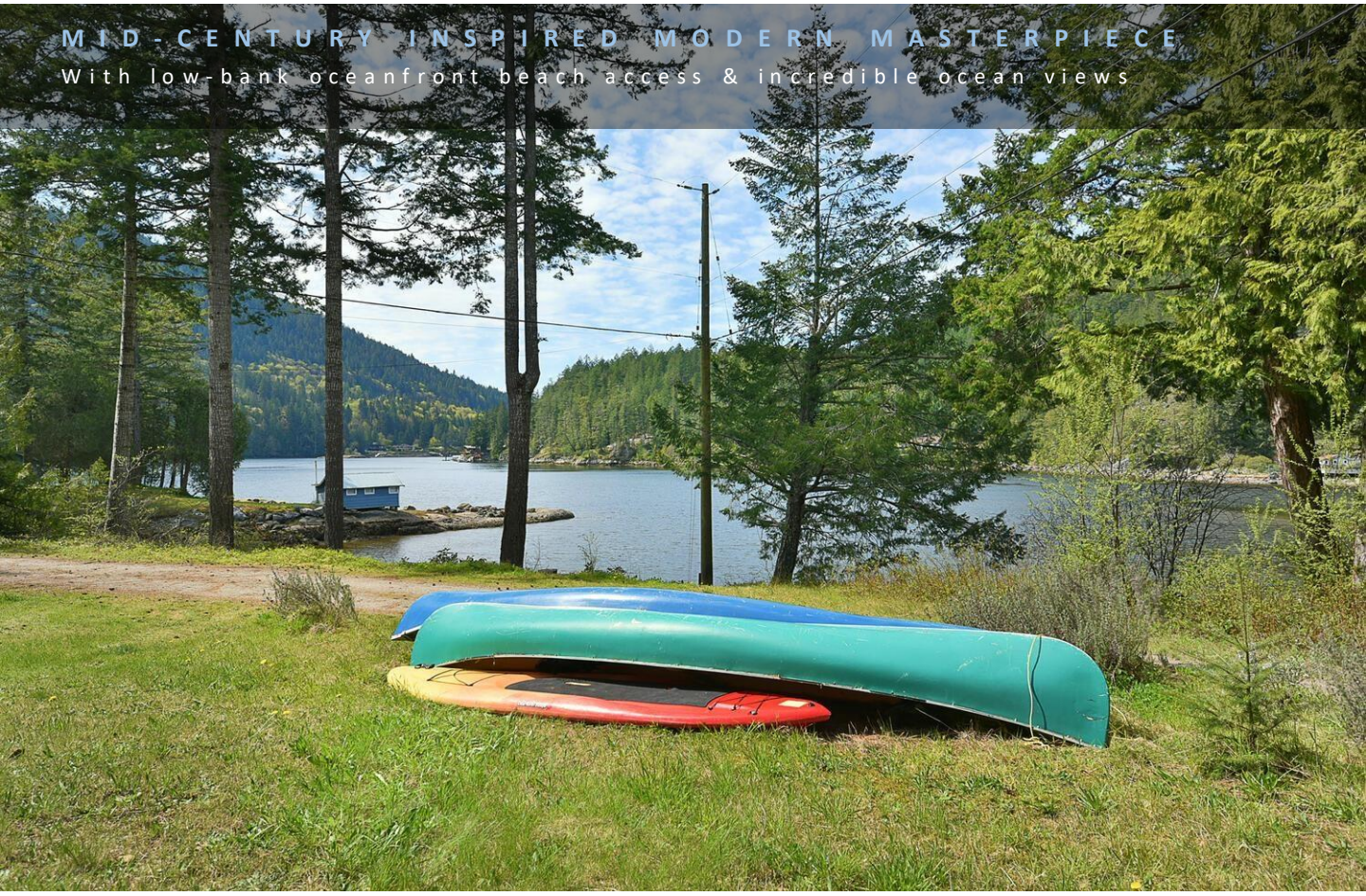
O'REILLY
REAL ESTATE GROUP

FOR SALE

13248 Porters Road
Madeira Park



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ROYAL LEPAGE

OVERVIEW

Esplanade Waterfront Mid-Century inspired modern masterpiece, with low-bank oceanfront beach access for swimming/kayaking just steps away. The thoughtful new expansion honours the original home's timeless aesthetic, now totalling 3,155 sq.ft. & featuring gorgeous ocean views stretching to 3 separate ocean points. This sale includes 2 separate properties ensuring complete privacy in this peaceful enclave. Every detail has been curated for design lovers & nature seekers alike including a stunning primary bedroom w/ soaker tub & electronic blinds, formal sunken living room, open concept kitchen/family room - all leading to the massive outdoor sun drenched patios with S/SW exposure, creating a ton of natural light. Radiant in floor heat, 3 FP's, separate gym, HW floors - this is a MUST SEE!

