

Information Packet

650 Bay Road
Gibsons BC



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

Sunshine Coast. Where you want to be.

Listed by

Cindy Evans, RE/MAX City Realty

-and-

Sandy Bellamy, RE/MAX City Realty

Bellamy Group

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Presented by:
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Active
R2910278
 Board: V
 House/Single Family

650 BAY ROAD
 Sunshine Coast
 Gibsons & Area
 V0N 1V8

Residential Detached
\$1,175,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,199,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1948**
 Frontage(feet): **45.00** Bathrooms: **2** Age: **76**
 Frontage(metres): **13.72** Full Baths: **2** Zoning: **R2**
 Depth / Size: **140 IRR** Half Baths: **0** Gross Taxes: **\$6,636.73**
 Lot Area (sq.ft.): **5,375.00** Rear Yard Exp: For Tax Year: **2023**
 Lot Area (acres): **0.12** P.I.D.: **005-088-518** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: Ocean, Marina & Mountains**
 Complex/Subdiv: **Bay Area**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, RV Parking Avail.**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 20, BLOCK 22 - 27, PLAN VAP4856, DISTRICT LOT 685, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	943	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	909	Main	Living Room	25'4 x 11'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'7 x 9'9			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12'2 x 10'0			x	Below 4
Finished Floor (Basement):	0	Main	Bedroom	9'3 x 7'9			x	
Finished Floor (Total):	1,852sq. ft.	Main	Kitchen	12'2 x 10'7			x	
Unfinished Floor:	0	Main	Foyer	13'2 x 7'7			x	
Grand Total:	1,852sq. ft.	Below	Living Room	19'4 x 11'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	11'6 x 7'2			x	
Suite:		Below	Kitchen	9'10 x 6'7			x	
Basement:None		Below	Bedroom	12'8 x 9'2			x	
		Below	Laundry	12'8 x 11'6			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Waterfront home in the Bay area of Gibsons with absolutely stunning views of the marina, ocean and mountains. Enjoy all the things that a small town waterfront lifestyle offers: launch your kayak from your yard, enjoy a summer picnic on the beach under the Bluff, moor your boat in Gibsons marina, and walk to Soames or Georgia beach for a swim. The main level has an open plan with great views of the harbour and town, has 2 bedrooms, and a spacious outdoor deck. The lower level has a separate, self contained 1 bedroom suite. Being sold "as is, where is." Huge potential to design your weekend get away, your ideal oceanfront forever home, or maintain it as a revenue property. You can't get waterfront like this anymore!



Special Features - 650 Bay Road - Gibsons BC

- Location, Location, Location!!!
- Low-Bank, Walk-Out Waterfront
- Front and Center - Lower Gibsons Bay Rd Waterfront!
- Walking distance to all the fun and amenities of lower Gibsons; restaurants, shops, the public market and more!
- Walking distance to Franklin beach Georgia beach and Armours beach
- House has Natural Gas forced-air furnace and 2 gas fireplaces.
- On city sewer, not septic
- Cozy 1-bedroom suite with separate entrance





