

Oceanside Beach House in Winter Harbour



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276 Winter Harbour Rd
Winter Harbour, Vancouver Island

\$649,000 Canadian



bcoceanfront.com

ROYAL LEPAGE®
Advance Realty Ltd. 

Perched overlooking the ocean, this 2969sqft multi-level home offers the best of west coast comfort and ambience in this small coastal community.

Winter Harbour is located just up from the entrance to Quatsino Sound on the north-west end of Vancouver Island. It offers a protected harbour, with gravel road access from Highway 19. This is a destination that is renowned for quick, easy access to some of the best fishing and exploring the north-west coast of Vancouver Island has to offer.

The small 0.08 acre oceanfront lot, like many others in Winter Harbour, sits on the edge of the boardwalk that runs along the harbour to the government dock and post office. The home utilizes the slope of the land,



with windows and decks all arranged to take advantage of the views and the feeling of being among the trees.

The 3 level, 3 bedroom residence has great curb appeal, with wood siding and shingles on the back of the home facing the road. The original cabin foundation is stone and mason, while the addition, which was done approx. 20 years ago, is on a concrete pad and post foundation. Constructed in a funky

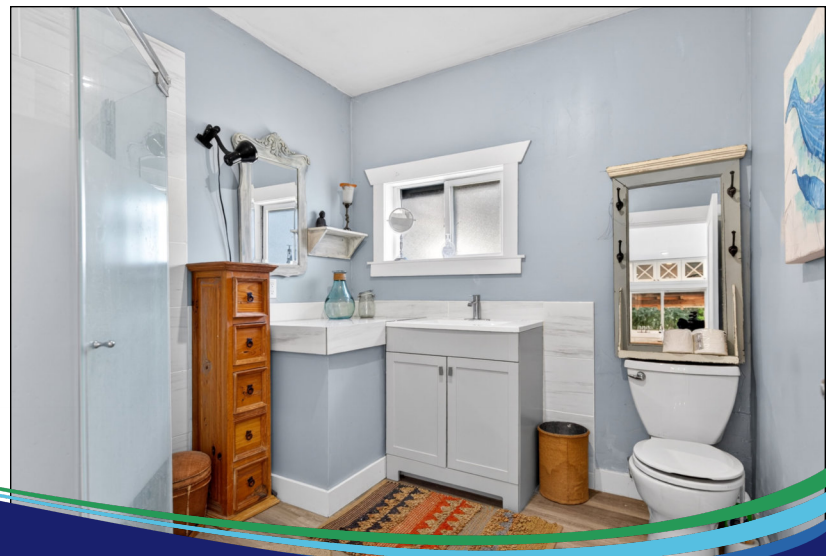




0.08 acre lot | 2869sqft 3 bedroom/3 bathroom home | 3 levels

cottage layout, the home has been renovated over the last seven years and offers all the modern comforts. The seller is offering it completely furnished, which is a nice bonus when purchasing a home out on the coast, and the furnishings have been purchased from around the world with a designer's flair.

The front door is facing the road, where this is an impressive, peaked roof covered porch at the main entry. On this entry level there are two large bedrooms, one on either side, with a hallway, storage space and laundry in the centre. A few steps up from the hallway is a loft-style space with a den and adjoining office. Both bedrooms on this level have ocean views, one features a large electric wall fireplace as well as access to a private balcony, while the other bedroom has a two piece ensuite and large closet.





A staircase leads from the loft space down to the main level of the home, which features the common living space, including dining area, living room and kitchen. This open space is the heart of the home – designed to invite you in with large windows overlooking the oceanfront providing lots of natural light, and a glass door out to the spacious oceanside deck. A wood stove in the living room adds warmth and ambiance to the space. Area rugs over the light wood laminate, white walls and beach décor all contribute to the beach vibes and welcoming atmosphere, where people want to hang out and spend time.