EXECUTIVE

SUMMARY

ADDRESS
13248 Porters Road
Madeira Park, BC, V7Z 2H1

BEDS: 4

BATHS: 4

LOT(ACRES): 0.53

FRONTAGE: 240'

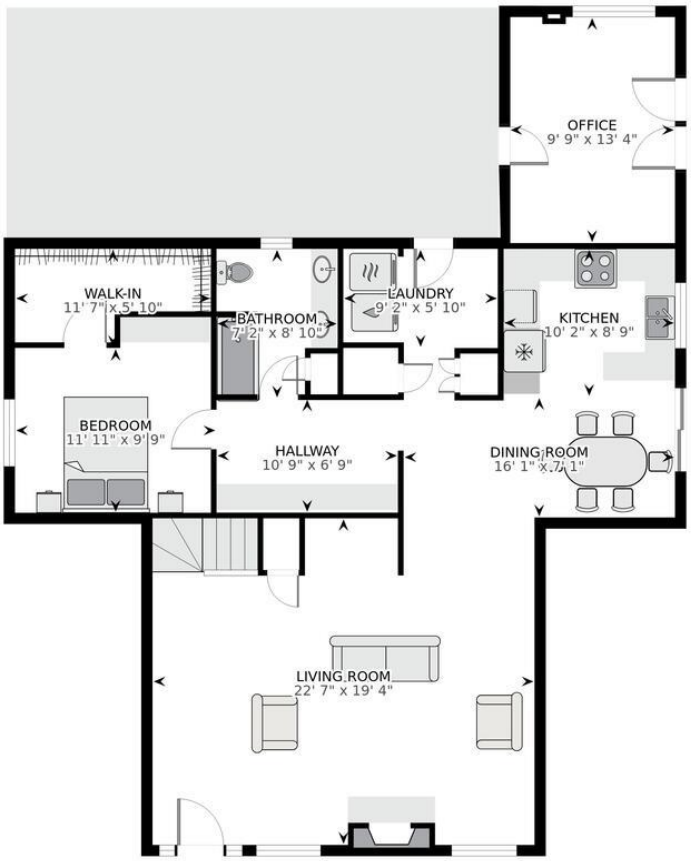
PRICE $1,495,000

VERY PRIVATE

ESPLANADE WATERFRONT

HOME GYM

MAIN FLOOR Inside Area 1187 ft² Outside Area 1276 ft²



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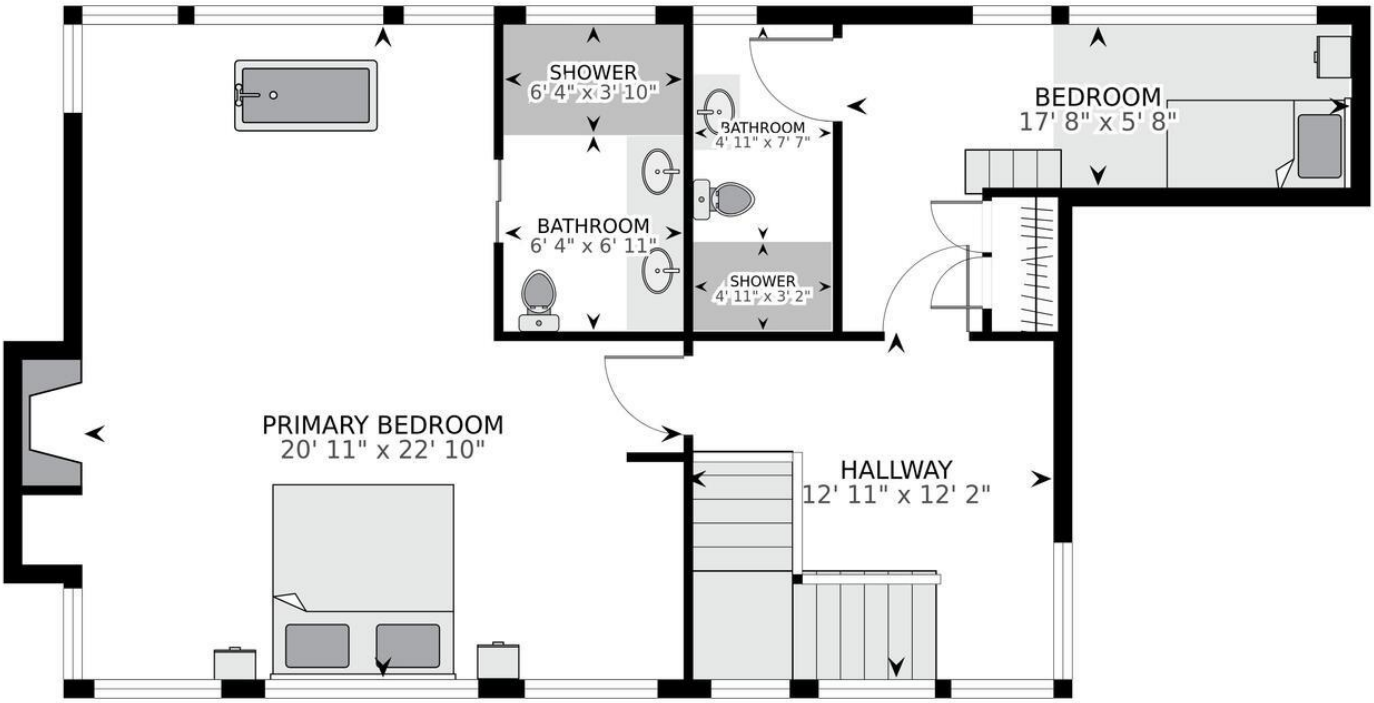
