

Private Westcoast Waterfront Retreat!



825 Gorge Harbour, Cortes Is.



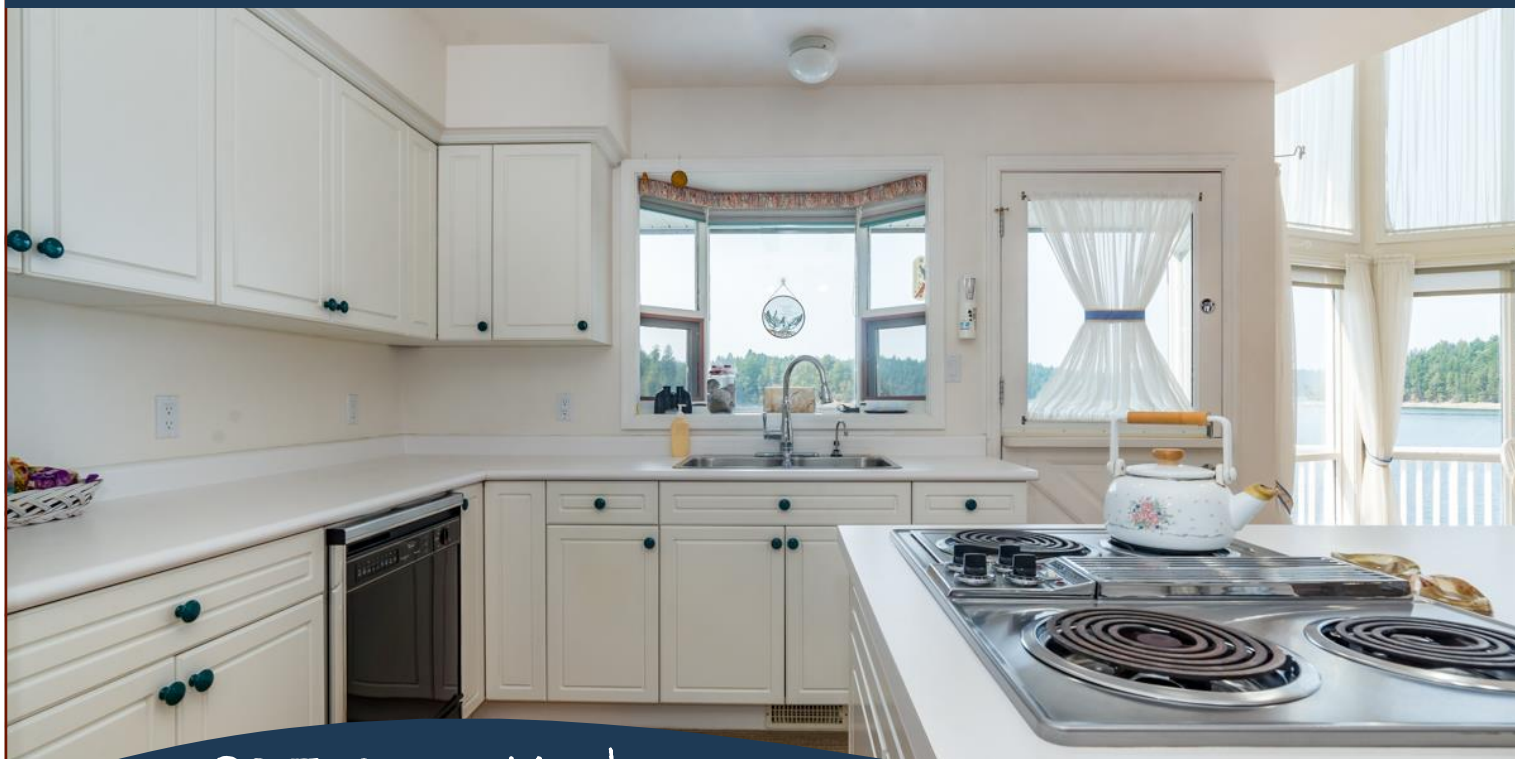
Here is your opportunity to own a stunning 17.6-acre waterfront estate located in the renowned Gorge Harbour on Cortes Island, the Gateway to Desolation Sound. Only minutes away by boat from the Gov. Dock and Gorge Harbour Marina Resort, this property offers rare deep-water moorage on a 60-ft. dock with float plane access. Year-round boat/plane access makes it convenient to live in this meticulously maintained custom built 2582 sqft 3BD, 2.5 BA home equipped with modern services including 200-amp service, heat pump, deep drilled well, and septic system. This property boasts over 3000 sqft of sun drenched wraparound decks and a boardwalk that leads to a charming 2BD, 1BA self-contained guest cottage. Come and discover Cortes, your Island paradise.



