



Presented by:
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Active
R3015429
Board: V
House with Acreage

108 TWISS ROAD
Islands-Van. & Gulf
Galiano Island
V0N 1P0

Residential Detached
\$3,950,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,950,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2022**
Frontage(feet): **385.00** Bathrooms: **3** Age: **3**
Frontage(metres): **117.35** Full Baths: **2** Zoning: **SLR**
Depth / Size: **559** Half Baths: **1** Gross Taxes: **\$14,240.39**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **5.47** P.I.D.: **005-001-340** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: WHALER BAY, GOSSIP & MAYNE ISL**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **Well - Shallow**

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**
Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal, Other**
Total Parking: Covered Parking: Parking Access:
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Concrete, Tile**

Legal: **LOT 1, BLOCK 7, DISTRICT LOT 6, GALIANO ISLAND,, COWICHAN DISTRICT, PLAN 1974, EXCEPT THAT PART IN PLAN 11858**

Amenities: **Pool; Outdoor**
Site Influences: **Private Setting, Recreation Nearby, Rural Setting, Treed, Waterfront Property**
Features:

Finished Floor (Main):	2,005	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	614	Main	Kitchen	28'1 x 14'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'2 x 21'2			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	20'11 x 12'			x	Main 2
Finished Floor (Basement):	0	Main	Laundry	10'2 x 7'1			x	Above 3
Finished Floor (Total):	2,619sq. ft.	Main	Bedroom	11'10 x 19'11			x	
Unfinished Floor:	0	Above	Primary Bedroom	14'9 x 13'11			x	
Grand Total:	2,619sq. ft.	Above	Office	8'4 x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	12'2 x 12'4			x	
		Main	Other	11'11 x 15'8			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement:None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Galiano Island Realty** **Gulfport Realty**

Luxurious Waterfront with Private Dock. If you've been dreaming of a modern, architecturally designed home & guest cottage on a spectacular waterfront estate with its own private moorage, your search may be over. This sunny 5.47-acre property offers a park-like setting and 385+ feet of accessible shoreline. Situated in a desirable area on Galiano's south end, within walking distance of a popular sandy beach & close to the golf course. This prime property features a charming 3 BR guest cottage, (completed in 2019), & a beautiful 2 BR main residence, (completed in 2024). The two matching buildings are seamlessly connected by a large concrete patio, complete with a lap pool & hot tub. A rare opportunity to own a piece of paradise in the Gulf Islands!