All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a substitute for professional advice or accurate surveying.

SECOND FLOOR Inside Area 844 ft² Outside Area 914 ft²



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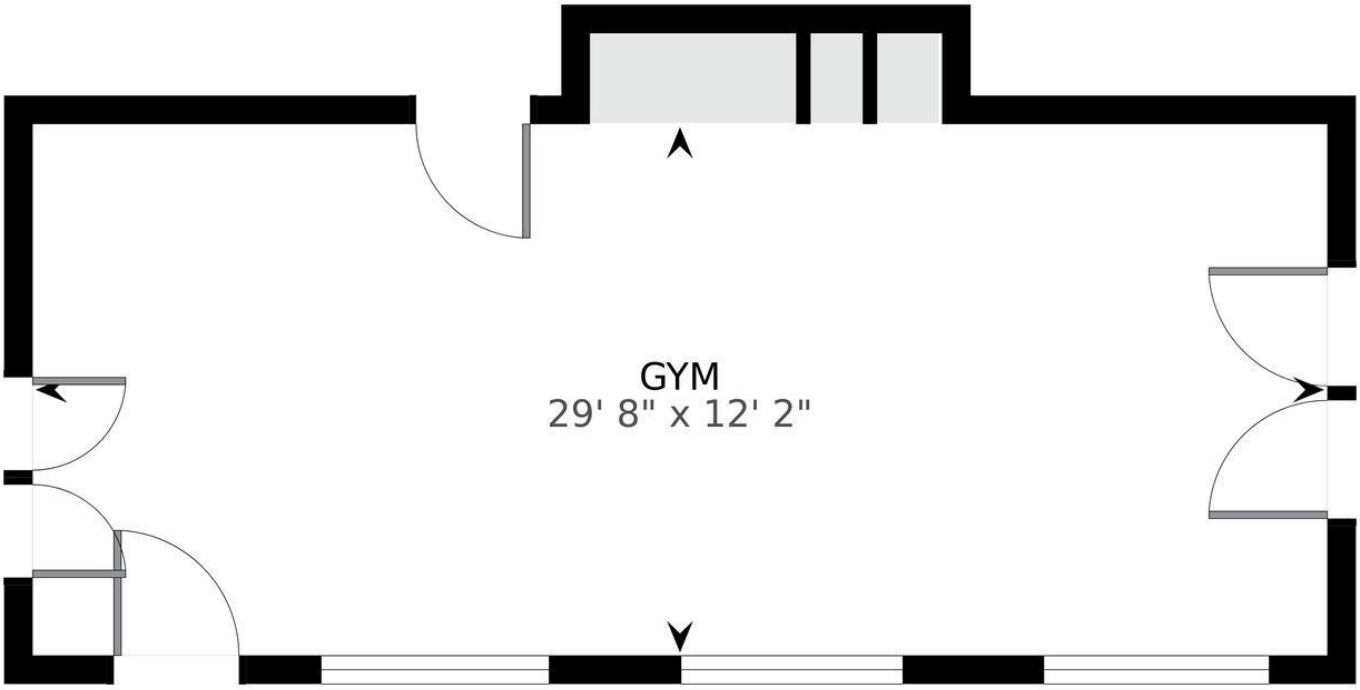
GYM Inside Area 378 ft²



