

Ocean View Home on 10 Acres



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101 Mitchell Bay Rd

Sointula, Malcolm Island

\$949,000 Canadian



bcoceanfront.com

ROYAL LEPAGE®
Advance Realty Ltd. 

An inviting 1708sqft home with beautiful workmanship and lots of special touches, in a small neighbourhood of oceanside homes.



Mitchell Bay is on the south-west end of Malcolm Island and is considered the premier location on this beautiful island serviced by BC Ferries. The property is across from beautiful walk on pebble beach, separated just by the very quiet Mitchell Bay Rd out front.

The property offers 10.7 acres of partially developed land, mostly level and with due south exposure. The home is at the front of the property, with a small scattering of fir trees at the road adding some nice privacy. Two small,

fenced garden areas sit near the house, with raised boxes and fruit trees. The driveway comes to the covered entrance back of the home where there is ample parking. The driveway then continues through the trees to the back third of the property where there is a small shop and open area.

Built with an eye to the west coast surroundings, the 2 bedroom home is a wonder of woodwork and takes full advantage of its natural surroundings, with large





1708sqft home | 2 bed/2 bath | 10.7 acres

windows and an oversized overhang that covers not only the front and back but also the sides of the home. This allows for true year-round enjoyment of the outdoor patio, with glass panels in part of the wide overhang roof out front adding additional natural light.

A large foyer welcomes you from the covered porch at the back of the home. Glass French doors open from the foyer into the rest of the home. Heated tile floors throughout the main floor add to the welcoming ambiance, as do the warm wood beams. A hallway leads to the open concept living area at the front of the home, where a wood stove sits between the living and dining spaces. Large windows look out over the covered front patio and through the trees to the ocean. A glass door opens onto the patio from the dining room. The kitchen is adjacent to the dining area, with a peninsula dividing the two spaces. The kitchen features attractive farmhouse cabinetry and a large farmhouse sink, two different colours of tile





heated tile floors | garden areas | 318sqft shop

backsplashes, black appliances and attractive feature drop lighting. The peninsula has lower cabinets on the kitchen side and a bar top counter on the dining room side. There is a pantry with full door in the kitchen as well.

The large, primary bedroom sits in the front corner of the main floor, with a glass door providing access to the front covered patio. A small hallway provides access to a 3 piece bathroom with a shower.

A beautiful solid wood staircase leads to the upper level, opening into an office space landing. A door from that open landing area leads to another bedroom which spans the front of the home, with vaulted ceilings and French doors out to a private, covered balcony with ocean views. This room also has a walk-in closet with windows. On the other side of the landing is a large bathroom, with a clawfoot tub, vanity with raised basin sink and windows on three sides.





The main floor lives like a rancher and could be used as such with the upper level used primarily for guests. Alternatively, the upper bedroom could be used as the primary with the downstairs bedroom making a lovely guest room. The upper floor could even be used for a den, hobby space or large office space as well as additional guest beds.



The woodwork in this home is superb, with mortise tenon joinery inside and out, timber framing, cedar soffits, wood siding, fir doors and a Craftsman front door. The covered patios and entryway porch are stamped concrete.

The home has BC Hydro electrical service with a back-up solar power system of 6 panels (on the roof) and 8 batteries. There is 200amp service. The tiles are heated with infloor radiant heating. The well was drilled in 2007 and the permitted septic system was installed in 2008. The outside tap has both hot and cold water – a nice touch for rinsing off!





The 318sqft shop at the back of the property has a 10ft roll up door and concrete floors along with an additional 155sqft of open space storage with roof coverage. Near the home is a covered 8x15.5ft wood storage shed.

This property offers a serene piece of west coast island living, with a warm and inviting well-built home and lots of room for toys, gardens, and more. With gorgeous Mitchell Bay out front offering beautiful oceanfront for walking, swimming and boating adventures, this is an amazing opportunity for a coastal property to call your own.

