

3 Bedroom Home, Workshop and Extra Lot



102 Garden Drive

Ocean Falls, British Columbia

\$155,000 Canadian

SHELLEY McKAY

Personal Real Estate Corporation

250-830-4435

&

AREN KNUDSEN

REALTOR®

250-203-0664



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Nestled at the head of Cousins Inlet on the central BC Coast, Ocean Falls is a small residential community serviced by BC Ferries as part of the northern route.

It sits north-west of Bella Coola, in a remote and beautiful region of the coast renowned for steep mountains, abundant rivers and bountiful waterfalls.

Garden Way Rd sits at the north end of the community, where Martin River flows into the Inlet. The small residential area here is known as Martin River and is slightly removed from the main Ocean Falls townsite, connected by road. This property sits above the river.



The property slopes up from the road, with nice terracing providing usable, level areas for the home and backyard. The backyard is terraced in two levels of lawn, with retaining walls and a central walkway up the centre. The lower level has a picnic table and a fire pit. From the upper lawn there are walking trails leading up to the back lot, which is heavily forested and provides a lush, coastal rainforest to easily explore from your backyard!



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2400sqft home | 3 beds | 2 bath

The 2400sqft home offers all the living on the main floor, with storage and workspace on the basement level. The home has been nicely maintained, with hardwood floors and most windows have been updated to vinyl double pane. The electrical has been updated and the heating is electric furnace. There is wood paneling in the main living room, while the kitchen is bright with white cabinetry and a white double sink.

The downstairs basement area is mostly finished and separated into a workshop area, a crafting/desk area, and then open storage and laundry area. There is a small two-piece bathroom and the laundry area has a large double sink as well as full washer and dryer.

This home and property is turnkey and ready for full-time or recreational owners. It is connected to all services – electricity, telephone, sewer and water – through the Ocean Falls community.



