

Home with Rental Units in Popular West Coast Fishing Village



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248 Alpine View Rd

Tahsis, Vancouver Island

\$389,000 Canadian



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2750sqft 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.

This 2 story home has 3 residences. On the lower level is a 2 bedroom suite and a bachelor suite, while upstairs is a 3 bedroom residence.



The upstairs residence is accessed from the front door. Indoor stairs lead from the entryway up to the residence, which offers a large family room at the front of the home with French doors to a front deck and lots of windows for natural lighting. A wood stove on a stone hearth provides cozy warmth, while a half wall separates the family room from the living room. This leads into the kitchen which features lots of cabinetry and an L-shaped counter with bar seating. The three





2750sqft home | two residential units plus bachelor suite

bedrooms are along the back of the home, along with a 3 piece bathroom. There is a laundry room at the entryway at the bottom of the stairs for this unit. The flooring throughout this unit is laminate wood, with vinyl in the kitchen and bathroom.

The 2 bedroom lower unit has one entrance door into the kitchen at the side of the home and one entrance door at the back of the house into the large living space. The two bedrooms are on either side of the kitchen and the unit also has a 3 piece bathroom, washer/dryer and storage closet. A pellet stove provides additional heat in the main room.

The bachelor suite is accessed from the French doors at the front of the home. This is an open room unit, rented furnished and with a hot plate, mini fridge, and TV. It also has a 3 piece bathroom.