Malcolm Island and the town of Sointula offer a picturesque west coast lifestyle. Sointula was originally founded by Finnish immigrants in the early 1900s looking for a better way of life, and that history is still reflected in the town. It has also been an active fishing centre in the region. Accessed by ferry from Port McNeill on Vancouver Island, Sointula has





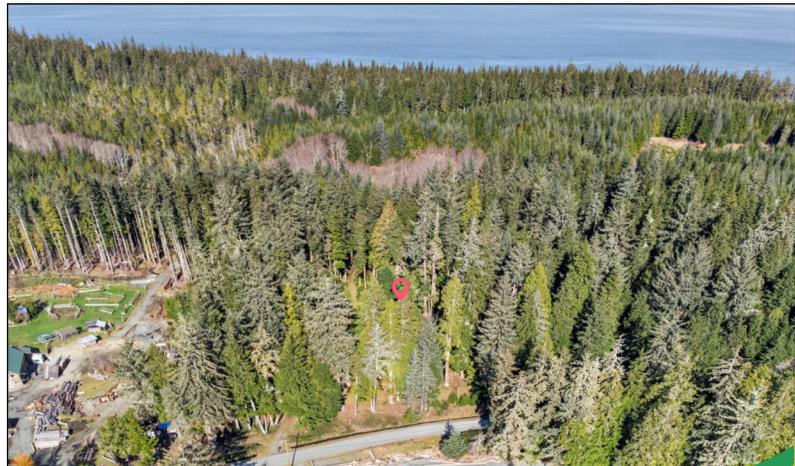
shopping, fuel services, private and public docks, a library and a medical clinic among other amenities.

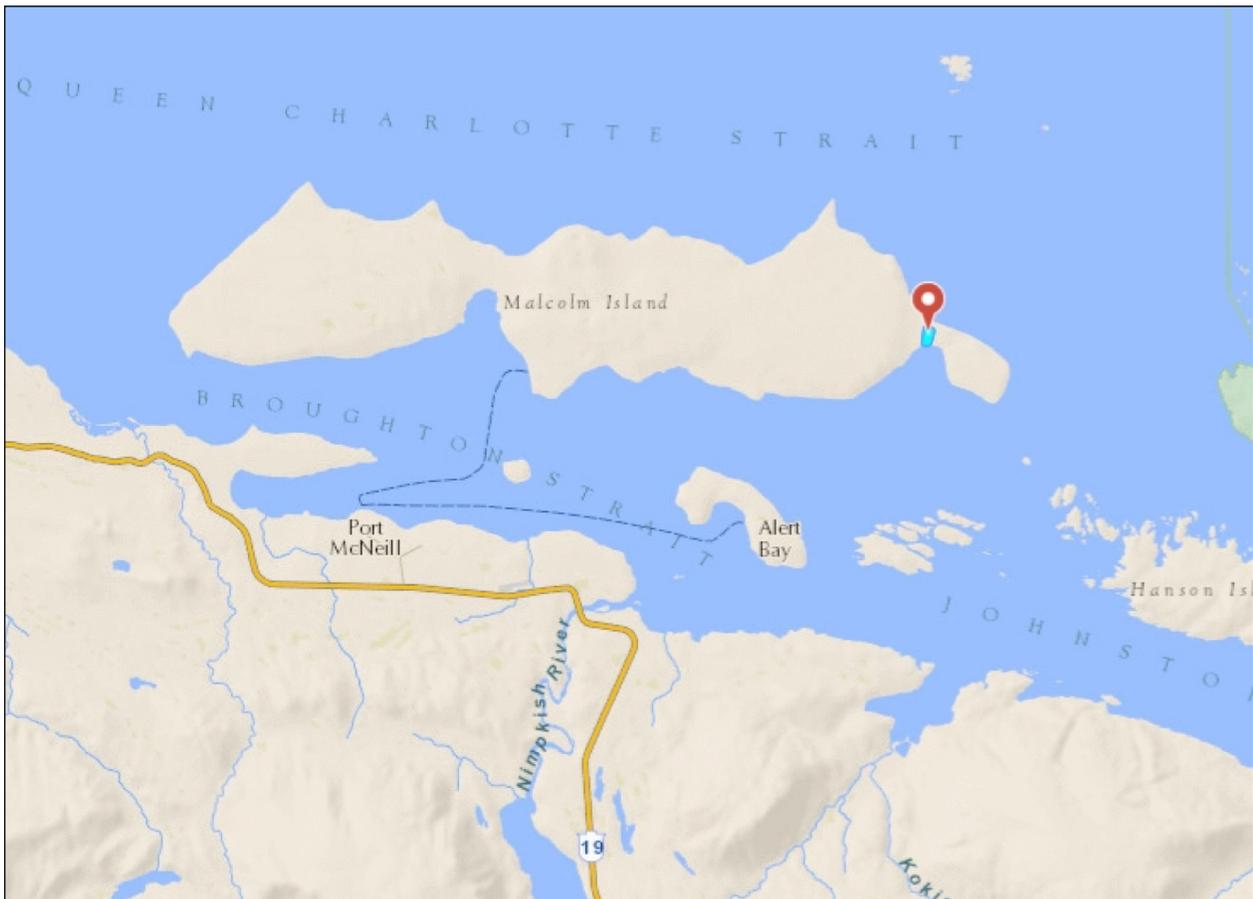
Whale watchers and outdoor enthusiasts favour Malcolm Island for its whale rubbing beaches and hiking trails. Malcolm Island sits at the junction of Queen Charlotte Strait, Broughton Strait and Johnstone Strait off the northern end of Vancouver Island. The region is renowned for whale watching as well as excellent fishing and kayaking/boating.