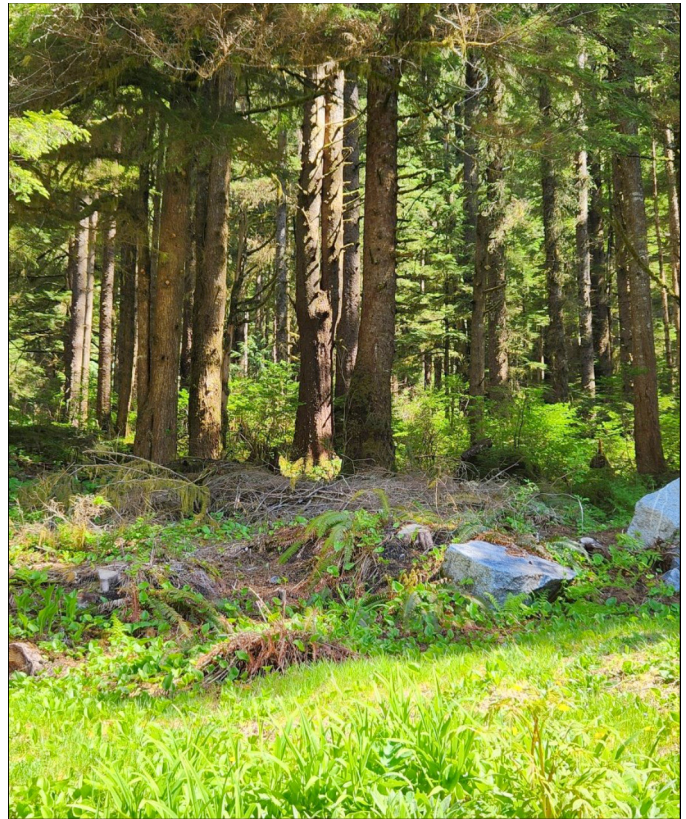
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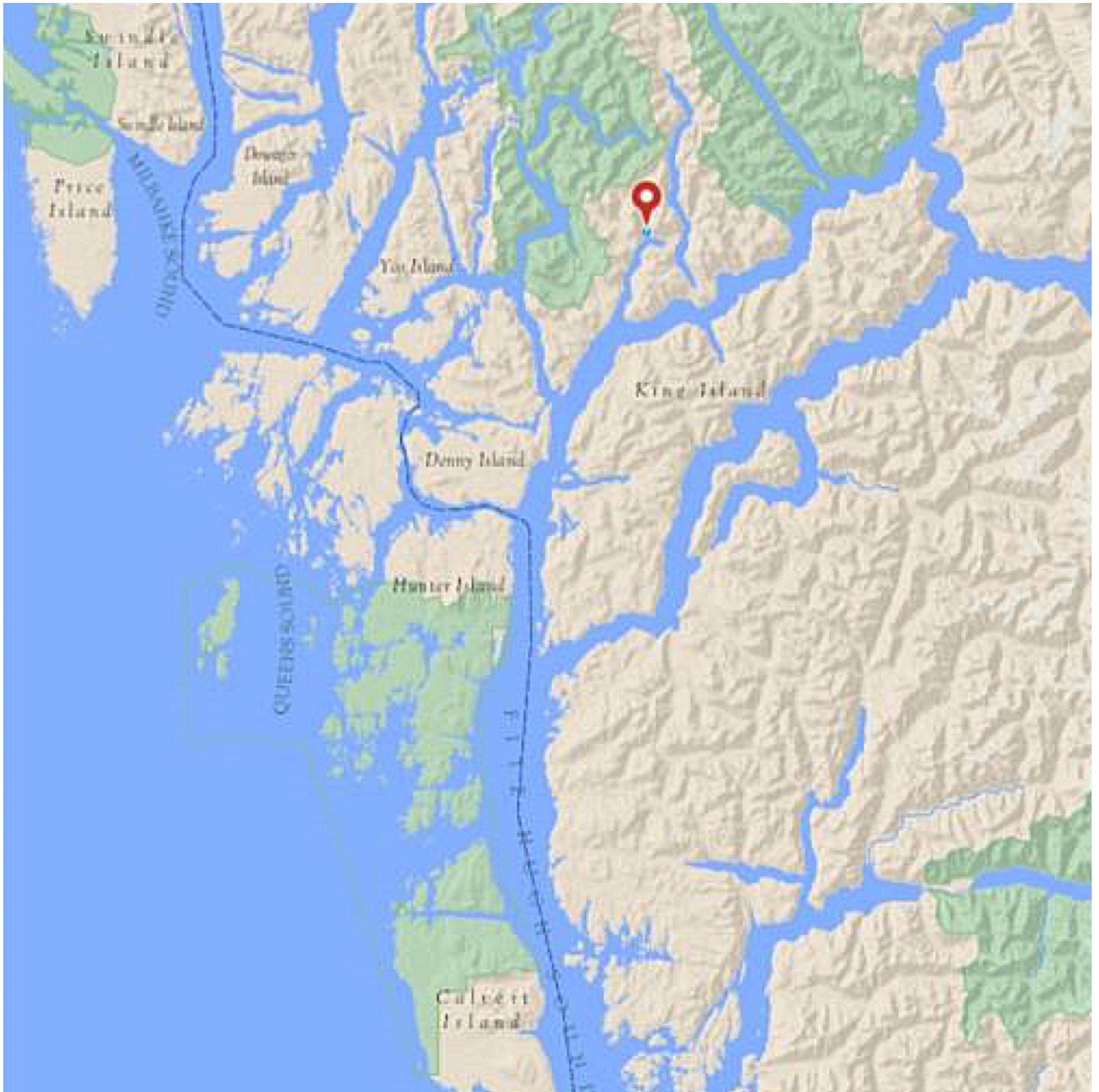


