

Home in Popular West Coast Fishing Village



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181 Boston Rd
Tahsis, Vancouver Island
\$249,000 Canadian



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1689sqft home in the Village of Tahsis, on the west coast of Vancouver Island.

This region is popular for its easy access to west coast fishing as well as with outdoor recreation enthusiasts. There is a full service marina providing moorage and a public boat launch in the village. Tahsis is accessible by gravel road, along the Tree to Sea Drive from Gold River.

Situated on a corner, this lot offers good space for parking, garden or boat storage. There is a shed and a Quonset hut on the property.



The 1689sqft 2 story home has 3 bedrooms, kitchen dining room, living room and a bathroom on the upper floor, while the ground level features a one bedroom suite and a large entrance foyer. Both the upper and lower level have baseboard heating with mini splits added recently. The windows throughout the home have been updated in the last five years and the water tank was replaced two years ago.





1689sqft home | 3 bed/1 bath | 1 bedroom suite

The stairs to the upper level open to the living room and the hallway leading to the bedrooms and bathroom. The dining room is adjacent to the living room and opens into the galley-style kitchen, with ample cabinetry and a large window over the sink for natural light. A second entry leads from the kitchen out to the hallway. The three piece bathroom features a large soaker tub with hand rails for assisted access in and out.

The lower suite has an entrance from the main foyer as well as a door to the carport, creating a locked off unit with separate entrance. The suite offers an adjoined living/kitchen space, one bedroom, and a bathroom.

A small carport provides additional storage and parking space.

Short term rentals and secondary suites are permitted with this zoning.



