



604.706.1710

Condos & Homes Team

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**Exclusive****Active**

House with Acreage

Residential Detached

5980 SECHelt INLET ROAD

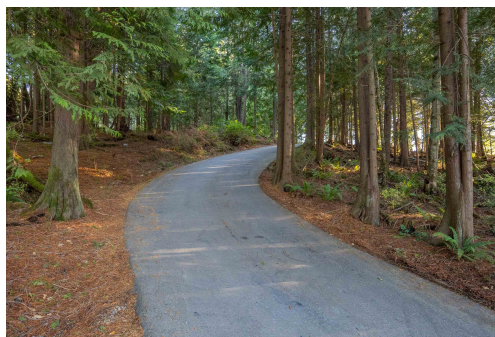
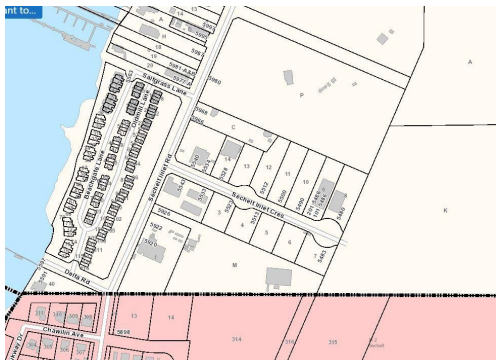
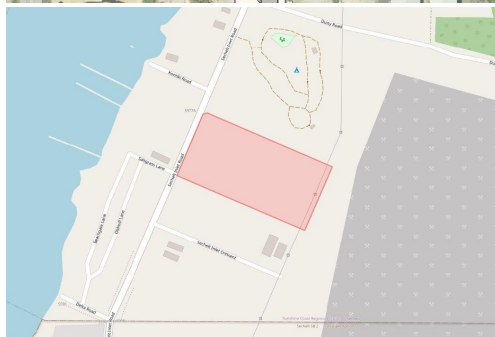
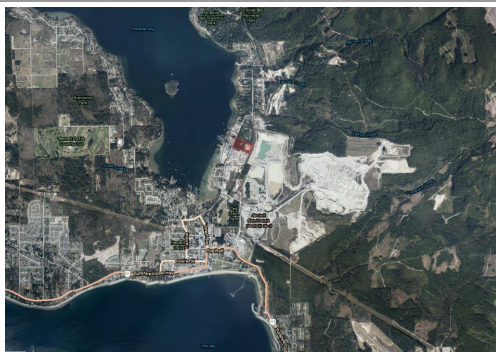
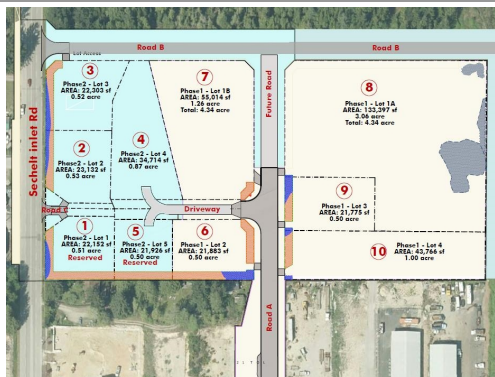
Sunshine Coast

Sechelt District

\$12,000,000 (LP)

(SP)

Sold Date:



Total Bedrooms 4
Total Baths 4
of Kitchens 1
FIAR Tot Sq. 3,050
Fin Flr Lev 3
Type of Dwelling HACR
Style of Home 2BSMT

Total Prkng 6
Exterior Finish VINYL
Gross Taxes \$6,211.00
Yr Blt 2004
Occupancy Owner
Floor Finish CWW

Days On Market 41
Fireplaces 1
Outdoor Area PADK
Lot Sz (Sq.Ft.) 435,922.00
Frontage Ft 465.00
Depth 935
Fuel/Heating Forced Air, Heat Pump

5980 Sechelt Inlet Road, V0N 3A3, Nine Acre, 7 Lot Approved (not yet subdivided) Industrial Subdivision Zoned I-6 located on the E side of Sechelt Inlet Road between Dusty Road (north) & Sechelt Inlet Cres (south) that is approx. 2 KM North of town of Sechelt. Pty is next door to another Industrial Park w/approx. 16- 1/2-3/4 A Lots (see listing agents FS for site map) The site currently contains a 3000 sf SFD home with/a cleared area – the rest of the pty is treed. The site is fairly level w/some sloping areas lying above Sechelt Inlet Rd. Future Buyers Next step is hooking up the services. House is on Lot 7 & not included in sale price, Current income from Lot 8 is approx \$21K/mo running "Big Foot Storage" Zoning allows Live/Work status. All lots will have Ocean Views. DBL EXPOSURE C8042645

RE/MAX Crest Realty

03/28/2022 06:02 AM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"



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House with Acreage

Residential Detached

5980 SECHELT INLET ROAD

Sunshine Coast

Sechelt District

\$12,000,000 (LP)
(SP)

Sold Date:





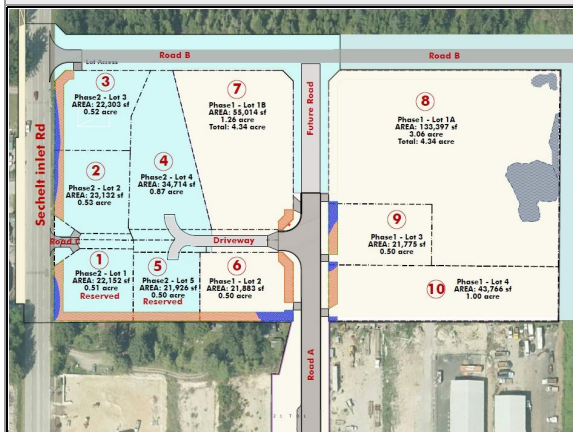
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Exclusive Active **5980 SECHLT INLET ROAD** **\$12,000,000 (LP)**
 House with Acreage Sunshine Coast (SP)
 Residential Detached Sechelt District Sold Date:



