

Victoria Luxury Group

WEST COAST PROPERTY EXCELLENCE

236 Gulf Drive | Galiano Island, BC

A Masterwork of West Coast Modernism on Galiano Island

Property Overview & Location

- **Address:** 236 Gulf Drive, Galiano Island, BC.
- **Property Size & Zoning:** 1.51 acres (BC Assessment) zoned VR2 (Village Residential 2).
- **Waterfront & Views:** South-east exposure situated on a low-bank sculptured sandstone shoreline. It offers panoramic views of Active Pass, the Strait of Georgia, and Mount Baker on clear days.
- **Convenience & Privacy:** Walking distance to the Sturdies Bay Ferry Terminal, "downtown" Galiano, and gas station, yet completely private as the ferry cannot be seen from the property.
- **Wildlife:** Frequent sightings of orcas, bald eagles, and both Steller and California sea lions right from the shore.

Architectural & Construction Details

- **Design Style:** Custom-built in 2015 by Build Wright Construction, this West Coast Contemporary home is ingeniously divided into three distinct living "pods" totaling approximately 3,150 square feet of finished living space.
- **Structural Integrity:** Built on a robust **concrete moment frame** with a high-gauge metal roof to withstand coastal elements.
- **Windows & Doors:** Features massive floor-to-ceiling Westeck commercial windows and custom 8-foot solid doors.



Victoria Luxury Group
Phone: 778.535.5554
Email: info@victorialuxurygroup.com

Victoria Luxury Group

WEST COAST PROPERTY EXCELLENCE

Main Residence (The "Main Pod")

- **Size & Layout:** Approximately 2,400 square feet containing 2 bedrooms and 2 bathrooms.
- **Living Area:** A massive open-concept great room featuring **custom clear cedar vaulted ceilings** and polished concrete floors with a monolithic cross-hatched pattern.
- **Chef's Kitchen:** Equipped with book-matched walnut millwork, honed quartz countertops, Bocci light fixtures, and high-end European appliances including a Miele dual-energy stove (electric oven and propane burners).
- **Fireplace:** A custom concrete surround houses a unique pass-through fireplace shared between the living area and the primary bedroom.
- **Primary Suite:** Includes a luxurious 5-piece open en-suite bathroom with a double vanity, freestanding soaking tub, and a walk-in shower with a custom teak inlay.
- **Guest Bedroom & Bath:** A bedroom alongside a main bathroom that features both a soaker tub and a separate walk-in shower.

Guest Accommodations (Casita & Bunk Pod)

- **The Casita:** An independent 470-square-foot suite featuring a sitting area, bed, 3-piece bathroom, and heated floors.
- **Attached Garage:** A 500-square-foot customized garage with built-in cabinets is attached to the Casita.
- **The Bunk Pod:** A separate 260-square-foot space, holding two twin beds, plus a dedicated crawl space underneath for extra storage.



Victoria Luxury Group
Phone: 778.535.5554
Email: info@victorialuxurygroup.com

Victoria Luxury Group

WEST COAST PROPERTY EXCELLENCE

Outdoor Living

- **Expansive Waterfront Patio:** Bi-parting doors open to a wide concrete patio extending the full width of the home, specifically designed for entertaining.
- **Amenities:** The outdoor space features a built-in barbecue/cooking area, dining space, a lounge area with a fire table, and a hot tub overlooking the ocean.

Utilities & Mechanical Systems

- **Heating:** Propane-fueled **hydronic in-floor heating** and tankless domestic hot water, powered by an 1,800-gallon superior propane tank.
- **Ventilation:** Fully equipped with an HRV (Heat Recovery Ventilation) system.
- **Water Supply:** The property boasts two private drilled wells. The primary well is 210 feet deep (yielding 2+ GPM), and a secondary 65-foot well is dedicated to landscaping.
- **Premium Water Filtration:** Features an elaborate ~\$30,000 drinking water treatment system (Pro UV filter, PH balancer, micro screens, eco-mix filter), a reverse osmosis system under the bar sink, and a house water recirculation pump.
- **Irrigation:** A comprehensive 12-zone irrigation system.
- **Sewer:** Connected to a private septic system.

Financial & Assessment Details

- **2026 Assessed Value:** \$2,138,000 (Land: \$1,251,000 / Buildings: \$887,000).
- **Property Taxes:** \$8,630 (for the 2025 tax year).

