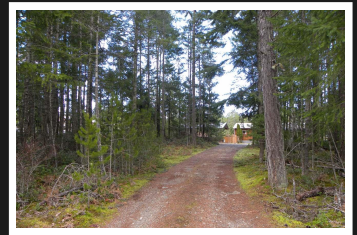


*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

389 OAKDOWNE ROAD

\$564,900



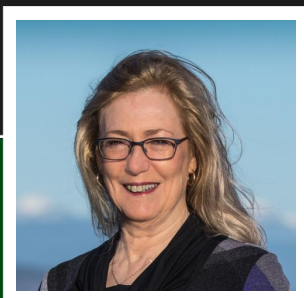
389 Oakdowne Road, Qualicum Beach

Income producing 5 level acres in Qualicum North, just 10 minutes to downtown Qualicum Beach & 15 minutes to Parksville! 379 Oakdowne is the main residence, a spacious 2 bed, 2 bath home with fenced back yard, front & back decks, a large meadow & tree lined back boundary is acres & acres of forest reserve land. 389 Oakdowne Road is the legal address for the 5 acres & the location of the single wide mobile home. The tenants have lived there 7-8 years & would love to stay (\$865 per month, including \$50 towards hydro). The peaked roof was installed in 2003, 2008-09 the exterior walls improved with wood sided board & baton over the original aluminum siding & rigid styrofoam insulation, new vinyl thermal pane windows, batts of insulation under flooring, wiring & vapour barrier in the crawlspace and a brand new woodstove has been installed. A large greenhouse was removed 2 years ago, the water & wiring are still available to hook up. Two separate hydro meters for each home, a shared septic system with a large tank is located in ground behind the rental unit.

Priced at
\$564,900

Bedrooms	2
Bathrooms	2
Lot Size	5.03
Floor Space	1334

Age	1974
Taxes	1926
Tax Year	2019
MLS#	466811



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