



Presented by:
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Active
R3096756

Board: V
House/Single Family

6101 -6099 CORACLE DRIVE

Sunshine Coast
Sechelt District
V7Z 0C9

Residential Detached

\$2,690,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,690,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet): 109.00	Bathrooms: 4	Age: 5
Frontage(metres): 33.22	Full Baths: 3	Zoning: R-1
Depth / Size: 260 IRR	Half Baths: 1	Gross Taxes: \$11,559.83
Lot Area (sq.ft.): 25,700.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.59	P.I.D.: 008-071-497	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Panoramic Water		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Propane Gas**
Fuel/Heating: **Forced Air, Heat Pump, Propane Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

Total Parking: **4** Covered Parking: Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 56, PLAN VAP11229, DISTRICT LOT 4679, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Guest Suite, Storage, Swirlpool/Hot Tub**

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby, Waterfront Property**

Features:

Finished Floor (Main):	1,503	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	7'10 x 11'4			x	Floor #Pcs
Finished Floor (AbvMain2):	807	Main	Living Room	17'7 x 17'9			x	Main 2
Finished Floor (Below):	303	Main	Dining Room	10'4 x 16'3			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	12'5 x 12'5			x	Above 5
Finished Floor (Total):	2,613sq. ft.	Main	Primary Bedroom	14'1 x 19'1			x	Abv Main 2 3
Unfinished Floor:	0	Main	Laundry	11'6 x 11'4			x	
Grand Total:	2,613sq. ft.	Above	Bedroom	19' x 17'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Flex Room	15'1 x 10'11			x	
		Below	Recreation Room	12'5 x 11'11			x	
		Abv Main 2	Bedroom	11'4 x 10'11			x	
		Abv Main 2	Living Room	9'2 x 10'11			x	
		Abv Main 2	Kitchen	8'1 x 10'11			x	
							x	
Suite: Licensed Suite		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Part		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 12							

Listing Broker(s): **Royal LePage Sussex - Tom Hassan** **Oakwyn Realty Ltd.**

Stunning Custom-built waterfront home completed in late 2020, approx. 2,600 sq.ft. of modern living on a private 25,700 sq.ft. lot with panoramic inlet views. Thoughtfully designed over 2 levels, this 2-bedroom+ den, 3-bathroom residence features an open living plan, chef's kitchen, expansive entertaining deck, spa-style hot tub, and quality finishes throughout including gas fireplace, heat pump, remote-controlled blinds and skylights, and built-in speaker system. Fully detached 500 sq.ft. 1-bedroom cottage currently operates as a successful Airbnb, ideal for guests or rental income. Level driveway, exceptional privacy, and striking modern design. Located close to Sechelt marina, trails, and town amenities. Only 30 minutes to Gibsons and approximately 1 hour ferry ride from West Vancouver.