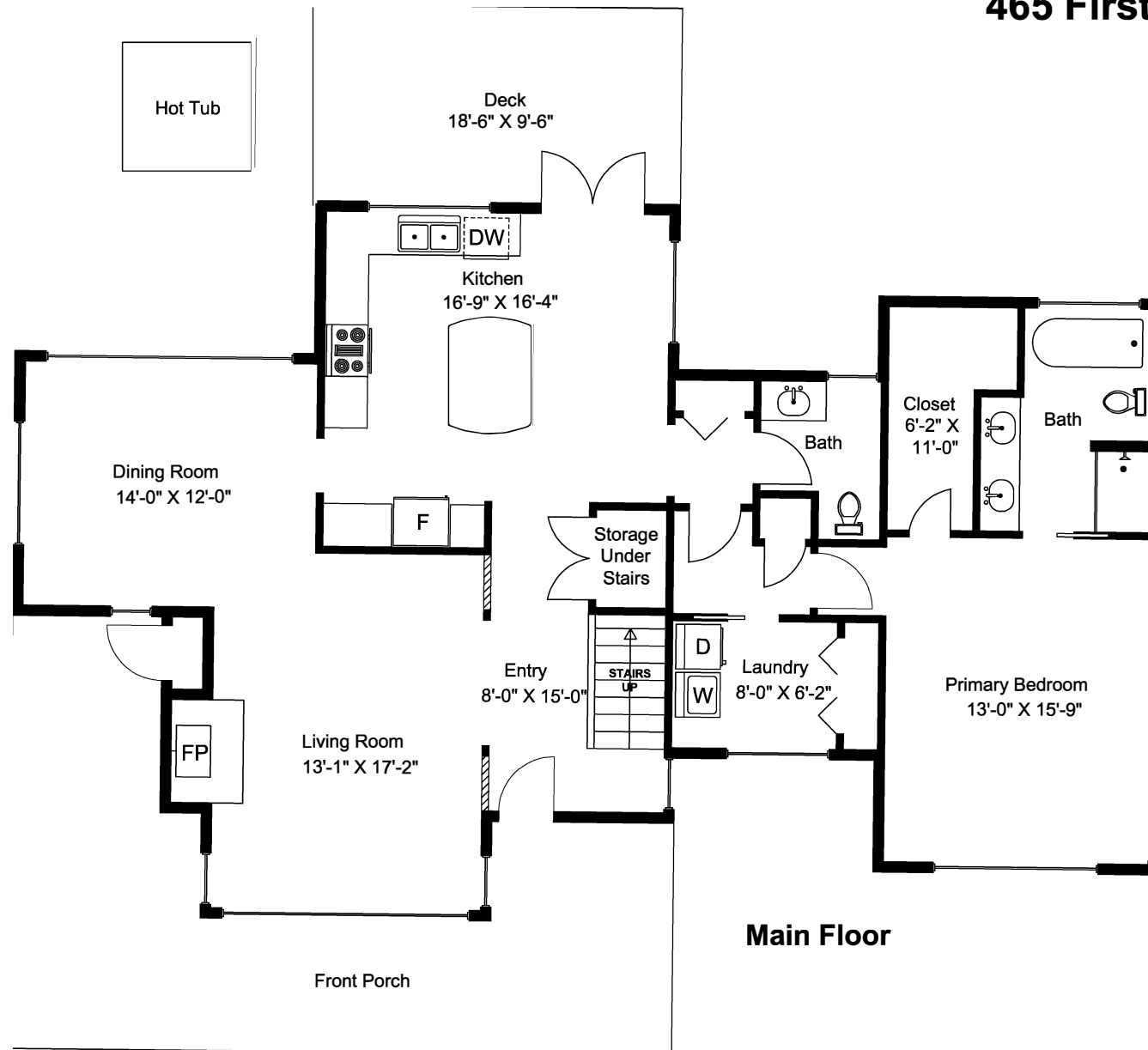


465 First Avenue West



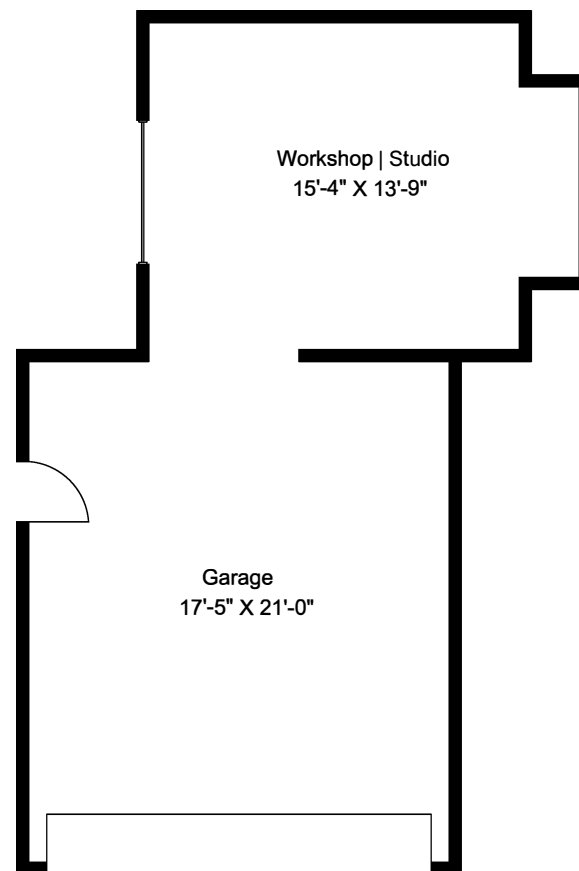
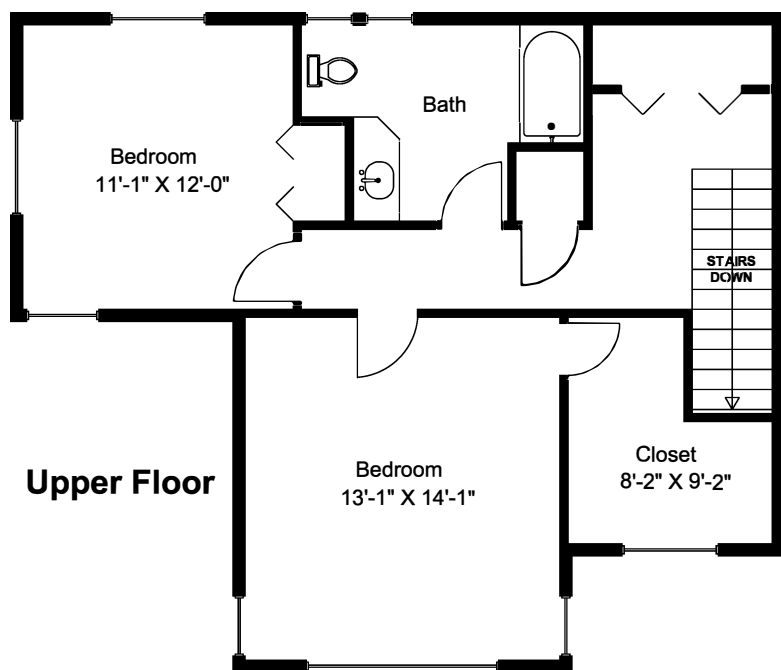
Main Floor

Main Floor = 1442 sq ft
Upper Floor = 700 sq ft
Total Area = 2142 sq ft
Garage = 404 sq ft
Workshop|Studio = 262 sq ft

Dimensions as shown are approximate and should be verified

Prepared for the Exclusive use of
Susan Forrest
Royal LePage - Parksville
from previous plans October 19, 2026

465 First Avenue West



Garage & Workshop | Studio

Features and Updates – 465 First Ave West, Qualicum Beach

Home Style & Interior Features

- **Cape Cod & Craftsman Style:** Beautifully appointed home combining classic Cape Cod charm with Craftsman character, quality millwork, and warm wood flooring.
- **Main-Level Living:** Spacious primary suite with ensuite bathroom featuring a claw-foot tub; the upper level offers flexible space for family, guests, or hobbies.
- **Kitchen Renovation (2023):** New countertops, stone backsplash with matching Italian tile accents, and upgraded stainless steel appliances, including a five-burner gas stove with double oven and range hood.
- **Hardwood Flooring:** Refinished existing fir hardwood throughout and installed matching engineered hardwood in the main-floor primary bedroom.
- **New Carpeting:** Installed upstairs bedrooms.
- **Interior Painting:** Professionally painted the main floor.