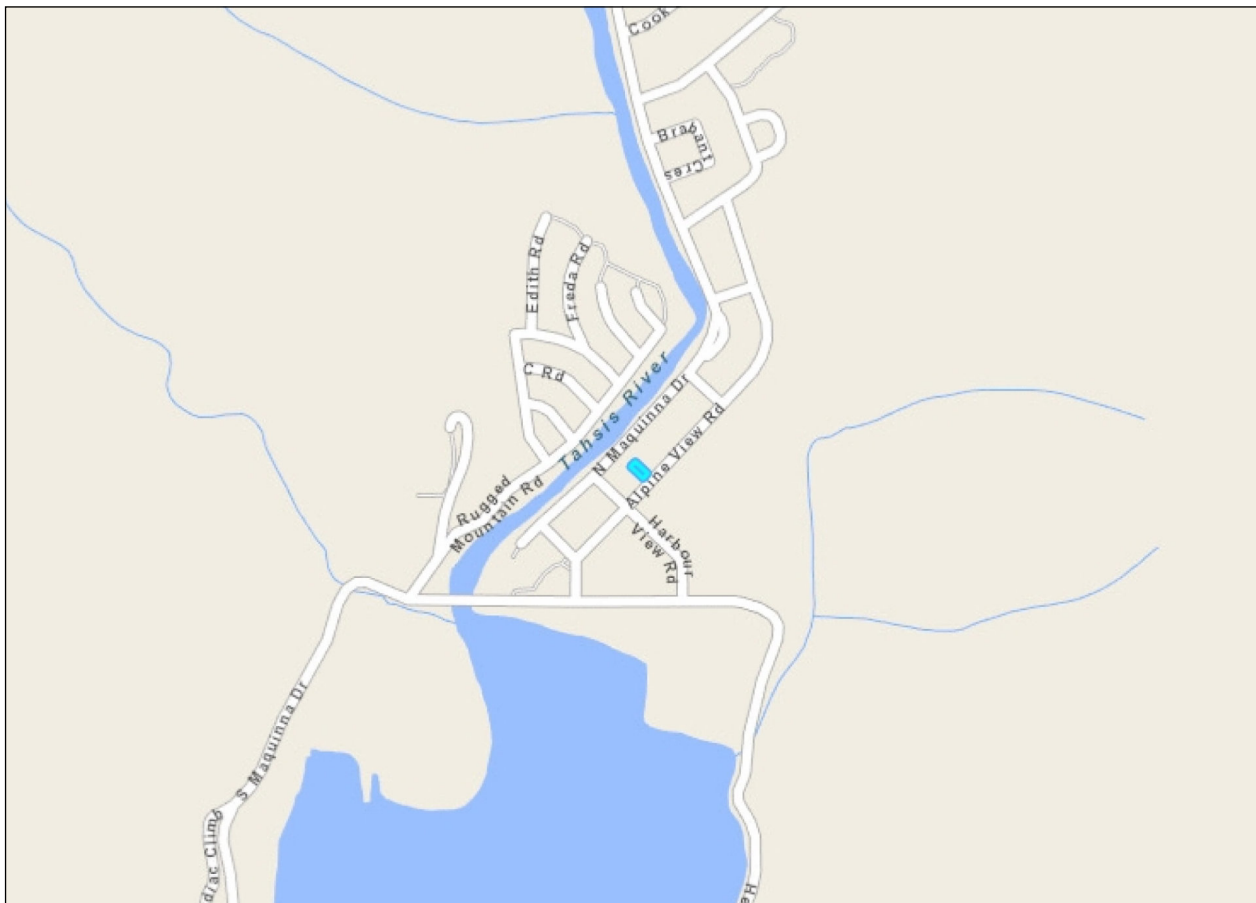
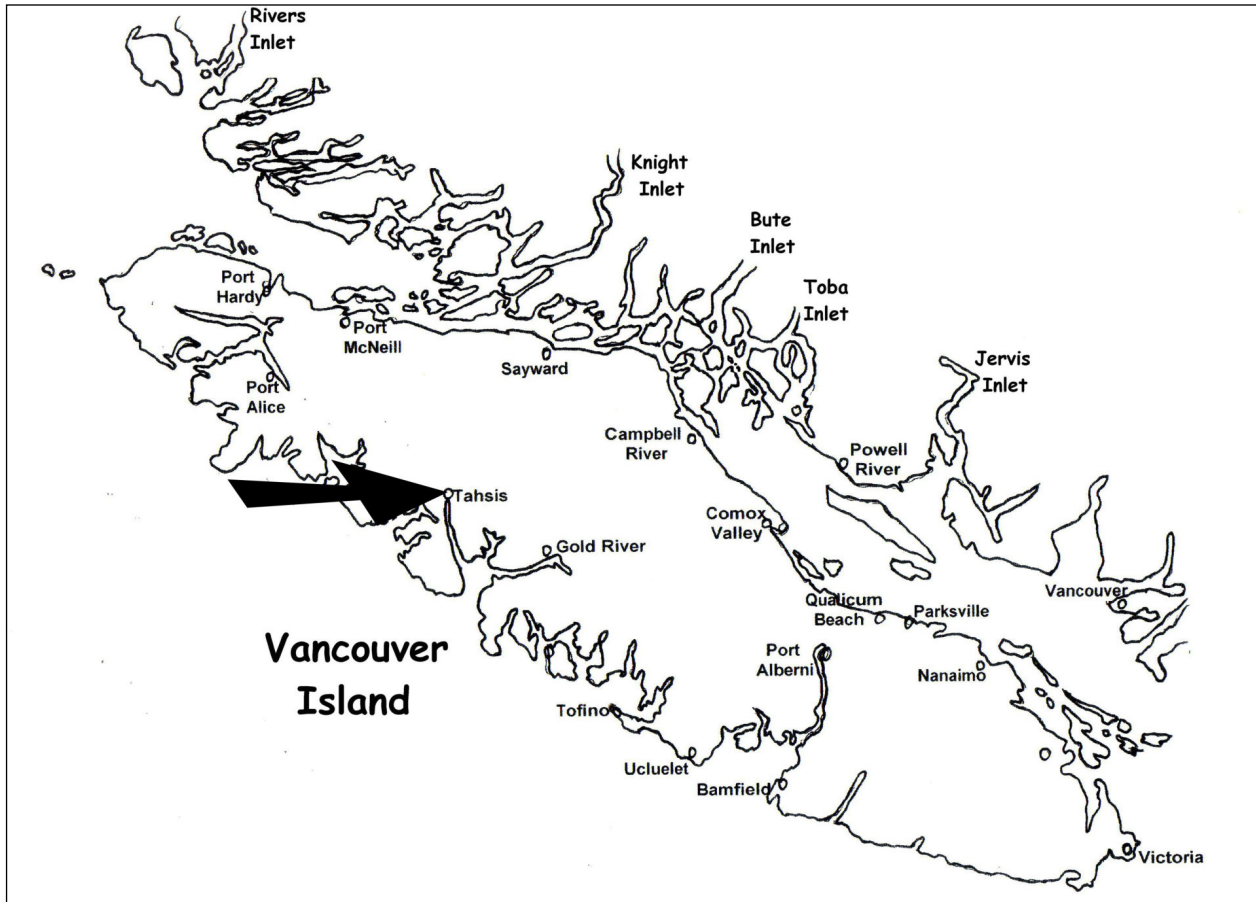
The owner has done some recent upgrades, including a new roof in 2023 and updated electrical. The bachelor suite is currently rented and the owner lives in the lower 2 bedroom suite.