The gourmet kitchen has been tastefully designed with full-height cabinets, butcher block countertops and attractive tiled wall behind the sink and oven. The appliances – range, hood vent, fridge and dishwasher - are all stainless steel. The kitchen island offers bar seating on the living room side with white cabinetry on the inside and a microwave shelf.

A 3 piece bathroom with a corner shower is also on this main level.





large oceanside deck | road access | fully furnished

Upstairs from the main level is an amazing primary suite. The open space has been arranged into a private seating area in front of picture windows looking out over the ocean, and a sleeping area with a large four-poster bed. An attractive stone fireplace is in the middle of the room. Barn doors lead to a closet and a large ensuite, complete with walk-in shower and double sink vanities. This is a space designed for comfort and privacy, that could be rearranged to suite personal needs – for instance a gym could be added to a portion of the space.

There are electric baseboards for heat in addition to the fireplaces. The home is serviced by BC Hydro electricity with two meters providing 400 amps of service. Domestic water is from the village water system and septic flows into a tank and then is outfall.

This beach house is well-suited for entertaining and hosting visitors, with private bedrooms, lots of outdoor and welcoming shared spaces to spend time together in.



There is room for someone with hobbies or collections, and for those who don't want to spend time out fishing to feel at home.

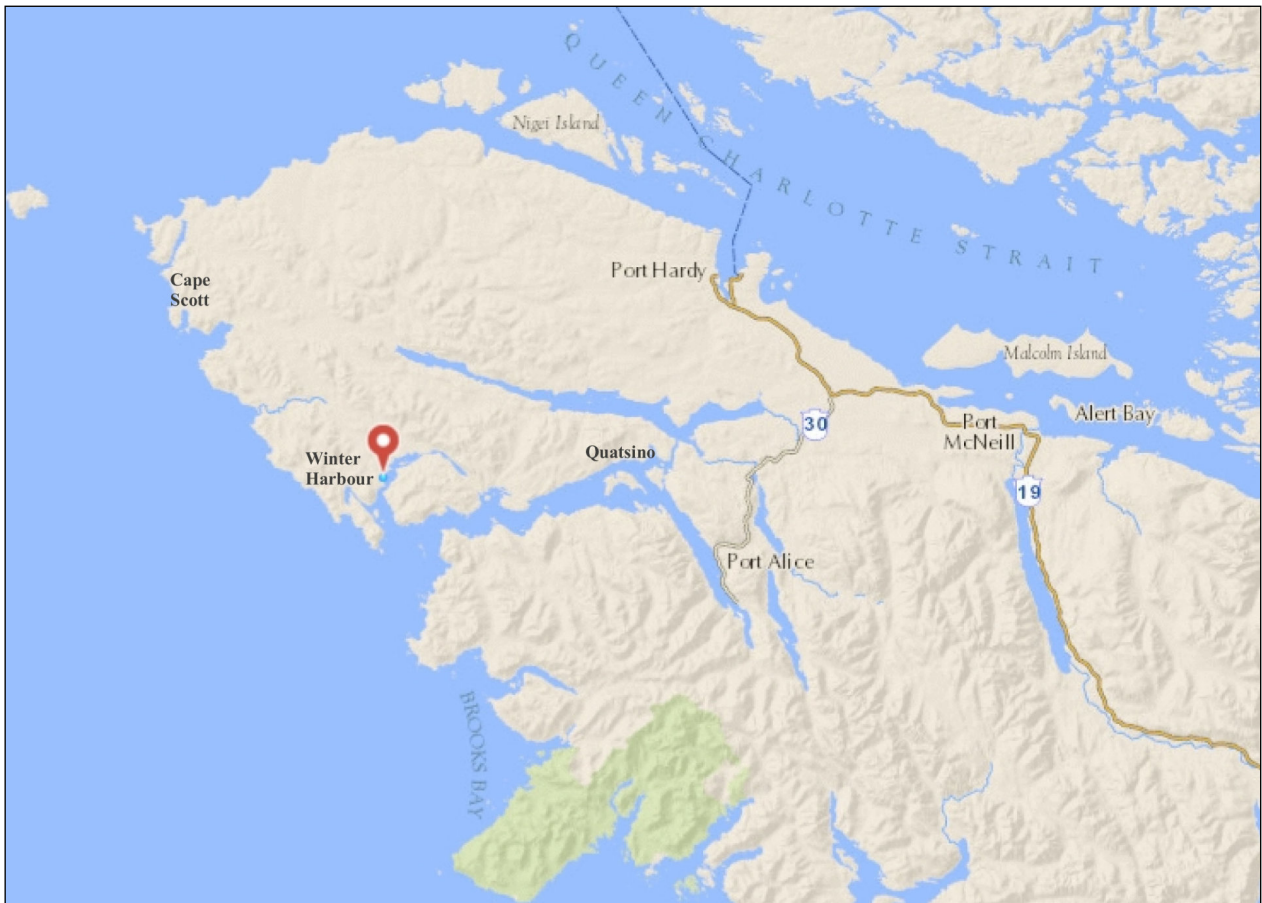
Winter Harbour has hydro-electric service, landline telephone service, a community water system and amenities such as a general store, post office, fuel sales and both private and public moorage facilities.

