

# FOR SALE

5727 Trail Avenue  
Sechelt

SUNNY, BRIGHT AND CENTRALLY LOCATED  
Excellent opportunity for investors or homeowners!



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# OVERVIEW

Sunny, bright, and centrally located, this versatile property is an excellent opportunity for both investors and homeowners alike. Featuring 3 bedrooms upstairs plus a 2-bedroom suite downstairs, the home offers strong income potential and is currently generating \$4,150 in monthly revenue. Set in a desirable location close to all amenities, you'll love being able to walk to parks, trails, and downtown while enjoying the comfort of a large backyard perfect for outdoor living, gardening, or family enjoyment. Whether you're looking to expand your portfolio or secure a home with mortgage helper potential in a prime area, this property checks all the boxes.

## EXECUTIVE SUMMARY

### ADDRESS

5727 Trail Avenue  
Sechelt, BC, V7Z 0H8

**BEDS: 5**

**BATHS: 2**

**LOT (ACRES): 0.21**

**FRONTAGE: 78'**

**PRICE \$729,000**



SHOPPING NEARBY



SUNNY & BRIGHT



LOWER SUITE



Presented by:  
**Joel O'Reilly PREC\***

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**Active**  
**R3114192**  
Board: V  
House/Single Family

**5727 TRAIL AVENUE**

Sunshine Coast  
Sechelt District  
V7Z 0H8

Residential Detached

**\$729,000** (LP)

(SP) **M**



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$729,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1979**  
Frontage(feet): **78.00** Bathrooms: **2** Age: **47**  
Frontage(metres): **23.77** Full Baths: **2** Zoning: **R2**  
Depth / Size: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$6,301.13**  
Lot Area (sq.ft.): **9,148.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2024**  
Lot Area (acres): **0.21** P.I.D.: **007-621-761** Tax Inc. Utilities?: \_\_\_\_\_  
Floor Plan: \_\_\_\_\_ Tour: **Virtual Tour URL**  
View: \_\_\_\_\_  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: **Wood** Metered Water: \_\_\_\_\_  
Fuel/Heating: **Electric, Wood** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: \_\_\_\_\_

Legal: **LOT 9 BLOCK Q DISTRICT LOT 304 PLAN 15852**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main):	1,120	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17' x 13'			x	Main 4
Finished Floor (Below):	928	Main	Dining Room	10' x 10'			x	Below 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x 11'			x	
Finished Floor (Total):	2,048 sq. ft.	Main	Bedroom	11' x 8'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 8'			x	
Grand Total:	2,048 sq. ft.	Below	Foyer	13' x 8'			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	15' x 10'			x	
Suite:		Below	Bedroom	13' x 10'			x	
Basement: Fully Finished, Separate Entry		Below	Laundry	12' x 5'			x	
		Below	Kitchen	13' x 8'			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: \_\_\_\_\_ Registered in MHR?: \_\_\_\_\_ PAD Rental: \_\_\_\_\_  
# of Kitchens: **2** # of Rooms: **11** MHR#: \_\_\_\_\_ CSA/BCE: \_\_\_\_\_ Maint. Fee: \_\_\_\_\_  
ByLaw Restrictions: \_\_\_\_\_

Listing Broker(s): **Royal LePage Sussex**

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# Property Report

## 5727 TRAIL AVE

4/22/2026

### PARCEL INFORMATION:

**Jurisdiction:** DISTRICT OF SECHelt  
**Folio:** 570.00097.005  
**PID:** 007-621-761  
**Lot:** 9  
**Block:** Q  
**Plan:** VAP15852  
**District Lot:** 304  
**Approx. Size:** 0.086 ha  
**Land Value:** 482000  
**Improvement Value:** 211000  
**2025 Assessed Value:** 693000



### SERVICES:

**Water Service Area:** Chapman  
**Fire Protection Area:** Sechelt  
**Curbside Collection Service Area:** District of Sechelt  
**Sanitary Sewer Service Area:** Not in a SCR D service area

