

Buyer's Information Packet

1484 Henderson Avenue, Roberts Creek BC



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

Sunshine Coast. Where you want to be.

Bellamy Group

604.741.1122 • sandybellamy.ca



Active

R3143344

Board: V

House/Single Family

1484 HENDERSON AVENUE

Sunshine Coast

Roberts Creek

V0N 2W2

Residential Detached

\$1,999,000 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **73.00**

Frontage(metres): **22.25**

Depth / Size: **404'**

Lot Area (sq.ft.): **31,753.50**

Lot Area (acres): **0.73**

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic**

If new, GST/HST inc?:

Bedrooms: **4**

Bathrooms: **3**

Full Baths: **3**

Half Baths: **0**

Rear Yard Exp:

P.I.D.: **030-558-778**

Original Price: **\$1,999,000**

Approx. Year Built: **1995**

Age: **31**

Zoning: **R2**

Gross Taxes: **\$7,578.46**

For Tax Year: **2025**

Tax Inc. Utilities?:

Tour: **Virtual Tour URL**

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: **Forced Air, Natural Gas**

Outdoor Area: **Sundeck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double, Open**

Driveway Finish: **Gravel**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Lease... **No** :

Dist. to School Bus:

Land Lease Expiry Year:

Fixtures Rmvd: **:Drapes in one bedroom**

Floor Finish: **Hardwood, Mixed**

Legal: **LOT A, BLOCK 6, PLAN EPP83509, DISTRICT LOT 1321, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,102	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,574	Main	Living Room	23'3 x 16'4	Above	Foyer	25'0 x 8'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'6 x 9'10			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14'6 x 13'1			x	Main 5
Finished Floor (Basement):	0	Main	Dining Room	13'5 x 11'4			x	Above 5
Finished Floor (Total):	3,676 sq. ft.	Main	Primary Bedroom	17'2 x 15'5			x	
Unfinished Floor:	0	Main	Office	17'10 x 13'7			x	
Grand Total:	3,676 sq. ft.	Main	Walk-In Closet	7'5 x 7'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	9'9 x 6'11			x	
Suite:		Main	Foyer	17'10 x 10'3			x	
Basement: Crawl		Above	Bedroom	18'10 x 16'3			x	
		Above	Bedroom	13'1 x 11'11			x	
		Above	Bedroom	23'2 x 17'3			x	
		Above	Games Room	18'4 x 14'8			x	

Crawl/Bsmt. Height: **4'** # of Levels: **2**

of Kitchens: **1** # of Rooms: **14**

Manuf Type:

MHR...

ByLaw Restrictions:

Registered in MH...

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): **RE/MAX City Realty**

This excellently maintained, architecturally designed post and beam home sits nestled on a private, flat .73-acre lot on Henderson Ave. in Roberts Creek. The bright and spacious interior boasts vaulted ceilings, rich wood beams, skylights, warm hardwood floors, and generous room sizes, including a grand living space, game room, and home gym. Outside, enjoy 1,100 square feet of south-facing outdoor deck space perfect for entertaining. The winding driveway and spacious parking offers lots of room for RV, boat, trailer, and vehicles, plus an auxiliary dwelling is permitted on the property. Experience ultimate privacy surrounded by mature trees, yet live close to all local amenities and easy walking distance to the beach. This property offers the perfect West Coast lifestyle.

Feature Sheet for 1484 Henderson Road, Roberts Creek

- Quality-built large architectural $\frac{4}{5}$ Bedroom Post-and-Beam Home
- Quality solid wood, external, internal doors and windows.
- Generous room sizes
- Vaulted ceilings

- Monitored Alarm system, Heat recovery unit, built-in central Vac.
- Hard-wired Smoke/Carbon Monoxide detectors.
- Concrete-floored crawlspace
- 11sf south-facing decks

- All kitchen appliances recently replaced: Stove, Dishwasher, Fridge/Freezer, Microwave, Extractor
- New roofing 2010
- New High-efficiency furnace installed in 2021 with off site app control Temp/Timing
- Plinth in place and wired and plumbed for a hot tub installation at the ground-floor master bedroom rear-deck walkout area