SUZI JACK, *PREC, LICENSED REALTOR®

Office: 250-656-5062 Cell: 250-203-3919 www.DocksideRealty.ca

Property Details



825 Gorge Harbour



Year Built: 1991

Lot Acres: 17.6

Bedrooms: 5

Bathrooms: 4

Fin SqFt: 3,055

Unfin SqFt: 900

Bsmt: Partial

Water: Drilled Well

Waste: Septic Field

Foundation:

Post & Pad

Roof: Fiberglass,
Metal, and Wood

Ext Fin: Wood

Fuel: Electric

Heat: Heat Pump

FP Location: Living
Room

Lot Features:

- Waterfront
- Dock + Beach
- Guest Accom.
- Total Privacy
- Workshop



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Home – notes from Seller's

Our home was constructed with passion in 1991. We hired, in our opinion, the best custom home builder on the planet. With him at the helm and Maureen and I as helpers, the home was completed without incident.

The home consists of plus or minus 3,000 square feet. I use the term plus or minus because the home has been measured on numerous occasions and no two readings are the same. This is understandable as the layout of the home is at odd angles.

There are 80 individual poured concrete footings which support 80 separate columns. A perimeter poured concrete foundation was not possible due to the uneven terrain on which the home sits. The columns support the home as well as the massive sundeck structure which also is in the 3,000-square foot range.

All walls are framed in 2"x6" spruce and insulated with the appropriate fiberglass batt material. The interior walls and ceilings are drywall. All flooring is either hardwood or carpeting. The carpets are of the highest quality and are of 95-ounce grade, the plushest available at the time of construction.

All windows are twin sealed with wood sash. The roof cover is cedar shakes on the front and Aluminum shakes on the rear, the eating atrium is two and one-half stories high and the roof is also topped with aluminum shakes.

Heating is via a near new heat pump (8 ton) which also provides air conditioning. Water is provided via a 220-foot drilled shared well and sewage is via a septic tank. Electrical (200 amp) service is provided via a sub-marine cable and is hooked up the power grid.





825 Gorge Harbour, Cortes Island, BC

PREPARED FOR:
Suzi Jack
Realtor
Dockside Realty

MAIN FLOOR

Interior Area 2443 sq. ft.
Exterior Area 2582 sq. ft.

 Included Area

PREPARED ON:
Aug, 2017

All room dimensions and floor areas must be considered approximate and are subject to independent verification.
For method of measurement please see <https://youriguide.com/measure/>.