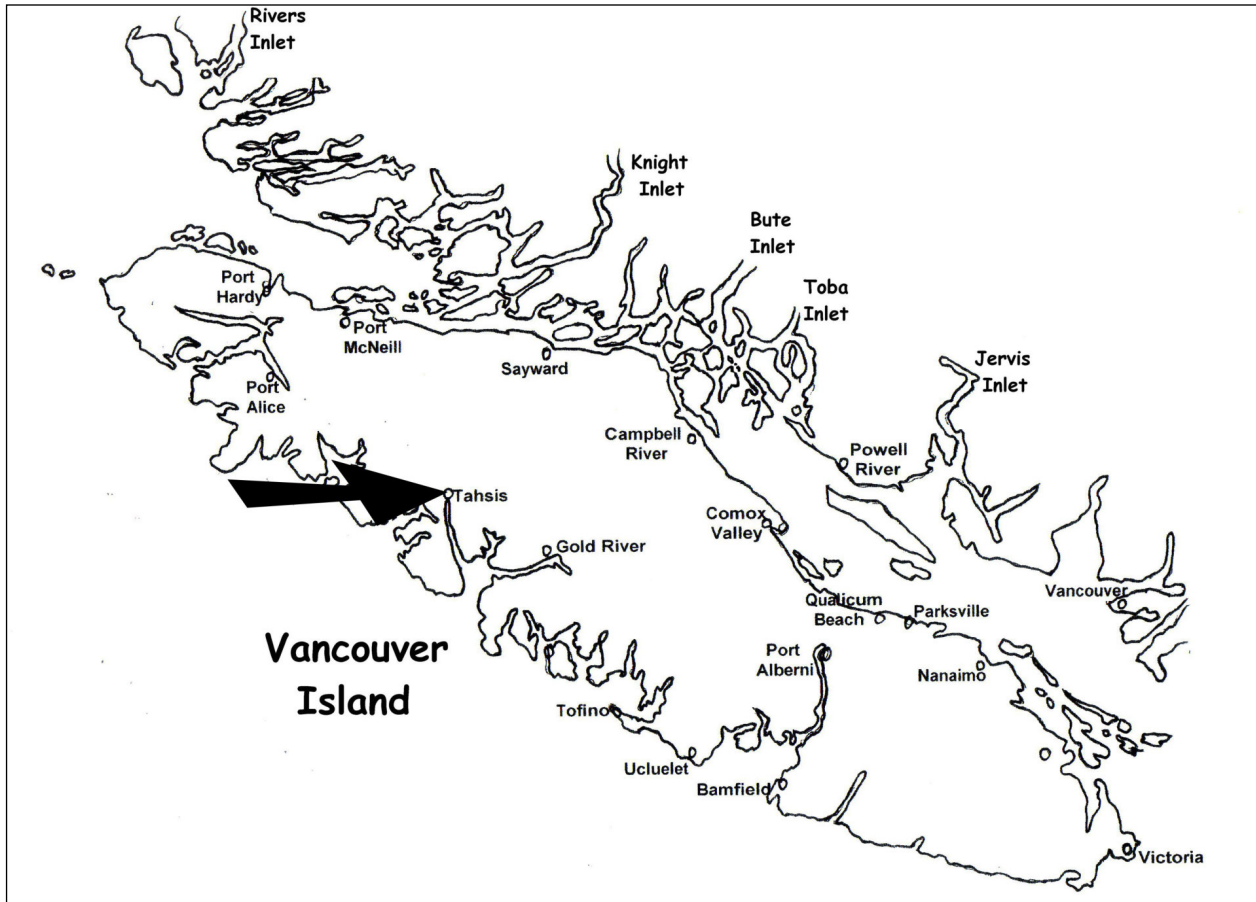


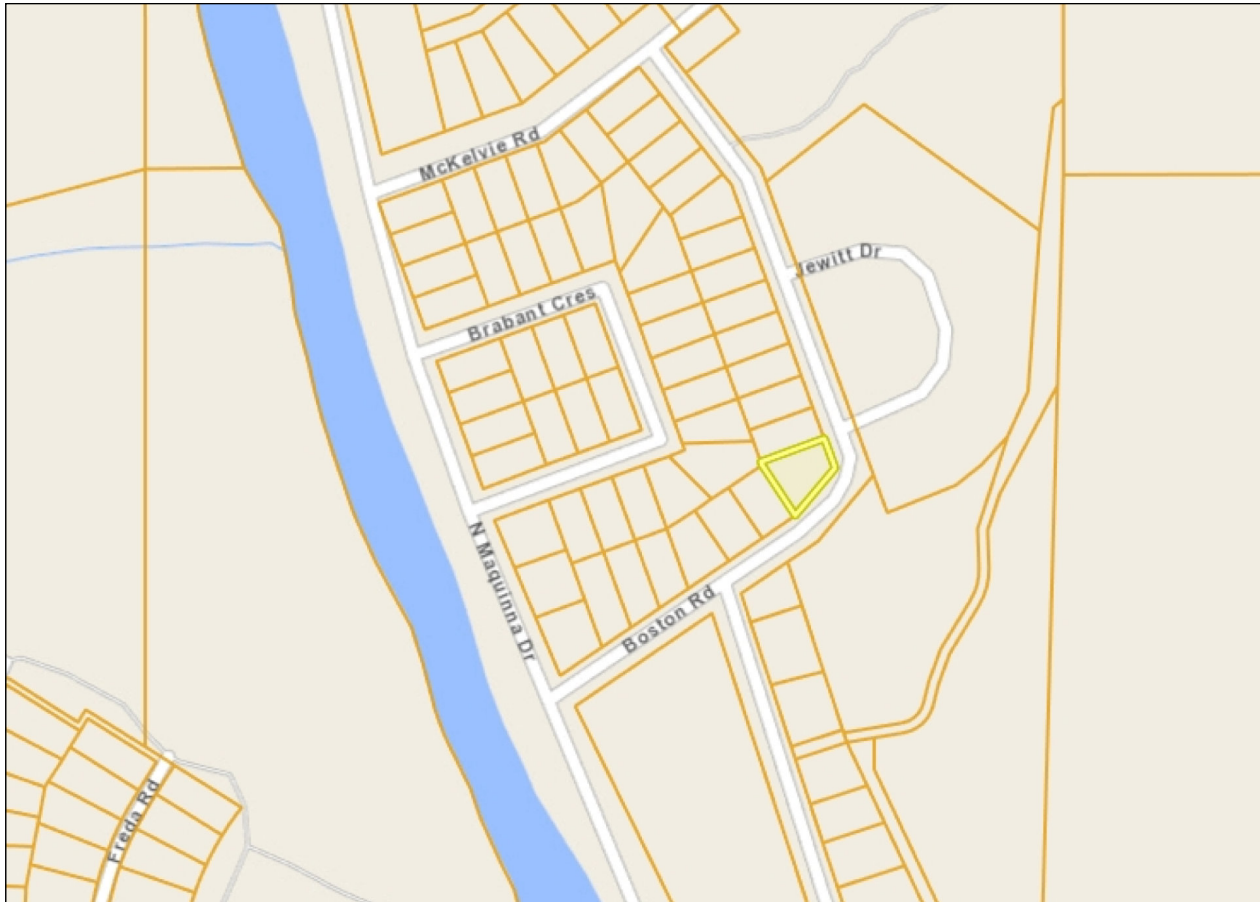
The Village of Tahsis has a small but active full-time community, as well as many property owners who regularly visit during the fishing season. It offers restaurants, grocery store, building supply store, a recreational centre, public library, health centre, school, accommodations, and full-service gas station. The community has high-speed internet cable TV service.

