

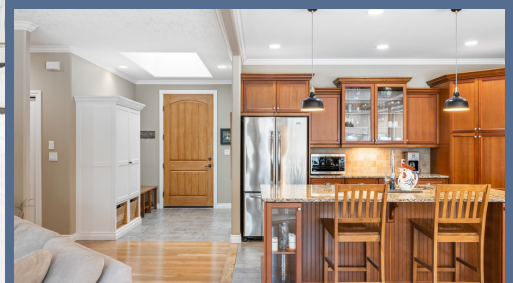
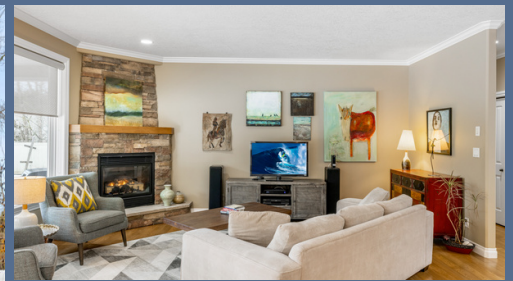


625 Rye Road

Qualicum Beach



625 Rye Road



Start fresh in 2022 in this 3bed/4bath home just blocks from Qualicum's quaint downtown shops & cafes. The sprawling rancher has great curb appeal, with landscaped planting beds and flowering trees.

Inside, you'll find high ceilings, crown molding, hardwood floors & lots of natural light. Your kitchen features granite countertops & upgraded light fixtures. There's plenty of room to entertain on the covered patio, which is part of your low-maintenance, fenced-in backyard.

Back inside, the entire main level is accessible, with a den at the front & a full bathroom that includes a large walk-in shower. The primary bedroom (also on the main level) boasts a walk-in closet & a beautiful ensuite with dual sinks + a soaking tub. Head upstairs to find the large third bedroom with its own bathroom. There is also lots of storage so downsizing will be a breeze.

What a location! Leave the car in the garage and walk to the dog park, restaurants & the beach!

625 Rye Road

Highlights

- Large rancher with bonus room
- 2,314 finished sq ft
- 3 bedrooms, den and 4 bathrooms
- Beautifully maintained
- Open concept
- Hardwood floors throughout living area
- Crown moulding
- Updated light fixtures
- Stainless steel appliances
- Granite countertops
- Fully accessible bathroom
- Cozy gas fireplace
- Large windows allowing lots of natural light
- Den off of front entrance - great for a home office
- Large walk in closet
- Soaker tub and heated tile floor in ensuite
- Plenty of storage
- Central Vacuum
- Heat pump - provides A/C
- Large lot - .29 acre
- Potential for garden suite
- Covered patio
- Gas BBQ box
- Fully fenced
- Gorgeous flowers including a rare Qualicum rose
- Garden boxes
- Storage shed
- RV parking
- Steps to Town Centre

About Qualicum

This picturesque town boasts a stunning beachfront park and walkway, four golf courses, and beautiful forested walking trails. Strolling through the village you'll find a collection of unique shops, cafes, and galleries. Qualicum residents are often found attending performances at the E.C.H.O Players Village Theatre or enjoying exhibitions and classes at The Old School House Arts Centre.



Drive Times from 625 Rye Road

Comox Airport - 56 minutes

Mount Washington - 1 hour

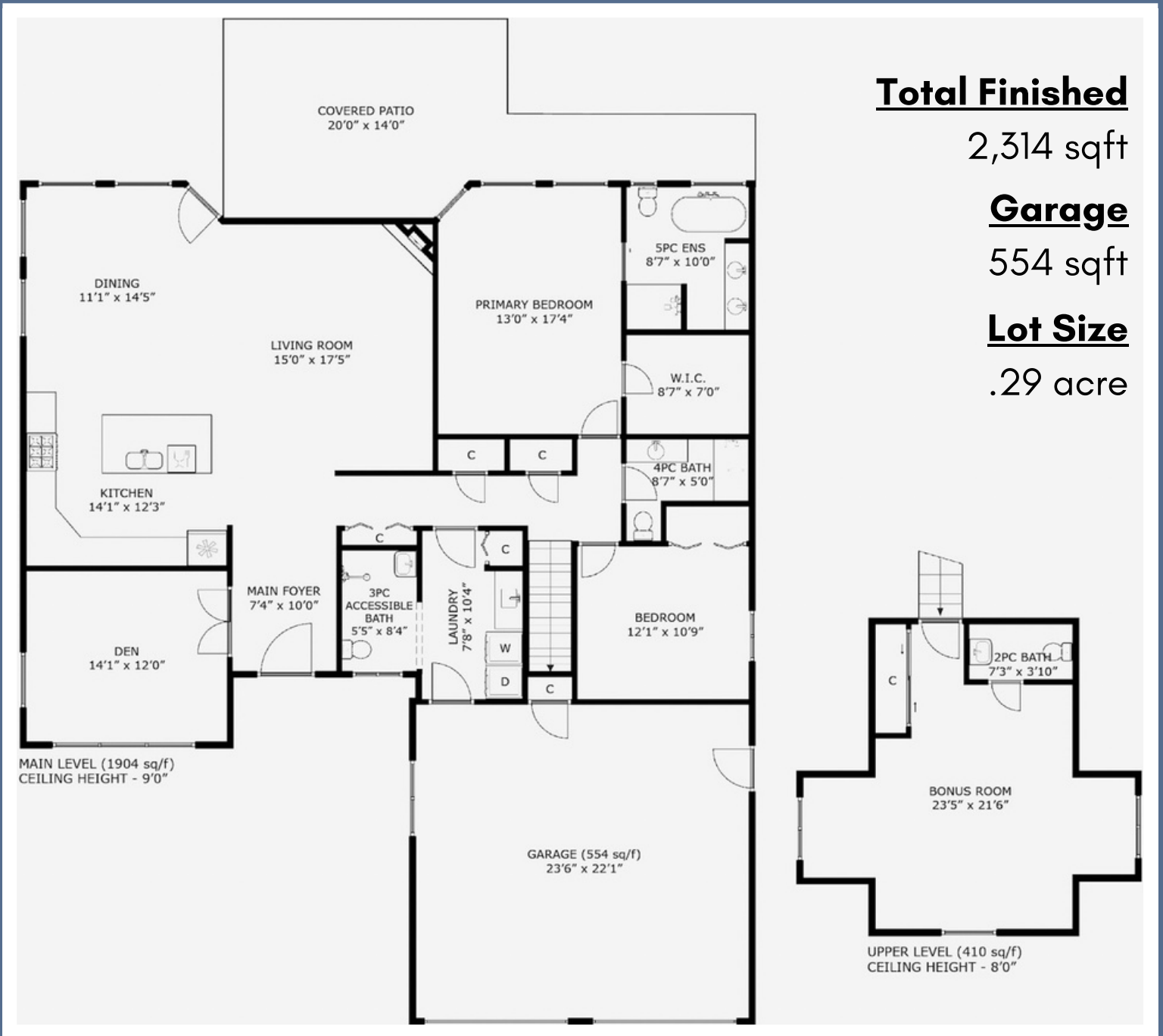
Shops of Qualicum - 1 minute

Nanaimo - 41 minutes

Nanaimo Airport - 51 minutes



Floor Plan



**All measurements are approximate and should be verified by the Buyer if important.