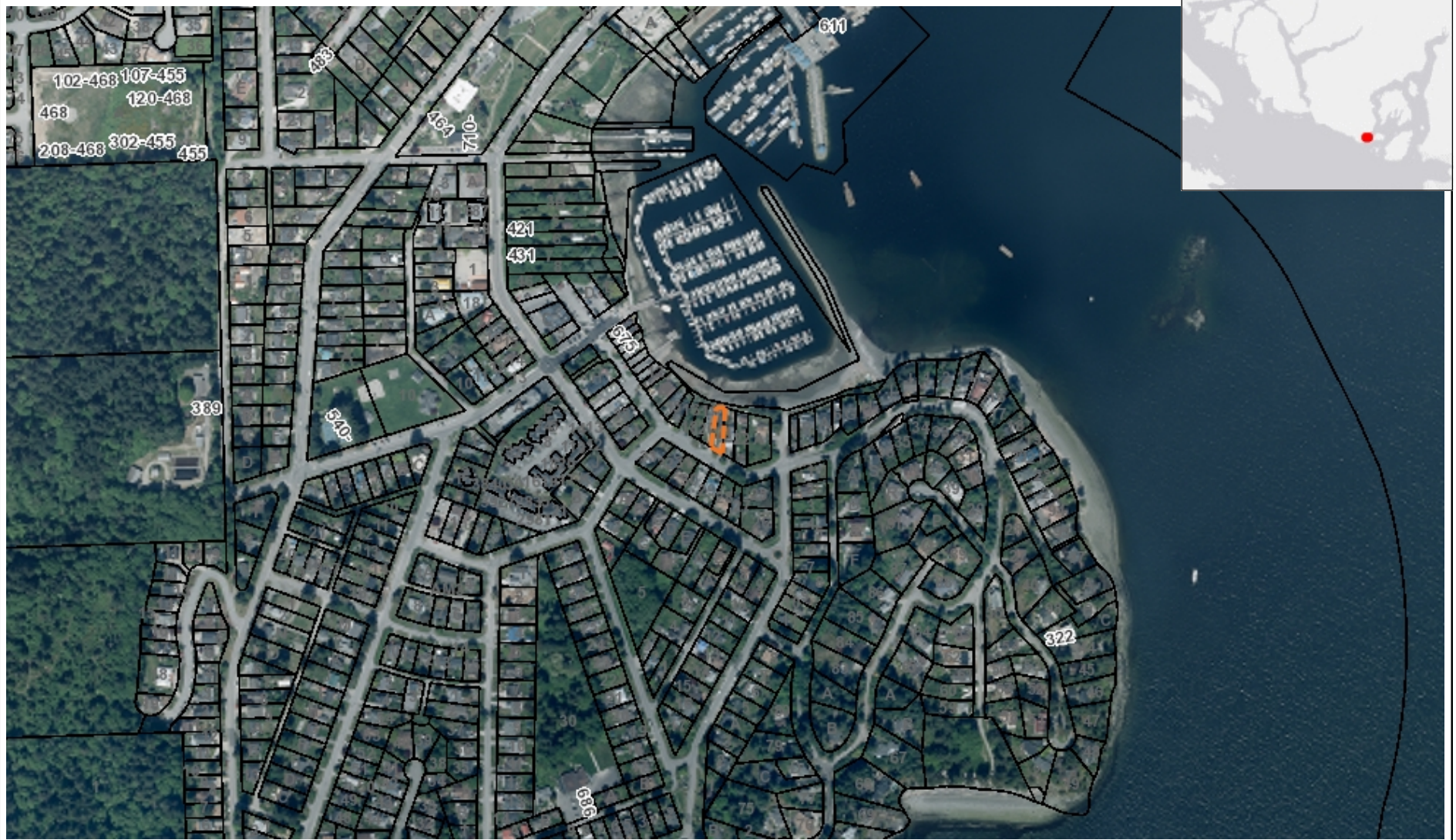
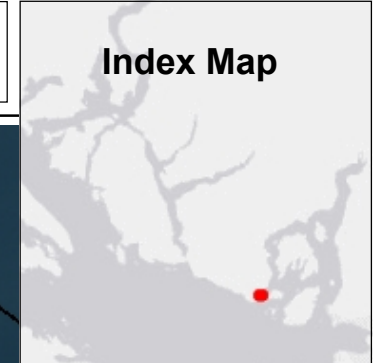
Gibsons Public Market 

