

1918 Chelsea Rd, Courtenay

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GORGEOUS CUSTOM TIMBER FRAME HOME in an incredible location! Tucked away on a private cul-de-sac just 1 minute from Kitty Coleman Beach, boat launch and scenic trails, this stunning West Coast home offers 21' soaring ceilings with 18" exposed posts and beams, 33 windows, radiant heated stamped concrete floors and wide-plank hemlock flooring with Purple Heart inlay. The open-concept main level features a gourmet kitchen with custom fir cabinetry, granite island, Wolf 5-burner cooktop and stainless appliances, flowing into the dining and living area with wood stove and French doors to a spacious deck. Two bedrooms each feature their own ensuite. Outside you'll find mature landscaping, greenhouse, covered boat storage and an impressive 1,500+ sq. ft. insulated shop with 100-amp service. A rare offering in a peaceful seaside neighbourhood.



Property Highlights

Exceptional Construction

- Hand-crafted West Coast timber frame home
- 21-foot soaring ceilings with impressive 18-inch exposed posts and beams
- 33 strategically placed windows providing outstanding natural light throughout the day
- Hemlock wide-plank flooring with Purple Heart inlay
- Unique alpine wood sourced from Mount Washington
- Metal roof

Gourmet Kitchen

- Custom handcrafted fir cabinetry
- Beadboard cabinet backing
- Dovetail drawers with soft-close hardware
- Premium 5-burner Wolf propane range
- High-end stainless steel appliances

Comfort & Efficiency

- Radiant hot water heating beneath all stamped concrete floors
- Baseboard heating in rooms with wood flooring
- Efficient wood stove
- Electric hot water tank

Outdoor Features

- Beautifully landscaped property backing onto Woodland Gardens
- Mature cedar hedge providing excellent privacy
- Large maple and fir trees
- Japanese maple
- Apple tree and three plum trees
- Wisteria and clematis
- Custom greenhouse featuring steel raised beds and barn-style door
- Shallow well with excellent water supply that has never run dry

Garage & Workshop

An outstanding **1,500+ sq. ft. insulated garage/shop** featuring:

- 100-amp electrical service
- Three 220-volt outlets
- 9'9" ceilings
- Covered exterior storage
- Ideal for hobbyists, tradespeople, collectors, or home-based businesses.

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Additional Features

- Original septic system recently pumped with new riser and lid installed
- Exterior-access 4-foot crawl space with concrete floor
- CR-1 zoning with potential for a carriage house (buyer to verify).

Location

- Peaceful rural setting
- Woodland Gardens at your back door
- Large neighbouring parcels enhance privacy and tranquility.

The home is approximately one minute to Kitty Coleman Boat Launch which is one of the Comox Valley's hidden gems, offering:

- Two public boat launches
- Swimming and kayaking
- Beachcombing
- Picnic areas
- Oceanfront camping
- Forest walking trails
- Approximately **900 metres of shoreline**
- A magnificent **500+ year-old Douglas fir** within the park
- Public boat launch
- Sandy beach



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