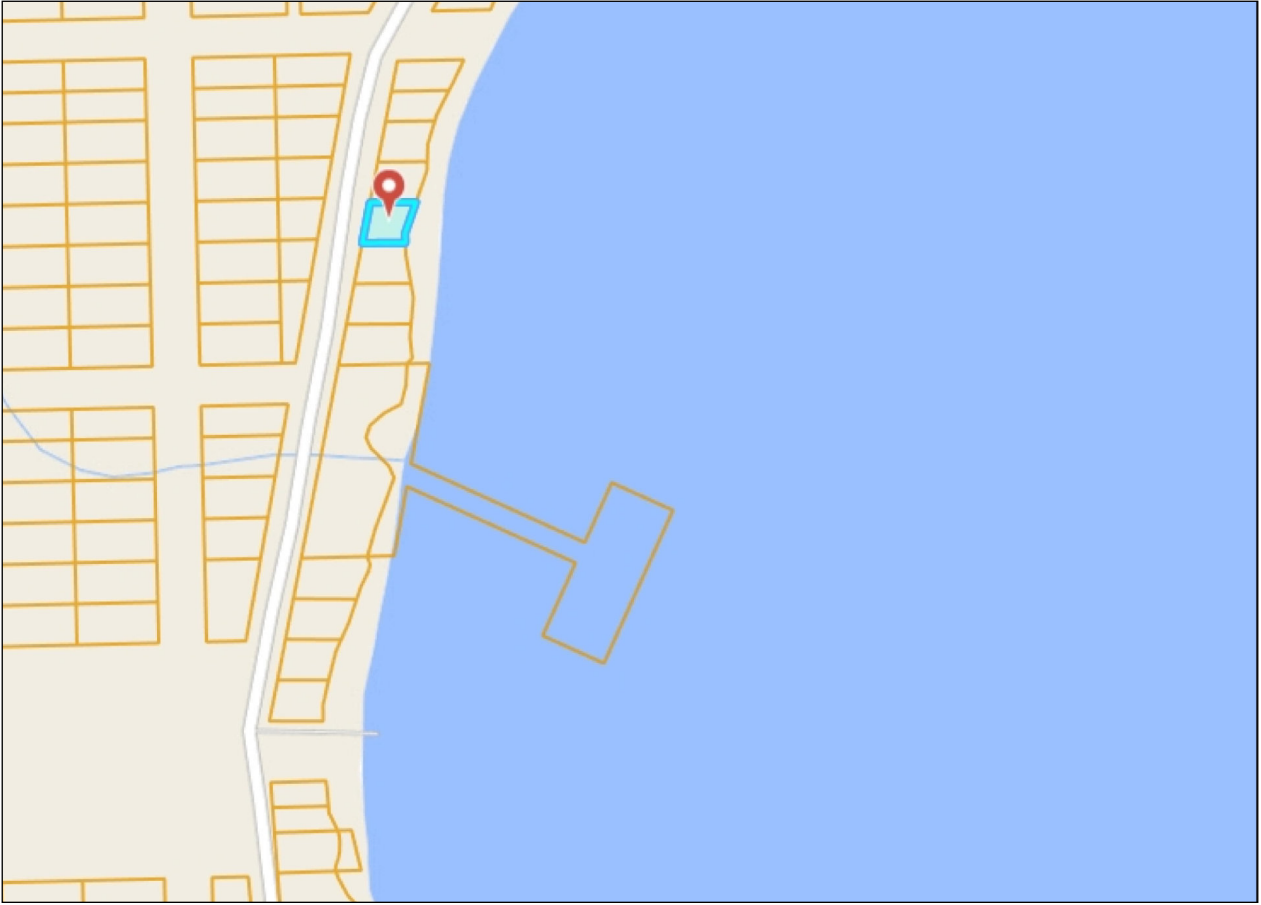
The area not only provides some of the best fishing on the BC Coast, it is also the jump-off point to explore miles of some of the most beautiful sand beaches and rugged coastline along the north-west tip of Vancouver Island. San Josef Bay, Cape Palmerston and Raft Cove are preferred destinations for the true outdoor enthusiast. The entire area both upland and marine is prolific with abundant, indigenous and migratory wildlife.









