

Buyer's Information Packet

4827 BLUEGROUSE DRIVE, SECHELT BC



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

Sunshine Coast. Where you want to be.

Bellamy Group

604.741.1122 • sandybellamy.ca





Presented by:
Sandy Bellamy PREC*

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RE/MAX City Realty
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sandy@sandybellamy.ca



Active
R3148106
Board: V
House/Single Family

4827 BLUEGROUSE DRIVE

Sunshine Coast
Sechelt District
V7Z 0E9

Residential Detached

\$1,499,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,499,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1991
Frontage(feet): 98.00	Bathrooms: 3	Age: 35
Frontage(metres): 29.87	Full Baths: 3	Zoning: R1
Depth / Size: 133 Irr.	Half Baths: 0	Gross Taxes: \$8,043.10
Lot Area (sq.ft.): 13,068.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.30	P.I.D.: 011-862-815	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Beautiful Ocean View		
Complex/Subdiv: Davis Bay		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Slab**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Rear**

Parking: **Garage; Double**

Driveway Finish: **Aggregate**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish: **Hardwood, Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 14, BLOCK 19, PLAN VAP21897, DISTRICT LOT 1356, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EP 19198**

Amenities:

Site Influences: **Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,903	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	755	Main	Foyer	12'5 x 6'	Below	Kitchen	14'3 x 12'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20' x 14'3	Below	Bedroom	16'9 x 10'2	Main 3
Finished Floor (Below):	1,419	Main	Dining Room	23'8 x 10'4	Below	Bedroom	14'11 x 7'6	Above 5
Finished Floor (Basement):	0	Main	Kitchen	14'3 x 13'	Below	Den	13'9 x 13'3	Below 4
Finished Floor (Total):	4,077 sq. ft.	Main	Bedroom	13'9 x 13'9	Below	Utility	10' x 9'	
Unfinished Floor:	271	Main	Bedroom	12'3 x 12'3	Below	Cold Room	9'7 x 5'5	
Grand Total:	4,348 sq. ft.	Main	Laundry	11'5 x 10'11	Below	Storage	12'5 x 9'3	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Eating Area	9'9 x 8'4	Below	Storage	5'4 x 4'11	
		Main	Pantry	7'3 x 3'3	Below	Storage	6'4 x 3'7	
Suite: Unauthorized Suite		Above	Primary Bedroom	18'2 x 16'5			x	
Basement: Fully Finished		Above	Walk-In Closet	14'0 x 7'1			x	
		Below	Living Room	12'7 x 11'7			x	
		Below	Dining Room	11'7 x 6'6			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **2**

of Rooms: **22**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

Perched above Davis Bay, this beautifully maintained ocean-view home offers exceptional quality, privacy and pride of ownership. Featuring 3 bedrooms plus a den, and a spacious 2-bedroom self-contained suite, there's room for family, guests or revenue. The bright main level showcases elegant living, dining & kitchen spaces that flow seamlessly to an expansive, private ocean-view deck. Upstairs, the luxurious primary retreat enjoys stunning views and a luxurious ensuite bathroom, and spacious walk in closet. The lower suite is generously sized and has 2 bedrooms and a full bath. Abundant storage throughout. Detached double garage with workshop space, plus beautifully landscaped grounds with fruit trees, raised garden beds, maples and perennials complete this exceptional Davis Bay property.



FEATURE SHEET for 4827 Bluegrouse Drive, Sechelt

- 5 Bedroom, 3 Bathroom Custom Built Executive View Home in Davis Bay Estates
- View of Strait of Georgia & Vancouver Island
- 2 Bedroom Rental Suite
- 2 Car Detached Garage
- Security & Surveillance Cameras
- Air to Air Heat Exchanger (HRV)
- Very Large Sundeck w/ Private View – enclosed Front Patio w/ Pergola
- 2 Sunshade Awnings
- 2 x 1000 litre Rain Barrels
- Garden with Apple Tree, Blueberries and Raspberries, Raised Beds
- Garden Shed
- Hardwood Floors throughout





Property Report

4827 BLUEGROUSE DR

7/3/2026

PARCEL INFORMATION:

Jurisdiction: DISTRICT OF SECHELT

Folio: 570.03244.037

PID: 011-862-815

Lot: 14

Block: 19

Plan: VAP21897

District Lot: 1356

Approx. Size: 0.108 ha

Land Value: 632000

Improvement Value: 723000

2025 Assessed Value: 1355000



SERVICES:

Water Service Area: Chapman

Fire Protection Area: Sechelt

Curbside Collection Service Area: District of Sechelt

Sanitary Sewer Service Area: Not in a SCR D service area

SCR D LAND USE INFORMATION:

OCP Area: District of Sechelt OCP

<https://www.sechelt.ca>

OCP Landuse:

Not in a SCR D OCP Area

Development Permit Area(s):

No SCR D DPAs

Tree Cutting Permit Area(s):

Not in a SCR D Permit Area

Zoning Bylaw:

