



# 1013 SLUGGETT

Brentwood Bay







FOR SALE



# 1013 Sluggett Road

Brentwood Bay

## SUMMARY OVERVIEW



|                |               |
|----------------|---------------|
| LISTING PRICE: | \$1,300,000   |
| LIVING AREA:   | 3,073 sq. ft. |
| BEDROOMS:      | 5             |
| BATHROOMS:     | 3             |







Exceptional investment opportunity for a revenue-generating property situated only one block from the ocean in one of Brentwood Bay's most desirable neighbourhoods. This side-by-side Duplex, w/ basement suite, is located on a 15,175 sqft R-2 zoned lot w/ a 93' frontage. Each side of the Duplex has a recently updated full self-contained suite with a south-facing fenced backyard w/ access to a lovely creek at the back. In addition, the basement offers a 3-bedroom, 1,507 sqft suite w/ a private entrance. The property features a huge private front yard, two separate driveways, and ample street parking. Recent updates include a new wood stove, two gas stoves, on-demand hot water, a gas furnace, new insulation, plumbing, electrical, perimeter drains, doors, and windows. Currently tenanted, this is a fantastic opportunity to add a solid property to your investment portfolio.





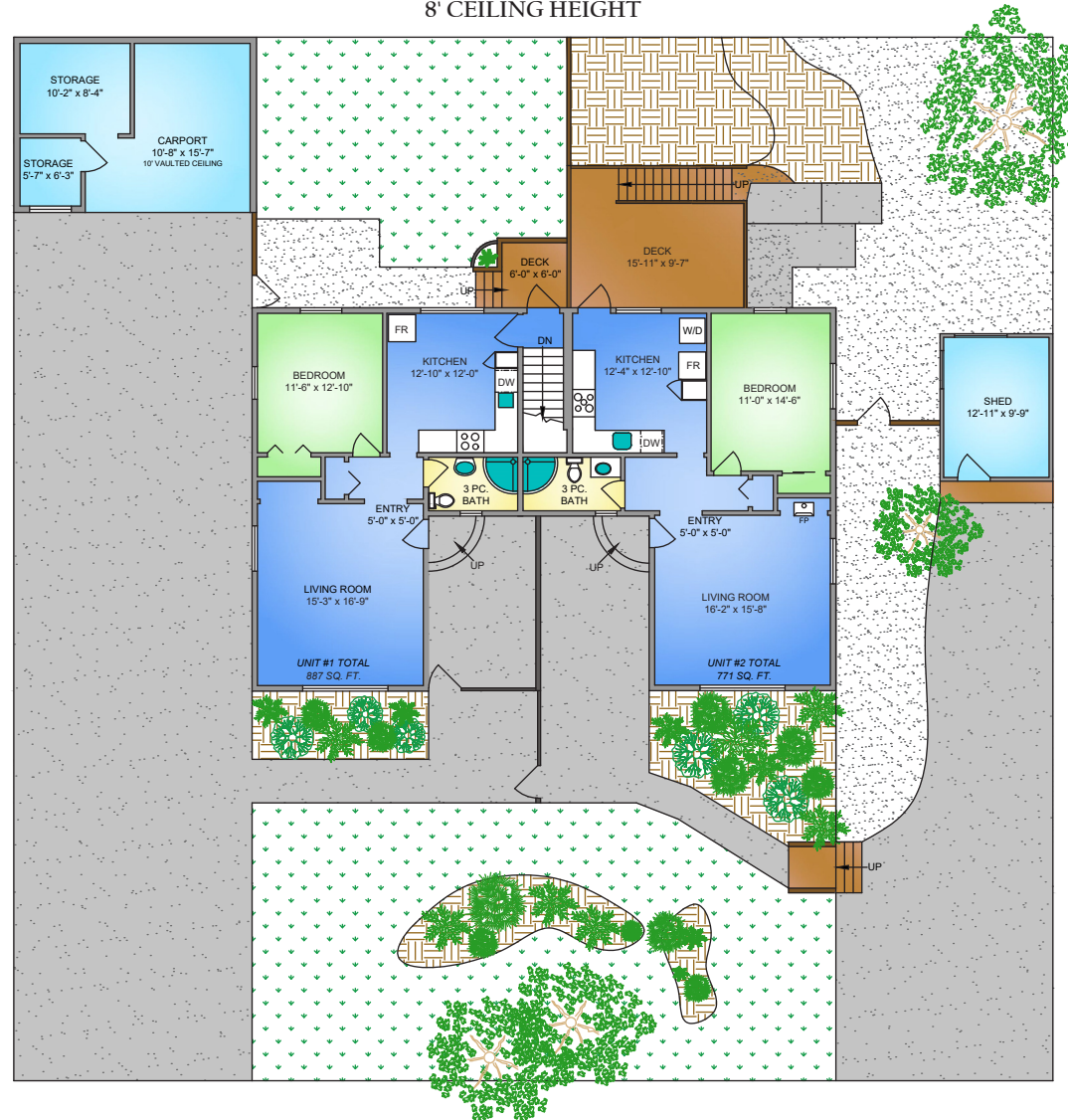
# Property Floorplan

Main Floor 1,566 sq. ft.  
Lower Floor 1,507 sq. ft.

**TOTAL AREA 3,073 sq. ft.**

Unfinished 57 sq. ft.  
Carport 573 sq. ft.  
Deck 203 sq. ft.

**MAIN FLOOR**  
**1566 SQ. FT.**  
**8' CEILING HEIGHT**



**NORTH**



0' 5' 10'