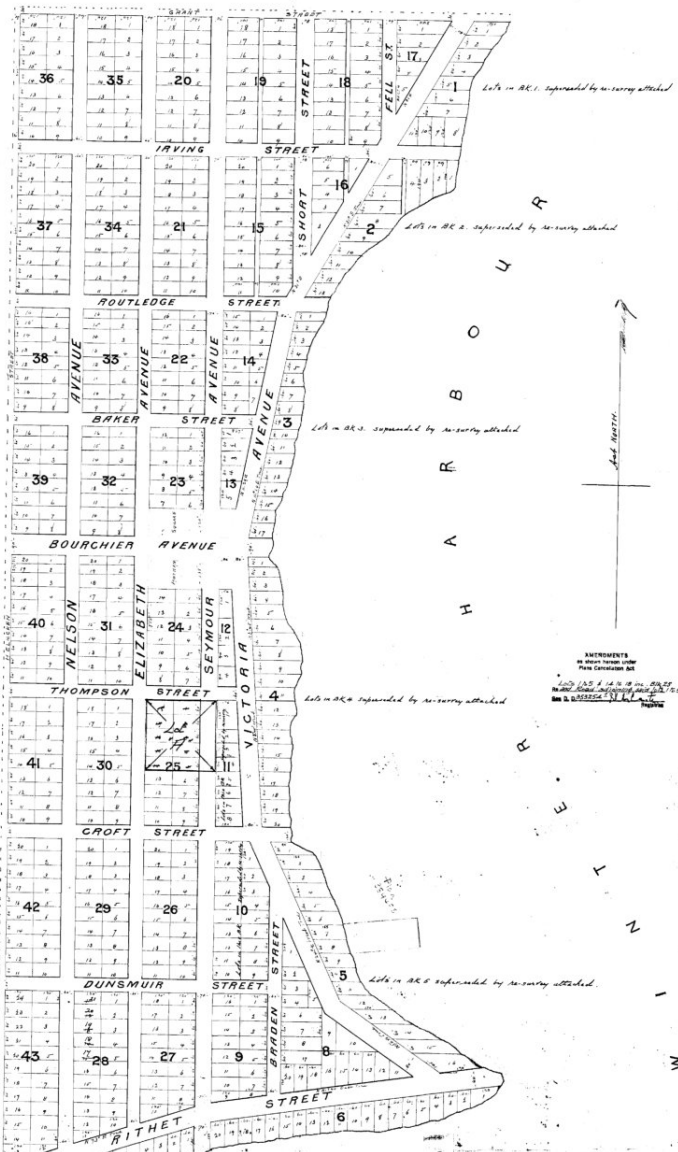


Plan #: VIP319 App #: N/A Crl #: _____

RCVD: 1998-01-28 RQS

PLAN
OF THE TOWNSITE OF
QUEENSTOWN
Being a Subdivision of Section 3 - Quatsino District -
VANCOUVER ISLAND.
divided in part as shown in attached plan
Scale 200 feet = 1 inch