Sold Date: Frontage (feet): **465.00** Approx. Year Built: **2004**
 Depth / Size (ft.): **935** Bedrooms: **4** Age: **18**
 Lot Area (sq.ft.): **435,922.00** Bathrooms: **4** Zoning: **I-6**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$6,211.00**
 Rear Yard Exp: **East** Half: **1** For Tax Year: **2021**
 Approval Req?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **027-523-951**

View: **Yes: POTENTIAL INLET VIEW**
 Complex / Subdiv: **Big Foot Storage**
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation:
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**

Dist. to Public Transit: Dist. to School
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Hot Tub, dog run and the small shelter beside the garage**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT P, PLAN BCP36498, DISTRICT LOT 1438, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Marina Nearby, Paved Road, Private Setting, Shopping Nearby, Treed**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0" x 16'0"	Bsmt	Recreation	22'0" x 13'0"			x
Main	Kitchen	14'0" x 12'0"	Bsmt	Media Room	17'0" x 13'0"			x
Main	Dining Room	12'5" x 10'0"	Bsmt	Office	13'5" x 10'0"			x
Main	Den	10'5" x 10'0"						x
Main	Foyer	10'0" x 8'0"						x
Main	Laundry	10'0" x 8'5"						x
Above	Master Bedroom	16'0" x 12'0"						x
Above	Bedroom	12'0" x 10'0"						x
Above	Bedroom	10'0" x 10'0"						x
Above	Bedroom	10'0" x 10'0"						x

Finished Floor (Main): **1,042**
 Finished Floor (Above): **1,036**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **972**
 Finished Floor (Total): **3,050 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,050 sq. ft.**

of Rooms: **13**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **4**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	4	No
4	Bsmt	3	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **RE/MAX Crest Realty**

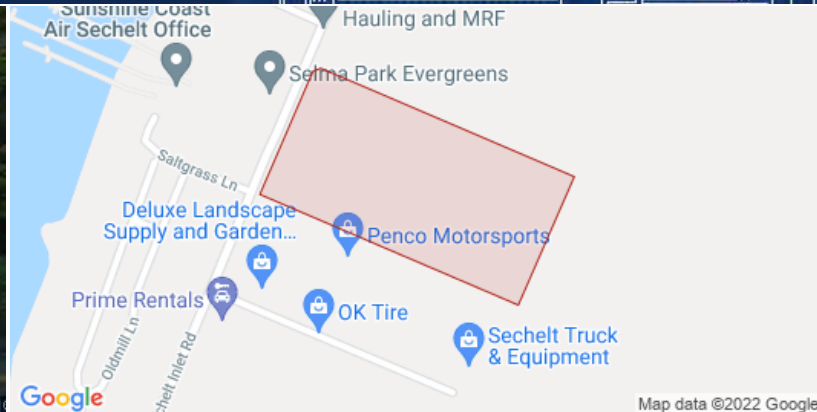
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5980 SECHELT INLET RD Sechelt BC V7Z 0G1

PID	027-523-951	Legal Description	LOT P, PLAN BCP36498, DISTRICT LOT 1438, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Zoning	I-6, INDUSTRIAL 6 ZONE	Community Plans(s)	OCP: Land Use: Business Industry, not in ALR		
Registered Owner	LU*, R*				
Floor Area	2978 Ft ²	Max Elevation	42.06 m	Year Built	2003
Lot Size	10.01 acres	Min Elevation	20.51 m	Bedrooms	4
Dimensions	-	Annual Taxes	\$6,211.33	Bathrooms	4
		Transit Score	-	WalkScore	8 / Car-Dependent
		Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
C8042645	Active 15/02/2022	5	\$12,000,000 / -	RE/MAX Crest Realty
R2654780	Active 15/02/2022	5	\$12,000,000 / -	RE/MAX Crest Realty
C8004790	Terminated 10/08/2016	154	\$1,800,000 / -	Royal LePage Sussex

APPRECIATION

	Date	(\$)	% Change
List Price	15/02/2022	\$12,000,000	595.65 %
Sales History	04/01/2017	\$1,725,000	130.00 %
	13/06/2008	\$750,000	

ASSESSMENT

	2021	2022	% Change
Building	\$469,000	\$549,000	17.06 %
Land	\$493,000	\$729,000	47.87 %
Total	\$962,000	\$1,278,000	32.85 %

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Kinnikinnick	Chatelech
District	SD 46	SD 46
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

Detailed Tax Report

Property Information			
Prop Address	5980 SECHELT INLET RD	Jurisdiction	DISTRICT OF SECHELT
Municipality	DISTRICT OF SECHELT	Neighborhood	PORPOISE BAY
Area	SUNSHINE COAST	SubAreaCode	VSCSD
PropertyID	027-523-951	BoardCode	V
PostalCode	V7Z 0G1		

Property Tax Information			
TaxRoll Number	03993000	Gross Taxes	\$6,211.33
Tax Year	2021	Tax Amount Updated	07/16/2021
More PIDS			
027-523-951			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
BCP36498	P		1438	36				
Legal FullDescription								
LOT P, PLAN BCP36498, DISTRICT LOT 1438, GROUP 1, NEW WESTMINSTER LAND DISTRICT								

Land & Building Information			
Width		Depth	
Lot Size	497455 SQUARE FEET	Land Use	
Actual Use	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		
Year Built	2003		
BCA Description	2 STY SFD - NEW STANDARD	Zoning	
WaterConn			
BCADData Update	01/05/2022		

Supplementary Property Info			
BedRooms	4	Foundation	BASEMENT
Full Bath	2	Half Bath2	1
Half Bath3	1	Stories	2
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals		
Land	Improvement	Actual Total
\$729,000.00	\$549,000.00	\$1,278,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$729,000.00	\$549,000.00	\$0.00	\$0.00	\$1,278,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$729,000.00	\$549,000.00	\$0.00	\$0.00	\$1,278,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
1/4/2017	\$1,725,000.00	CA5746465	IMPROVED SINGLE PROPERTY TRANSACTION
6/13/2008	\$750,000.00	CA815593	REJECT - NOT SUITABLE FOR SALES ANALYSIS
5/30/2008	\$0.00	BB669928	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Sechelt Inlet Rd

