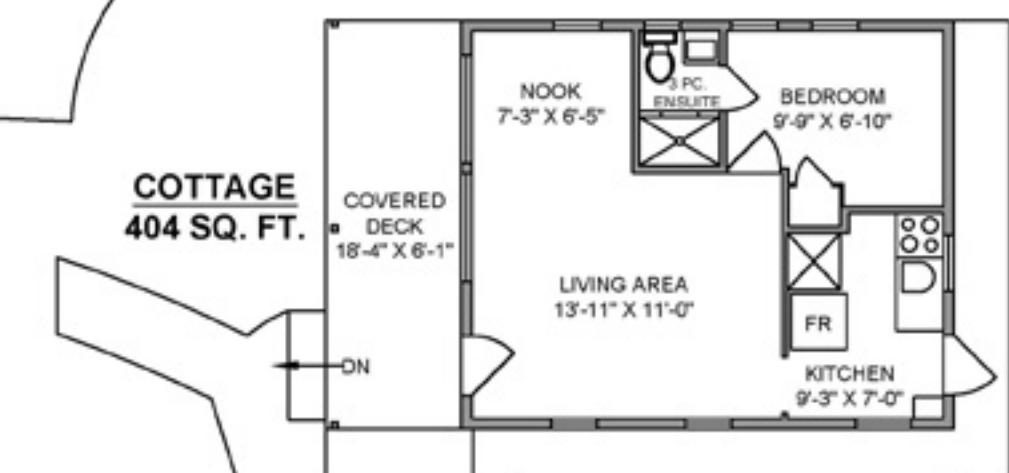
NORTH



0' 5' 10'  
SCALE

## COTTAGE

404 SQ. FT.



1480 SEAWAY DRIVE  
MAY 22, 2018

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Plans may not be 100% accurate. Buyer must verify any critical measurement.  
Private resale or modification of floor plans to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited.

FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
MAIN RESIDENCE	1349	-
COTTAGE	404	111

## FEATURES

<i>Main Residence:</i>	Rancher
<i>Living Space:</i>	1,349 sqft
<i>Bedrooms:</i>	3
<i>Bathrooms:</i>	2
<i>Additional Accommodation:</i>	Separate Guest Cottage
<i>Living Space:</i>	404 sqft
<i>Bedrooms:</i>	1
<i>Bathrooms:</i>	1
<i>Lot Size:</i>	0.16 acres
<i>Zoning:</i>	RS1
<i>Taxes:</i>	\$5,948.22
<i>Highlights:</i>	Walk-on Waterfront Unobstructed views of the Bay Water's Edge Patio with Firepit Recreation & Mother Nature at your Door Step Low Maintenance Yard Cottage has a Kitchenette & Spacious Living Area





GIVING REDEFINED: By working with the Jahelka Real Estate Group you will become a catalyst to change the world at no cost to you, as we will donate \$1,000 of our commission cheque from EACH residential sale to the **Community Builders International Fund**, which focuses on building self-sustaining, thriving communities in developing nations.



#### FEATURED LISTING

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