'Lower' Gibsons

 650 Bay Rd, Gibsons,
BC V0N 1V8

Harbour

650 Bay Road, Gibsons BC



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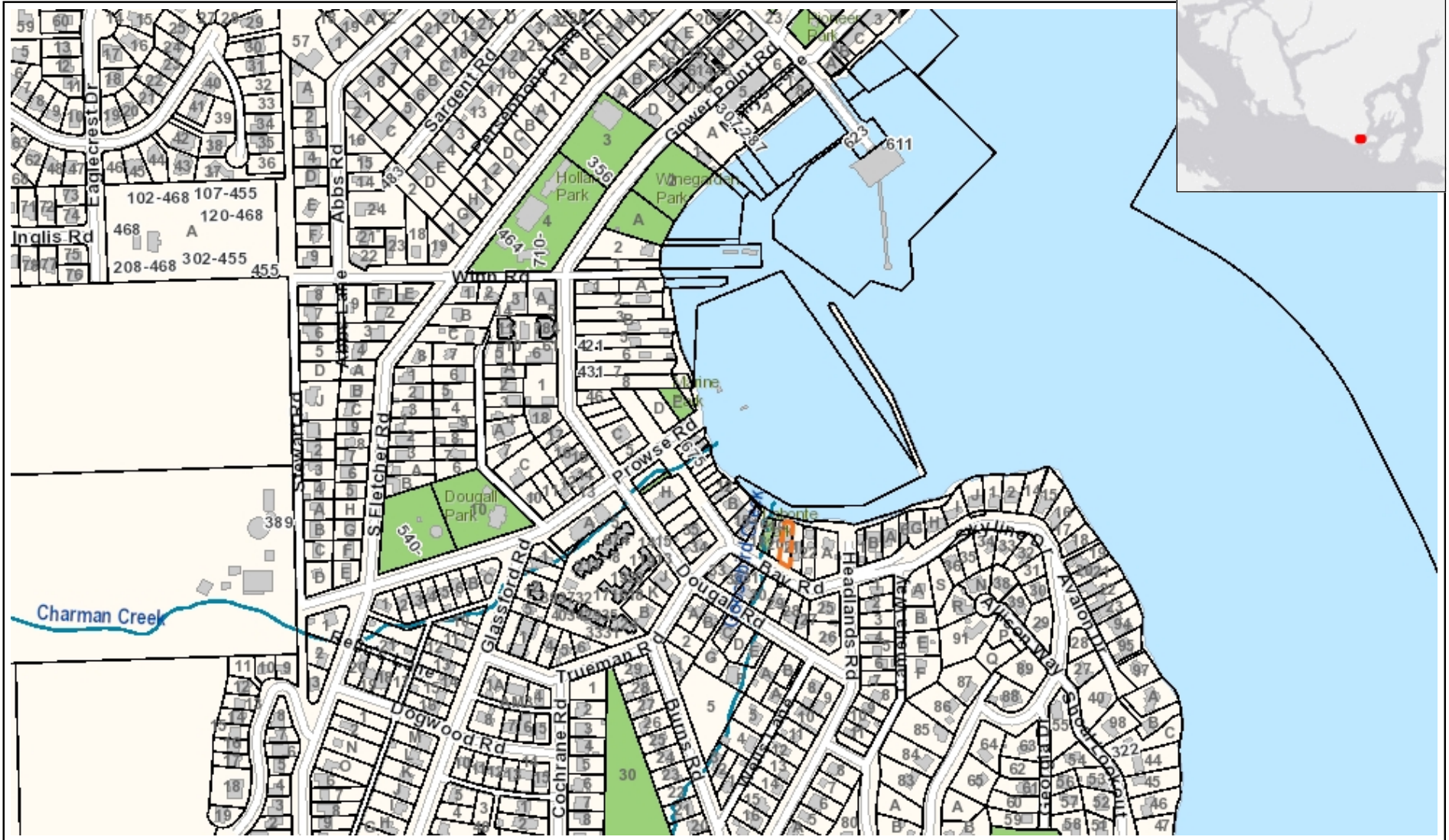
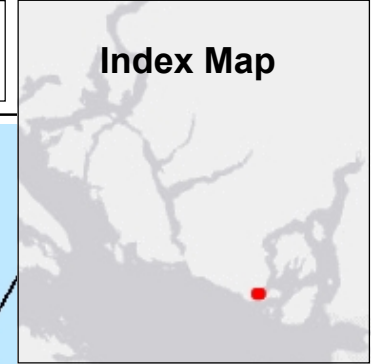


10/30/2022
1: 5,868

650 Bay Road, Gibsons BC



Index Map



298.1 0 149.05 298.1 Meters

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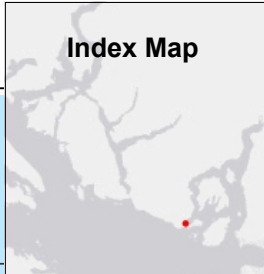