Road B

Road B

Lot Access

3

Phase2 - Lot 3
AREA: 22,303 sf
0.52 acre

7

Phase1 - Lot 1B
AREA: 55,014 sf
1.26 acre
Total: 4.34 acre

Reserved

8

Phase1 - Lot 1A
AREA: 133,397 sf
3.06 acre
Total: 4.34 acre

2

Phase2 - Lot 2
AREA: 23,132 sf
0.53 acre

4

Phase2 - Lot 4
AREA: 34,714 sf
0.87 acre

Future Road

Road C

Driveway

9

Phase1 - Lot 3
AREA: 21,775 sf
0.50 acre

1

Phase2 - Lot 1
AREA: 22,152 sf
0.51 acre

5

Phase2 - Lot 5
AREA: 21,926 sf
0.50 acre

6

Phase1 - Lot 2
AREA: 21,883 sf
0.50 acre

10

Phase1 - Lot 4
AREA: 43,766 sf
1.00 acre

Road A

1 E S A H P

2 1 T O L



10 ACRES

ZONING: I-6
INDUSTRIAL SUBDIVISION

LOT 7

Reserved

LOT 8

LOT 9

LOT 10

LOT 6

LOT 5

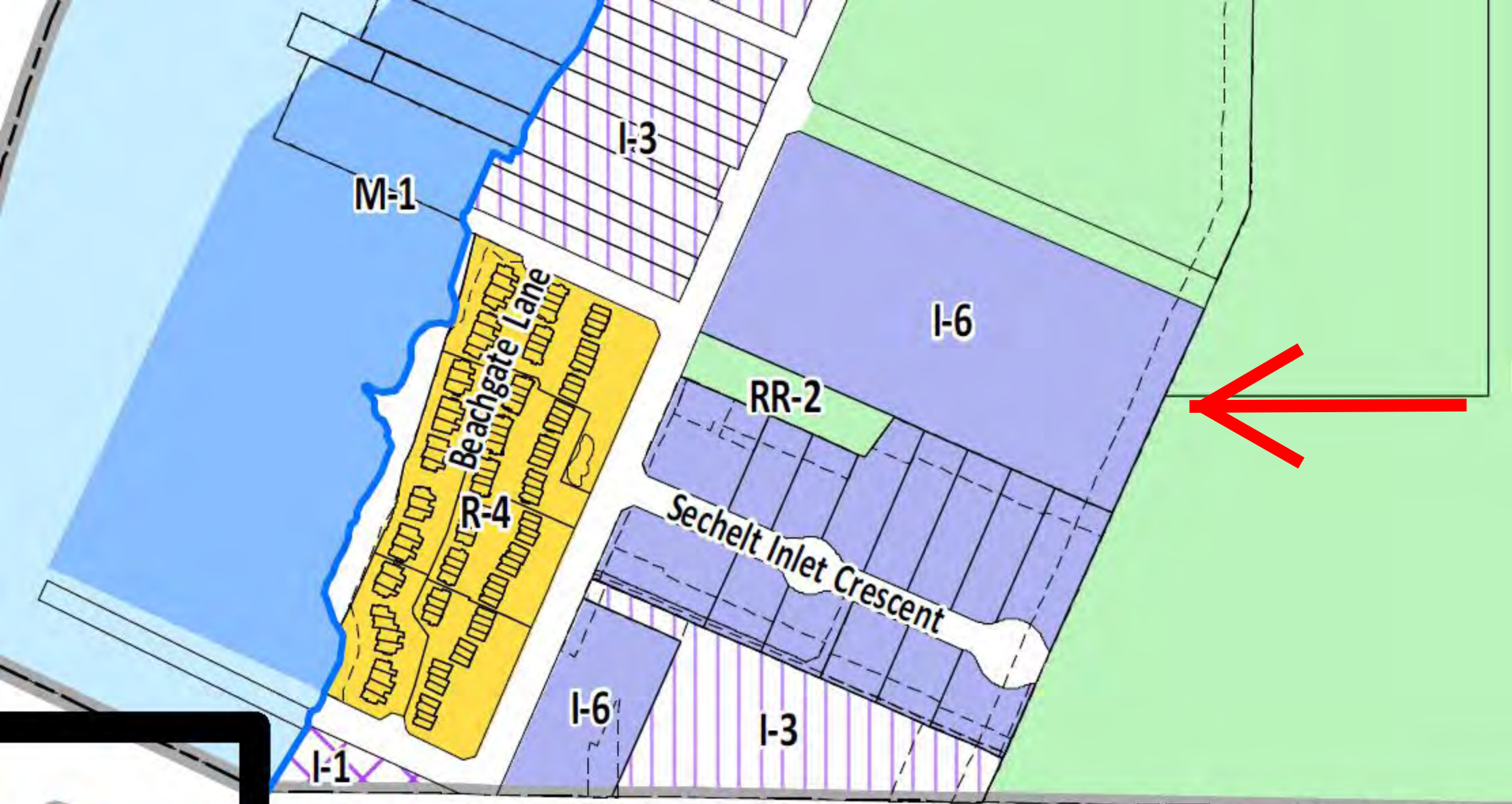
LOT 4

LOT 2

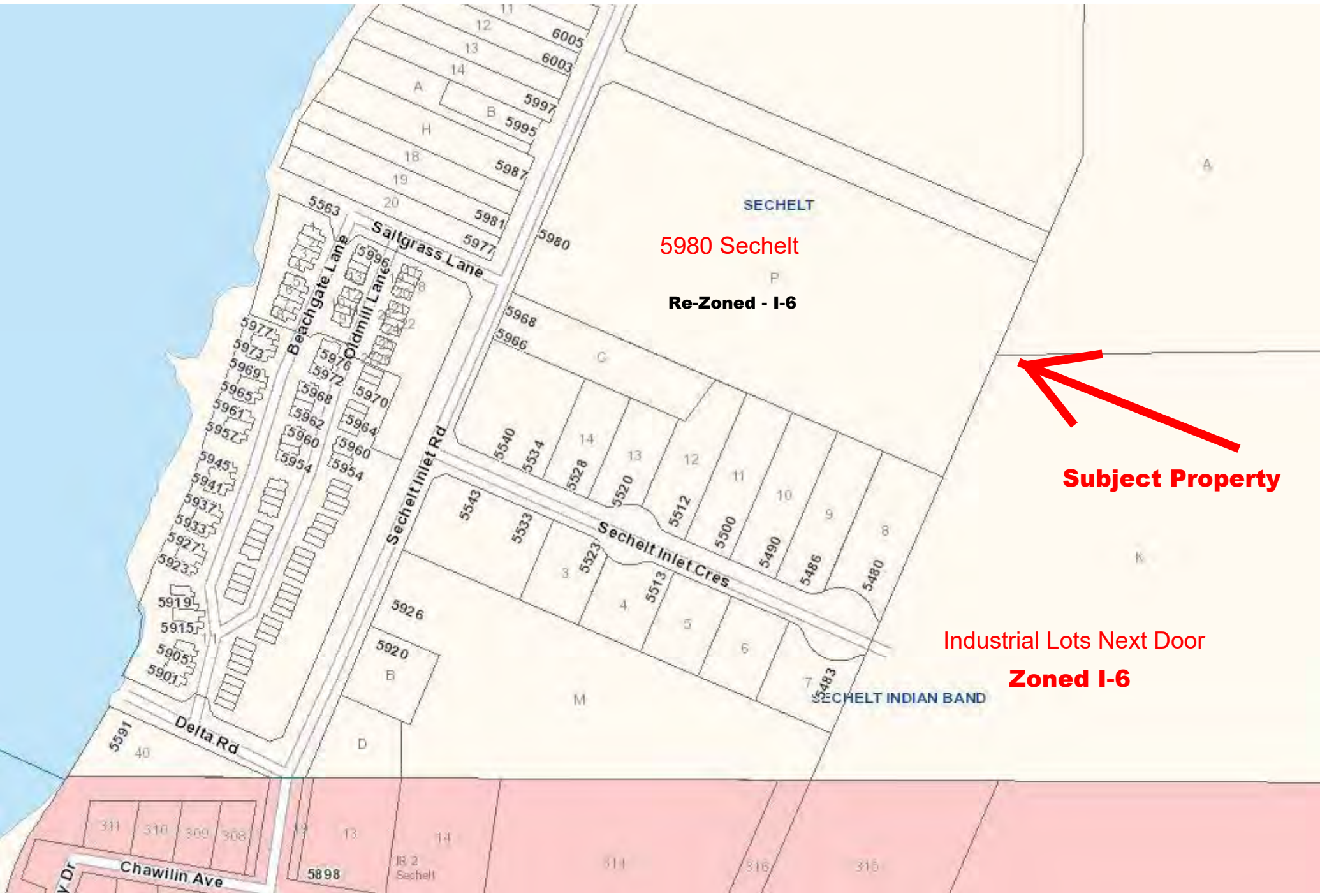
LOT 3

LOT 1

SECHelt INLET RD

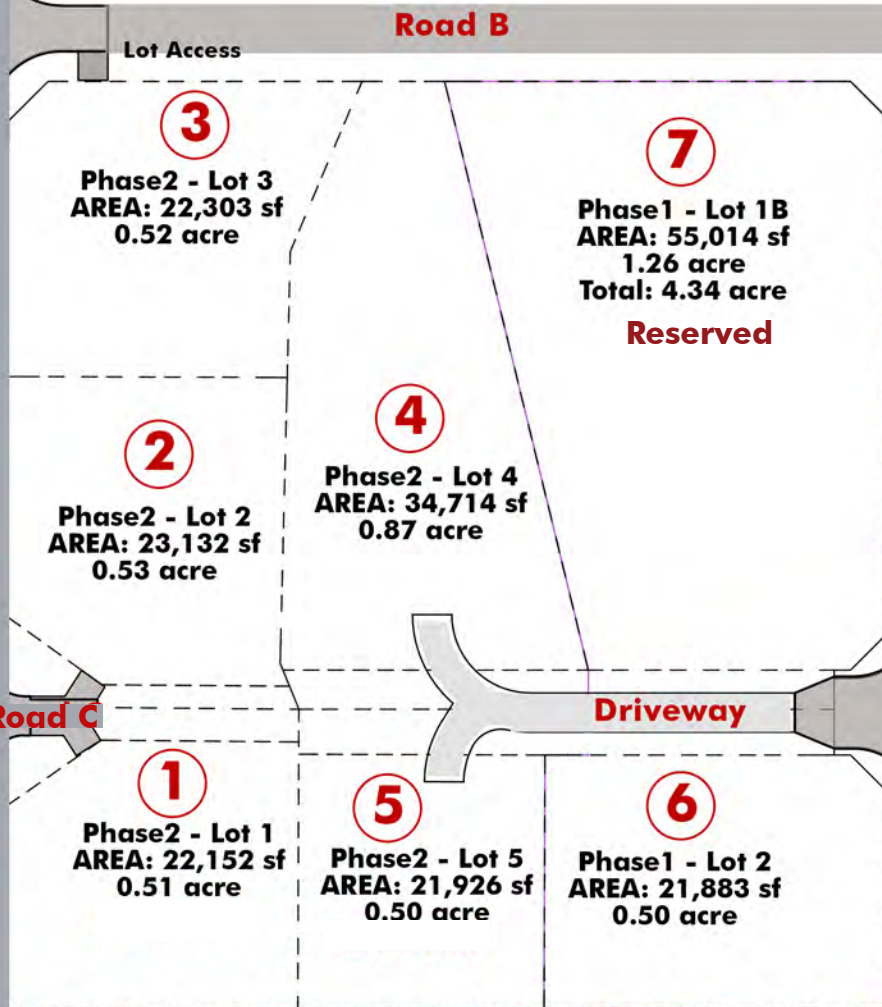


From City Zoning Map



Sechelt Inlet Rd.