*19319
Approved by the Board of Survey
1998-01-28*



SURVEYS
AS SHOWN UNDER
PLAN CONVEYANCE ACT
AND AS SHOWN IN
PLAN CONVEYANCE ACT
AND AS SHOWN IN
PLAN CONVEYANCE ACT

*Right of Block 12, 13, 14
to be reserved
1998-01-28*

*I, William G. Dewar, a surveyor
authorized to make surveys of Provincial
Land, do hereby certify that this plan is a
correct representation of the survey
which has been made under the provisions
of the Land Survey Act.*

*William G. Dewar a surveyor
authorized to make surveys of Provincial
Land, do hereby certify that this plan
is a correct representation of the survey which has
been made under the provisions of the
Land Survey Act.*

W.G. Dewar

276 Winter Harbour Rd, Winter Harbour, BC

Entry Floor Exterior Area 1339.34 sq ft
Excluded Area 68.66 sq ft



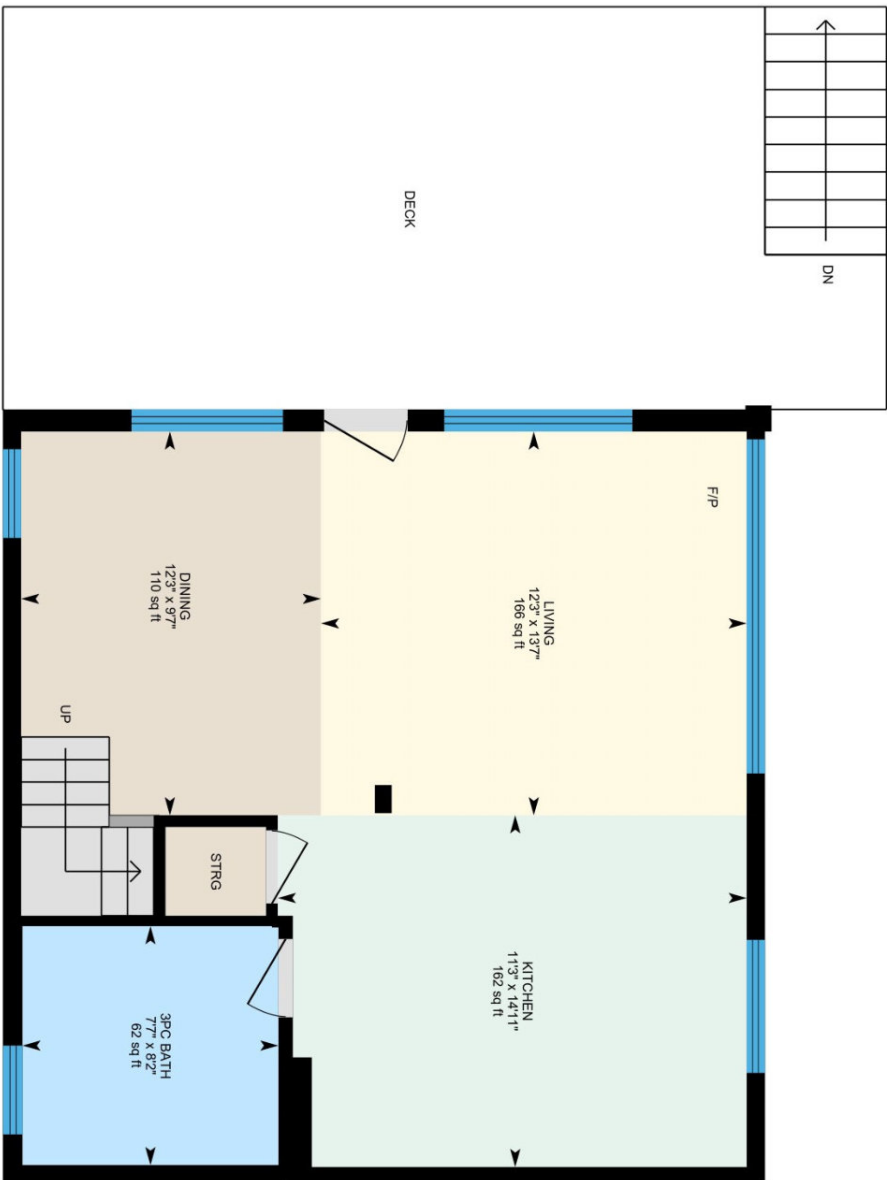
PREPARED: 2026/04/13



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

276 Winter Harbour Rd, Winter Harbour, BC

Main Floor Exterior Area 598.32 sq ft



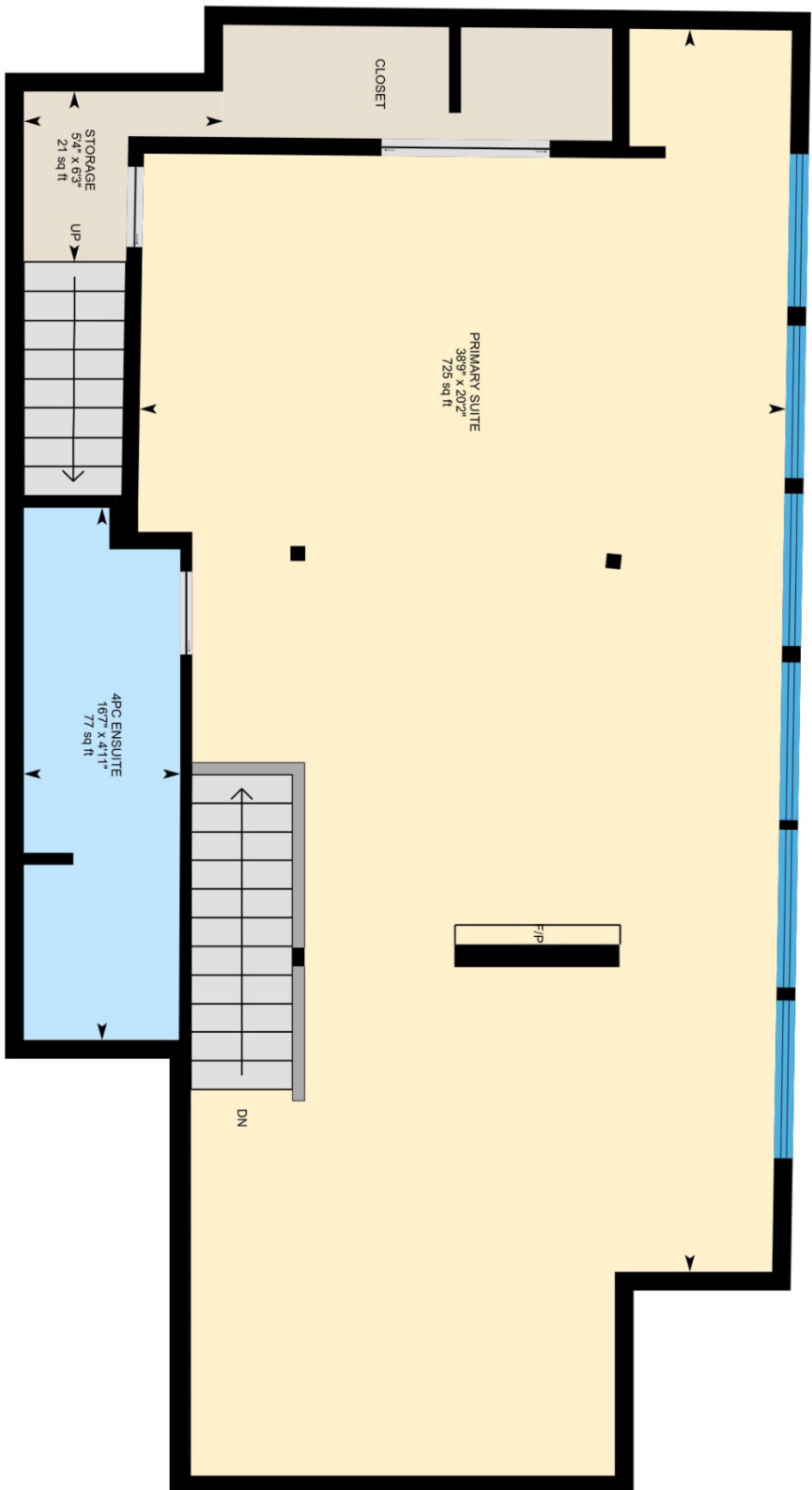
PREPARED: 2026/04/13

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



276 Winter Harbour Rd, Winter Harbour, BC

Upper Floor Exterior Area 1031.81 sq ft



PREPARED: 2026/04/13