**SCALE**

\* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



**LOWER FLOOR**  
**1507 SQ. FT.**  
**7'-4" CEILING HEIGHT**

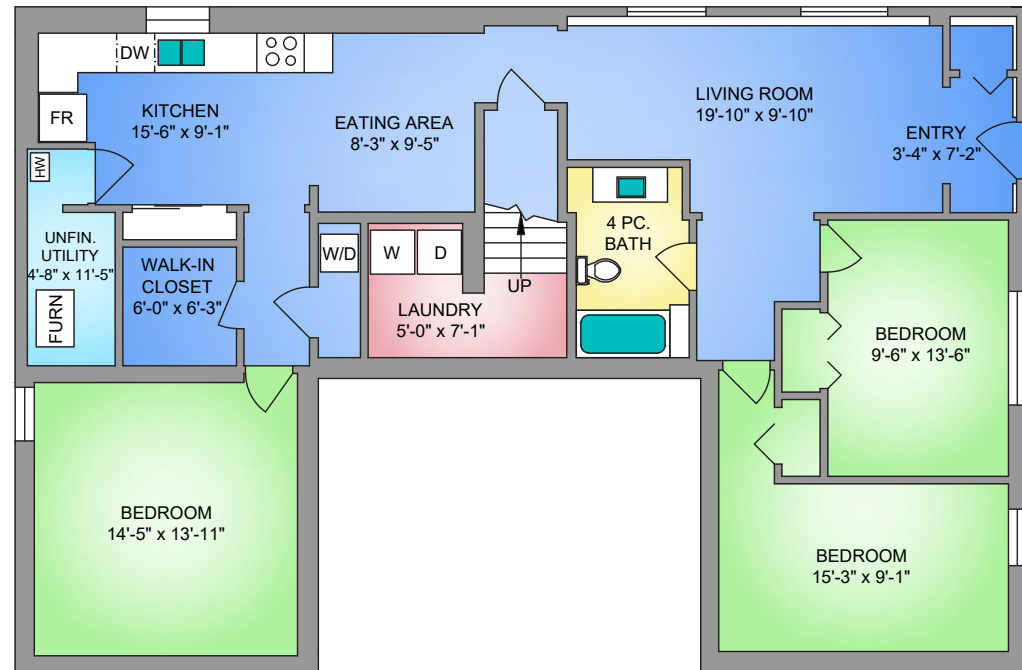


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## Property Photos

