

# FOR SALE

5481 Eureka Road  
Halfmoon Bay

INCREDIBLY PRIVATE 0.86 WATERFRONT PROPERTY

Private staircase to the pebble beach & your own private mooring buoy



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# OVERVIEW

Set on a level, incredibly private 0.86-acre waterfront parcel, this exceptional gated property offers the rare blend of privacy & quality. A wrap-around driveway welcomes you home w/ two double garages, positioned at the end of a quiet cul-de-sac w/ gorgeous, unobstructed ocean views. Professionally renovated & substantially rebuilt, presenting like new while showcasing meticulous care throughout. Designed for easy one-level living featuring a bright, open-concept main living space that seamlessly connects to the outdoors. Stunning primary bedroom, radiant in-floor heating, a cozy n/gas FP, tons of storage, mature gardens, lush hedging, rain catchment & a private staircase to the pebble beach. Keep your boat on your private mooring buoy! A turnkey waterfront retreat in a prime location.

## EXECUTIVE SUMMARY

### ADDRESS

5481 Eureka Road  
Halfmoon Bay, BC, V7Z 1A1

**BEDS: 4**

**BATHS: 3**

**LOT (ACRES): 0.86**

**FRONTAGE: 102'**

**PRICE \$1,849,000**



RECENT RENOS



WATERFRONT



PRIVATE



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

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**Active**  
**R3119844**  
Board: V  
House/Single Family

**5481 EUREKA ROAD**  
Sunshine Coast  
Halfmn Bay Secret Cv Redroofs  
V7Z 1A1

Residential Detached  
**\$1,849,000** (LP)  
(SP) **M**



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,849,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1994**  
Frontage(feet): **102.00** Bathrooms: **3** Age: **32**  
Frontage(metres): **31.09** Full Baths: **2** Zoning: **R2**  
Depth / Size: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$7,440.26**  
Lot Area (sq.ft.): **37,243.80** Rear Yard Exp: \_\_\_\_\_ For Tax Year: \_\_\_\_\_  
Lot Area (acres): **0.86** P.I.D.: **017-760-241** Tax Inc. Utilities?: \_\_\_\_\_  
Floor Plan: \_\_\_\_\_ Tour: **Virtual Tour URL**  
View: **Yes: OCEAN**  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Septic, Water**  
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**  
Parking: **Garage; Double, 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: \_\_\_\_\_

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **R.I.** Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: \_\_\_\_\_ Metered Water: \_\_\_\_\_  
Fuel/Heating: **Hot Water, Natural Gas, Radiant** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Legal: **LOT C BLOCK B DISTRICT LOT 1325 PLAN LMP4132**

Amenities:

Site Influences: **Cul-de-Sac, Marina Nearby, Private Setting, Private Yard, Waterfront Property**  
Features:

Finished Floor (Main):	2,611	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'6 x 8'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	27'1 x 16'7			x	Main 5
Finished Floor (Below):	0	Main	Kitchen	14'7 x 14'6			x	Main 4
Finished Floor (Basement):	0	Main	Pantry	5'8 x 5'5			x	Main 2
Finished Floor (Total):	2,611 sq. ft.	Main	Dining Room	16'7 x 12'			x	
Unfinished Floor:	0	Main	Bedroom	11'11 x 10'3			x	
Grand Total:	2,611 sq. ft.	Main	Primary Bedroom	13'3 x 13'			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	10'1 x 7'			x	
Suite:		Main	Bedroom	14'4 x 10'5			x	
Basement: <b>Crawl</b>		Main	Bedroom	14'4 x 10'7			x	
		Main	Games Room	25' x 10'11			x	
		Main	Laundry	10'7 x 4'11			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **12**