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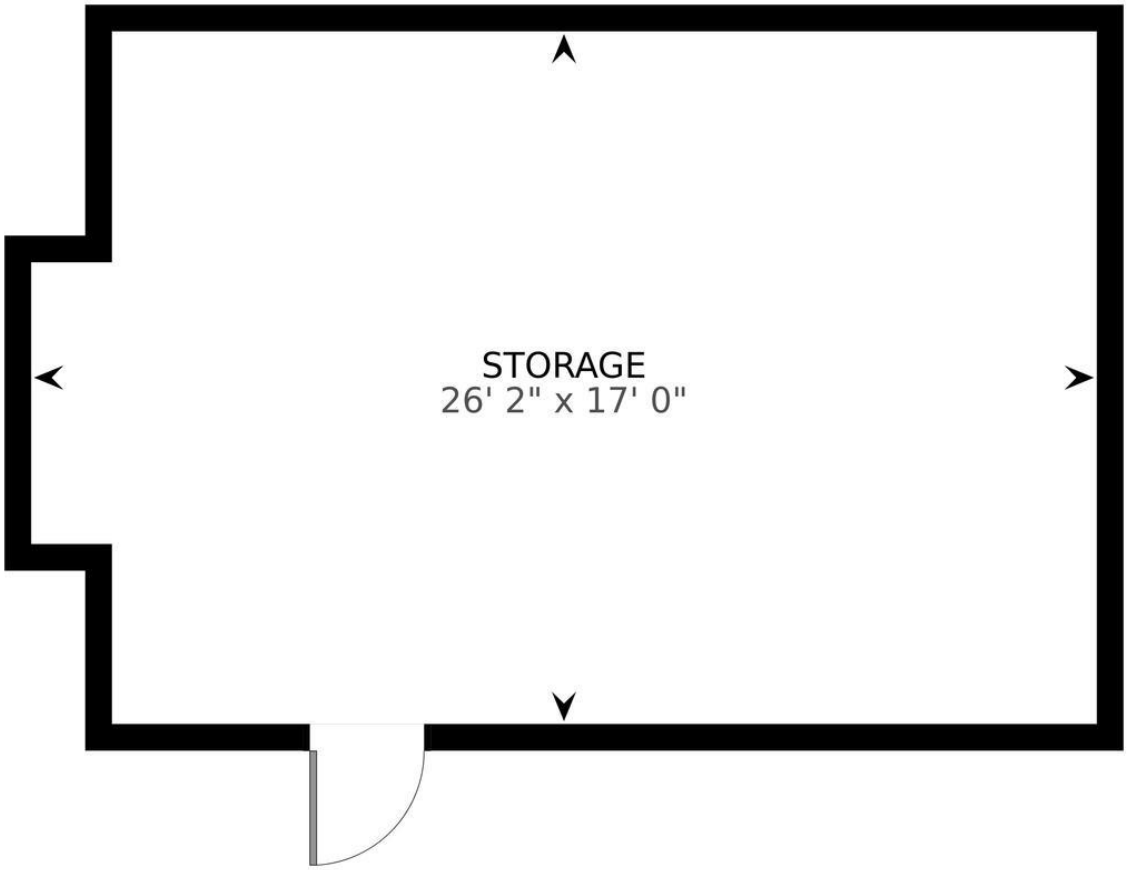
STORAGE Inside Area 425 ft² Outside Area 468 ft²