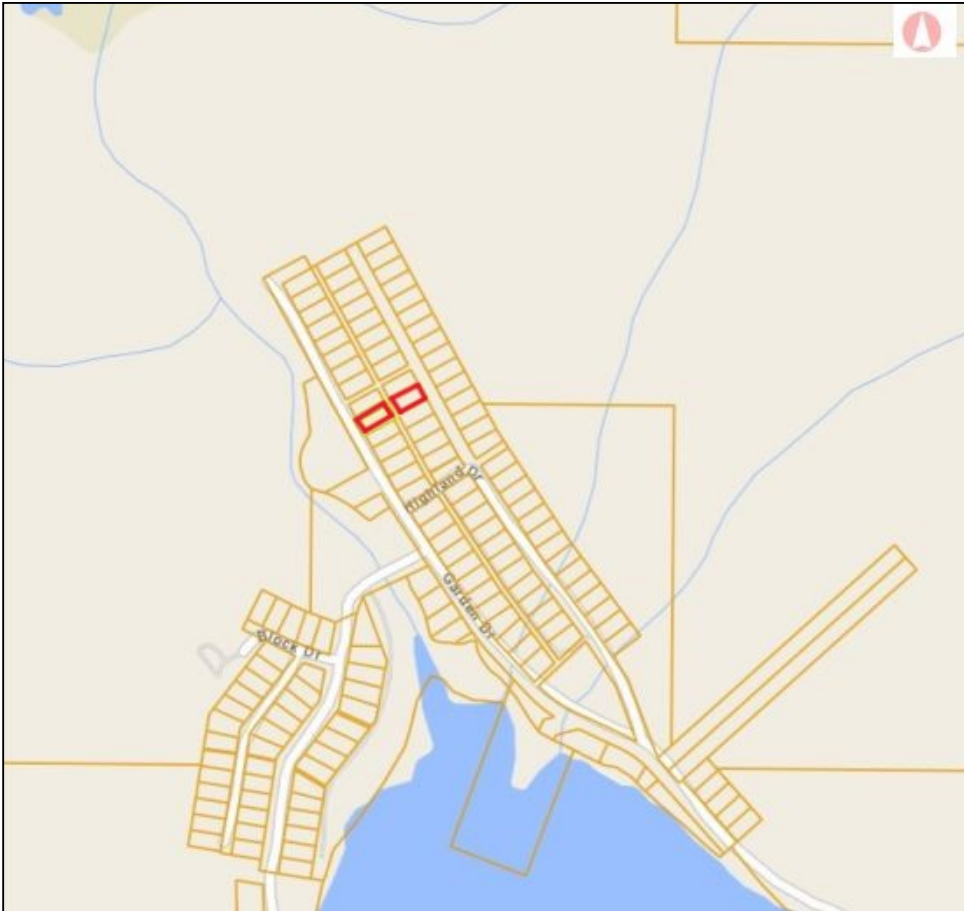


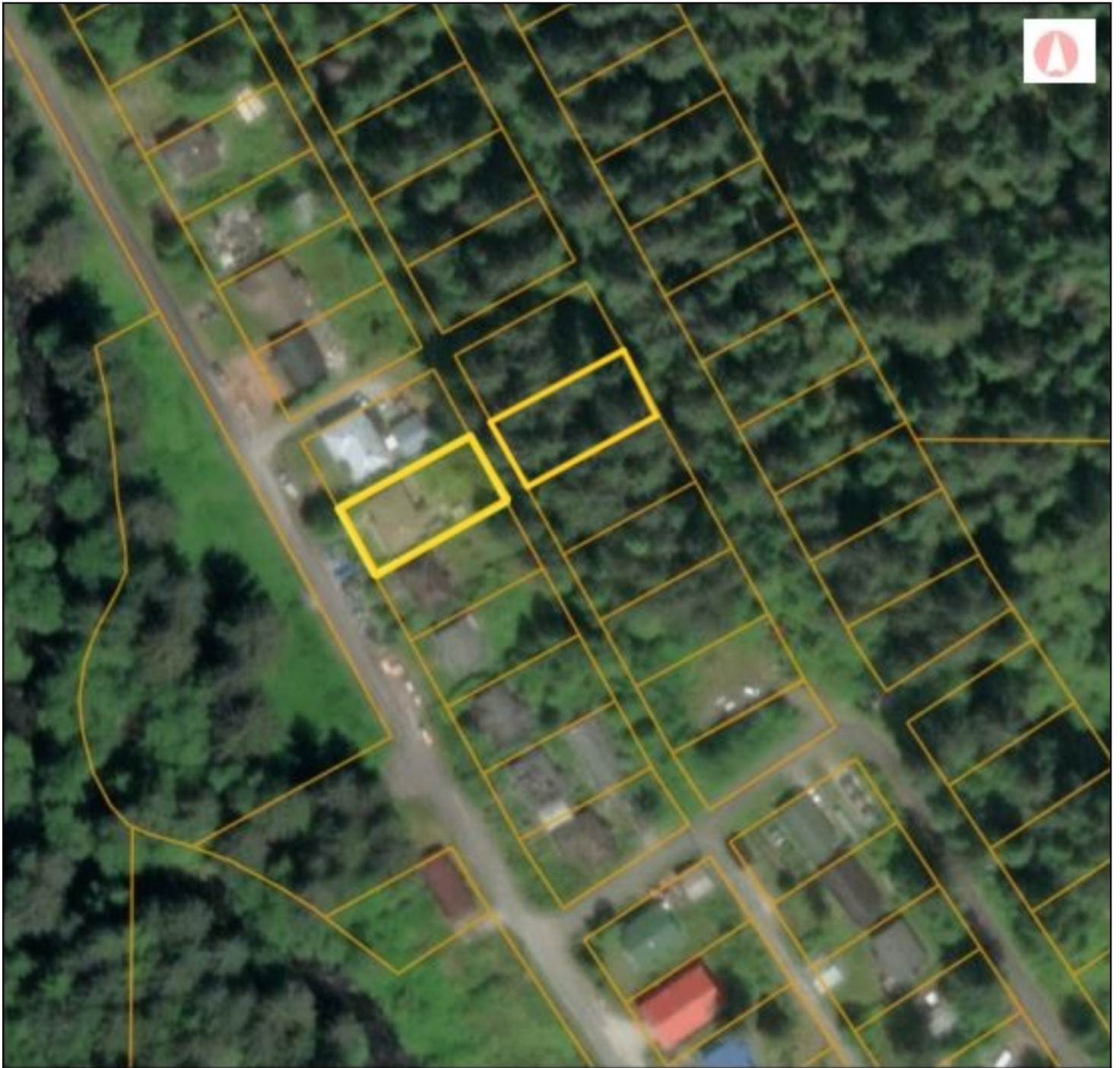
Located at the head of Cousins Inlet off Dean Channel, northwest of Bella Coola, the remote coastal community of Ocean Falls has a population of approximately 40. There is a good-sized government dock, fresh water, and numerous trails and roads for hikers and mountain bikers as well as fresh water fishing in close by Link Lake and saltwater fishing for salmon and halibut. Boaters can visit the largest hot springs on the coast in Eucott Bay in Dean Channel.

Isolated by steep terrain and rugged coastal mountains, the community of Ocean Falls is accessible only by sea or air. BC Ferries makes scheduled stops in Ocean Falls from Port Hardy on Vancouver Island and Bella Coola on the mainland. Bella Coola is the nearest road access point on the provincial highway system, and the nearest community to Ocean Falls. Ocean Falls is located approximately 300 miles (480 km) north of Vancouver and 55 miles (88 km) west of Bella Coola. During the summer months, scheduled air flights are operated from Vancouver and Port Hardy.










