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245 - 6596 Baird Rd
Sk Port Renfrew ~ V0S 1K0

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 2
Bth 3Pce: 0 **Fin SqFt:** 1,305
Bth 4Pce: 2 **Unfin SqFt:** 269
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 8' 10" / Finished, Full, Walk-Out Access, With Windows
Ens 4+Pce: 0 **FP Feat:** Living Room, Propane
App Incl: Dishwasher, F/S/W/D, Microwave, Range Hood
Intr Ftrs: Breakfast Nook, Closet Organizer, Dining/Living Combo, Soaker Tub, Storage, Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	11x10
Bedroom	Lower	11x10
Bedroom	Lower	12x7
Storage	Lower	8x6
Bathroom	Main	4-Piece
Dining Room	Main	12x11
Entrance	Main	11x6
Kitchen	Main	11x11
Living Room	Main	18x11
Balcony (Unfin)	Main	22x10
Porch (Unfin)	Main	8x8

Listing Summary

MLS@: 984059 **List Price:** \$819,000
Status: Active **Orig Price:** \$819,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,477 **Strata Fee:** \$574
2024 Asmt: \$666,000 **Title:** Frhld/Str

Remarks

Spacious three bed two full bath home at Wild Coast Cottages in beautiful Port Renfrew! Enjoy panoramic ocean views from the large sundeck and relax to magical sunsets after a day exploring world class outdoor tourism including the West Coast Trail, Botanical Beach, old growth forests, legendary fishing, numerous beaches and endless trails! Two levels of living space and room for larger groups make this an ideal vacation destination with significant short term rental upside. The unit has been successfully rented part time on VRBO with owners also enjoying and caring for the unit. Short term rentals permitted in Port Renfrew with tourist zoning for peace of mind. Durable 2014 built west coast construction and coveted private driveway parking for multiple vehicles and convenient covered porch with storage for your nature outings. Open concept with skylights and vaulted ceilings, well appointed kitchen, storage room and mini-bar. Relax and unwind, this is West Coast living at its finest!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	624	681	0	0	0
Beds	3	0	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:** **Heat:** Baseboard, Electric, Propane, Radi
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Metal Siding, Wood **Rof:** Metal
Ext Feat: Balcony/Deck, Balcony/Patio, Garden, Low Maintenance Yard **Fndn:** Poured Concrete
Accs:

Lot/Strata Information

Lot Size: 2,719sqft / 0.06ac **Dims (w/d):** **Waterfront:** Ocean
Prk Type: Driveway, On Street **View:** Ocean
Water: Municipal **Waste:** Septic System: Common **Services:** Cable Connected, Electricity Connected, Phone Conn
Lot Feat: Landscaped, Marina Nearby
Complex: **Prk Tota:** 2 **Rent Alld?:** Unrestricted: Short term rentals permitted
SqFt Balc: 200 **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: **Suites/Bldg:** 1 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 2 **Str Lot Incl:** Balcony, Deck/Patio, Parking Stall, Private Garden
Gnd/Top?: **Lvs/Suite:** 2
Shrd Am: **Unit Incl:** Insurance, Maintenance Grounds, Maintenance Struct

