#243 6596 Baird Features:

* Two unit dwelling with lower level bachelor suite with private entrance and patio. Main level two bedroom (second bedroom no closet) with laundry and large covered deck with sweeping ocean views and northwest exposure. Main floor is 767sqft of living space plus 176sqft deck. Lower level bachelor is 301sqft and also a 300sqft crawl space with varying heights.

* Very lucrative Airbnb/VRBO/Vacation Rental options with two units, especially in the high season. Expected nightly rates of $500/night with both units booked in the summer months. Or live in one and rent out the other! Zoning is TC-1 (Tourist Commercial-1) with the Capital Region District (Juan de Fuca Electoral Area).

* Rare unit with ocean views that has private parking for multiple vehicles. Limited common property lot size indicates 2796sqft from the tax record.

* This is the only unit in the strata of 50 units that has full time residence designation from the CRD and the developer. This can help with financing and peace of mind.

* Recent updates include a 2022 mudroom/flex space addition to add 100sqft of living space to the main floor (very convenient with Port Renfrew weather!), repainted in 2021, high end Bosch washer and dryer

* Area highlights include the Juan de Fuca Marine Trail to the south and the West Coast Trail to the north, moorage next door at Pacific Gateway Marina and several charter companies available for hire for world class salmon and halibut fishing, multiple notable beaches including Botanical Beach and Botany Bay within Juan de Fuca Provincial Park and Pacheedaht Beach and campground along Gordon River, old growth forests include Avatar Grove and Red Creek Fir, Fairy and Lizard Lake and the Pacific Marine Circle Route

* Unit was constructed in 2014 and is part of a multi-phase strata of 50 units. Strata fee is $574.10/month. Property taxes for 2023 were $2399/year. GST does not apply to the purchase as owners have only used it as a primary residence.