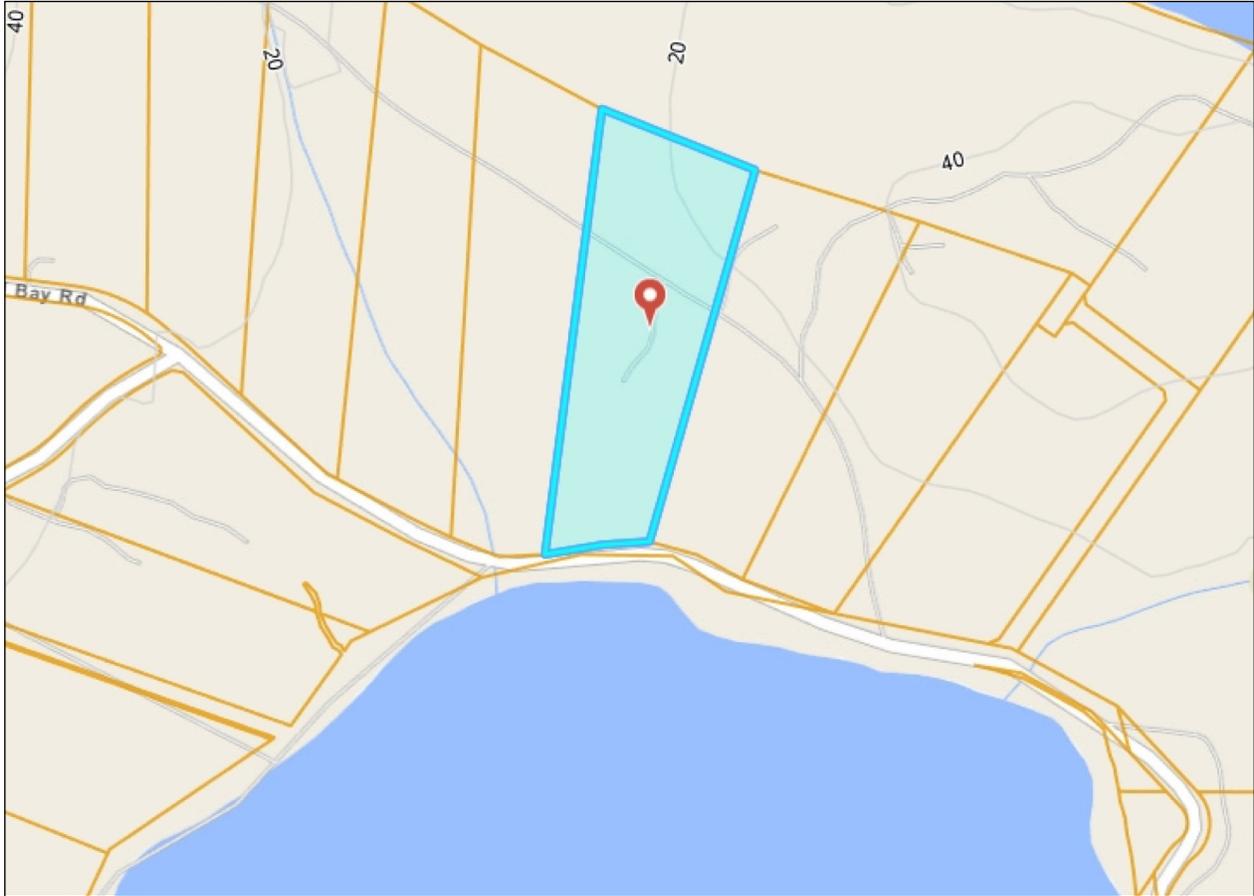


The natural beauty and abundance of marine and other wildlife provide endless activity for nature lovers. The region is home to a northern population of resident killer whales (Orcas), and other marine mammals including dolphins, harbour porpoise, porpoise, seals, and wintering sea lions. Other wildlife in the area includes deer, bears, shorebirds, seabirds, loons, and bald eagles. Vast numbers of salmon migrate through these waters providing excellent salmon fishing.









