

1475 Webb Road / Cleator Road - Highlights

Upper Level: 2 bed | 1 bathroom | Lower Level: 1 bed | 1 bath | 1996 square feet | 0.24 acres

- Waterfront property with sweeping south easterly views of the Salish Sea
- Wraparound sundecks on both levels
- Well maintained with numerous upgrades
- Steps to Eagle Cliff Beach & Community Dock / Float
- Furniture & contents package included (some exclusions)
- Successful vacation rental - Lazy Bowen Hideaway + Lazy Bowen Waterfront Suite - \$924K short term rental revenue history (2015-2024)

Upgrades:

- Fireplace insert w/ stainless steel chimney flues- Main Level (2019). Wood stove - Suite (2020)
- Drip irrigation system - yard & deck (2017)
- House painted - exterior - highest quality Benjamin Moore paint (2017)
- Wood shed - dual entry (2017)
- Metal Roof - 26 GA, 5" of insulation w/ R rating $\neq$ 35, life expectancy 40 - 70 years (2016)
- Main Level Upgrades - Custom cabinetry (soft close), granite countertops, appliances - Frigidaire convection oven & glass cooktop, Bosch 300 dishwasher, Samsung convection / microwave, Samsung refrigerator. Deck - 2 level - all weather proof upper level - (2014)
- Suite Upgrades - granite kitchen countertop, Maytag dishwasher, 2 x 6ft sliding glass patio doors (2014)
- Suite Bathroom Upgrades - vanity, Kohler toilet, shower enclosure (2014)
- CleanSpace Vapour Barrier - basement bedrock (2014)
- HRV Air Circulation System (2014)
- Soundproofing between upper and lower levels (2012)
- Anderson French Door - main level - out swinging (2011)
- Phantom Screens / Invisible Screens on all hinged doors (2010)
- Septic system upgrade - 600 gallon tank + field (2006). Last pump out July 2023.