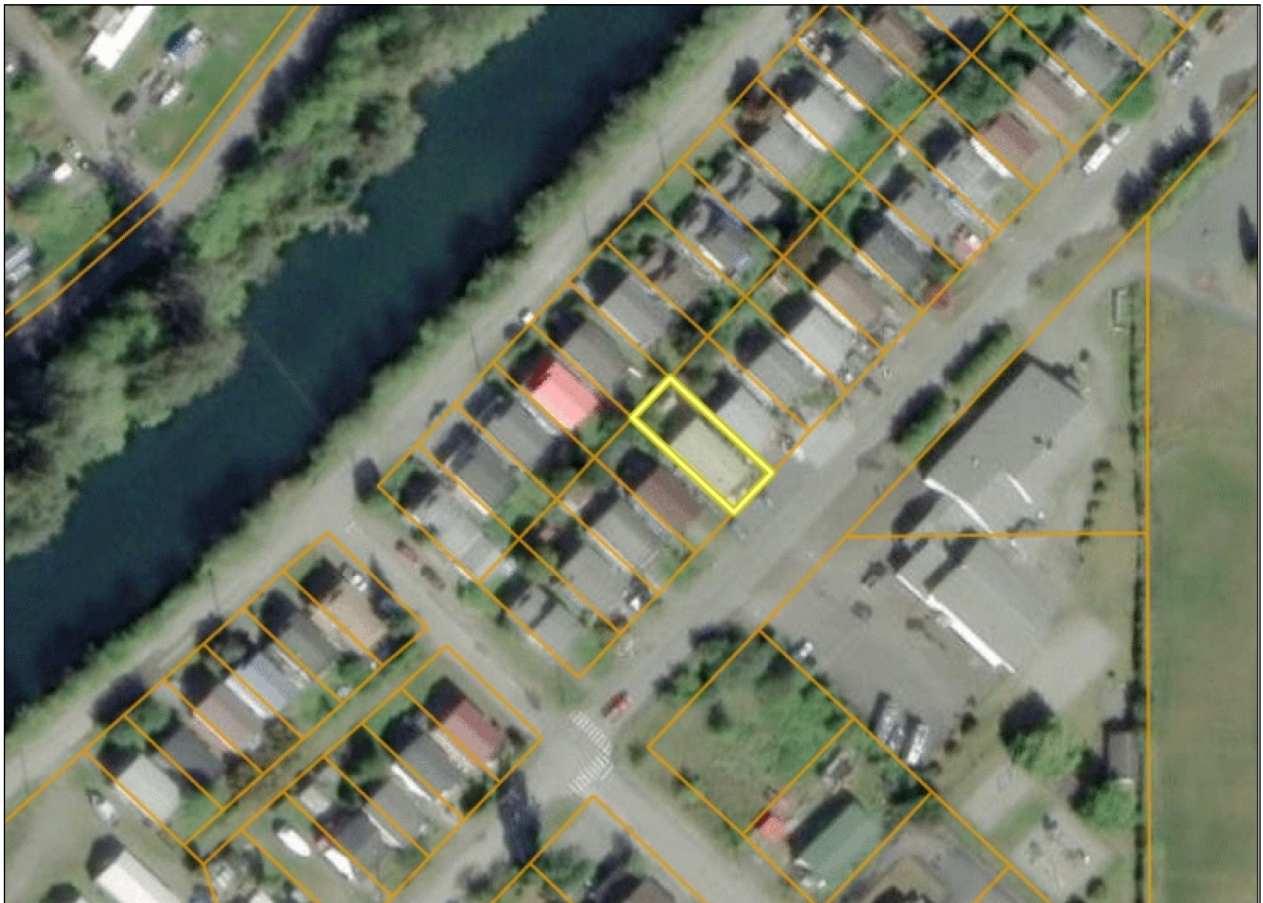
Located across from the community and rec centre, this is a great location for a family home with mortgage helper, or for an investment rental opportunity. Tahsis is a popular fishing destination and this would make a good home base for a seasonal residence. Short term rentals and secondary suites are 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 |
| <ul style="list-style-type: none"> single-family dwellings | <ul style="list-style-type: none"> 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 flanks 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 | <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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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248 Alpine View Rd Tahsis BC V0P 1X0