101 Mitchell Bay Road, Sointula, BC

Main Floor Exterior Area 1068.05 sq ft
Excluded Area 19.59 sq ft



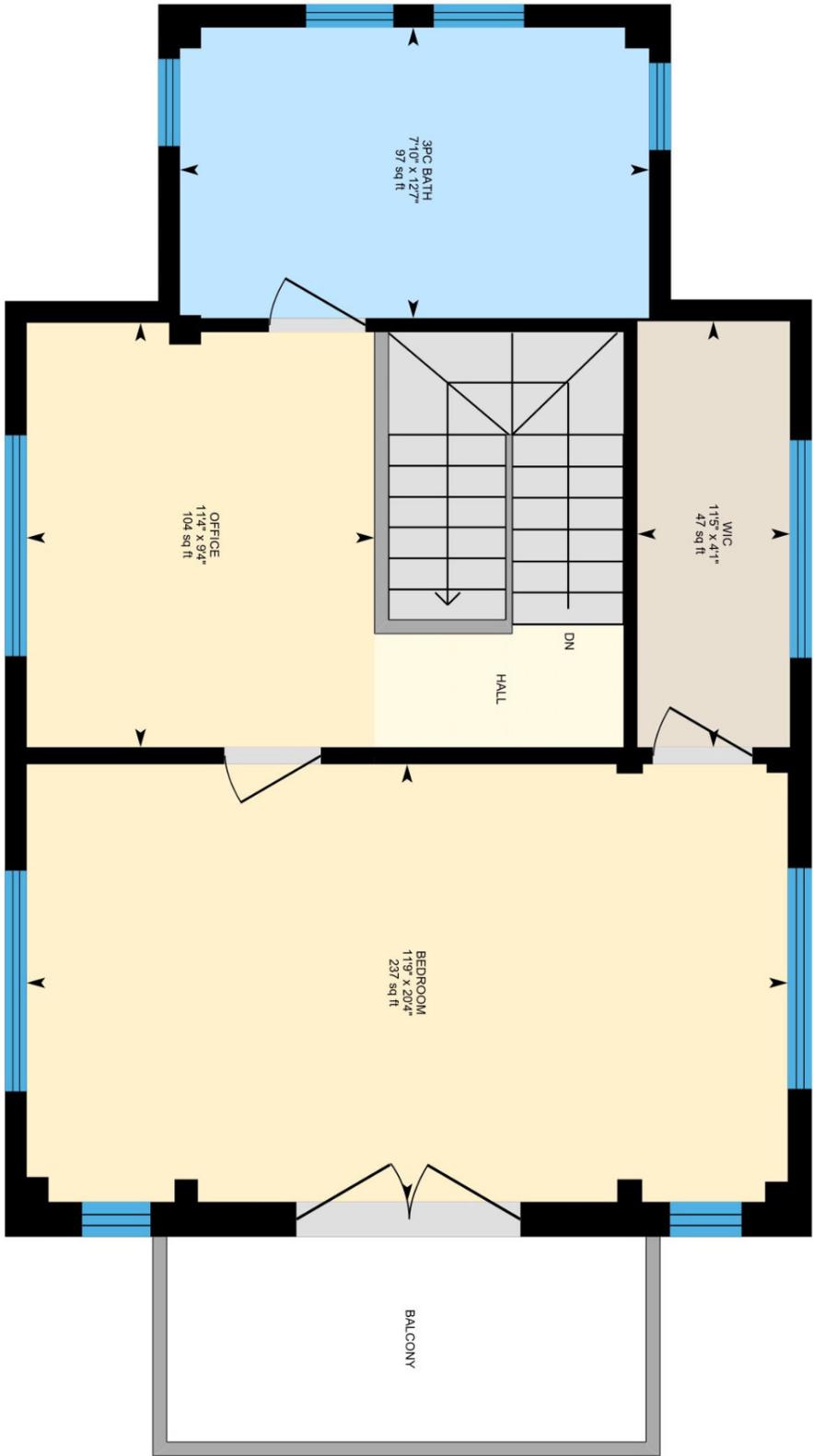
PREPARED: 2026/02/20



While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

101 Mitchell Bay Road, Sointula, BC

Upper Floor Exterior Area 640.33 sq ft



PREPARED: 2026/02/20

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



5.4 RESIDENTIAL ZONES

5.4.1 (R1) Rural Residential

(a) General Purpose

This zone is intended to provide for rural parcels of 2 hectares (4.94 acres) or more in size, principally for single detached dwellings, an accessory cottage dwelling, and for farm or other home occupation or home industry activities that are accessory uses on the lot, provided that any effect of the accessory use activities will not adversely extend beyond the property boundaries of the lot upon which they are located.

(b) Permitted Uses

The following uses only are permitted in this zone:

- i) Single Detached Dwelling and accessory buildings and structures;
- ii) Accessory uses:
 - Cottage Dwelling
 - Home Occupation
 - Bed and Breakfast
 - Home Industry
 - Kennel

(Amended by Bylaw No. 921)

(c) Subdivision Requirements

- i) The minimum area of any lot created by subdivision shall be 2.0 hectares (4.94 acres)
- ii) The minimum frontage required is 30 metres (98.4 feet.)

(d) Minimum Setbacks

- i) For principal buildings and structures:
 - 7.0 metres (22.97 feet) from all front and rear lot lines.
 - 3.0 metres (9.8 feet) from all side lot lines and where a building flanks on a roadway, except that no building or object more than 1.0 metre (3.3 feet) in height shall exist within the triangular area formed by intersecting road rights-of-way and a straight line joining the points on a line 9.0 metres (29.5 feet) from the intersection of the rights-of-way.
- ii) No building used for kennels may be located:
 - Within 30 metres (98.4 feet) of a lot line;