SALT GRASS LANE



5968 Sechelt Inlet Rd

5966 Sechelt Inlet Rd

Industrial Park Strata Lots

5540 5534 5528 5520

Mail Boxes

Sechelt Inlet Crescent

Road A



Future Road

8

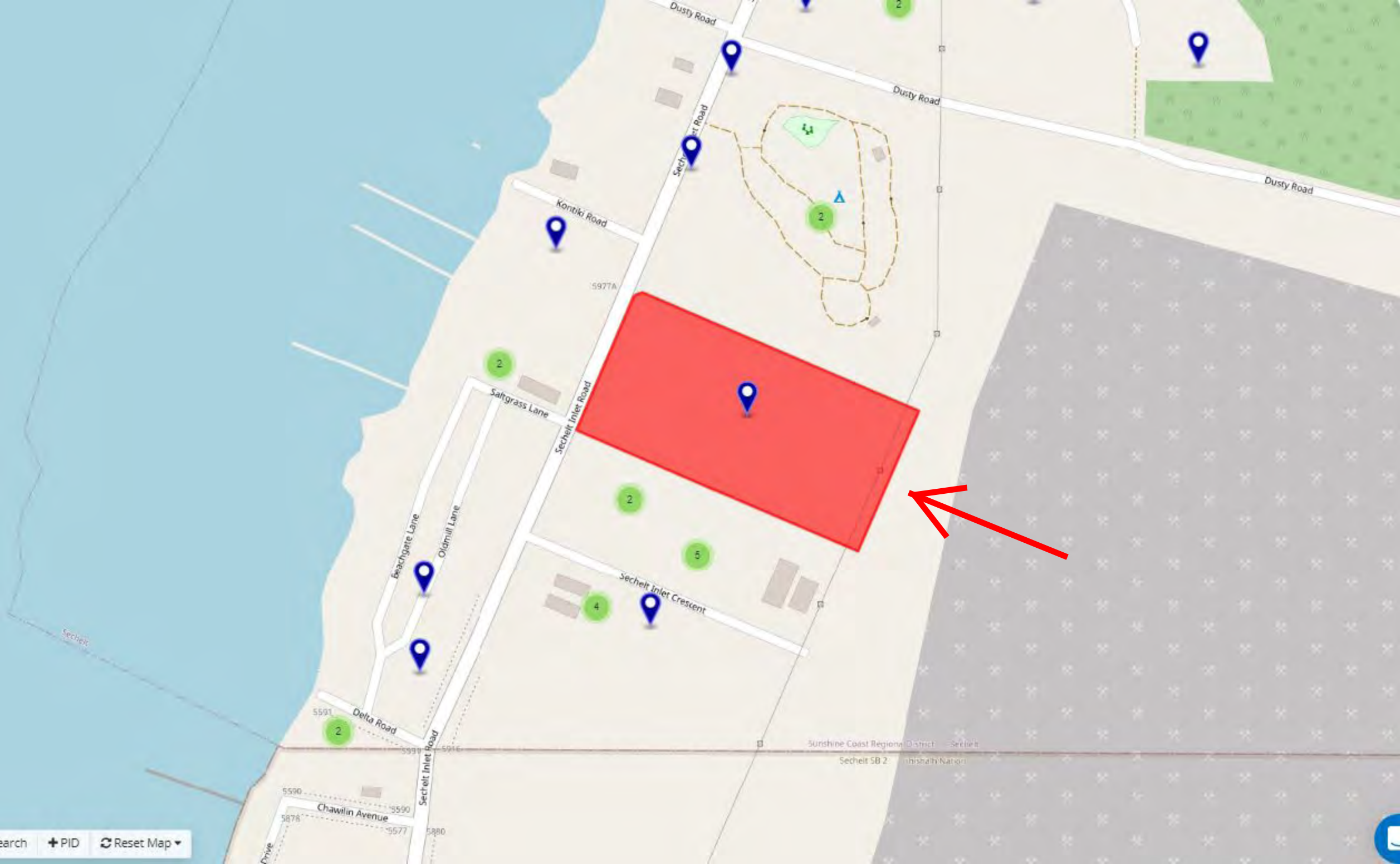
Phase1 - Lot 1A
AREA: 133,397 sf
3.06 acre
Total: 4.34 acre