- Double garage with built-in bench and shelving
- Room to park an RV/Boat/Trailer, plus further parking for 6+ vehicles.
- Space on the property for potential further development, rental unit/shop
- Quiet no through road
- Home is set back from the road with a curved driveway for additional privacy
- Private park-like setting with large back yard
- Proximity to the beach and elementary school, high school bus nearby
- 25 mins to Langdale Ferry
- 10 mins to Wilson Creek

PARCEL INFORMATION:

Jurisdiction: AREA D: ROBERTS CREEK

Folio: 746.02484.155

PID: 030-558-778

Lot: A

Block: 6

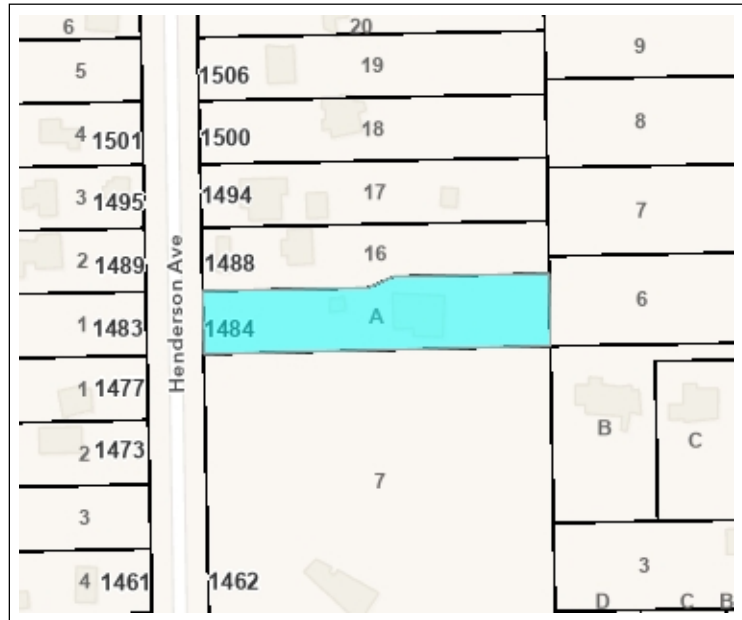
Plan: EPP83509**District Lot: 1321**

Approx. Size: 0.296 ha

Land Value: 778000

Improvement Value: 819000

2025 Assessed Value: 1597000



SERVICES:

Water Service Area: Chapman

Fire Protection Area: Roberts Creek

Curbside Collection Service Area: Area D Collection Area

Sanitary Sewer Service Area: Not in a SCRD service area

SCRD LAND USE INFORMATION:

OCP Area: Roberts Creek Official Community Plan
<https://www.scrd.ca/ocp/roberts-creek/>