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Presented by:
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O'Reilly Real Estate Group
Royal LePage Sussex
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Active
R2994233
Board: V
House/Single Family

13248 PORTERS ROAD
Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached
$1,495,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,495,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1993**
Frontage(feet):	**240.00**	Bathrooms:	**4**	Age:	**32**
Frontage(metres):	**73.15**	Full Baths:	**3**	Zoning:	**RU-1**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$4,266.34**
Lot Area (sq.ft.):	**23,188.00**	Rear Yard Exp:		For Tax Year:	**2024**
Lot Area (acres):	**0.53**	P.I.D.:	**009-360-921**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	**Virtual Tour URL**
View:	**Yes: OCEAN**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Electricity, Septic, Water**				
Sewer Type:	**Septic**	Water Supply:	**City/Municipal**		

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

Renovations:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric, Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Fixtures Rmvd: **No :**

Floor Finish:

Legal: **LOT 8A DISTRICT LOT 952 PLAN 10607 (SECOND P.I.D 009-360-999)**

Amenities:

Site Influences: **Marina Nearby, Recreation Nearby, Rural Setting, Treed, Waterfront Property**
Features:

Finished Floor (Main):	**1,863**
Finished Floor (Above):	**914**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,777 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,777 sq. ft.**
Flr Area (Det'd 2nd Res):	**846 sq. ft.**

Suite:
Basement: **Separate Entry, Unfinished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **13**

Floor	Type	Dimensions
Main	**Foyer**	**17'3 x 12'8**
Main	**Living Room**	**20'6 x 16'2**
Main	**Kitchen**	**19'11 x 13'2**
Main	**Dining Room**	**14'8 x 8'9**
Main	**Pantry**	**5'10 x 5'6**
Main	**Family Room**	**14'4 x 10'7**
Main	**Bedroom**	**14'2 x 11'**
Main	**Bedroom**	**10'10 x 10'6**
Main	**Laundry**	**6'3 x 5'6**
Above	**Primary Bedroom**	**22'10 x 20'11**
Above	**Bedroom**	**17'8 x 5'8**
Below	**Storage**	**26'2 x 17'**
Below	**Gym**	**29'8 x 12'2**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Main	**4**
Above	**4**
Above	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

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The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

Property Report

13248 PORTERS RD

4/24/2025

PARCEL INFORMATION:

Jurisdiction: AREA A: EGMONT/PENDER

Folio: 746.01597.100

PID: 009-360-921

Lot: 8A

Block:

Plan: VAP10607

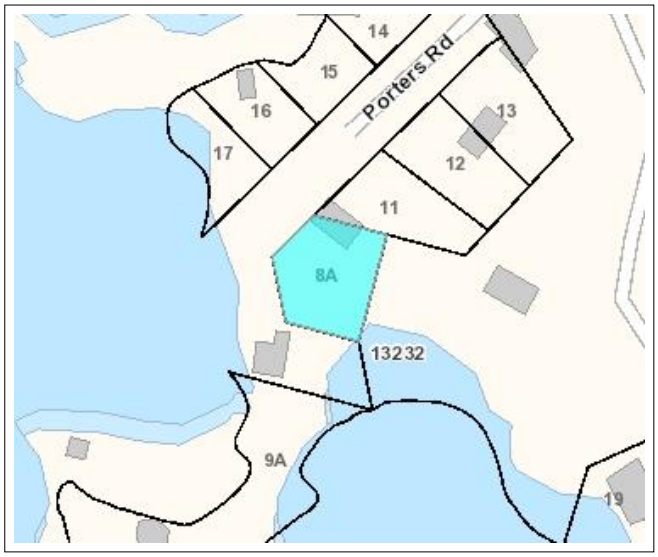
District Lot: 952

Approx. Size: 0.104 ha

Land Value: 546000

Improvement Value: 576000

2025 Assessed Value: 1122000



SERVICES:

Water Service Area: North Pender Harbour

Fire Protection Area: Pender Harbour

Curbside Collection Service Area: Not in a SCRD service area

Sanitary Sewer Service Area: Not in a SCRD service area

SCRD LAND USE INFORMATION:

OCP Area: Pender Harbour / Egmont Official Community
https://www.scrd.ca/ocp/egmont-pender-harbour/

Zoning Bylaw:
337

OCP Landuse:
Rural Residential A

Landuse Zone:
RU-1

Development Permit Area(s):
DPA #1A - Coastal Flooding

Subdivision District:
H

Tree Cutting Permit Area(s):
Not in a SCRD Permit Area

For more information about planning applications, please visit: www.scrd.ca/planning-applications

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

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.

