



Marilyn Ball
 Presenting the Fine Art of Marketing
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740 Sea Dr
CS Brentwood Bay ~ V8M 1B1

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 5 **Kitchens:** 2
Baths Tot: 4 **Fireplaces:** 2
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 3,750
Bth 4Pce: 1 **Unfin SqFt:** 440
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 1 **Basement:** Crawl Space
Ens 4+Pce: 1 **FP Feat:** Family Room, Gas, Living Room, Propane
App Incl: Dishwasher, F/S/W/D
Intr Ftrs: Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Office	Lower	12'x11'
Bathroom	Main	2-Piece
Bedroom - Primary	Main	15'x12'
Dining Room	Main	15'x11'
Ensuite	Main	5-Piece
Entrance	Main	10'x6'
Kitchen	Main	17'x16'
Living Room	Main	18'x14'
Office	Main	15'x13'
Bedroom	Second	17'x13'
Deck (Unfin)	Lower	15'x6'
Deck (Unfin)	Lower	13'x12'
Deck (Unfin)	Lower	16'x12'
Deck (Unfin)	Lower	13'x12'
Deck (Unfin)	Main	15'x12'
Deck (Unfin)	Main	11'x5'
Deck (Unfin)	Main	20'x18'
Garage (Unfin)	Main	21'x19'

Listing Summary

MLS@: 913303 **List Price:** \$3,500,000
Status: Active **Orig Price:** \$3,798,000
Sub Type: SF Det **Sold Price:**
DOM: 27 **Pend Date:**
Taxes: \$13,623 **Strata Fee:**
2022 Asmt: \$3,006,000 **Title:** Freehold

Remarks

BOATERS, and Lovers of the Sea, you will delight in this OCEANFRONT retreat, designed with walls of glass on 3 levels to provide SPECTACULAR Top of the World VIEWS, scarlet SUNSETS and an ever-changing Vista of wildlife and SAILS! Come to the west side where warm Beaches, Butchart Gardens Fireworks, crab, and prawn fishing are nature's gift ---The renown Brentwood Bay Lodge, Blue's Bayou restaurant, convenient Mill Bay Ferry and much more combine with 3,750 sq ft of CUSTOM-BUILT Living (including a NEW LEGAL Modern 1-bedroom SUITE, crafted with no expenses spared) to ensure all your friends and family want to visit! An abundance of accommodation including a new roof, (natural gas has been run to the property), and 105 ft of Ocean frontage overlooking BRENTWOOD BAY, PLUS a private DEEP-WATER DOCK WITH General Foreshore Licence is a rare gem indeed! Imagine tying up your Boat from your very own dock, complete with fresh water and power. Book soon to ensure that your SEA dreams come true!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	670	1,871	1,209	0	0
Beds	1	1	3	0	0
Baths	1	2	1	0	0
Kitchens	1	1	0	0	0

Building Information

Frnt Faces: NW **Bldg Style:** West Coast **Cool:** Window Unit(s)
Built (est): 1995 **Lgl NC Use:** **Bldg Warr:** **Heat:** Baseboard, Electric, Propane
Oth Equ: Electric Garage Door Opener **EnerGuide Rtg/Dt:** **Roof:** Fibreglass Shingle, Tar/Gravel
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood **Fndn:** Poured Concrete
Ext Feat: Balcony/Patio, Sprinkler System **Accss:** Primary Bedroom on Main

Lot/Strata Information

Lot Size: 16,117sqft / 0.37ac **Dims (w/d):** **Waterfront:** Ocean
Prk Type: Attached, Detached, Garage, Garage Double **View:** Mountain(s), Ocean, Other
Water: Municipal **Waste:** Sewer To Lot **Services:** Natural Gas Available
Lot Feat: Dock/Moorage, Family-Oriented Neighbourhood, Foreshore Rights, Irregular Lot, Landscaped, Marina Nearby, Private, Serviced, :
Complex: **Prk Tota:** 5 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** 0 **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**