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

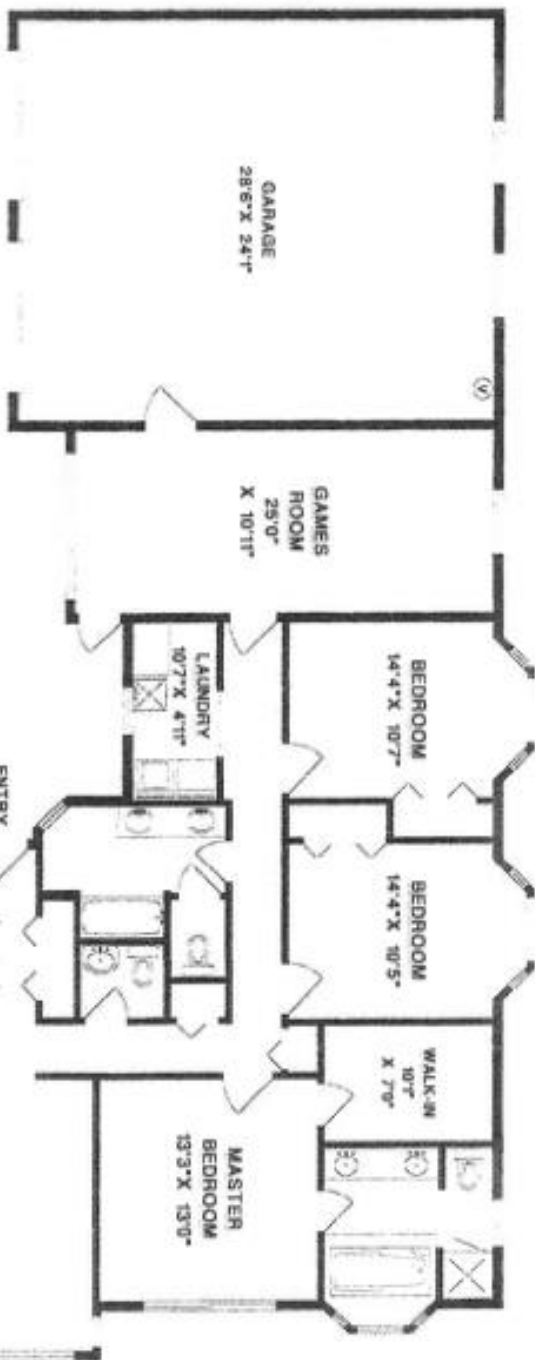
Listing Broker(s): **Royal LePage Sussex**

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5481 EUREKA ROAD  
HALFMOON BAY, BC

MAIN AREA 3611 SQFT  
GARAGE 748 SQFT  
DECK 408 SQFT



1:10  
SCALE





## Property Report

### 5481 EUREKA RD

5/6/2026

#### PARCEL INFORMATION:

**Jurisdiction:** AREA B: HALFMOON BAY

**Folio:** 746.02696.003

**PID:** 017-760-241

**Lot:** C

**Block:** B

**Plan:** LMP4132

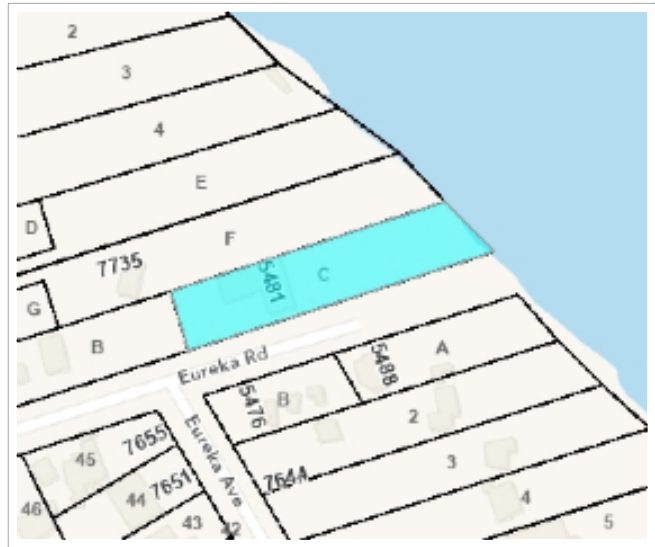
**District Lot:** 1325

**Approx. Size:** 0.347 ha

**Land Value:** 929000

**Improvement Value:** 653000

**2025 Assessed Value:** 1582000



#### SERVICES:

**Water Service Area:** Chapman

**Fire Protection Area:** Halfmoon Bay

**Curbside Collection Service Area:** Area B Collection Area

**Sanitary Sewer Service Area:** Not in a SCR D service area

#### SCR D LAND USE INFORMATION:

**OCP Area:** Halfmoon Bay Official Community Plan

<https://www.scrd.ca/ocp/halfmoon-bay/>

**OCP Landuse:**

Residential C

Future Public Recreation Use

**Development Permit Area(s):**

DPA Zone 1B: Coastal Slopes

DPA Zone 1A: Coastal Flooding

**Tree Cutting Permit Area(s):**

Tree Cutting PERMIT Area A

**Zoning Bylaw:**

[722](#)