Property Report

4/25/2025

PARCEL INFORMATION:

Jurisdiction: AREA A: EGMONT/PENDER

Folio: 746.01598.200

PID: 009-360-999

Lot: 11

Block:

Plan: VAP10607

District Lot: 952

Approx. Size: 0.089 ha

Land Value: 287000

Improvement Value: 0

2025 Assessed Value: 287000

SERVICES:

Water Service Area: North Pender Harbour

Fire Protection Area: Pender Harbour

Curbside Collection Service Area: Not in a SCRD service area

Sanitary Sewer Service Area: Not in a SCRD service area

SCRD LAND USE INFORMATION:

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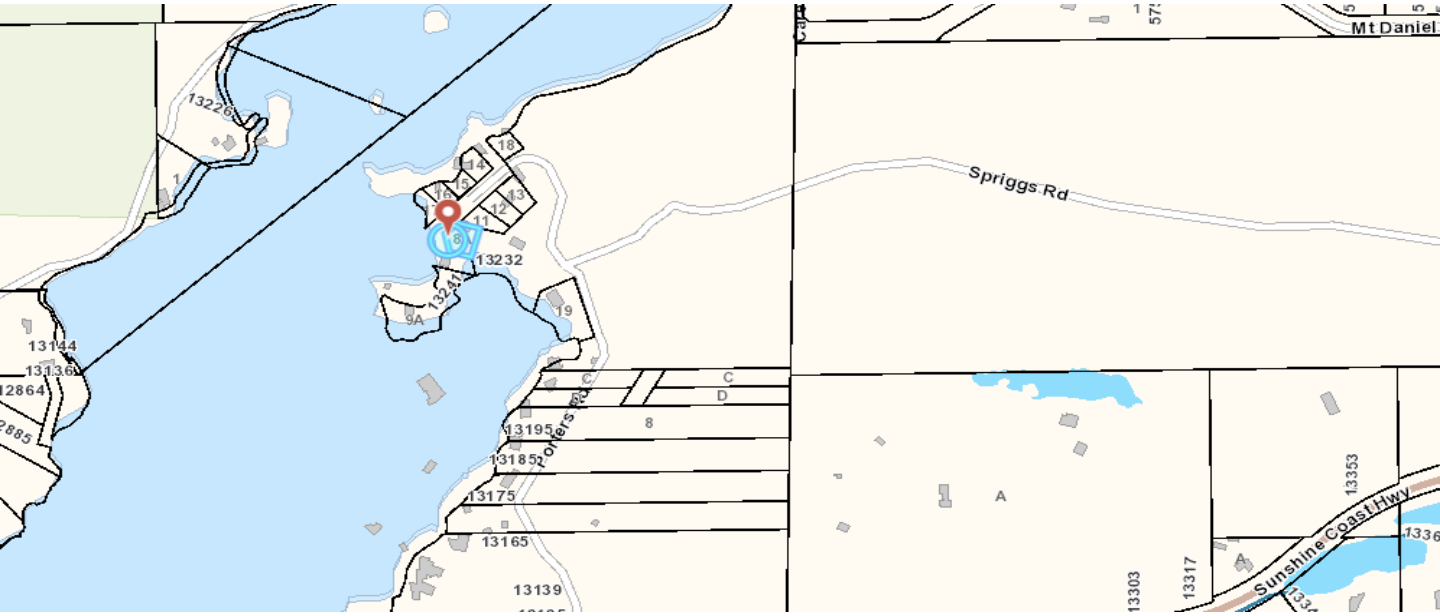
8A
13232
13241
Spriggs Rd
Porters Rd
19
13229
9A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Sunshine Coast Hwy
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