### SCR D LAND USE INFORMATION:

**OCP Area:** District of Sechelt OCP  
<https://www.sechelt.ca>

**OCP Landuse:**  
Not in a SCR D OCP Area

**Development Permit Area(s):**  
No SCR D DPAs

**Tree Cutting Permit Area(s):**  
Not in a SCR D Permit Area

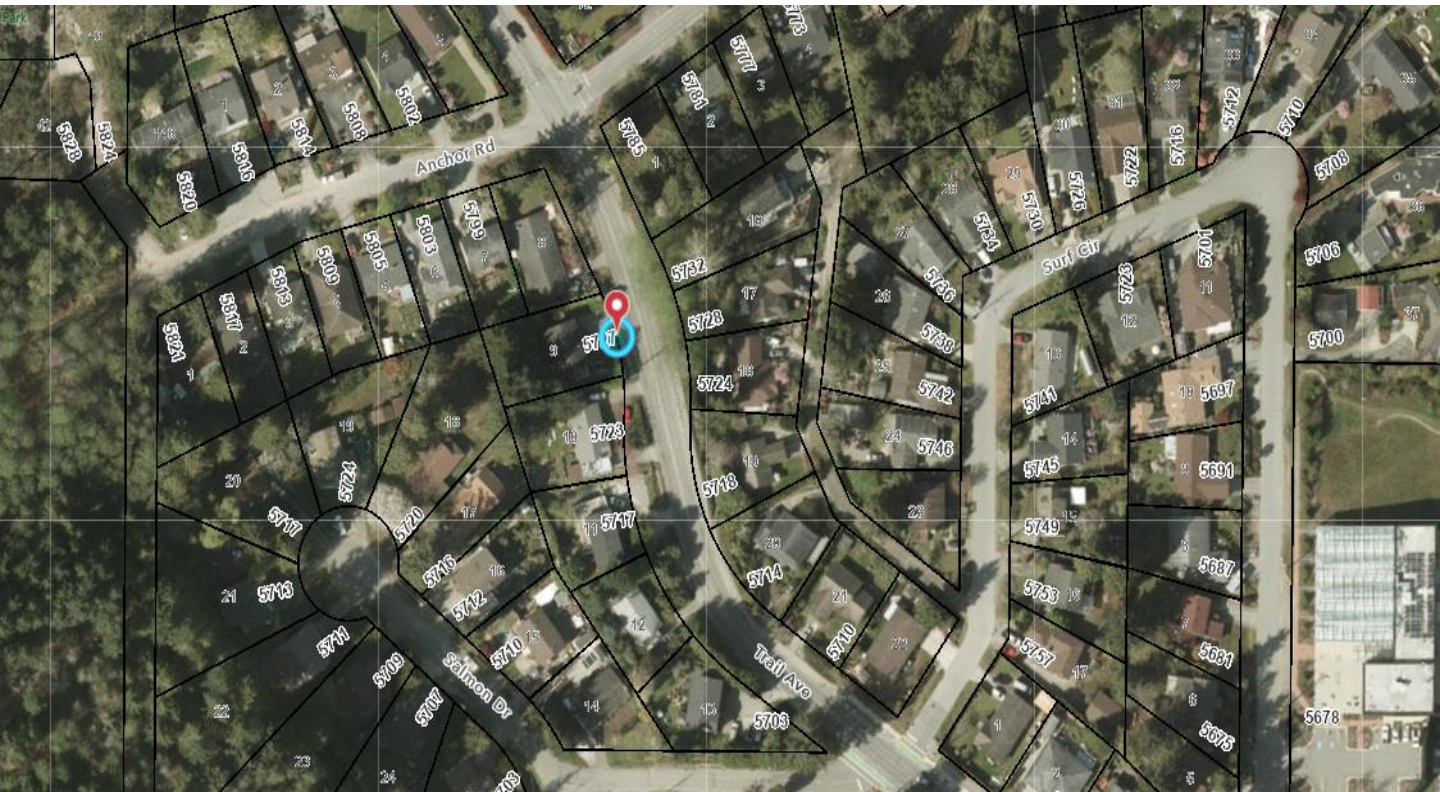
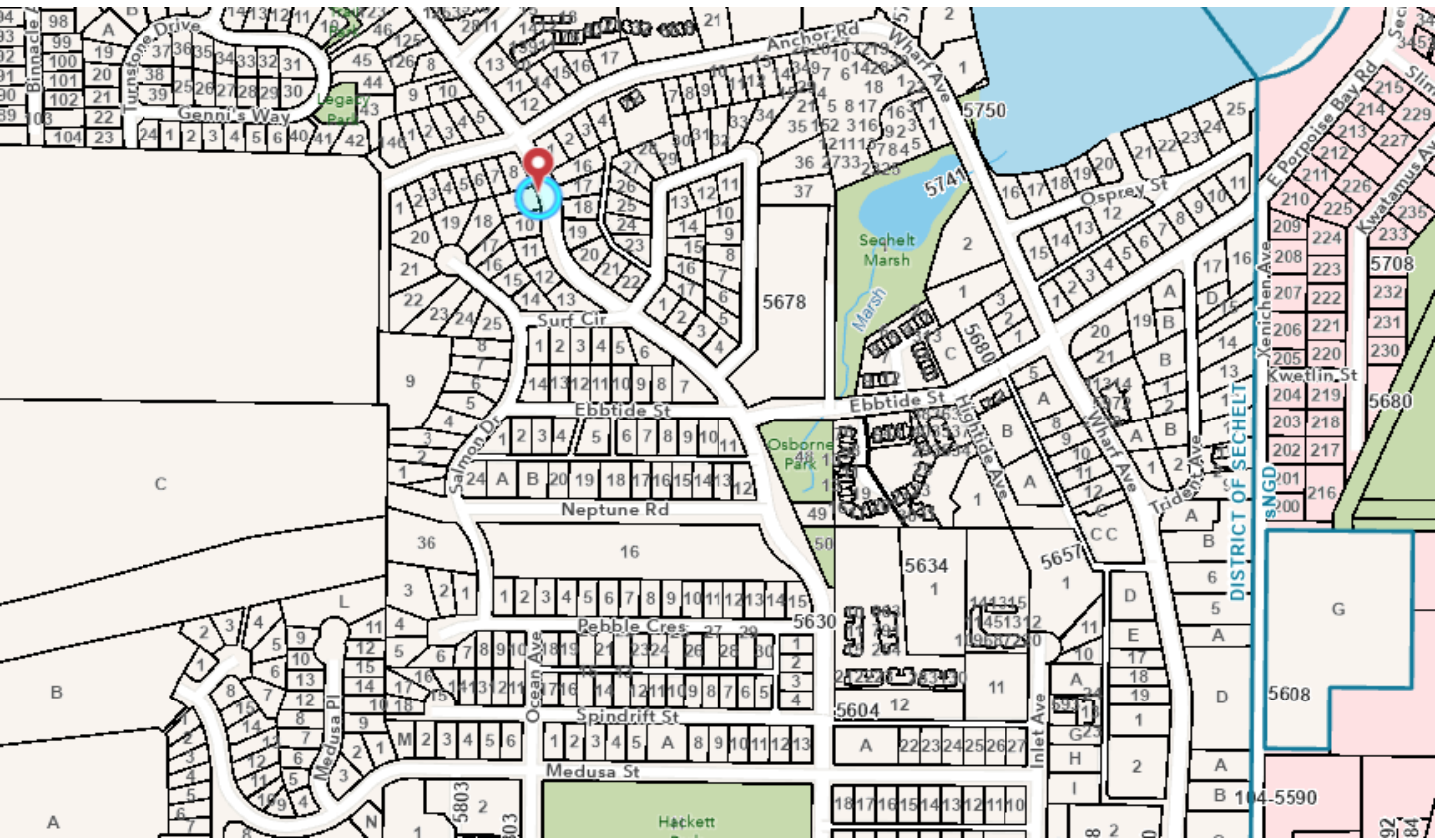
**Zoning Bylaw:**  
Not in a SCR D Zoning area

**Landuse Zone:**  
No SCR D Zoning

**Subdivision District:**  
No SCR D Zoning

For more information about planning applications, please visit: [www.scrd.ca/planning-applications](http://www.scrd.ca/planning-applications)

This property is located within the territory of the shísháhl Nation (Sechelt Nation)





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