Zoning Bylaw:
722

OCP Landuse:
Residential A

Landuse Zone:
R2

Development Permit Area(s):
No SCRD DPAs

Subdivision District:
C

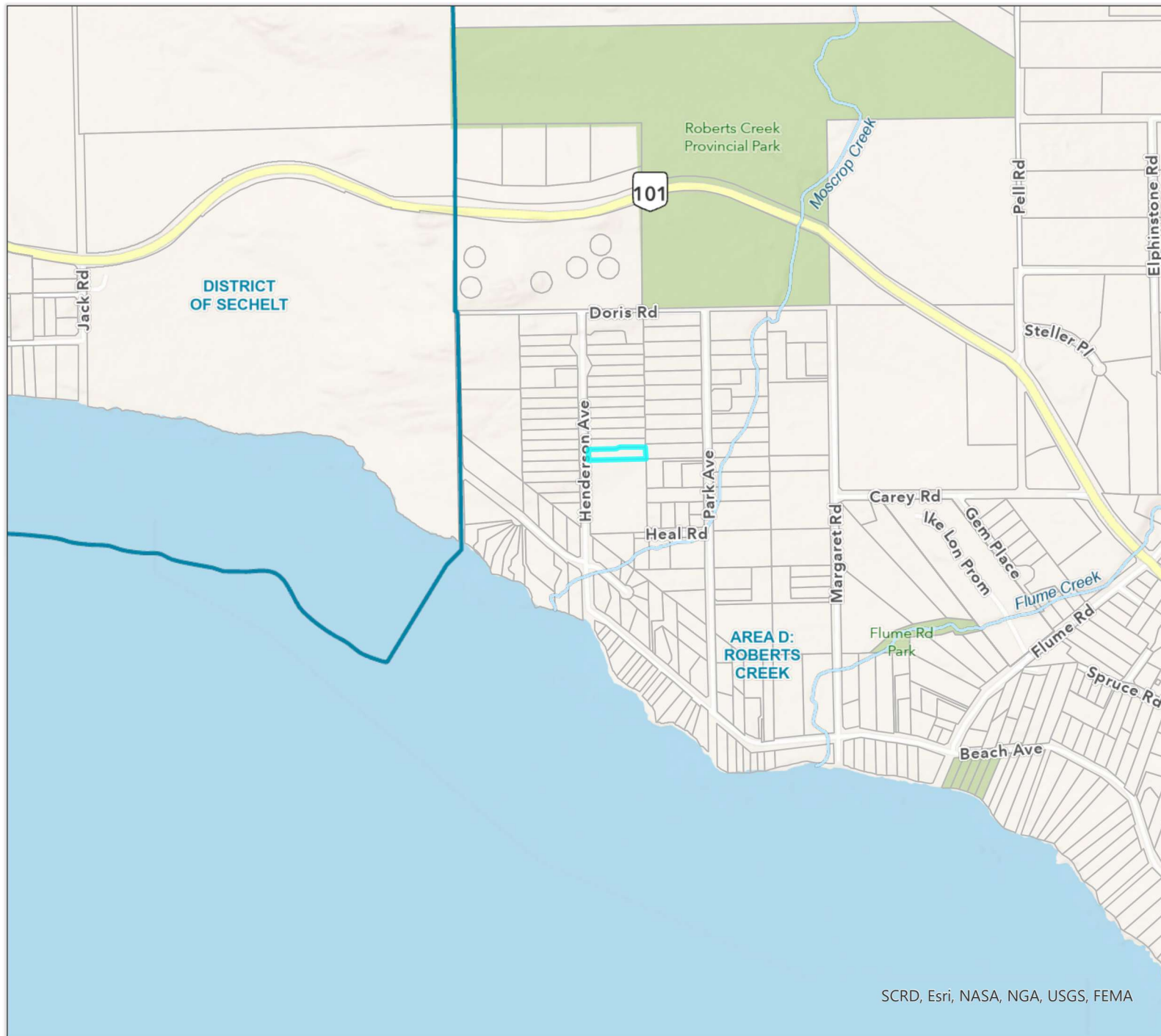
Tree Cutting Permit Area(s):
Not in a SCRD Permit Area

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.



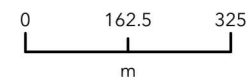


Legend

- SCRD Boundary
- Jurisdiction
- Streams
- Parcels

SCRD, Esri, NASA, NGA, USGS, FEMA

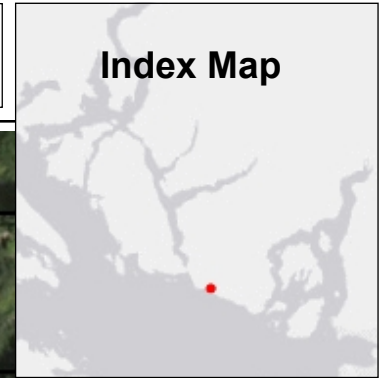
This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.



