

## **546 Taylor Road, Metchosin, British Columbia**

The main house is divided into two separate spaces, with the main and upper floors used by the current owners, and a 1 bedroom suite down. The home was once a large family home, but now the stairway connecting the main floor to the lower level is cased in, however it can easily be put back in use. Other living spaces on the property include a 1500 sq foot barn/studio, a 'tiny house' and mobile home - all of which generate monthly rent.

### Main House:

Upper two floors consist of 3 bedrooms, 2 full bathrooms, and 1/2 piece bath, living room, dining room, large kitchen, and 2 dens. Flooring is hardwood, fir or oak. One bathroom is tile, the other is carpet. Heating and cooling is ducted heat pump. House was built in the 1930's. House was moved to the site approximately 20 years ago, so the walkout basement is all cement. Roof is asphalt shingles, the exterior is stucco. mixed windows of old wooden windows and aluminum double pane.

### Suite:

Lower floor consists of one large open space for kitchen, dining, and living, a bedroom, hallway, large storage room & cold room, and a three piece bath (toilet, sink, and shower). Height is about 9 feet. Flooring is carpet and laminate.

### Barn:

Approximately 1500 square feet of living space. 2 bedrooms, large living room and dining area, kitchen and extra sitting area. Barn has 200 amp service. Has been used in the past as a large artist studio. Welcoming covered patio area at the entrance with views of the ocean.

### Other Property Features:

- Driveway is gravel
- Water source is city. A well which is only use for pond filling.
- Septic system in place
- Fireplaces are not working, one with electric insert
- Large cedar patio front of the house built in 2021, large stone patio at the back of the house

## Summary:

Magnificent 18 acre property with 550 feet of low bank ocean frontage. A very quiet property with Devonian park on one side and just 2 neighbours on another side. 300 year old oak trees, a man made pond designed by Vancouver architect Joe Wai, and a large barn with 200 amp service which makes for an amazing studio space. Could be a perfect farm, - neighbour is now growing grapes or historically hops was crop in Metchosin. Incredible sunrises and sunsets and night skies in the summertime.. This property is truly a sanctuary to get away from it all and can be enjoyed by those wanting a self sufficient lifestyle.

## Current rents:

Basement suite \$1,300

Mobile \$1,800

Barn \$1,100

Tiny house \$850.