9

Phase1 - Lot 3
AREA: 21,775 sf
0.50 acre

10

Phase1 - Lot 4
AREA: 43,766 sf
1.00 acre









Sunshine Coast Air

Bayside Campground
& RV Park

Saltgrass Ln

Penco Motorsports

Sechelt U-Lock
Storage Solutions

Sechelt Truck
& Equipment

Wes's Diesel Repair

The Blue Heron Inn

Suncoast Waterworks
Pump Experts

5880 Sechelt - Popeyes

Popeye's Lockers
& Storage Ltd

Tyee Heated Storage

Columbia Fuels

Salish Soils

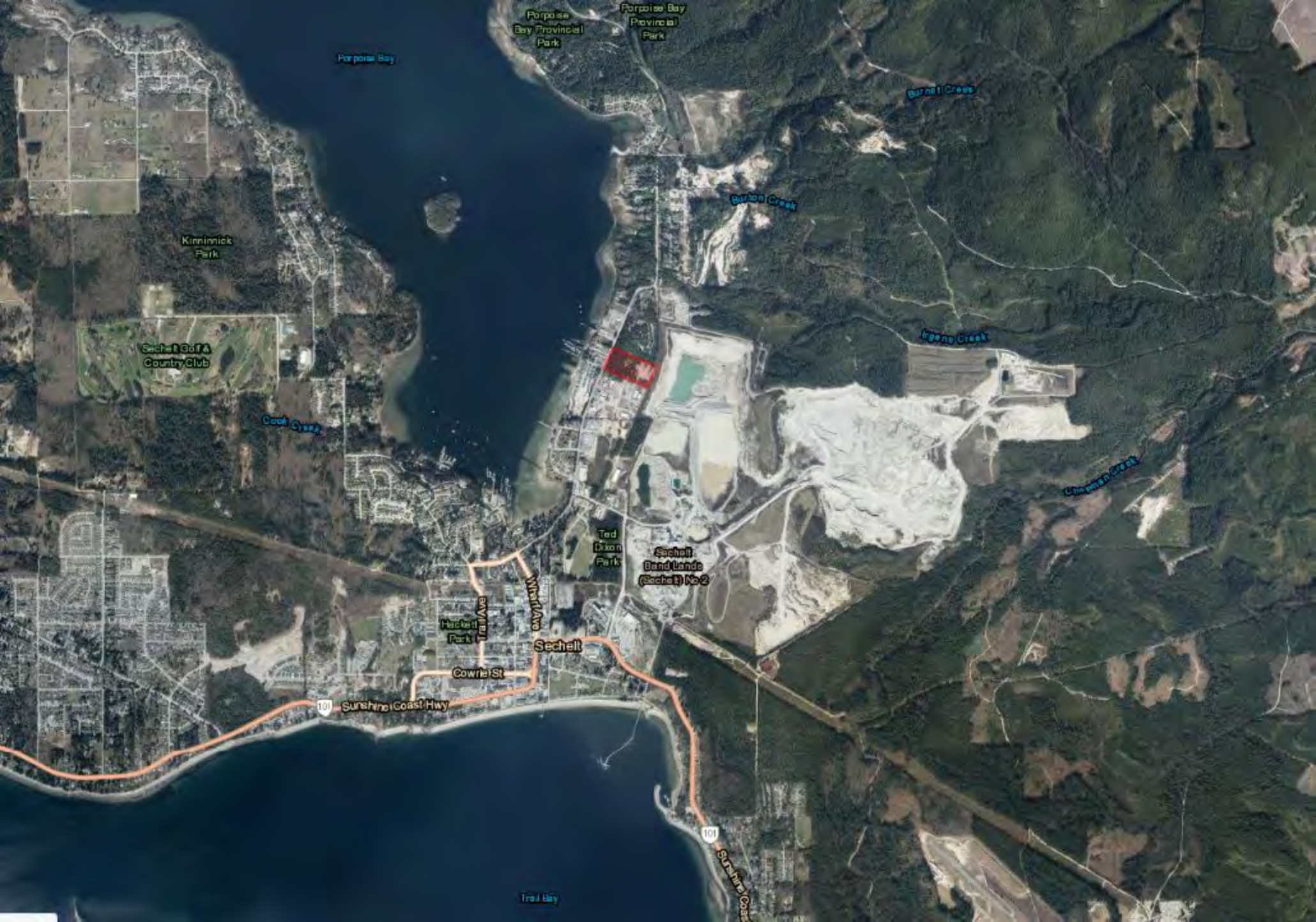
Lighthouse Marine Pub

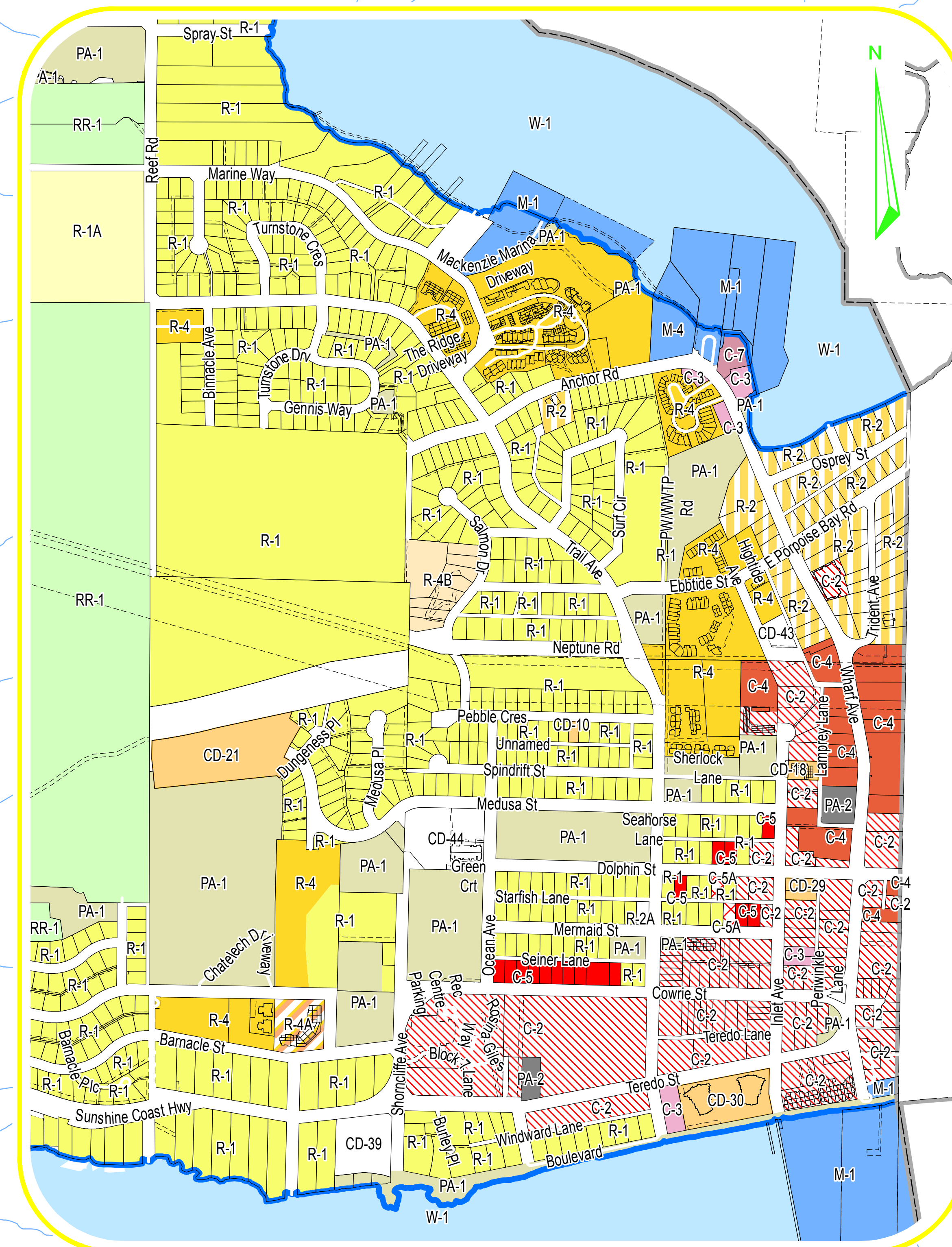
Royal Reach
Motel & Marina

MiniMove
Sunshine Coast

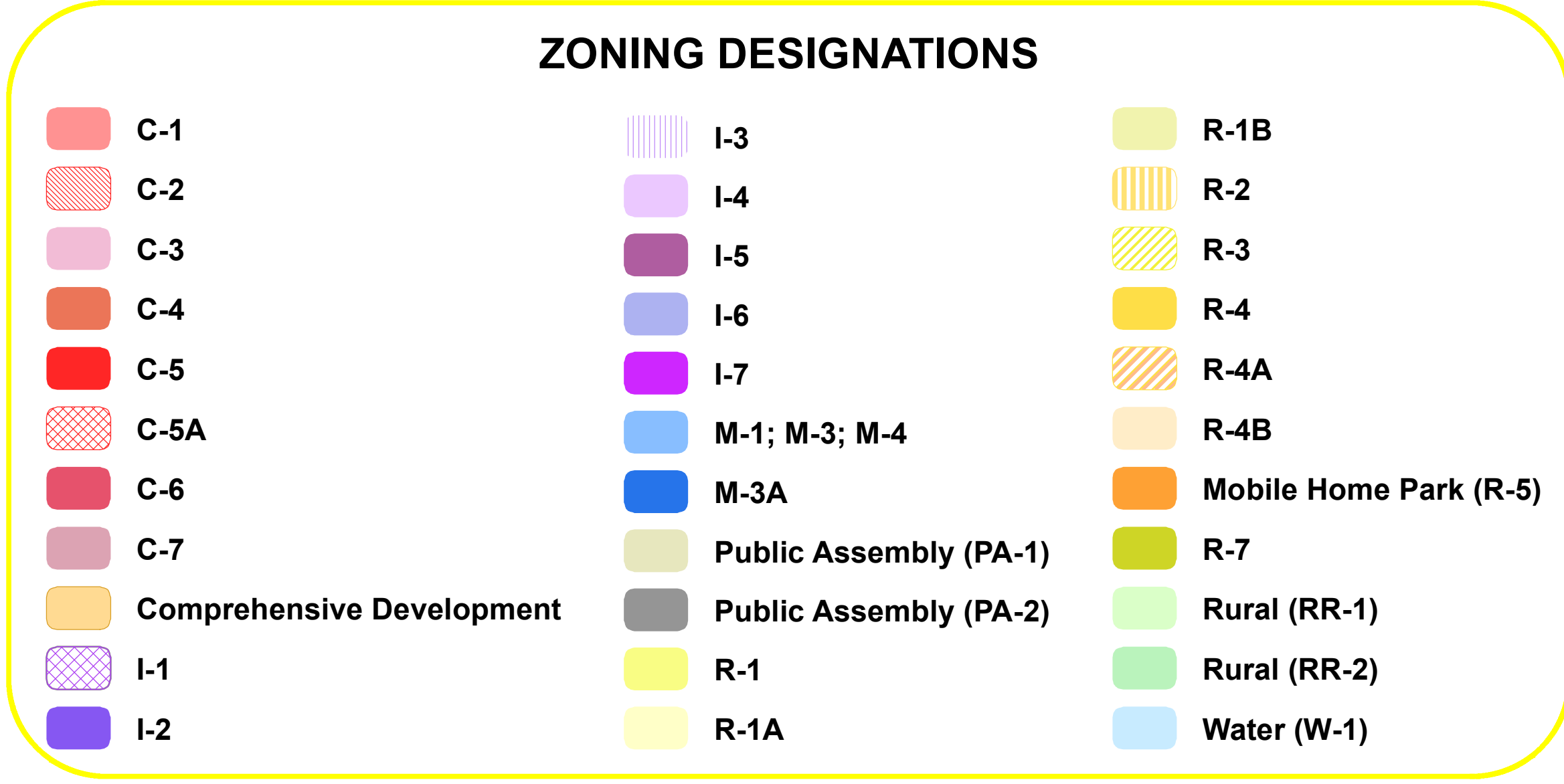
SECHELT
BAND LANDS
(SECHELT) NO 2

5890 Sechelt





Village Inset 1:5,000



ZONING BOUNDARIES AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY.
The District of Sechelt makes no representation or warranty expressed or implied, in fact or in law, with respect to the accuracy, completeness or appropriateness of the data contained or referenced herein.

NOTE: Always confirm zoning with the District of Sechelt Planning Department



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**Les Twarog**

Breaking News: Check out the most popular website in the Lower Mainland

NOW WITH
SOLD HISTORY**www.BCCondosandhomes.com**

SECHELT INDUSTRIAL LAND - 9A 5980 Sechelt Inlet Road | \$12,000,000