Guest Cottage – notes from Seller's

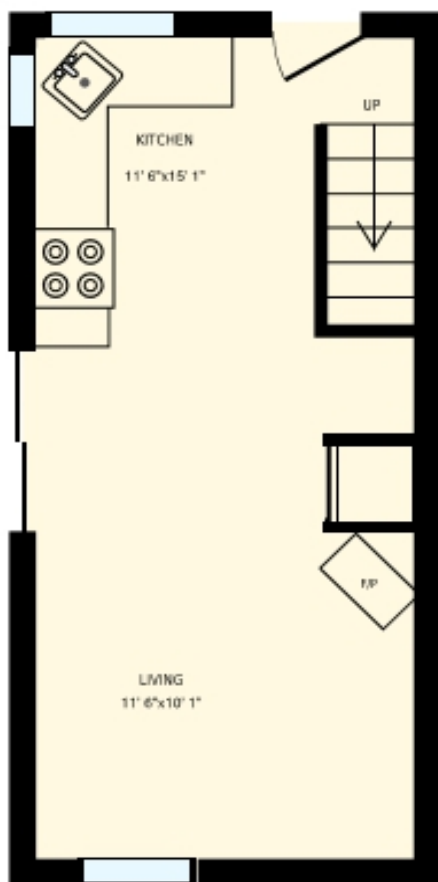
The 625-square foot (24'3"x26'3") Guest/Caretaker cottage was constructed in 1991 and is a split level with the lower level containing the kitchen, eating area, and living room. The upper level contains two bedrooms and a four-piece bathroom.

It is a short distance from the main home but is situated such that it provides privacy for both homes. Footings are of concrete block filled with cement. Construction is 2"x4" walls and is fully insulated. Interior walls are finished in drywall as are the ceilings upstairs, the ceilings of the lower level are finished in tongue and groove pine. All windows are double glazed with vinyl sash.

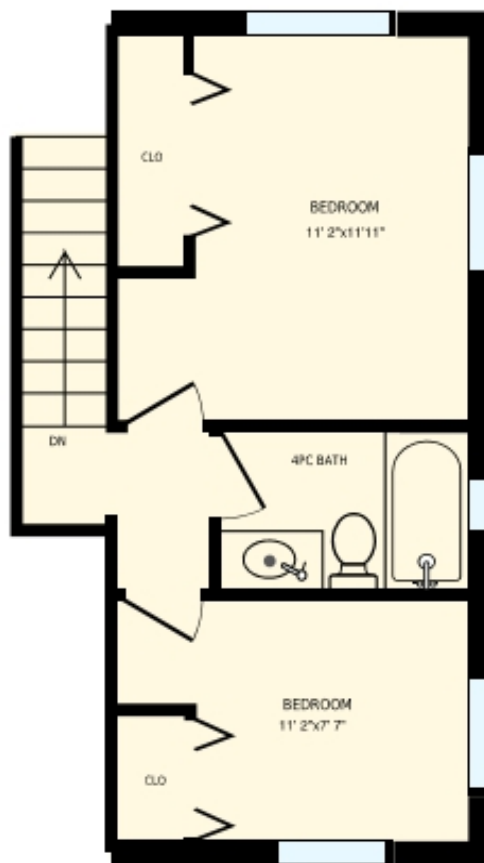
Heat is via wood stove with a water jacket on the wood box area to heat water which is stored in the range boiler directly behind the blaze king stove. There is also a propane fired hot water tank as a back-up.

The cottage is fully wired with a sub-electrical panel box hooked directly to the panel in the main home. The refrigerator is a RV type which runs mainly on electricity but can be switched to propane. There is also propane lighting on the main level. Flooring on the lower level is 2"x6" tongue and groove spruce or pine with the upper level finished with carpeting in the bedrooms and cushion linoleum in the bathroom. The roof is finished with asphalt shingles (replaced 2007).





Guest House Lower
290 sq.ft.



Guest House Upper
322 sq.ft.




