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243 - 6596 Baird Rd
Sk Port Renfrew ~ V0S 1K0

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:** 2
Bth 3Pce: 1 **Fin SqFt:** 1,068
Bth 4Pce: 1 **Unfin SqFt:** 100
Bth 5Pce: 0 **Bed & Brk:** Exists
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 7' / Crawl Space, Finished, Walk-Out Access, With Windows
Ens 4+Pce: 0 **FP Feat:**
App Incl: F/S/W/D, Range Hood
Intr Ftrs Breakfast Nook, Closet Organizer, Dining/Living Combo, Eating Area, Storage, Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Living-Additional	Lower	21x13
Bathroom	Main	4-Piece
Bedroom	Main	11x7
Bedroom - Primary	Main	11x11
Entrance	Main	14x7
Kitchen	Main	11x10
Living Room	Main	19x11
Basement (Unfinished) (Unfin	ower	10x7

Listing Summary

MLS@: 951829 **List Price:** \$874,900
Status: Active **Orig Price:** \$874,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,399 **Strata Fee:** \$574
2024 Asmt: \$643,000 **Title:** Frhld/Str

Remarks

Wild Coast Cottages oceanfront community in Port Renfrew! Rare two unit home features a lower bachelor accommodation with private entry for guests or additional vacation rental income. Two bedroom main suite with large covered deck to enjoy magical sunsets and panoramic ocean views. Durable west coast construction and unit has covered private parking for multiple vehicles. Zoning allows short term/Airbnb rentals for brilliant investment upside and potential to rent \$500/night in the summer! Unique designation within the development permits year round occupancy. Adventure awaits outdoor enthusiasts with old growth forests, world class fishing, several gorgeous beaches and the rugged Juan de Fuca and West Coast Trails right in your backyard! The perfect place to grab a book or glass of wine and cozy up for winter storm watching. This is a true destination accommodation and a rare opportunity to own a piece of paradise. Relax and unwind, this is West Coast living at its finest! NO GST!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	301	767	0	0	0
Beds	0	2	0	0	0
Baths	1	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2014 **Lgl NC Use:** **Frnt Faces:** NW **Bldg Style:** West Coast **Cool:** None
Oth Equ: **Bldg Warr:** No **Heat:** Baseboard, Electric
Const Mt: Aluminum Siding, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, W/ **EnerGuide Rtg/Dt:** **Roof:** Metal
Ext Feat: Balcony, Balcony/Deck, Balcony/Patio, Garden, Low Maintenance Yard **Fndn:** Poured Concrete
Accss: Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size: 2,796sqft / 0.06ac **Dims (w/d):** **Waterfront:** Ocean
Prk Type: Driveway, Guest, On Street, Open **View:** Mountain(s), Valley, Ocean, River
Water: Municipal **Waste:** Septic System: Common **Services:** Cable Connected, Electricity Connected, Phone Conn
Lot Feat: Cleared, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Park Setting, Quiet Area, Walk on Waterfront, In Wooded
Complex: **Prk Tota:** 2 **Rent Alld?:** Unrestricted: Short Term Rentals Allowed
SqFt Balc: 176 **StrLots/Cplx:** 50 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0: All Ages
SqFt Prk: **Bldgs/Cplx:** 31 **Prk LCP:** 2 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: 200 **Suites/Bldg:** 1 **Prk Str Lot:** 0 **BBQs Alld?:** Yes: BBQs Allowed
SqFt Strg: **Floors/Bldg:** 2 **Str Lot Incl:** Balcony, Deck/Patio, Parking Stall, Private Garden, Separate Storage
Gnd/Top?: **Lvls/Suite:** 2
Shrd Am: **Unit Incl:** Insurance, Maintenance Grounds, Maintenance Struct