- **Hot Water (2023):** Installed two new water heaters.
- **Heating & Cooling (2023):** Installed a new high-efficiency Lennox gas furnace and air conditioning system.
- **Window Coverings (2025):** Installed new blinds and window coverings, including remote-controlled options.

Outdoor Living & Property Features

- **Private, Landscaped Lot:** Beautifully landscaped and exceptionally private yard, enhanced by garden hedge, complete fencing and a gate.
- **Covered Wraparound Deck:** Welcoming covered deck at the front entry, adding charm and outdoor living space.
- **Covered Rear Deck:** Accessed from the kitchen, with views of the private yard and a convenient step-in hot tub adjoining the deck.
- **Detached Double Garage & Workshop/Studio:** Separate double garage with an adjoining, versatile workshop/studio featuring convenient access, multiple 250V outlets, four skylights providing abundant natural light.
- **Outdoor Living:** Added a natural gas hookup for the barbecue.
- **Roof (2026):** Installed a new fiberglass shingle roof with a 25-year guarantee.
- **Exterior Painting (2026):** Professionally painted the entire house and garage using paint with a 25-year guarantee.
- **Hot tub with cover**

Location

- **Convenient Qualicum Beach Location:** Situated on a private lot close to the Town of Qualicum Beach, with walking access to town amenities, the beach and the area's scenic trail system.