



## 133 Shelly St, Parksville

[CLICK HERE](#) Photos

[CLICK HERE](#) Web page

[CLICK HERE](#) IGuide tour

[CLICK HERE](#) Floor plans

[CLICK HERE](#) Title and contents

[CLICK HERE](#) Site Survey

[CLICK HERE](#) Englishman River Estuary and trail system

[CLICK HERE](#) Subdivision potential /options

[CLICK HERE](#) Auto Prop Report

[CLICK HERE](#) Property Disclosure Statement

The property is located just steps away from the entrance to Estuary Park on nearly 3/4 acre. Connections to city water, sewer, and natural gas make it ideal for further development. Current RS1 zoning allows for the subdivision of two additional lots while retaining the main home, or the subdivision of four lots with two principal homes and suites on each if the existing home is removed. The property currently has a four-bedroom log home with an in-ground basement. Across the street, the City of Parksville and the Nature Trust of BC plan to conserve a 13-acre property and add walking paths to the estuary. Along The Englishman River Estuary Trails you will have views of the river, salt marshes, the estuary, forested areas and the ocean. There are several different loops around the park varying in length.

Check with land surveyor and City Hall Planning for clarification on number of lots, costs and timeline