Approved site with 9 Acres, 9 Lots (Pending Subdivision)
Zoned I-6. One of the last industrial properties on the
market in Sechelt. Located 2 km north of town.

Lots 7 & 8 are currently running "Big Foot Storage"
with \$21k/mo. income and growing. Seller will consider
a \$6M Vendor Take Back Mortgage

More info: www.bigfootstoragesechelt.com



266 Steven (West Vancouver)

0.53 Acres (23,124sf) | Land | Shovel Ready
with plans for 8,500sf home | Motivated Seller

\$4,000,000

3520 Baycrest (Burke Mtn – COQ)

1 Acre corner lot zoned RS-2 with 2 road
accesses. Potential to rezone to 5 lots or MF.

\$2,999,000

2105-1483 Homer (Yaletown)

1,340 sqft | 3 Bed | 2 Bath
Semi Waterfront Unit at Waterford

\$2,500,000

5850 Vine (Kerrisdale)

22 Unit Apt Building | \$311k/yr Income
Future Potential to increase rents

\$10,000,000

1133 W 70th (Marpole)

26 Units Strata, 12 have been remodelled,
Income 32k/mo, Potential for 40k/mo

\$11,900,000

1080 Wolfe (Shaughnessy)

6,000 sqft House | 26,000 sqft Lot with plans
to add another 9000sqft | Shovel Ready

\$11,000,000

1239 Rocklin (Burke Mtn – COQ)

1.22 Acres | Current zoning RS-2 | Can rezone
to RZ-R9 or RT1 | Dev area is 32,000sqft.

\$3,500,000

5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 sqft Totalling
17,000 sqft | 2.4 FSR Purpose Built Rental