MLS® No: **1025961** **\$389,000** **Active**



TAHSIS - 2 story home with 3 residential units, all with separate entrances, in the Village of Tahsis. Lower level is a 2 bedroom suite and a bachelor suite, while upstairs is a 3 bedroom residence. The upper residence has a large family room with French doors to a front deck. The kitchen has an L-shaped counter with bar seating. This unit has a 3 piece bathroom and laundry. The 2 bedroom lower unit has one entrance door into the kitchen at the side of the home and one entrance door at the back of the house into the large living space. The two bedrooms are on either side of the kitchen and the unit also has a 3 piece bathroom, washer/dryer and storage closet. The bachelor suite is accessed from the French doors at the front of the home. This is an open room unit with a 3 piece bathroom, rented furnished and with a hot plate, mini fridge, and TV. Recent upgrades include a new roof in 2023 and updated electrical. Short term rentals and secondary suites are permitted with R1 zoning.

| Room | Level | Dims/Pieces |
|---------------------|-------|--------------|
| Bathroom | Lower | 3-Piece |
| Bathroom | Lower | 3-Piece |
| Bedroom | Lower | 9'11"x10'10" |
| Bedroom | Lower | 9'11"x12'11" |
| Dining/Living Combo | Lower | 16'8"x9'11" |
| Entrance | Lower | 7'1"x14'4" |
| Kitchen | Lower | 10'2"x10'9" |
| Laundry | Lower | 5'8"x7'4" |
| Living Room | Lower | 21'6"x12'8" |
| Bathroom | Main | 3-Piece |
| Bedroom | Main | 10'1"x13'7" |
| Bedroom | Main | 9'3"x12'7" |
| Bedroom | Main | 9'2"x8'1" |
| Kitchen | Main | 17'4"x10'1" |
| Living Room | Main | 10'11"x21'6" |
| Living-Additional | Main | 9'7"x22'6" |

MLS® No: **1025961** List Price: **\$389,000**
Status: **Active** Orig Price: **\$389,000**
Area: **North Island** Sub Area: **NI**
DOM: **0** **Tahsis/Zeballos**
Sub Type: **Single Family Detached** Sold Price:
Pend Date: Title: **Freehold**

Interior

| | | | | |
|--|------------------------|--------------------------|------------------------|---------------------------|
| Beds: 5 | Baths: 3 | Kitchens: 2 | Fireplaces: 1 | Storeys: |
| FinSqFt Total: 2,750 | UnFin SqFt: 0 | SqFt Total: 2,750 | Basement: No | Addl Accom: Exists |
| 2pc Ensuites: 0 | 3pc Ensuites: 0 | 4+pc Ensuites: 0 | Beds or Dens: 5 | Laundry: In Unit |
| Layout: Ground Level Entry With Main Up | | | | |
| Heating: Baseboard, Electric, Wood | | | | |
| Intr Ftrs: Ceiling Fan(s) | | | | |
| Appl Incl: F/S/W/D, Microwave, Range Hood | | | | |
| Cooling: None | | | | |

Exterior/Building

| | | | |
|---|---|------------------------------|----------------|
| Built (Est): 1978 | 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, Road: Unpaved | Bldg Style: | |
| Exterior Ftrs: Balcony/Deck, Fencing: Partial | | | |

Lot

| | | | | |
|---|------------------------|--|-------------|-------------------------|
| Lot SqFt: 436 | Lot Acres: 0.01 | Dimensions: | Shape: | |
| Park Type: Driveway | Park Spcs: 3 | View: Mountain(s) | Waterfront: | Water: Municipal |
| Carpport Spcs: 0 | Garage Spcs: 0 | | | |
| Sewer: Sewer Connected | Restrictions: | Services: Electricity Connected | | |
| Lot Ftrs: Marina Nearby, Quiet Area, Rectangular Lot | | | | |

Legal/Public Records

| | | | |
|--|------------------------|-----------------------|-------------------------------|
| Assessed: \$192,400 | Assess Yr: 2025 | Taxes: \$2,149 | Tax Year: 2025 |
| PID: 001-229-052 | Roll No: 707106 | Zoning: R1 | Zone Desc: Residential |
| Plan Number: | Lot: Block: | District Lot: | Land District: |
| Legal Description: Lot 54 District Lot 595 Nootka District Plan 30721 | | | |

The BC Oceanfront Real Estate Team



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Aren Knudsen

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Zoning: RI
Village of Tahsis

Taxes: \$2,149 (2025)

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

www.bcoceanfront.com

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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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