



Exclusive Listing

1285 Lynn Road

TOFINO



\$5,500,000



2



2



1500 sq/ft

Beachfront work of nature's art, old growth spruce, cedars and hemlock, salmon berries, salal, huckleberry, and privacy. A caretaker's cabin, and owner's dwelling on the famous Chesterman Beach. 2 Kilometers of flat sand upon which to walk leisurely for hours, surf, swim or meditate.

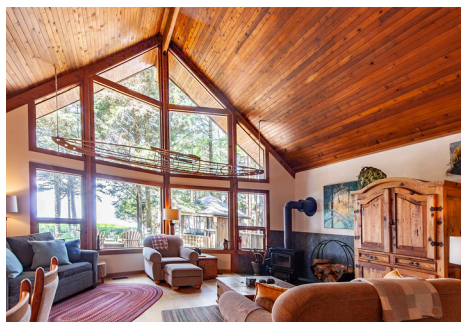
One bedroom cabin in the woods is appropriately situated near the back of the property, ultra-cozy with heated floors.

The West Coast style main home occupies the middle of the .67-acre lot. Very well maintained and appointed.

Two bedrooms with a spacious living room, kitchen, and dining rooms. Large deck with the requisite hot tub and incredible views.

A blazing fire in the woodstove is the absolute best inside on a stormy day. Read, write, cook, think, draw, paint or enjoy epic storm watching from your private front yard.

Beachcomb for sand dollars and glass balls. The world renowned Wickaninnish Inn is a short stroll down the beach for espressos and fine 5-star dining. The property includes one hundred feet of Canada's premium oceanfront.



This listing information is provided to you by:
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The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. *



Property Summary

Building Type

Single Family

Amenities

1989

Built in

1989

Land

Lot Size

0.67 Acres

View

View of water

Amenities

Gazebo, sauna



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Dimensions

Rooms	Main	2nd
Living	20'6" x 24'10"	
Dining	10'2" x 8'1"	
Breakfast Nook	4'8" x 6'10"	
Kitchen	10'2" x 9'4"	
Bedroom	9'10" x 9'3"	
Bathroom	9'10" x 4'0"	
Laundry	8'5" x 7'11"	
Master Bedroom		14'5" x 17'9"
Ensuite		5'6" x 17'9"
Hall		3'4" x 8'5"
Porch	6'6" x 20'9"	
Deck	28'2" x 24'11"	