 - Within 90 metres (295.28 feet) of a residence existing at the time of construction of the breeding kennel facility unless such residence is occupied by the owner or a full-time employee of the breeding kennel;
 - In front of the front building line of the principal residential building
- iii) 15.0 metres (48.75 feet) from, and 1.5 metres (4.92 feet) elevation above the natural boundary of any lake, watercourse, and 2.0 metres (6.56 feet) above the natural boundary of the sea, except where the owner submits to the Mount Waddington Regional District designs and certification by a Professional Engineer showing that the structure would be safe as otherwise constructed.

- iv) For accessory buildings and structures:
 - 5 metres (16.4 feet) from all front lot lines
 - 1.5 metres (4.875 feet) from all rear and side lot lines
 - Setbacks for development adjacent to any watercourse are as required by the provincial or federal government agency having jurisdiction.
- (e) Development Density
 - i) One single detached dwelling is permitted on each lot.
 - ii) One cottage dwelling is permitted on each lot having an area of 1 hectare (2.47 acres) or more. The floor area of the cottage dwelling must not exceed 79 square metres (850.36 square feet) in total.
 - iii) One temporary dwelling may be approved for occupation while a single detached dwelling is under construction. The temporary dwelling must be removed 30 days after the single detached dwelling is occupied.
- (f) Lot Coverage
 - i) The maximum lot coverage of all buildings and structures shall not exceed 15%.
 - ii) The buildings and land associated with the breeding kennel use may not occupy more than 15% of the total lot area.
- (g) Conditions of Use
 - i) Home Occupation and Home Industry must be in accordance with Section 4 of this Bylaw.
 - ii) Parking and loading must be in accordance with Section 3.1 of this Bylaw.
 - iii) Principal buildings must be serviced by separate on-site wells and separate septic disposal systems for each single-family dwelling, constructed to the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.



