

# FOR SALE

6508 Lynnwood Court  
Sechelt

BEAUTIFULLY CRAFTED WEST SECHELT HOME  
Open-concept living with gorgeous panoramic views



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# OVERVIEW

This beautifully crafted home captures the essence of West Sechelt living, offering sweeping views and established gardens. Thoughtfully designed, the home features an open-concept living space and a spacious primary bedroom. Enjoy seamless indoor-outdoor living with decks on three sides, ideal for soaking up the sun or entertaining. Wake up to the sounds of nearby Wakefield Creek and bask in all-day sunshine. Located just a short stroll from the beach, a popular local cidery, West Sechelt Elementary and hiking and mountain biking trailheads. Located on a quiet cul-de-sac, this is an ideal spot for a young family. The street boasts a welcoming sense of community, a local park perfect for kids and dogs, and friendly neighbours. If you're looking for connection and lifestyle, this is it.

## EXECUTIVE SUMMARY

### ADDRESS

6508 Lynnwood Court  
Sechelt, BC, V7Z 0S9

**BEDS: 3**

**BATHS: 2**

**LOT (ACRES): 0.38**

**FRONTAGE: 50.00**

**PRICE \$799,000**



OCEAN VIEWS



CLOSE TO SHOPS



QUIET & PEACEFUL



Presented by:  
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**Active**  
**R3110254**

Board: V  
House/Single Family

**6508 LYNNWOOD COURT**

Sunshine Coast  
Sechelt District  
V7Z 0S9

Residential Detached

**\$799,000** (LP)

(SP) **M**



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$799,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2004**  
Frontage(feet): **50.00** Bathrooms: **2** Age: **22**  
Frontage(metres): **15.24** Full Baths: **1** Zoning: **R2**  
Depth / Size: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$6,553.42**  
Lot Area (sq.ft.): **16,397.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2024**  
Lot Area (acres): **0.38** P.I.D.: **007-651-767** Tax Inc. Utilities?: \_\_\_\_\_  
Floor Plan: \_\_\_\_\_ Tour: **Virtual Tour URL**  
View: **Yes: Panoramic Ocean**  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal, Other-Licensed**

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

Renovations: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
Parking: **Open**  
Driveway Finish: \_\_\_\_\_  
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 26 BLOCK 3 DISTRICT LOT 1310 PLAN 15634**

Amenities: \_\_\_\_\_

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Treed**  
Features: \_\_\_\_\_

Finished Floor (Main):	1,158	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	237	Main	Foyer	4'5" x 3'10"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'1" x 13'3"			x	Main 5
Finished Floor (Below):	0	Main	Kitchen	13'8" x 11'9"			x	Above 2
Finished Floor (Basement):	0	Main	Dining Room	13'5" x 13'3"			x	
Finished Floor (Total):	1,395 sq. ft.	Main	Bedroom	16'1" x 9'9"			x	
Unfinished Floor:	0	Main	Bedroom	9'6" x 7'5"			x	
Grand Total:	1,395 sq. ft.	Above	Bedroom	12'5" x 9'5"			x	
Fir Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:Crawl							x	

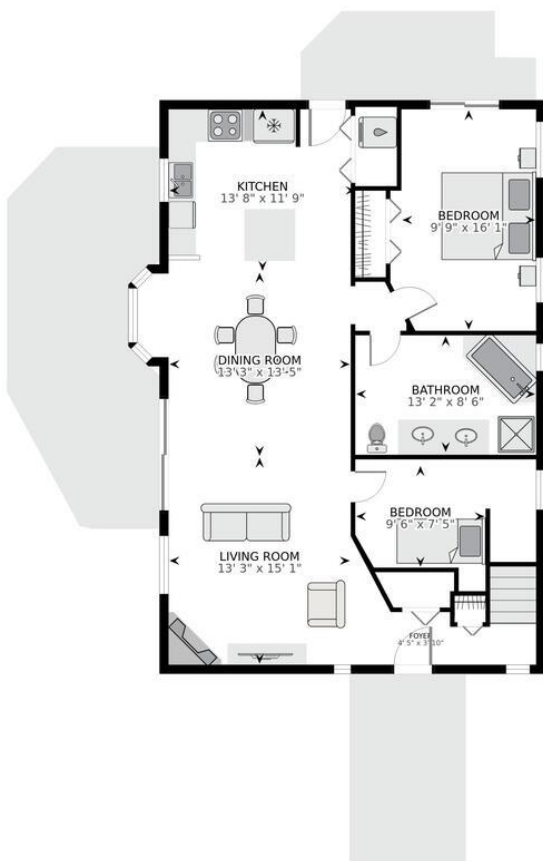
Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **7**

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

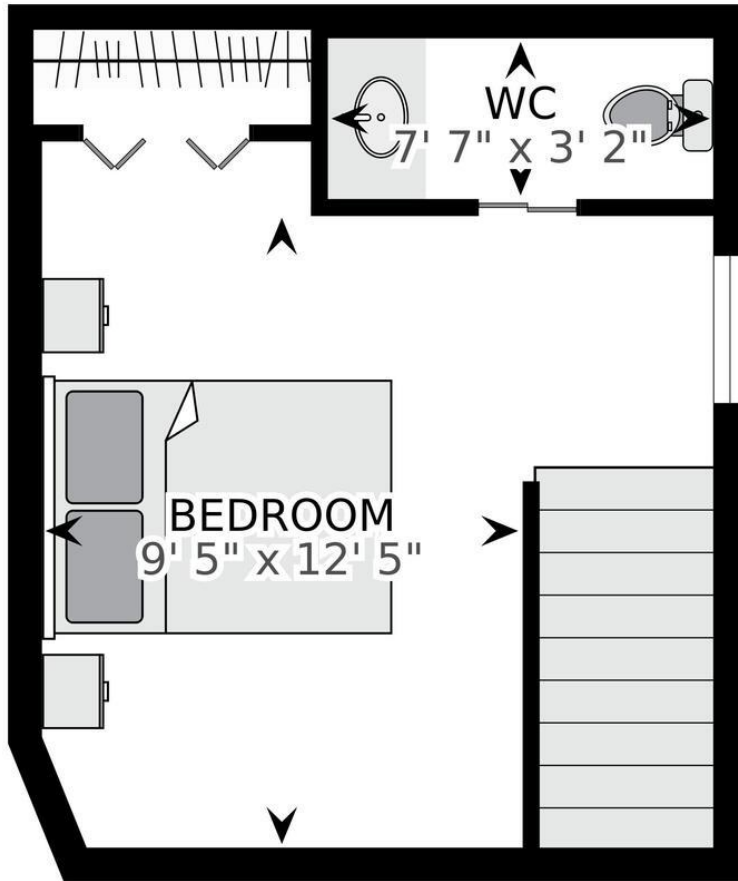
Listing Broker(s): **Royal LePage Sussex**

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MAIN FLOOR Inside Area 1089 ft<sup>2</sup> Outside Area 1158 ft<sup>2</sup>



SECOND FLOOR Inside Area 207 ft<sup>2</sup> Outside Area 237 ft<sup>2</sup>





# Property Report

## 6508 LYNNWOOD CRT

4/13/2026

### PARCEL INFORMATION:

**Jurisdiction:** DISTRICT OF SECHELT  
**Folio:** 570.02084.426  
**PID:** 007-651-767  
**Lot:** 26  
**Block:** 3  
**Plan:** VAP15634  
**District Lot:** 1310  
**Approx. Size:** 0.15 ha  
**Land Value:** 592000  
**Improvement Value:** 397000  
**2025 Assessed Value:** 989000



### 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)

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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