The coastal village of Tahsis is situated at the head of protected Tahsis Inlet, on the West Coast of Vancouver Island near Nootka Sound. Tahsis offers access to a number of wilderness hiking trails, caving, incredible ocean kayaking, scuba diving, wind surfing, sailing and canoeing. The area is best known for offering world-class sport fishing as massive runs of salmon migrate down the west of British Columbia to their spawning grounds in coastal streams and rivers.

Anglers can also venture out to the Pacific Ocean where fishing is excellent for halibut, flounder, rockfish and lingcod. Crabs, prawns, shrimp, oysters and other seafood are also plentiful. Wildlife abounds! Black bear, wolves, cougars, Roosevelt elk and coastal black-tailed deer are frequent visitors to this area. Guests from around the world marvel at the eagles, sea lions, whales and other marine wildlife that is common in the nearby waters. The picturesque and versatile west coast village offers a full-service marina and a safe, friendly small town atmosphere that boasts an incredible blend of outdoor adventures and rugged and breathtaking scenery.







PART FIVE: ZONES

5.1 Regulations for Each Zone

- 1) The Tables set out in this part set out the regulations that must be complied with in each zone, including but not limited to regulations for:
 - a) permitted principal and accessory uses;
 - b) minimum setbacks;
 - c) maximum lot coverage;
 - d) maximum density;
 - e) conditions of use.

5.2 Residential Zone One (R-1)	
Principal Uses	Accessory Uses
single-family dwellings	- accessory building or structure - community care facility - home-based business - professional occupations - bed and breakfast accommodations - short-term rental accommodations - urban agricultural use
Minimum Setbacks	
Front yard minimum	6 metres
Rear yard minimum	2 metres
Side yard minimum	1.5 metres (except where the side yard fronts a street in which case the minimum yard distance shall be 3 metres)
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
All buildings and structures	35%

1.2 Amend Table in Section 5.2 Residential Zone One (R-1) as follows:

1.2.1 Add under Accessory Uses:

- Secondary suite or detached accessory dwelling units (ADU)

1.2.2 Add the following under Minimum Setbacks:

Minimum Setbacks	
Where new detached accessory dwelling units (ADU) are permitted the following is required	• Front – Same as principal use • Rear – 1.5 metres • Side – 1.2 metres (except where the size yard flanks a street in which case the minimum yard distance shall be 3 metres)

1.2.3 add the following under Maximum Height

Maximum Height	
Detached accessory dwelling units (ADU)	8 metres

1.2.4 add the following under Maximum Lot Coverage:

Maximum Lot Coverage	
All buildings and structures	40

1.3 Amend Table in Section 5.3 Residential Zone Two (R-2) as follows:

1.3.1 Add under Accessory Use:

- Secondary suite or detached accessory dwelling units (ADU) if principal uses are single-family dwellings or duplexes