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888-286-1932
250-201-2226

101 Mitchell Bay Rd Malcolm Island BC V0N 3E0

MLS® No: **1026734** **\$949,000** **Active**



MLS® No: **1026734** List Price: **\$949,000**
Status: **Active** Orig Price: **\$949,000**
Area: **Islands** Sub Area: **Isl Sointula**
DOM: **0** Sold Price:
Sub Type: **Single Family Detached**
Pend Date: Title: **Freehold**

Inviting home on the south-west end of Malcolm Island, across from beautiful walk on pebble beach. Built with an eye to west coast beauty, the 2 bedroom home is a wonder of warm wood finishings and takes full advantage of its natural surroundings, with large windows overlooking the ocean views through the trees, and a covered concrete patio. The main floor lives like a rancher, with heated tile floors throughout and a cozy wood stove in the central living space. The primary bedroom offers private access to the patio, and the kitchen is a farmhouse design, with attractive cabinets and a large farmhouse sink. Upstairs is an additional large bedroom with private balcony and 3-piece bathroom. 318sqft shop with a 10ft roll up door and concrete floors along with an additional 155sqft of open space storage with roof coverage. Drilled well, permitted septic, on BC Hydro service with back-up solar power. A serene piece of west coast island living, with lots of room for toys, gardens, and more.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom - Primary	Main	11'6"x11'10"
Dining Room	Main	11'7"x15'1"
Entrance	Main	12'8"x8'1"
Kitchen	Main	11'7"x8'7"
Living Room	Main	12'5"x20
Storage	Main	6'4"x3'1"
Bathroom	Second	3-Piece
Bedroom	Second	20'4"x11'9"
Office	Second	9'4"x11'4"
Walk-in Closet	Second	4'1"x11'5"

Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys:
FinSqFt Total: **1,708** UnFin SqFt: **0** SqFt Total: **1,708** Basement: **No** Addl Accom:
2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **2** Laundry: **In House**
Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **Dishwasher, F/S/W/D, Microwave**
Heating: **Electric, Radiant Floor** Cooling: **None**
Intr Ftrs: **Closet Organizer, Dining/Living Combo, Furnished, Soaker Tub, Workshop**

Exterior/Building

Built (Est): **2008** Front Faces: **South** Storeys: Bldg Warranty:
Construction: **Frame Wood, Insulation All, Shingle-Wood, Wood** Foundation: **Poured Concrete, Roof: Metal Slab**
Lgl NC Use: Access: **Road: Paved, Road: Unpaved** Bldg Style:
Exterior Ftrs: **Awning(s), Balcony/Deck, Garden**

Lot

Lot SqFt: **466,092** Lot Acres: **10.70** Dimensions: Shape:
Park Type: **Driveway, RV Access/Parking** Park Spcs: **2** View: **Mountain(s), Ocean** Waterfront: Water: **Well: Drilled**
Carport Spcs: **0** Garage Spcs: **0** Services: **Electricity Connected**
Sewer: **Septic System** Restrictions:
Lot Ftrs: **Acres, Level, Park Setting, Private, Rectangular Lot, Rural Setting, Southern Exposure, In Wooded Area**

Legal/Public Records

Assessed: **\$822,000** Assess Yr: **2025** Taxes: **\$3,442** Tax Year: **2025**
PID: **025-615-866** Roll No: **13513225** Zoning: **R1** Zone Desc: **Residential**
Plan Number: **VIP74986** Lot: **6** Block: District Lot: **15** Land District:
Legal Description: **Lot 6 DISTRICT LOT 15 RANGE 1 COAST DISTRICT PLAN VIP74986**



The BC Oceanfront Real Estate Team



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Zoning: R1 Malcolm Island
(Regional District of Mount Waddington)

Taxes: \$3, 442 (2025)

Longitude: 50° 38'N Latitude: 126° 51'W

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*Best efforts have been made to provide the most current and accurate
information from sources believed to be reliable.
Buyers should verify any information that is important
to them to their sole satisfaction.*



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