

INFORMATION PACKAGE

#208A-6596 BAIRD ROAD, PORT RENFREW



Your West Coast adventure retreat awaits! Wild Coast Cottages Waters Edge is a premium townhouse development located in the heart of Port Renfrew.

Experience the rugged beauty, tranquility & vibrant local culture of this welcoming community.



Take in the gorgeous ocean views from this well appointed 2 bedroom, 2 bathroom home complete with an open vaulted main living area, large deck and cozy propane fireplace. Perfect for year round living or vacation home with rental income potential!



Easy access to amazing recreational opportunities, just minutes to the Juan de Fuca Provincial park, marinas, boat launch, stunning beaches, ancient forests, great local restaurants & businesses and less than 2 hours from Victoria.

Get away from it all, the Wild West Coast is calling!



ELITE
REAL ESTATE TEAM



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Information provided in this package is believed to be accurate, however it is ultimately the responsibility of the Buyer to verify anything contained herein if it is being relied upon in making an offer on this property. This information is provided as a courtesy. There are no representations or warranties provided by the Listing Agent or the Seller(s).

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Water Source: Municipal
Sewer Supply: Common Septic System
Heat Source: Electric Baseboard & Propane Fireplace
Unit size: 813 sq.ft.
Age of Roof: 2019 Metal Roof
Age of Hot Water Tank: 2019
Zoning: TC-1
Strata Fees: \$575/Month; Includes Insurance and maintenance of common property.
Property Taxes: 2025: \$2,920
Included items: Fridge, Stove, Dishwasher, Washer and Dryer
Preferred Closing: Negotiable

Additional Notes:

Owners operate the unit as an Air BnB, renting for \$350/night with additional \$135 cleaning fee.
Gross income for 2024 was \$31,577.


GST may apply & is not included in purchase price.


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