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Shelley McKay Personal Real Estate Corporation 250-830-4435
Aren Knudsen 250-203-0664

theteam@bcoceanfront.com


888-286-1932
250-201-2226


102 GARDEN DR - VOP 1PO
MLS®: R3009822

Area	Williams Lake (Zone 27)	Bedrooms	3
Sub Area	Bella Coola/Hagensborg	Bathrooms	2
City/Town	Bella Coola	Ensuite	
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$155,000
Taxes	\$1,094 (2024)	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	Freehold, Registered Owner		
Compl. Date			

Total # Rooms	9	Age	73	Style of Home	Other
Municipal Charges		Year Built	1952	Exterior Finish	Wood
Renovations		Fin. Levels	2	Roof	Metal
Year of Reno		Price per Sqft	\$64.58	Flooring	Concrete, Softwood
Fireplaces	3	R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel	Wood			Foundation	Concrete Block, Concrete Slab
Suite	None			Water Supply	City/Municipal
Crawl/Bsmt Hgt				Sewer Type	Community
Bsmt Area	Full, Unfinished			Heating/Fuel	Electric, Forced Air, Other
Amenities	None				
Features Incl.	Fixtures Not Leased, Clothes Dryer, Clothes Washer, Freezer, Stove				
Fixtures Leased	No				
Site Influences	View Property, Rural Setting				
Outdoor Area	None				
Services	Elec-Avail, Water-Avail				
Legal Desc	LOT 6 BLOCK J DISTRICT LOT 1159 RANGE 3 COAST DISTRICT PLAN 8688 LOT 10 BLOCK K DISTRICT LOT 205 AND 1159 RANGE 3 COAST DISTRICT PLAN 9250 (004-620-356)				
Restrictions					

Sqft Fin.	1,200	Sqft Unfin.	1,200	PID Number	000-404-721	Zoning	N/A
Grand Total	2,400			Frontage (metric)		Lot Size (Sqft)	6,969
ROOMS				Frontage (ft)		Lot Size (acres)	0.16
	Bsmt	Main	Above	Lot Depth (ft)		Dist to Trans	
Fin. Sqft		1,200		Directional Exp.		Dist to School	
Bathroom		3pc	2pc	View Desc.	MOUNTAIN		
Bedroom		12'x12'		Out Buildings			
Bedroom		12'x9'		Total Prkng	2		
Bedroom		10'x13'		Covered Prkng			
Dining Room		15'x9'		Parking	Carport; Single, Open		
Kitchen		12'x10'		Driveway			
Laundry			12'6x4'0	Prkng Access			
Living Room		14'x14'6		Mortgagee	Amount	Payment	Interest Rate
Storage			17'x14'	1st			Due Date
Workshop			12'x27'	2nd			

Number Of Units	Bach./Studio	Financial
1 Bdrm	3 Bdrm	Income As At
2 Bdrm	Other Units	Income Per Year
		Less Oper. Exp.
		Net Oper. Inc.

Residential home on two lots, in the small hamlet of Ocean Falls on BC's central coast. The property slopes up from the road, with the backyard terraced in two levels of lawn with retaining walls. From the upper lawn there are walking trails leading to the back lot which is heavily forested and provides a lush, coastal rainforest to easily explore! The home offers all the living on the main floor, with storage, laundry and workspace on the basement level. The home has hardwood floors and most windows have been updated to double pane vinyl. The home is connected to all services. Nestled at the head of Cousins Inlet, Ocean Falls is serviced by BC Ferries. It sits in a remote and beautiful region of the coast renowned for steep mountains, abundant rivers and bountiful waterfalls. Listed By: Royal LePage Advance Realty (VIREB)



The BC Oceanfront Real Estate Team



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Personal Real Estate Corporation

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REALTOR®

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Zoning: No zoning

Longitude: 52°36N Latitude: 127°72W

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ROYAL LEPAGE Advance Realty
(Campbell Riv)

972 Shoppers Row
Campbell River, BC V9W 2C5
250-286-3293 | 1-888-286-1932

*Best efforts have been made to provide the most current and accurate information from sources believed to be reliable.
Buyers should verify any information that is important to them to their sole satisfaction.*



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