1484 Henderson Ave, Roberts Creek BC



Index Map



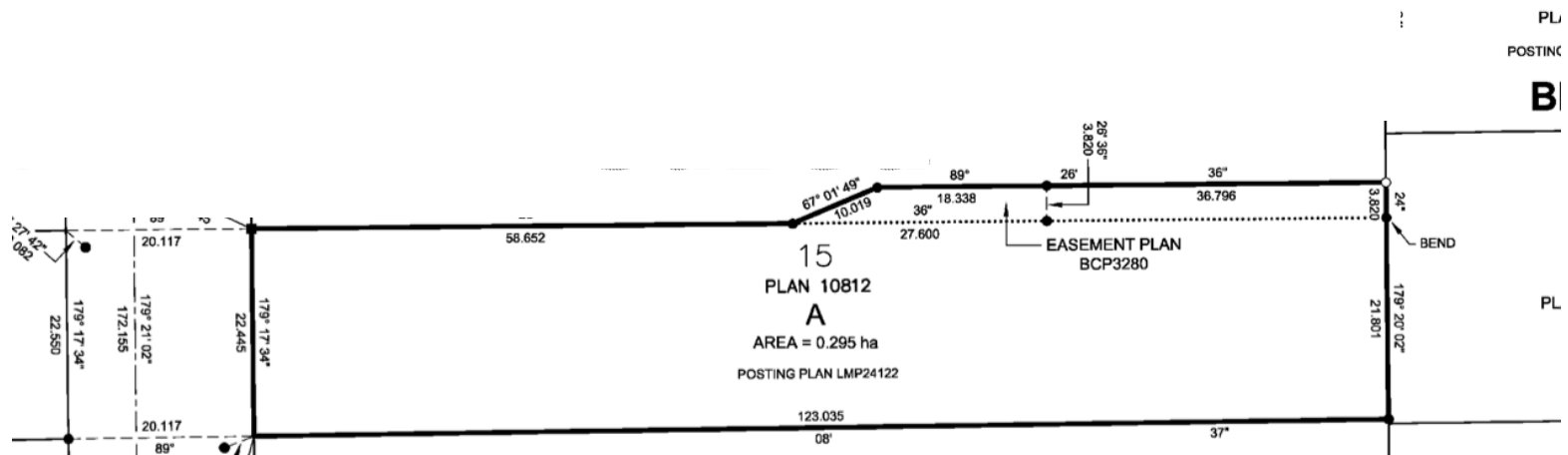
74.5 0 37.26 74.5 Meters

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.

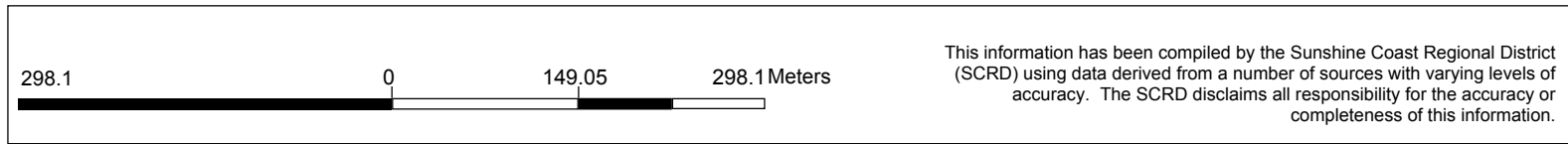


6/16/2026
1: 1,467

1484 Henderson Avenue, Roberts Creek BC - Legal PPlan



Index Map



Page 1 of 2

PART 7 RESIDENTIAL AND RURAL ZONES

7.1 RESIDENTIAL ONE (R1)

7.1.1 Intent

To permit *Single-Unit dwellings* in residential areas with additional *dwellings* on larger residential lots.

7.1.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>additional single-unit dwellings</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) The total number of <i>dwelling</i> units shall not exceed the maximum density permitted in Section 7.1.3.

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 2000 m ² . 2) The total number of <i>dwelling</i> units shall not exceed the maximum density permitted in Section 7.1.3. 3) See Section 5.2 for <i>Use Provisions</i> .
2	short term rental	1) <i>Parcel area</i> must exceed 2000 m ² . 2) See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	keeping of <i>livestock</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.6 for <i>Use Provisions</i> .

- d) Additional general *use* regulations are provided in Section 5.1.

7.1.3 Density

- a) The maximum density shall be as follows:

<i>PARCEL AREA</i>	<i>MAXIMUM DWELLING UNITS PER PARCEL</i>	<i>DWELLING UNITS PERMITTED</i>
≤2000 m ²	1	Single-unit <i>Dwelling</i>
>2000 m ²	2	1 Single-Unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i>
>3500 m ²	2	2 Single-unit <i>Dwellings</i>

7.1.4 **Parcel coverage**

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be as follows:

<i>PARCEL AREA</i>	<i>PARCEL COVERAGE</i>
<750 m ²	45%
≥750 m ²	35%

7.1.5 **Setbacks**

Shall be as per Part 5.

7.1.6 **Parking**

Requirements as per Part 6.

7.1.7 **Site Specific Uses**

Notwithstanding provisions of Section 7, in Lot 5, District Lot 1398, Plan VAP21531

(81 MONROE RD – Electoral Area F), the maximum total floor area of all buildings shall be the parcel area multiplied by 0.313, to a maximum of 310m².

7.1.8 **Height of Buildings and Structures**

Requirements as per Section 5.11.

7.1.9 **Floor Area of Buildings**

Requirements as per Section 5.13.