1.3.2 Add the following under Minimum Setbacks:

Minimum Setbacks	
Where new detached accessory dwelling units (ADU) are permitted the following is required	• Front – Same as principal use • Rear – 1.5 metres • Side – 1.2 metres (except where the size yard flanks a street in which case the minimum yard distance shall be 3 metres)

1.3.3 add the following under Maximum Height

Maximum Height	
Detached accessory dwelling units (ADU)	8 metres


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181 Boston Rd Tahsis BC V0P 1X0
MLS® No: **1030841** **\$249,000** **Active**



1689sqft home in the Village of Tahsis. The 2 story home has 3 bedrooms, kitchen, dining room, living room and a bathroom on the upper floor, while the ground level has a one bedroom suite. Baseboard heating throughout, with mini splits added recently. The windows throughout the home have been updated in the last five years and the water tank was replaced two years ago. The stairs to the upper level open to the living room and the hallway leading to the bedrooms and bathroom. The dining room is adjacent to the living room and opens into the galley-style kitchen, with ample cabinetry and a large window over the sink for natural light. The lower suite has an entrance from the main foyer as well as a door to the carport, creating a locked off unit with separate entrance. The suite offers an adjoined living/kitchen space, one bedroom, and a bathroom. A small carport provides additional storage and parking space. Tahsis is accessible by gravel road from Gold River.

Room	Level	Dims/Pieces
Bathroom	Lower	3-Piece
Bedroom	Lower	12x12'9"
Entrance	Lower	7'8"x7
Kitchen	Lower	9'4"x11'4"
Living Room	Lower	10x11'4"
Bathroom	Main	3-Piece
Bedroom	Main	9'3"x10
Bedroom	Main	12'9"x10
Bedroom	Main	12'10"x9'2"
Dining Room	Main	9'9"x9
Kitchen	Main	14x9'7"
Living Room	Main	12'9"x16

MLS® No: **1030841** List Price: **\$249,000**
Status: **Active** Orig Price: **\$275,000**
Area: **North Island** Sub Area: **NI**
Tahsis/Zeballos
DOM: **138** Sold Price:
Sub Type: **Single Family Detached**
Pend Date: Title: **Freehold**

Interior

Beds: 4	Baths: 2	Kitchens: 2	Fireplaces: 0	Storeys:
FinSqFt Total: 1,689	UnFin SqFt: 0	SqFt Total: 1,689	Basement: Yes	Addl Accom: Exists
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 0	Beds or Dens: 4	Laundry: In House
Layout: Ground Level Entry With Main Up				
Heating: Baseboard, Heat Pump, Other				
Intr Ftrs: Dining/Living Combo				
Appl Incl: Dishwasher, Dryer, F/S/W/D, Freezer, Oven/Range, Refrigerator, Washer, See Remarks				
Cooling: Other				

Exterior/Building

Built (Est): 1971	Front Faces: Southeast	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation All, Vinyl Siding		Foundation: Poured Concrete Slab	Roof: Asphalt Shingle
Lgl NC Use:	Access: Road: Paved	Bldg Style:	
Exterior Ftrs:			

Lot

Lot SqFt: 6,534	Lot Acres: 0.15	Dimensions:	Shape:	Water: Municipal
Park Type: Carport, Open	Park Spcs: 1	View: Mountain(s)	Waterfront:	
Carport Spcs: 1	Garage Spcs: 0	Services: Electricity Connected		
Sewer: Sewer Connected	Restrictions:			
Lot Ftrs:				

Legal/Public Records

Assessed: \$184,800	Assess Yr: 2026	Taxes: \$2,030	Tax Year: 2025
PID: 001-930-613	Roll No: 00703.080	Zoning: R1	Zone Desc: Residential
Plan Number: VIP24168	Lot: 41 Block:	District Lot: 595	Land District:
Legal Description: Lot 41 District Lot 595 Nootka District Plan 24168			

The BC Oceanfront Real Estate Team



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Aren Knudsen

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Zoning: RI
Village of Tahsis

Taxes: \$2,030 (2025)

Longitude: 49° 55'N Latitude: 126° 39'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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