825 Gorge Harbour, Cortes Island, BC

Guest House

PREPARED FOR:
Suzi Jack
Realtor
Dockside Realty

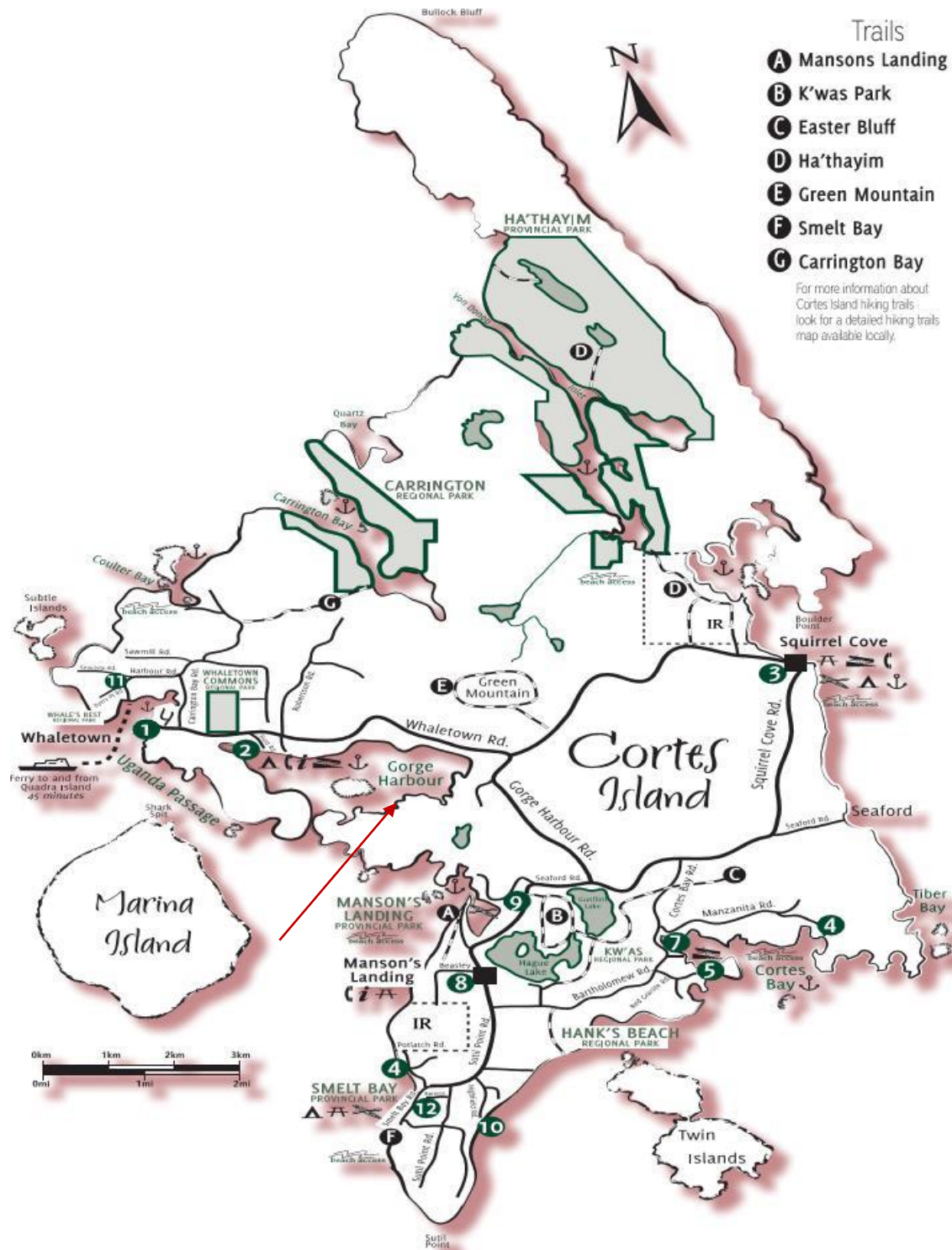
Interior Area 610 sq. ft.
Exterior Area

 Included Area

PREPARED ON:
Aug, 2017

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For method of measurement please see <https://youriguide.com/measure/>.

Area Map



An aerial photograph of a small, white, two-story house with a porch, situated on a rocky shore surrounded by dense evergreen forest. The house is nestled between a sandy beach and the water. The surrounding area is heavily wooded with tall evergreen trees. The water is a deep blue-green color.



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