**Landuse Zone:**

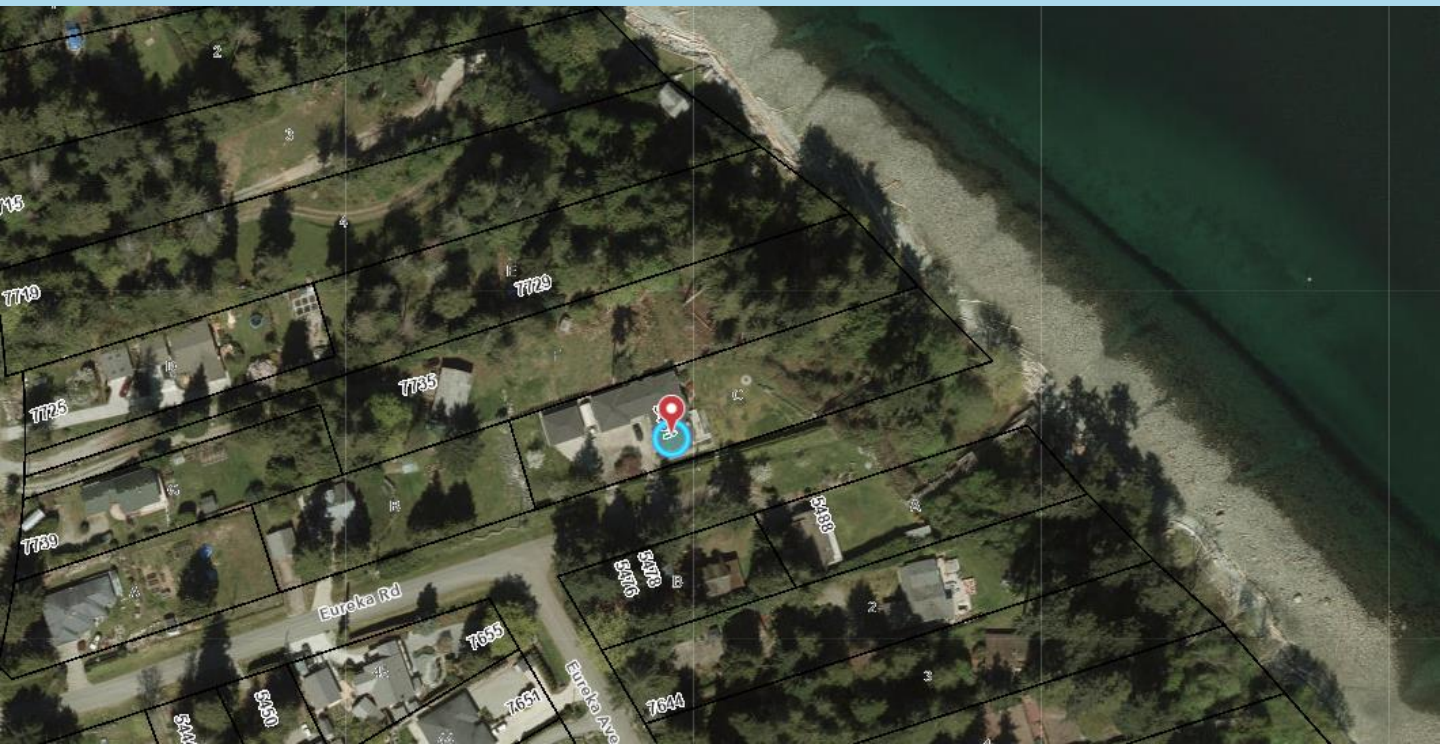
R2

**Subdivision District:**

C

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 shíshálh Nation (Sechelt Nation)





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