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650 Bay Road, Gibsons BC



Index Map



37.3 0 18.63 37.3 Meters

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10/30/2022
1:734

650 Bay Road, Gibsons BC - Sensitive Ecosystems (SCRD)



Index Map



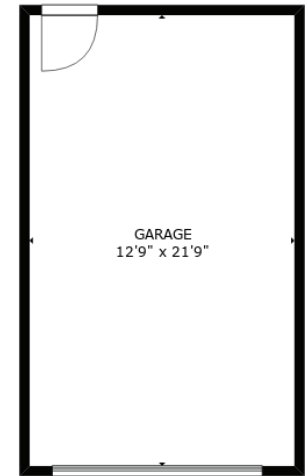
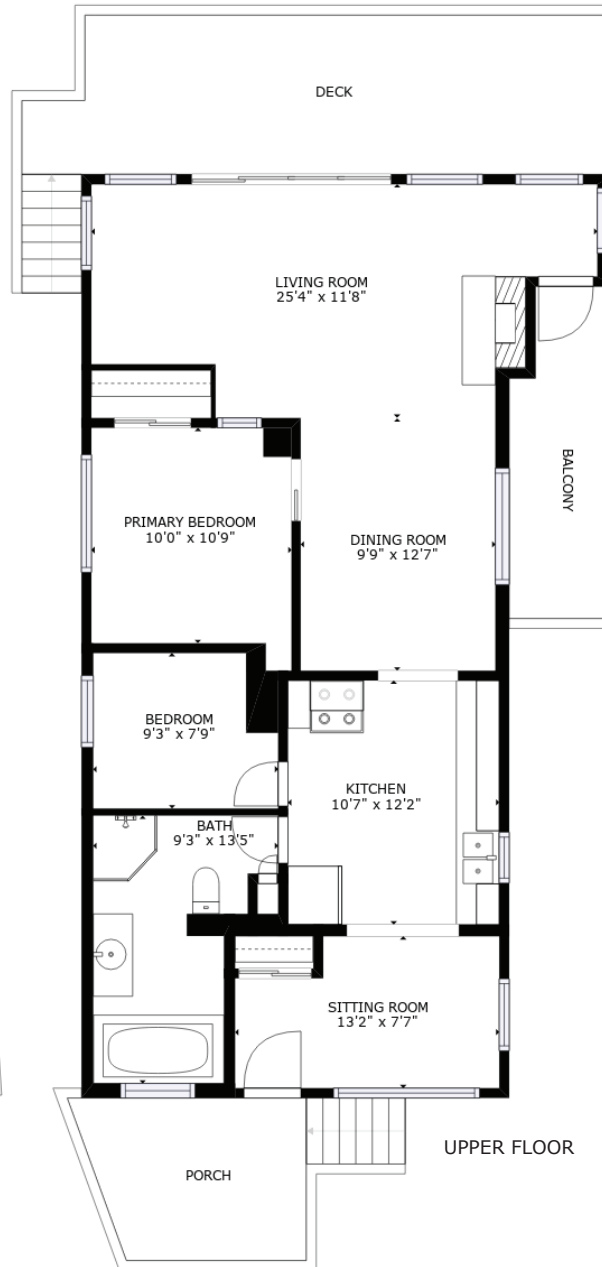
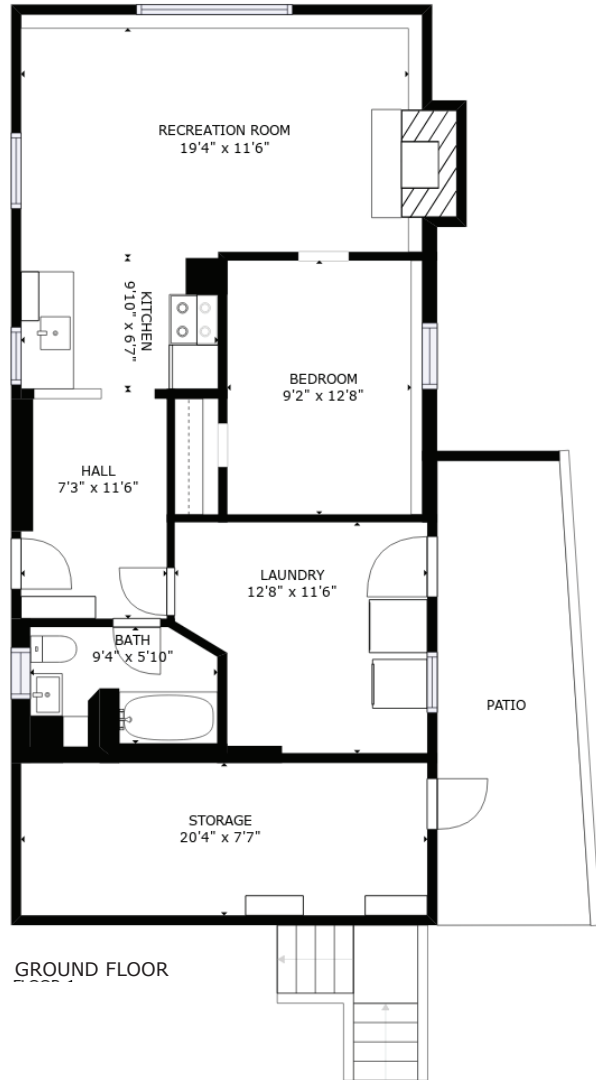
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10/30/2022
1:1,467