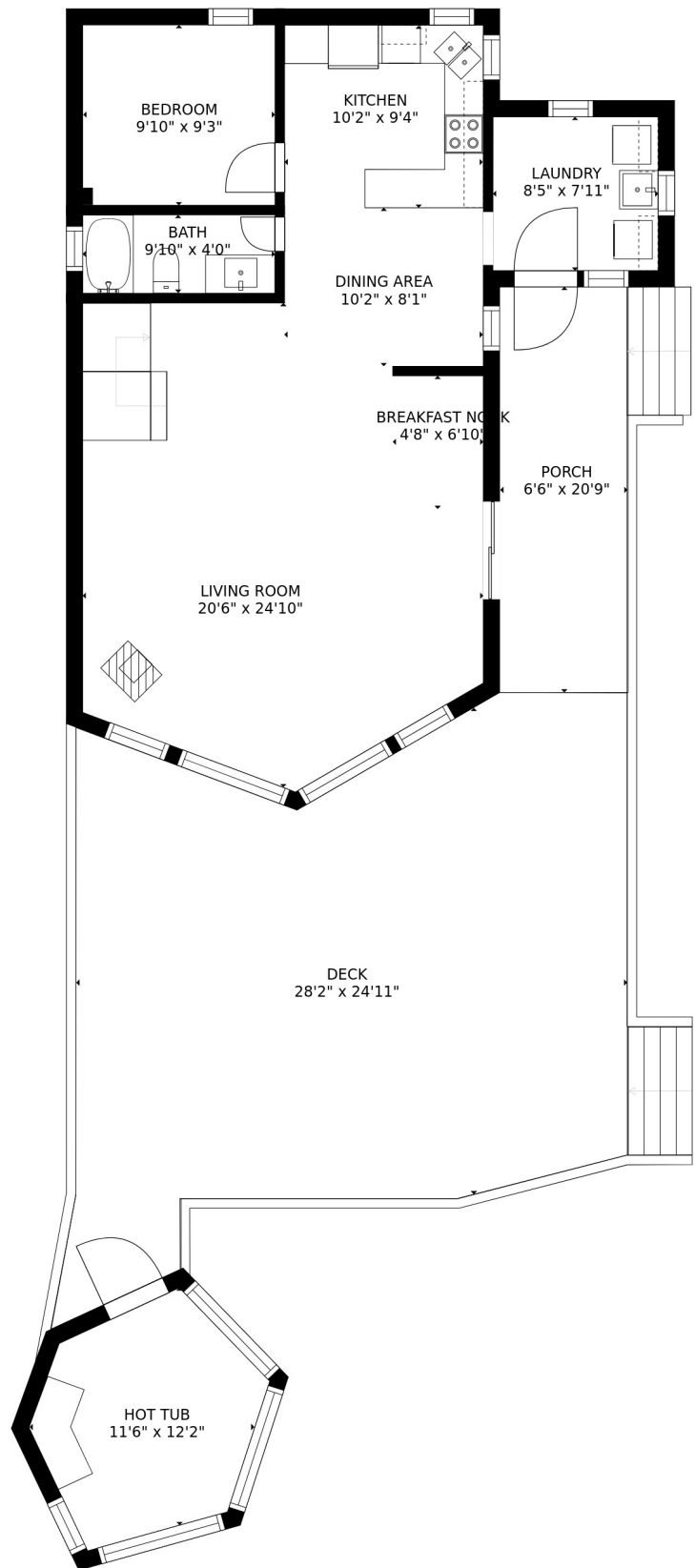


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First Floor

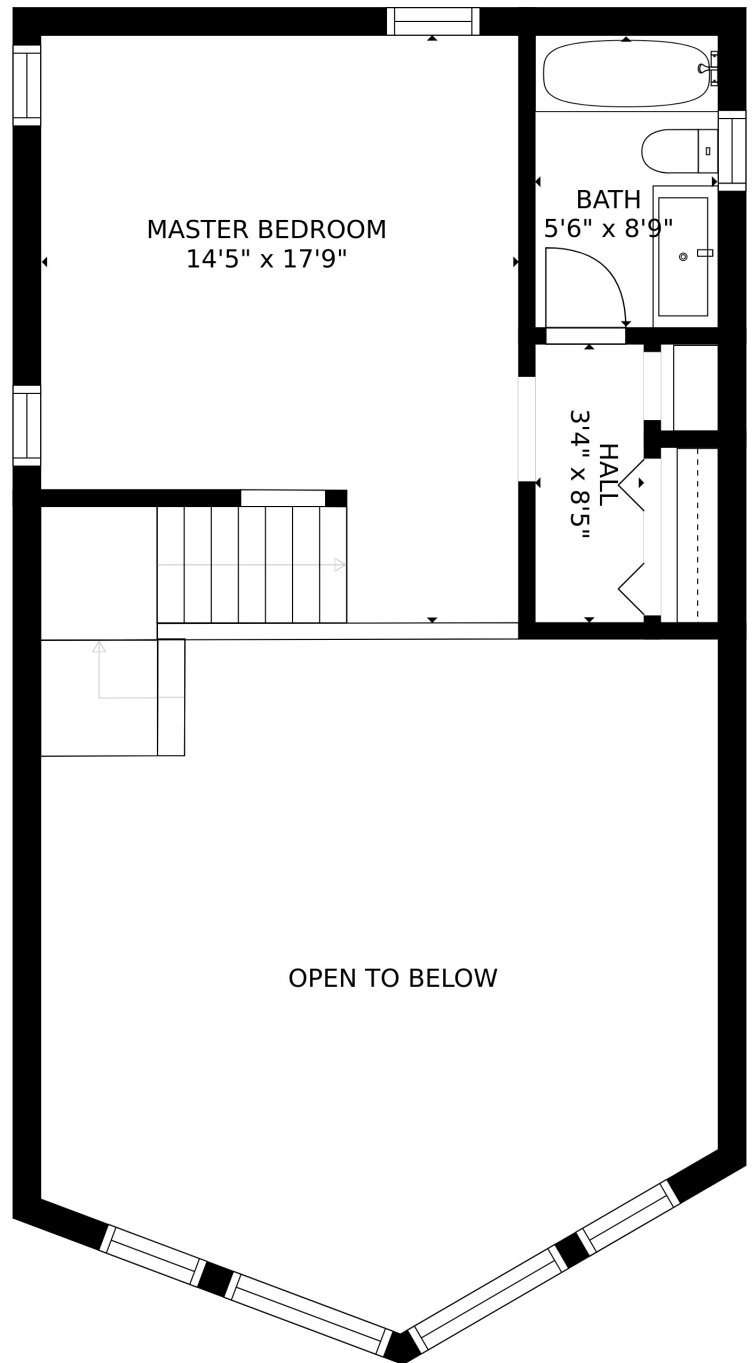


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Second Floor



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This District provides for residential development on large lots.

18.1 Uses Permitted

1. One single family dwelling;

18.2 Secondary Uses

1. Home Occupations;
2. [deleted by Bylaw 1222]
3. One Caretakers Cottage or One Secondary Suite; and,
4. Accessory buildings and uses.

18.3 Minimum Lot Area

Each lot shall have a minimum area of 1670 square metres (18,000 square feet).

18.4 Minimum Lot Width

Each lot shall have a minimum width of 27.4 metres (90 feet).

18.5 Maximum Building Height

The maximum height of a principal building shall not exceed 10.4 metres (34 feet), nor two storeys.

18.6 Minimum Yard Requirements

1. A front yard of not less than 12.2 metres (40 feet) in depth shall be provided.
2. Side yards of not less than 4.5 metres (15 feet) in width shall be provided on each side of a building.
3. A rear yard of not less than 9 metres (30 feet) in depth shall be provided.

18.7 Maximum Lot Coverage

The maximum lot coverage shall be 15%.

18.8 Off-Street Parking and Other Provisions

In accordance with the provisions of Part 4 and Section 6.3.



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