Not in a SCR D Zoning area

Landuse Zone:

No SCR D Zoning

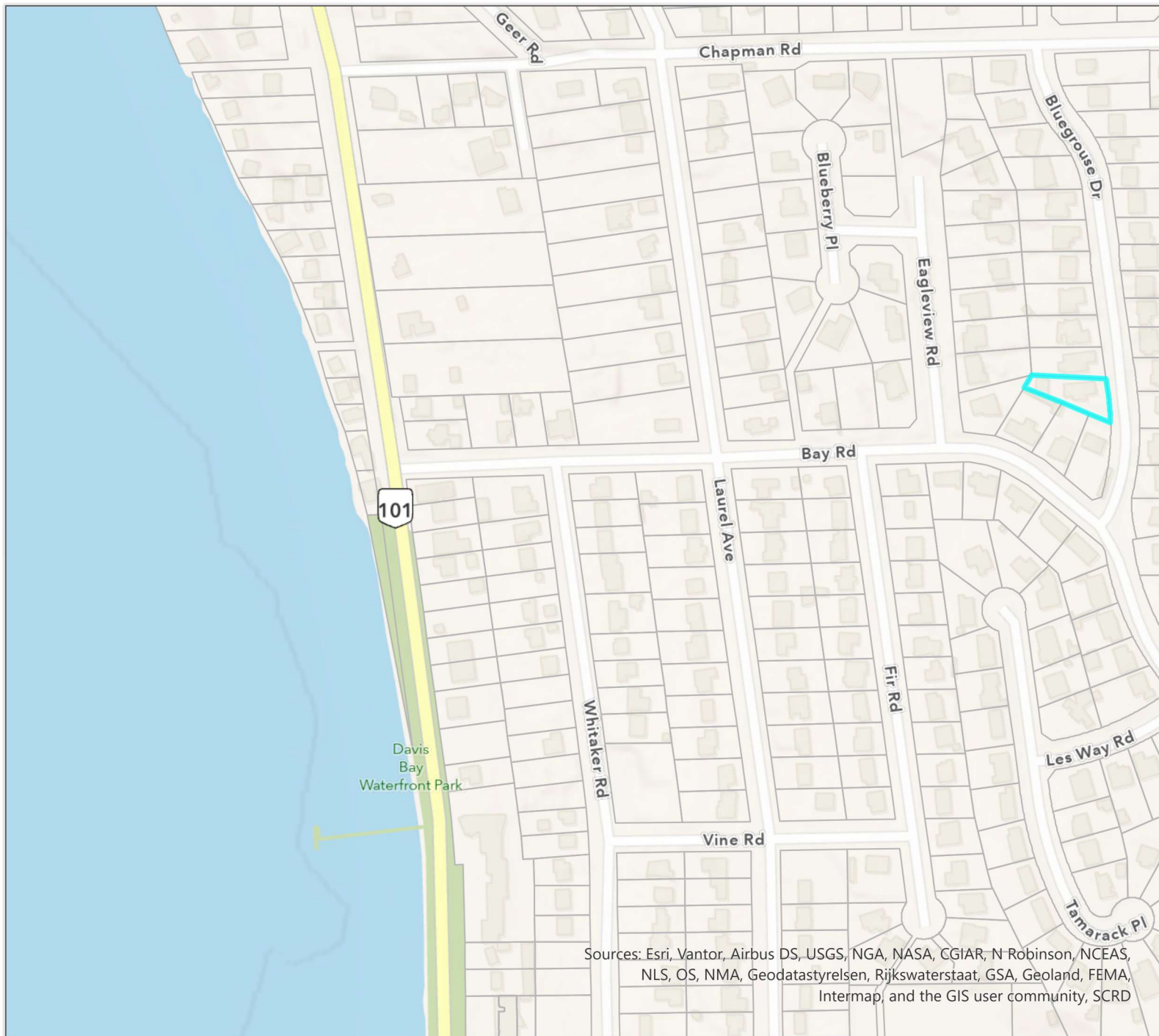
Subdivision District:

No SCR D Zoning

For more information about planning applications, please visit: www.scrd.ca/planning-applications

This property is located within the territory of the shíshálh Nation (Sechelt Nation)

This information has been compiled by the Sunshine Coast Regional District (SCR D) using data derived from a number of sources with varying levels of accuracy. The SCR D disclaims all responsibility for the accuracy or completeness of this information.

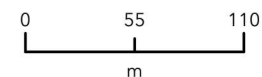


Legend

-  SCRD Boundary
-  Jurisdiction
-  Civic Address
-  Parcels

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, SCRD

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CHAPMAN

ROAD

PLAN 21897

Deposited in the Land Title Office
at Vancouver, B.C., this 23
day of August 1988

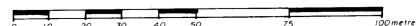
E. J. Theed
Registrar

REM. D.L. 1356

**SUBDIVISION PLAN OF PART OF D.L. 1356,
GROUP I, N.W.D.**

B.C.G.S. 92 G.042

SCALE - 1:1000



S.W. 1/4 D.L. 1603

PLAN 21413

Approved under the Land Title Act, this
13 day of August 1988.