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



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Entry Floor

Exterior Area 1339.34 sq ft



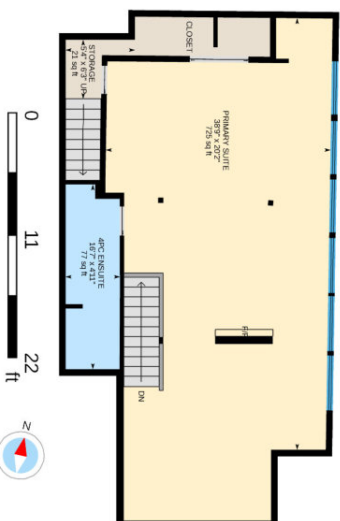
Main Floor

Exterior Area 598.32 sq ft



Upper Floor

Exterior Area 1031.81 sq ft



276 Winter Harbour Rd, Winter Harbour, BC

For illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.

SCHEDULE A - ZONE REGULATIONS

RURAL ZONE (A-1)

A.1.0 PERMITTED USES

In a Rural Zone (A-1) the use of land, buildings and structures is restricted to:

- i) Single detached or duplex dwelling
- ii) Agriculture
- iii) Recreation
- iv) Cemeteries
- v) Public and quasi-public buildings and uses
- vi) Garbage dumps, provided that the location of the site in respect of water courses and air pollution has the approval in writing by the Medical Health Officer, or other such person designated by him, or the Director, Pollution Control Board, whichever has jurisdiction in the case.
- vii) Public utility structures and uses
- viii) Hydro Electric Energy Generation System (HEG) and related buildings and structures and accessory uses.
(Added by Bylaw No. 700)
- ix) Wind Energy Generation System (WEG) and related buildings, structures and accessory uses.
(Added by Bylaw No. 700)
