An architectural gem, whose design mirrors the rocky shoreline and showcases gorgeous ocean views from almost every room, this unique high bank waterfront property is in the special island enclave of Maracaibo Estates. Known for its commitment to land stewardship, Maracaibo is a bare land strata community offering extensive recreational amenities. Quiet, private, sited on a promontory for maximum light and ocean vistas, this special home features soaring ceilings, stunning stone fp, new 50 yr roof, a gracious layout. Main flr principal suite features spacious bedrm (gas fp), 5-pc ensuite incl soaker tub with views, its own deck for private hot tubs and relaxation; lots of space in separate office for 2 desks. Kitchen and main living spaces have easy access to decks, garden, patios. Extras: dble garage, greenhouse, established veggie garden. Maracaibo facilities include marina, swimming lagoon, tennis courts, walking trails, cottages, clubhouse. Maracaibo share purchased separately.

### Interior

<table>
<thead>
<tr>
<th>Lower</th>
<th>Main</th>
<th>Second</th>
<th>Third</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fin SqFt</td>
<td>2,118</td>
<td>735</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bedrooms</td>
<td>1</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bathrooms</td>
<td>2</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchens</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

### Exterior/Building

- **Built (Est):** 1998
- **Construction:** Wood
- **Lgl NC Use:** Access: Road: Paved
- **Exterior Ftrs:** Balcony/Deck, Balcony/Patio, Fencing: Partial, Garden, Low Maintenance Yard
- **Floor, Wood Instr:** Cathedral Entry, Dining Room, Soaker Tub, Storage, Vaulted Ceiling(s), Workshop
- **Storeys:** Cathedral Entry, Dining Room, Soaker Tub, Storage, Vaulted Ceiling(s)
- **Bldg Warranty:** Poured Concrete
- **Bldg Style:** West Coast
- **Front Faces:** Southwest
- **Interior Ftrs:** Cathedral Entry, Dining Room, Soaker Tub, Storage, Vaulted Ceiling(s)
- **Parking:** Attached
- **Driveway:** Garage Double
- **Garage Spcs:** 0
- **Sewer:** Septic System
- **Restrictions:** Building Scheme, Other, Restrictive Covenants
- **Lot Acrs:** 2.03
- **Park Spcs:** 4
- **Garage Spcs:** 2
- **Services:** Cable Available, Garbage, Underground Utilities
- **View:** Ocean
- **Shape:** Cooperative
- **Waterfront:** Ocean
- **Water:** Cooperative

### Lot

- **Lot SqFt:** 88,427
- **Carport Spcs:** 0
- **Park Type:** Attached, Driveway, Garage Double
- **Sewer:** Septic System
- **Garage Spcs:** 0
- **Sewer:** Septic System
- **Services:** Building Scheme, Other, Restrictive Covenants
- **Restrictions:** Building Scheme, Other, Restrictive Covenants
- **Lot Ftrs:** Cul-de-sac, Private, Marina Nearby, No Through Road, Quiet Area, Recreation Nearby
- **Lot:** 2.03
- **Park Spcs:** 4
- **Garage Spcs:** 2
- **Services:** Cable Available, Garbage, Underground Utilities
- **View:** Ocean
- **Shape:** Cooperative
- **Waterfront:** Ocean
- **Water:** Cooperative

### Legal/Public Records

- **Assessed:** $1,335,000
- **Assess Yr:** 2020
- **Past Val:** $1,455,000
- **Plan No:** VIS905
- **Lot:** 79
- **District Lot:** 9
- **Land District:** 16
- **Zoning:** Residential
- **Roll No:** 1177170
- **Tax Year:** 2019
- **Taxes:** $6,332
- **Lot:** 79
- **Assess Yr:** 2020
- **Plan No:** VIS905
- **Lot:** 79
- **District Lot:** 9
- **Land District:** 16
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- **Assess Yr:** 2020
- **Plan No:** VIS905
- **Lot:** 79
- **District Lot:** 9
- **Land District:** 16
- **Zoning:** Residential
- **Roll No:** 1177170
- **Tax Year:** 2019
- **Taxes:** $6,332

### Strata

- **Strata Fee:** $236
- **Complex:**
  - **Str Fee Year:** 2020
- **Park Cmn Sp:**
  - **Str Fee Year:** 2020
- **Yngst Age:** 0
- **BBQs Allwd:** Yes
- **Depr Rpt?:** Yes
- **Rent Allwd?:** Some Rentals See bylaws.
- **Pats Allwd:** Yes See bylaws.
- **Smoking Byl:** Unknown

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.