650 Bay Road - Gibsons

Sunshine Coast - BC



GROSS INTERNAL AREA

GROUND FLOOR: 909 sq. ft, UPPER FLOOR: 943 sq. ft

EXCLUDED AREAS: GARAGE: 277 sq. ft

PATIO: 160 sq. ft, BALCONY: 73 sq. ft

DECK: 218 sq. ft, PORCH: 85 sq. ft

TOTAL: 1852 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cindy Evans

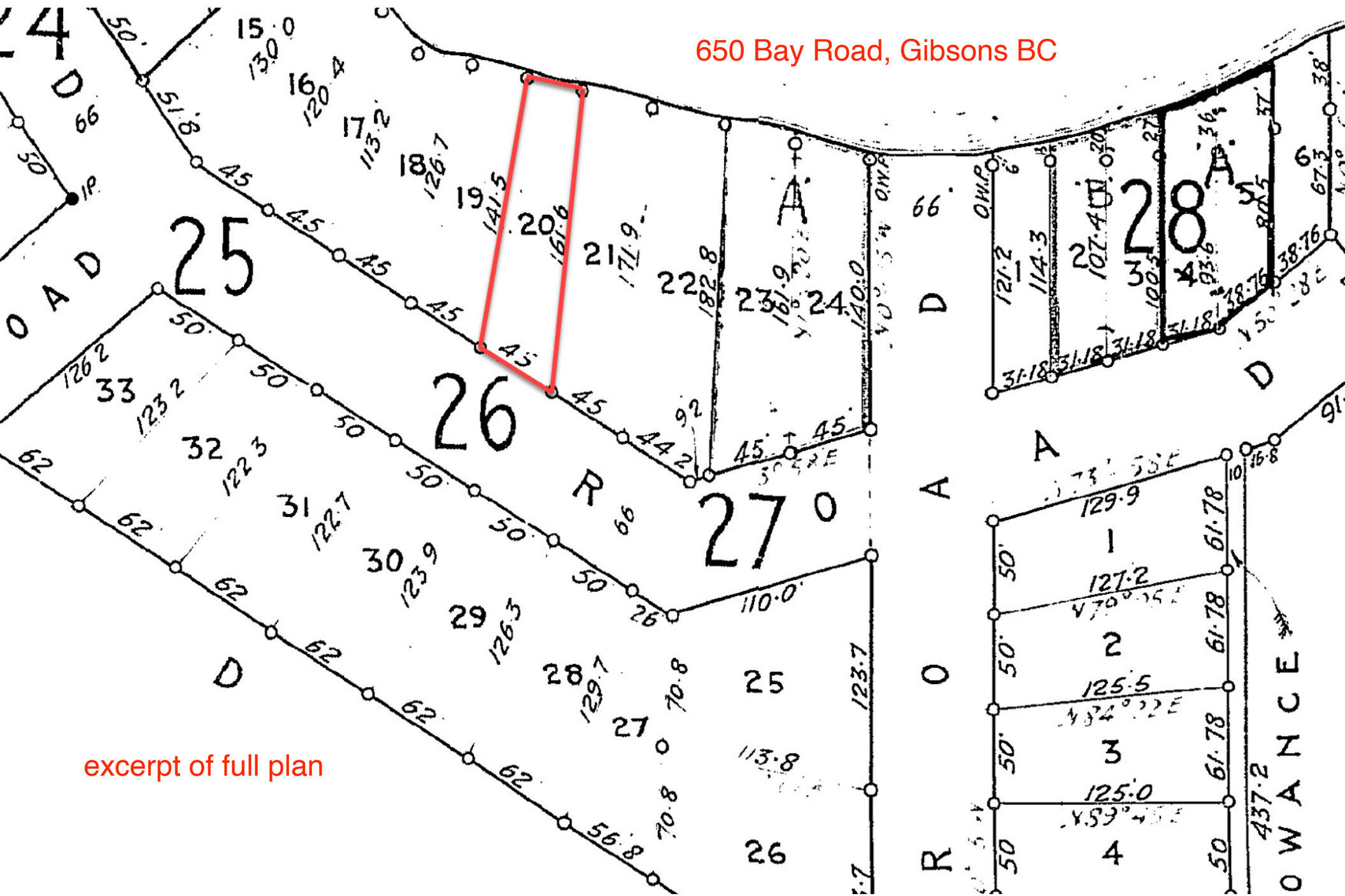
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650 Bay Road, Gibsons BC