Robert Allen and Company
Approving Officer - District of Sechelt

This plan lies within the Sunshine Coast
Regional District

LEGEND

Bearings are astronomic and were
derived from Plan _____.

- OPP denotes old pipepost found.
- OIP denotes old iron post found.
- IP denotes standard iron post set.

WT denotes witness.

All distances are in metres.

I, John C. Theed, B.C. Land Surveyor, of
the District of Sechelt, in the Province of
British Columbia, certify that I was present
at and personally supervised the survey
represented by this plan, and that the survey
and plan are correct. The survey was
completed on the 13th day of
August 1988.

John C. Theed 88-08
John C. Theed, B.C.L.S.

Robert Allen and Company,
Professional Land Surveyors,
Box 607, Sechelt, B.C.
VON 3A0 885 3237

88 - 88 / 1105

ROAD

VIEW

EAGLE

BLOCK
PLAN

BLUEGROUSE

43

PLAN 18497

DAVIS BAY ROAD

ROAD

PLAN 4682

D.L.
1028

COPY

owner:

00987 Holdings Ltd.

Incorporation no. 199380

[Signature]
authorized signatory

[Signature]
authorized signatory

1.1 Residential One Zone — Large Lot, Low Density

(R1)

Zone Intent:

- 1.1.1 To accommodate *Single-Detached Dwellings* with *Accessory Dwellings* on large lots where appropriate. Properties within this zone are typically located outside of the downtown village area and may not be serviced by sanitary sewer systems.

Permitted Uses:

- 1.1.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
<i>Single-Detached Dwelling</i>	<i>Detached Accessory Dwelling Unit</i> <i>Home Business</i> <i>Secondary Suite</i> <i>Short-Term Rental</i>

Density:

- 1.1.3 The permitted number of dwellings are as follows:

Lot Size	Number of Dwellings
Parcels less than 2,000 m ²	<i>One Single-Detached Dwelling</i>
Parcels 2,000 m ² or larger	<i>One Single-Detached Dwelling</i> <i>One Detached Accessory Dwelling Unit</i>
Parcels 4,000 m ² or larger	<i>Two Single-Detached Dwellings</i> <i>One Detached Accessory Dwelling Unit</i>

Siting:

- 1.1.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
<i>Single-Detached Dwelling</i>	5.0 m	5.0 m	1.5 m	3.0 m
<i>Detached Accessory Dwelling Unit</i>	5.0 m	5.0 m 1.5 m (with rear lane)	1.5 m	3.0 m
<i>Accessory Structure</i>	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.1.5 The maximum *Heights* are as follows:

Structure	Maximum Height
<i>Single-Detached Dwelling</i>	8.5 m
<i>Detached Accessory Dwelling Unit</i>	6.5 m
<i>Accessory Structure</i>	5.0 m

Lot Coverage:

1.1.6 The maximum *Lot Coverage* is 35%.

Subdivision:

1.1.7 The subdivision regulations are as follows:

Criteria	Regulation
Minimum <i>Lot Area</i>	900 m ² with Municipal Sewer Service 2,000 m ² without Municipal Sewer Service
Minimum Lot Frontage and Width	20.0 m

Site Specific Uses

1.1.8 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses
Lot 18, D.L. 1028, Plan 4682 except part in Plan 19680 (Ward Court) a) Permitted uses are limited to: i. Garden nursery and garden centre. ii. Greenhouses. iii. Water bottling plant. iv. <i>Single-Detached Dwelling</i> . v. Wholesale and retail sales of products associated with (i), (ii) and (iii). vi. Accessory storage facilities and uses customarily incidental to (i) to (v). b) No building or structure shall exceed 10.5 m in <i>Height</i> .
Block A, D.L. 1379, Plan VAP1938 (Havies Road) a) Additional permitted uses: i. <i>Detached Accessory Dwelling Unit</i> on lots over 900 m ² if connected to municipal sewer. b) Minimum <i>Lot Area</i> for new subdivision is 500 m ² when connected to municipal sewer.
Lot 70, DL 1329, Plan VAP3777 and Lot 71, DL 1329, Plan VAP3777 (Snodgrass Road); and Block E, DL 2307, Plan VAP16304 and Block D, DL 2307, Plan VAP16304 and Block C, DL 2307, Plan VAP16304 (Ridgeview Drive); and DL 1205, Plan VAP16494 and Remainder A, DL 2307, Plan VAP16304 and Lot 1, Block A, DL 2307, Plan LMP35397 and Lot 1, Block B, DL 2307, Plan BCP10024 and Lot 2, Block B, DL 2307, Plan BCP10024 (Chapman Road) a) Minimum <i>Lot Area</i> for new subdivision is 900 m ² when connected to bare land strata decentralized shared sewerage system.