- x) Secondary Suite Dwelling *(Deleted by Bylaw No. 894 and Added by Bylaw No. 920)*
- xi) Forestry *(Added by Bylaw No. 832)*
- xii) Home Occupation *(Added by Bylaw No. 832)*
- xiii) Accessory buildings, structures and uses *(Added by Bylaw No. 832 and Amended by Bylaw No. 910)*
- xiv) Aggregate and mineral resource extraction *(Added by Bylaw No. 910)*
- xv) Bed and breakfast *(Added by Bylaw No. 910)*
- xvi) Cabin Dwelling *(Added by Bylaw No. 920)*

A.1.1 MINIMUM LOT AREA

The minimum lot area shall be 4 hectares (9.88 acres) except that the minimum lot area for a commercial hydro electric generation system (HEG) shall be one (1) hectare and there shall be no minimum lot area requirement for public uses. *(Replaced by Bylaw No. 832)*

A.1.2 DWELLING UNITS PER LOT

There shall be no more than one single detached or one duplex dwelling per lot. One cabin dwelling or one secondary suite dwelling is permitted as an accessory use to an existing single detached dwelling. *(Amended by Bylaw No. 920)*

A.1.3 UNSIGHTLY STORAGE

No parcel shall be used for the wrecking or storage of derelict vehicles or equipment or as a junkyard and no person shall permit such vehicles, equipment or junk to remain on any parcel.