excerpt of full plan

650 Bay Road, Gibsons BC - ZONING R-2



Index Map



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10/30/2022
1: 734

SINGLE-FAMILY RESIDENTIAL ZONE 2 (R-2)

Excerpt of Zoning Bylaw Consolidation provided for general guidance. Do not rely on this document. Confirm all details with Town of Gibsons.

9.12 Application and Intent of Zone

The regulations of this zone shall apply to uses of land, buildings, and structures within the Single-Family Residential Zone 2, as shown on the maps attached as Schedule “A” to this Bylaw. The intent of the R-2 Zone is to provide for single-family homes at low density on lots not smaller than 666.0 m² (7,168.8 ft²), within areas that the Official Community Plan, “Land Use Plan” designates in the “Single-Family Residential” category.

9.13 Permitted Principal Uses

- (1) single-family dwelling, limited to one principal building, per lot; and,
- (2) a community care use licensed as a residence as permitted by Section 8.03, located in a building intended as a single-family dwelling, limited to one principal building, per lot.

9.14 Permitted Accessory Uses

- (1) in conjunction with a principal dwelling:
 - (a) one secondary suite as permitted by Section 8.08 of this Bylaw; and,
 - (b) one garden suite as permitted by Section 8.09 of this Bylaw.
- (2) accessory off-street, parking;
- (3) accessory buildings as permitted by Section 4.13-4.20 of this Bylaw;
- (4) a community care use licensed as a day care as permitted by Section 8.03;
- (5) a Home Occupation use as permitted by Section 8.05; and,
- (6) other accessory uses customarily incidental and subordinate to a permitted principal use.

9.15 Minimum Lot Area

- (1) A lot in the R-2 zone must have a lot area of not less than 666.0 m² (7,168.8 ft²); and,
- (2) A secondary suite and a Garden Suite are not permitted in conjunction with one another on lots with a lot area of less than 750 m² (8073 ft²).

9.16 Minimum Lot Width

A lot in the R-2 zone must have a lot width not less than 18.0 m (59.1 ft).

9.17 Minimum Lot Depth

A lot in the R-2 zone must have lot depth of not less than 30.0 m (98.4 ft).

9.18 Setbacks

Except as otherwise required or permitted by Sections 4.03 and 4.13-4.20 and Part 5, buildings and structures must be sited no closer to a lot line than the following:

- (1) front lot line: 7.5 m (24.6 ft);
- (2) rear lot line: 7.5 m (24.6 ft);
- (3) interior side lot line: 1.5 m (4.9 ft), or not less than 10% of the width of the lot, in the case of a lot existing at the time this Bylaw was enacted, and having a width less than that required by Section 9.16; and,
- (4) exterior side lot line: 3.0 m (9.8 ft).

9.19 Maximum Lot Coverage

A lot in the R-2 zone must have a total lot coverage not exceeding 45% of the lot area of the lot.

9.20 Maximum Height of Buildings

Except as otherwise required by Part 5, principal buildings in the R-2 zone must not exceed a building height of 8.0 m (26.2 ft).

9.21 Required Off-Street Parking

Off-street, parking must be provided and maintained in accordance with the requirements of Part 6.

9.22 View Protection

Where a property lies within the View Protection Area in Schedule “E” to this Bylaw, the regulations in Part 5 shall apply.