

FOR SALE

6318 N Gale Avenue
Sechelt

STUNNING LOCATION & WATERFRONT HOME

Gorgeous ocean views, secluded pebble beach & separate guest suite



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OVERVIEW

Stunning location & waterfront home offering the ultimate coastal lifestyle. Gorgeous ocean views are front & centre from nearly every room, with vaulted ceilings, plus an open-plan layout leading to a sunny deck ideal for outdoor dining and entertaining. Flexible spaces include a den/home office and a separate guest suite perfect for family, visitors, or rental income. Enjoy over half an acre of veggie gardens, fruit trees, sloping lawns and an easy trail to your secluded pebble/sand beach - for fireside cooking, launching a paddleboard, and night swims in crystal clear waters with glowing phosphorescence. Enjoy a drink in the hot tub while you watch the whales go by. This property is guaranteed to create lasting memories of carefree beach days in your own family retreat!

EXECUTIVE SUMMARY

ADDRESS

6318 N Gale Avenue
Sechelt, BC, V7Z 0P8

BEDS: 4

BATHS: 3

LOT (ACRES): 0.63

FRONTAGE: 121.00'

PRICE \$1,449,000



SEPARATE SUITE



WATERFRONT



MARINA NEARBY



Presented by:
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Active
R3117569
Board: V
House/Single Family

6318 N GALE AVENUE

Sunshine Coast
Sechelt District
V7Z 0P8

Residential Detached

\$1,449,000 (LP)

(SP)



Sold Date:		If new, GST/HST inc?:	Original Price: \$1,449,000
Meas. Type:	Feet	Bedrooms:	Approx. Year Built: 1985
Frontage(feet):	121.00	Bathrooms:	Age: 41
Frontage(metres):	36.88	Full Baths:	Zoning: R2
Depth / Size:		Half Baths:	Gross Taxes: \$7,995.79
Lot Area (sq.ft.):	27,442.80	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres):	0.63	P.I.D.:	Tax Inc. Utilities?:
Flood Plain:		002-454-106	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 w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 17 BLOCK A DISTRICT LOT 1473 PLAN 19358**

Amenities:

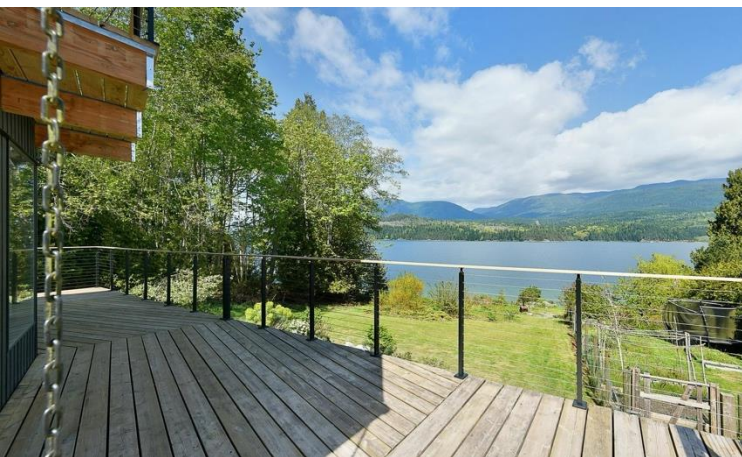
Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features:

Finished Floor (Main):	844	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	564	Main	Foyer	9'7 x 5'4			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'11 x 11'7			x	Main	3
Finished Floor (Below):	781	Main	Kitchen	13'5 x 11'1			x	Above	4
Finished Floor (Basement):	0	Main	Dining Room	11'11 x 11'9			x	Below	3
		Main	Den	13'6 x 11'6			x		
Finished Floor (Total):	2,189 sq. ft.	Above	Primary Bedroom	15'10 x 9'6			x		
Unfinished Floor:	0	Above	Bedroom	10'11 x 9'7			x		
Grand Total:	2,189 sq. ft.	Above	Bedroom	11'5 x 9'6			x		
		Below	Kitchen	17'1 x 10'10			x		
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	11'5 x 10'11			x		
		Below	Bedroom	15'6 x 10'9			x		
Suite:		Below	Laundry	12'10 x 10'6			x		
Basement:Fully Finished				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

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

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6318 Gale Ave S, Sechelt, BC

Main Floor Exterior Area 843.58 sq ft
Interior Area 788.68 sq ft
Excluded Area 4.39 sq ft



0 3 6
ft

PREPARED: 2025/08/12



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

6318 Gale Ave S, Sechelt, BC

Upstairs Exterior Area 564.11 sq ft
Interior Area 513.35 sq ft
Excluded Area 203.42 sq ft



0 3 6 ft

PREPARED: 2025/08/12



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6318 Gale Ave S, Sechelt, BC

Downstairs Exterior Area 781.49 sq ft
Interior Area 728.19 sq ft



0 3 6 ft

PREPARED: 2025/08/12



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Property Report

6318 GALE AVE N

4/30/2026

PARCEL INFORMATION:

Jurisdiction: DISTRICT OF SECHelt

Folio: 570.04065.040

PID: 002-454-106

Lot: 17

Block: A

Plan: VAP19358

District Lot: 1473

Approx. Size: 0.256 ha

Land Value: 1203000

Improvement Value: 235000

2025 Assessed Value: 1438000



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

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

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





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