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PROPERTIES

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*Keats Island*  
*An exclusive getaway in coveted Plumper Cove*



### THE OPPORTUNITY

The Unique Properties Group of Colliers International is pleased to present a rarely available waterfront property on Keats Island. Keats is a popular recreational island located in Howe Sound, nestled between Bowen Island and the town of Gibsons on British Columbia's Sunshine Coast. The island is a popular recreational area with many seasonal residences as well as approximately 80 full time residents.

This exceptional waterfront property is located adjacent to the marine park in popular Plumper Cove. This setting provides for superior protection as well as outstanding westerly views and summer sunsets. Proximity to the commercial services in nearby Gibsons and easy passenger access make this location superior to almost any other boat access island retreat. Keats Island offers easy year-round accessibility and a vibrant island community lifestyle. Very few properties of this calibre ever come available on Keats Island!



### LOT INFORMATION

The property is located on the west side of the island in Plumper Cove. The property itself is approximately 12.17 acres in size, with an irregularly shaped 1.37 acre waterfront portion and a rectangular-shaped 10.8 acre portion above. Though the two portions are within a single title, they are separated by a public right of way. The smaller portion of the acreage offers over 130 feet of low to medium bank waterfront, while the larger acreage is surrounded on two sides by Plumper Cove Provincial Park. The property has excellent views towards Gibsons and enjoys sun into the late afternoon, and spectacular sunsets.

The property slopes gently down towards the water and is landscaped with a large lawn behind the home, scattered with fruit trees. The portion of the property above the right-of-way is sloped and in its natural state.

### LEGAL DESCRIPTION

Lot 6, Block C, District Lot 1468

Plan LMP12573

License #239691

(0.12 acre water lot renewable in 2016)

PID 018-427-600

### SERVICES

The property is serviced with hydro-electric power and septic disposal. Water is supplied via a common well shared amongst several neighbours. However, a private and productive well is also located on the property.



For complete information on Keats Island, please visit our website:

## IMPROVEMENTS

The centrepiece of this spectacular property is a 1,554 square foot log home that has been beautifully yet functionally decorated. From the well-used river rock fireplace to the covered front porch to the exposed log construction...this home exudes warmth and island charm.

The main floor consists of a great room with a cozy living room and inviting dining room, a kitchen, and a full bath with a comfortable soaker tub. French doors open from the living room and dining room to the front porch, giving the room an open and airy feeling. The ceiling in the great room is vaulted and open above with an overlooking balcony. Skylights above only add to the brightness and warmth of the room. The master bedroom is also located on the main floor, with French doors that open on to the back garden and the expansive lawn.

The upstairs of the home contains two bedrooms, a small loft area overlooking the living room, and a second bathroom with full-sized washer and dryer. Flooring throughout the home consists of impeccable recycled fir in all living areas and new ceramic tile in the bathrooms.

The residence was built in 1992 and has been, quite obviously, meticulously maintained. The roof is cedar shingle and is only two years old. All of the windows are double glazed with wood framing. An unfinished 1,036 square foot basement provides for plenty of excess storage space.

Other improvements include an extensive waterfront deck that surrounds a six-person hot tub. Imagine yourself relaxing in the hot tub and enjoying the sunset with friends and family. Finally, the home has a very unique outdoor shower which is plumbed into the main water system... providing an incredible natural ambiance.

The property has an excellent and protected 12' by 33' dock with aluminum ramp. The dock is secured with anchors and shore chains.

Aside from some personal effects (a list to be provided), this property is offered inclusive of furnishings.

## ASKING PRICE

\$1,390,000

FOR MORE INFORMATION  
PLEASE CONTACT:

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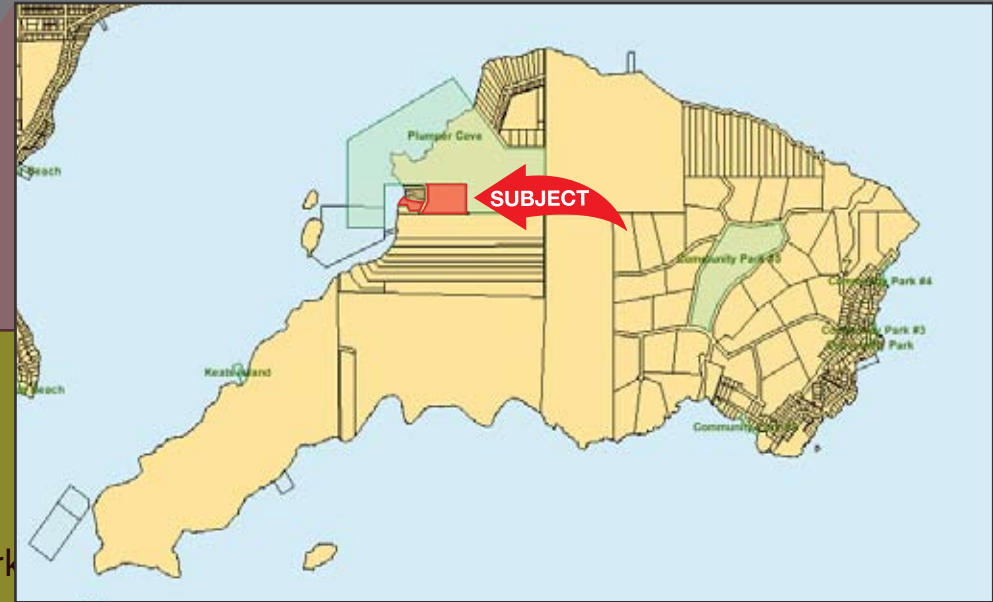


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