KITCHEN







# Property Photos

INTERIOR







## Property Photos

BASEMENT SUITE







# Property Photos

EXTERIOR

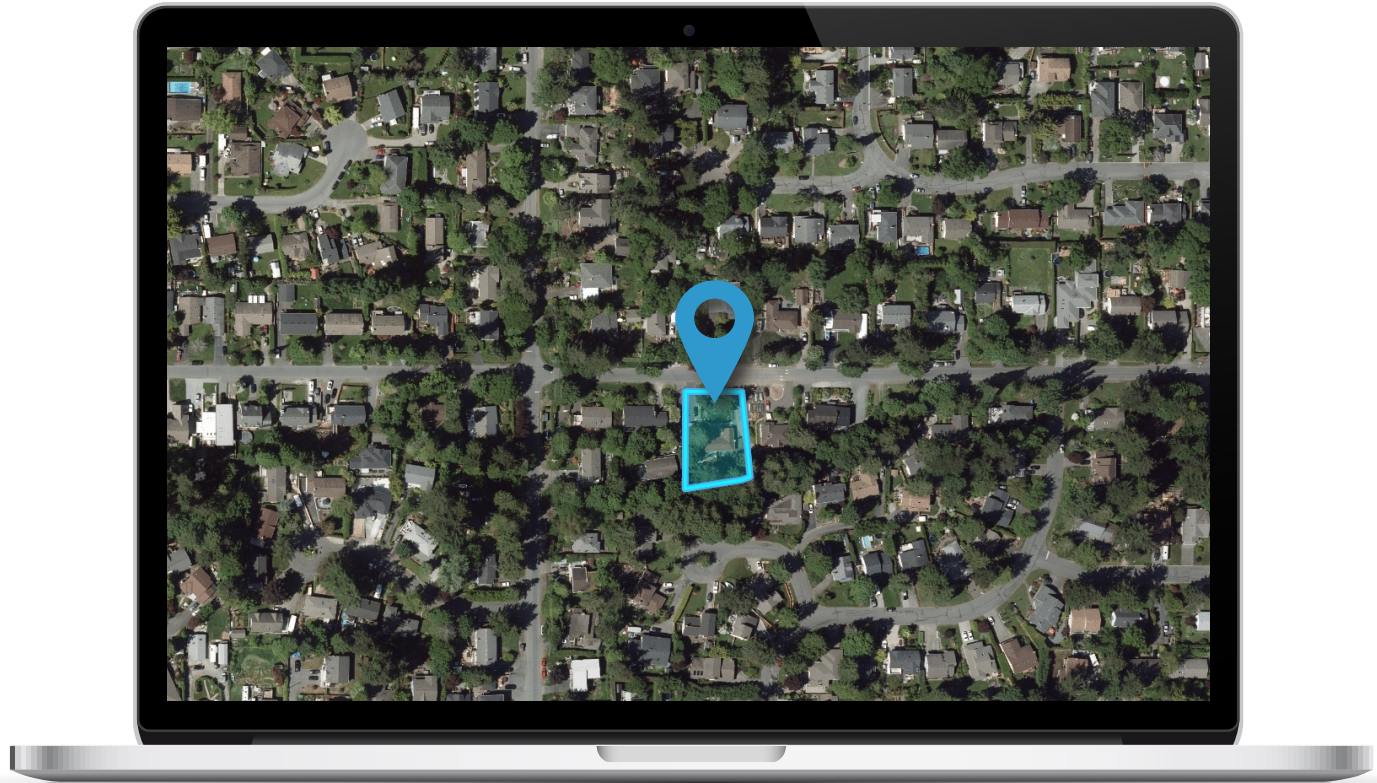






## Location

(GIS) MAPPING











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