\$8,600,000

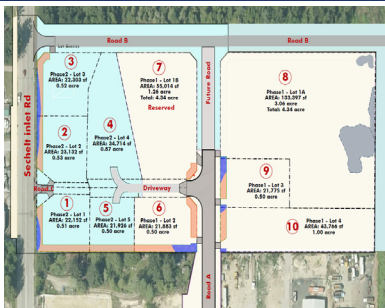
NORTH MISSION BUILDING SITE

43 Acres | Approved for 16 Residential Lots
Seux and Sylvester in Durieu, North Mission

\$9,500,000Crest Realty | 1428 W 7th Avenue, Vancouver, BC | info@6717000.com | **604.671.7000**

Sechelt Industrial Land 9 Acres, \$5M VTB Mortgage available

3980 Sechelt
Approved 9A site
(pending subdivision)
Zoned I-6, 2km
North of town
Lots 7 & 8 are
currently running
"Bigfoot Storage"
VTB Available for \$5M



www.bigfootstoragesechelt.com **\$12 M**

5850 Vine - Kerrisdale

22 Unit building
in heart of
Kerrisdale, 12,000
s/f Lot, New Roof & Boiler,
20-678 s/f 1 bed (\$1000-\$1200/
mo), 2-800 s/f 2 bed
(\$1500/mo), gross income
\$311k/yr
Rents under market, future
upside potential to future buyer

\$11,900,000

Miracle Valley Estates (Seux & Sylvester)

44A land parcel, zoned RS-2
rural residential in
Durieu - North Mission
Zoning allows for 16 - 1
Hectare view lots (2.2A) or re-
zone for smaller parcels Road
access & on city water, all lots
on septic, Alluvial Fan Area

\$9,500,000

West Van Building Lot

266 Stevens Drive
Rare opportunity to own
one of the last remaining
West Van 23,000 s/f lots with
125' of frontage
Shovel ready with all services
connected & plans for
an 8500 s/f home
\$5,100,000

41st & Granville Dev Site

5770-5790 Granville
Two side by side
8500 s/f lots totalling
17,000 s/f, FSR 2.4 -
Ground floor has to be
retail - can only build
"purpose built rental"
(non strata development)
\$8.6M

Coquitlam West

Development site -
700 block Quadling -
2.35 FSR. Various
lots to choose from
more info at:
www.quadling.ca
Call for price

Waterfront Lots

**Shuswap Lake -
Anstey Arm**
3 Waterfront lots with
boat access only
lot sizes are between
two to four acres
Prices range between
\$350K-\$650K

La Paz - Mexico

500 Home development
site on 71 acres
overlooking the
Malecón and La Paz Bay.
All properties will have
water views and are ten
mins from downtown
www.6717000.com/lapaz
\$2.29M USD



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QR code to
all above
listings



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Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
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SHAUGHNESSY 27,000 S/F LOT
1080 Wolfe **\$11,000,000**

27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf coach house. Go to website for more info.



SECOND SHAUGHNESSY 4500 S/F NEW HOME
1050 W. 26th Avenue **\$7,980,000**

Coming Soon - Brand new 4500 s/f home on a 7650 s/f lot in 2nd Shaughnessy. Features 4500 s/f of luxurious living with 4 beds up (all with ensuite), beautiful open kitchen with high ceilings + 800 s/f coach house and 2 car garage - builders own house with high end finishings. This is a must see property.



1138 MATTHEWS OFFERED AT \$16,900,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



1975 W 18th - SHAUGHNESSY Lot \$7,800,000

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at \$5500/mo. Call for more info.



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**Breaking News: Check out the most popular website in the Lower Mainland**

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jenny Wu 778.776.7190

**BEAUTIFUL GEM IN YALETOWN**
1707-1188 Howe Street \$758,000

This Yaletown beautiful find is 800sf with 2 Bed, 2 Bath plus den and renovated bathrooms. An open concept living area with great building amenities including swimming pool, hot tub, gym, party room. Unit includes 1 parking & 1 storage locker and laundry facilities on the 2nd floor, rental allowed.

**SOUTHLANDS 4200 SF 3 LEVEL TH**
7353 Yew Street \$3,200,000

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



Welcome aboard to the growing BC Condos and Homes Team. Our new web site with the same name is gaining huge traffic, we get 4,000-5,000 unique Visitors per day from the 13,000 buildings that we have on line (and growing) Call any of us for all your real estate needs at 604-706-1710.

**COAL HARBOUR - HARBOURSIDE PARK**
702-588 Broughton Street \$1,290,000

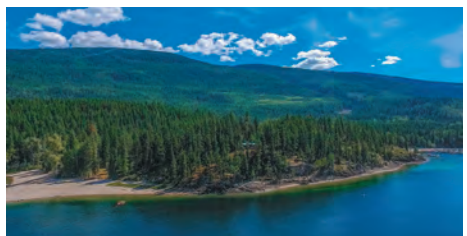
NW corner 942 SF 2 BD 2 BA w/views of water. Finishing's incl. granite countertops, wood cabinets, SS appliances & expansive windows. Avail. fully furnished w/high quality custom furniture. Luxury amenities incl. gym, ID pool, and hot tub.

**"WOODWARDS" IN GASTOWN**
2710-128 W. Cordova Street \$1,290,000

Modern 2 BD 2 BA NW corner 1150 SF Unit with breathtaking views of the city, water & mountains. Finishes/Features incl. S/S appliances, gas cooktop, HW Flrs, spa-like master bath w/soaker tub, separate shower & spacious outdoor view balcony.

**CASH COW - HASTINGS & MAIN**
337-339 E. Hastings \$2,100,000

6166 s/f mixed use 3 level building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll info.

**WATERFRONT LOTS, SHUSWAP**
FIVE 2A LOTS + ONE 33A LOT (\$350-\$650K)

Total of 6 Waterfront Lots available - most are approximately 2 Acres in size. All are waterfront. They also have road access via a forestry logging road. More Info at www.ansteyarm.ca

**41ST & GRANVILLE DEV. SITE**
5800 Block Granville \$20M

Rental development site with a 2.2 FSR. Currently there are 5 homes on 8500 s/f lots. There is a potential to acquire the other 2 homes on either side. Call for more details.

**COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES**
700 BLK QUADLING & 700 BLK ALDERSON

Coquitlam West Multi-Storey Medium Density Development Site - Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca