

1019 De Costa Pl

Features



3-bed 3.5-bath 2,190+sf 2-car



Highlights ✨

- Waterfront living across 3 levels – turn-key ready
- Panoramic views from floor-to-ceiling windows in every room
- Swim, kayak, or paddleboard from the shared and licensed dock (minimum 6' depth at low tide)
- Unobstructed views of the Gorge waterway & park
- Studio suite at garden level with separate entrance, kitchenette, bath & living room
- Attached double garage with ample storage and shelving
- Full-width deck with unobstructed waterfront sight-lines, featuring gas outlet for BBQ or heater
- Secure under-deck kayak or SUP storage
- Mature, low-maintenance garden with irrigation (no lawn), fresh water hose, electrical outlets
- Built-ins, central vacuum, 2 murphy wall beds
- Quiet cul-de-sac, steps from Banfield park swimming dock, Fry's Bakery, Fol Épi, Galloping Goose cycling/walking Trail, Fairways Market & Gorge Vale Golf Club
- No monthly strata fees
- Pets, rentals, BBQ allowed

Renovations and Updates 🛠️

▶ 2019

- New garage door

▶ 2020

- Bosch kitchen appliances, custom cabinetry
- Quartz countertops throughout
- New plumbing & fixtures (incl. laundry)
- Updated wiring & new sub-panel
- Underfloor heating in all tiled surfaces w/ smart thermostats
- Triple-head heat pump
- LED lighting w/ dedicated drivers
- White oak hardwood flooring (all levels)
- Floor-to-ceiling panoramic euro windows & sliding doors

▶ 2021

- New full-width balcony w/ frameless glass railings

2023

- ▶ • Retaining wall
- Extended waterfront deck w/ frameless glass railings, integrated planters & outlets
- Under-deck storage for kayaks & SUPs
- Outdoor patio stonework

2024

- ▶ • New roof
- New skylight



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REALTOR®



Floorplan

TOTAL FINISHED SQFT 2191 sq.ft

EXCLUDED SQFT

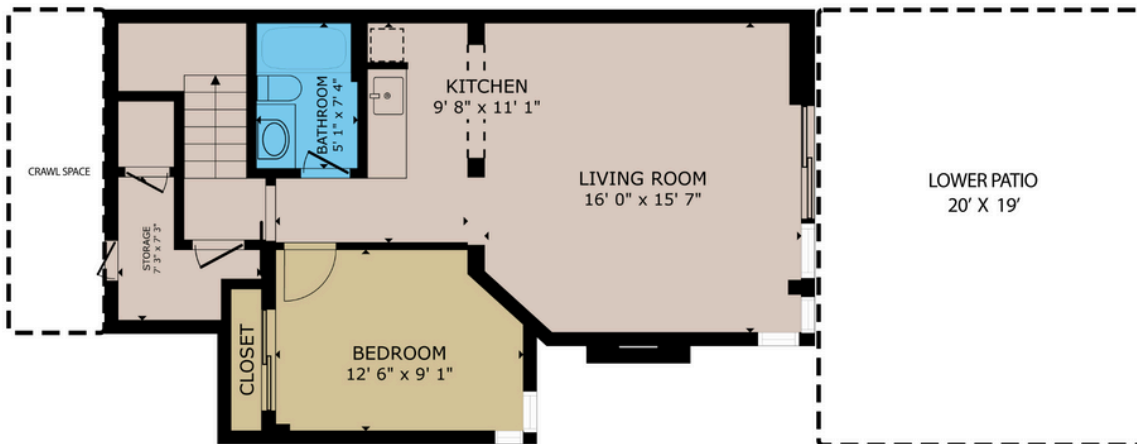
BALCONY/PATIOS 805 sq.ft
GARAGE 465 sq.ft



FLOOR 3
CEILING HEIGHT 8ft 720 sq.ft



FLOOR 2
CEILING HEIGHT 9ft 775 sq.ft



FLOOR 1
CEILING HEIGHT 8ft 696 sq.ft

Floor 2

Main kitchen with ocean views
Open concept living/dining with 9' ceilings
Powder room and full-width balcony



Floor 3

Primary bedroom with ensuite,
secondary room with murphy bed / office,
full bath with laundry, and double garage



Floor 1

Garden level walk-out
Covered and un-covered stone patio area
Bedroom with kitchenette and full bath



Neighbourhood



Gorge Waterway



Banfield Park



Galloping Goose

Salient Facts

Year Built	1980 (45 years)	Lot size	4,684 sqft approx.
Property Tax	\$6,459 (2024)	Interior finished	2,191 sqft approx.
BC Assessment	\$1,319,000 (2025)	Interior unfinished	1,270 sqft approx.
Zoning	RD-1	Services	Natural gas, electrical, sanitary, water, cable, underground
Non-conforming strata	Enjoy the independence of a strata-titled home — with no shared meetings or monthly strata fees. This legal non-conforming strata offers flexible ownership with the privacy and feel of a detached residence. The two strata lots only share annual blanket insurance + municipal dock license fees.		
Notes	Municipal Right of Way (ROW) in rear yard (see title) Municipal Park at foreshore (see legal map) All work done with permits, Ener-guide rating of 116 Camera system included, does not require subscription		
Exclusions	Art work, wall-hung mirrors (3), personal belongings.		
Occupancy	Owner-occupied, negotiable possession dates		

Property Marketing Buyer Representation Rental Management

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Justin Miller

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