A.1.4 HEG AND WEG SYSTEMS

(Added by Bylaw No. 700)

This section is only applicable to commercial hydro electric energy generating systems (HEGs) and/or commercial wind energy generating systems (WEGs):

- i) Referral Considerations:

In compiling its comments to be submitted to the Province regarding referrals from the Province with respect to applications for HEG and WEG developments, the RDMW will consider:

- a) Information provided with the referral and submitted to the Province as part of the application by the proponent;

- b) Proximity to other land uses in the area;
- c) The potential for economic, environmental and social impacts;
- d) The potential cumulative impacts associated with multiple HEG and WEG developments in the area; and,
- e) Any other information associated with or relevant to the application(s). **(Amended by Bylaw No. 894)**

ii) Information Requirements:

A proponent of a HEG or WEG development shall provide to the RDMW, copies of all reports and information submitted to the provincial and federal governments in support of its application(s) for same, as well as any approvals issued by the provincial or federal governments in relation to the HEG or WEG development. **(Amended by Bylaw No. 894)**

iii) Setbacks for HEGs:

- a) No building or structure, except a fence, shall be located within 7.5 meters of a parcel or lease boundary line;
- b) No building or structure, except those that collect water from or return water to the watercourse, shall be located within 15 meters of the natural boundary of a watercourse;
- c) An HEG shall comply with all the setbacks required by the relevant authority related to roadways in the area in which it is located;
- d) An HEG shall be located not less than 100 meters from any general commercial or industrial use, or area zoned for general commercial or industrial use on land not belonging to the owner of the land on which the HEG is located;
- e) An HEG shall be located not less than 200 meters from any residential, or commercial or public tourism or recreational use not belonging to the owner of the land on which the HEG is located;

iv) Setbacks for WEGs:

- a) A WEG shall comply with all the setbacks required by the relevant authority related to roadways in the area in which it is located.
- b) A WEG shall be located not less than four times the height of the WEG, as measured from the ground to the highest point of the rotor's arc, from any general commercial or industrial use in the area of RDMW jurisdiction not belonging to the owner of the land on which the WEG is located.
- c) A WEG shall be located not less than 10 times the height of the WEG, as measured from the ground to the highest point of the rotor's arc, from any residential, or commercial or public tourism or recreational use in the area of RDMW jurisdiction not belonging to the owner of the land on which the WEG is located.
- d) A WEG shall be located not less than 1 kilometer from any area designated for residential use in any local area plan, municipal plan, or First Nations Reserve plan, or from the boundary of any regional, or provincial park.
- e) A WEG shall be located so that the horizontal distance measured at grade from the outside of the rotor arc to any property or lease area boundary, other than roadways, is at least 7.5 m (24.6 ft)

v) Lot Coverage for HEGs and WEGs:

Buildings and structures shall not cover more than 60 percent of the lot area.

vi) Distribution lines for HEGs and WEGs:

Power lines to the substation or grid will be considered to be public utilities for the purposes of zoning. All power lines on the site to the substation or grid will have a minimum ground clearance of 7.5m (24.6ft.).

vii) Colour and Finish for WEGs:

A WEG System shall be finished in a non-reflective matte and in a colour that minimizes the obtrusive impact of a WEG System. No lettering or advertising shall appear on the towers or blades other than the manufacturer's and/or owner's identification.

viii) Parking and Loading for HEG:

Every HEG shall provide with one space for parking and one space for loading, unloading and manoeuvring of tridem axle trucks as defined in the Commercial Transport Regulations under the Commercial Transport Act.

ix) Decommissioning HEGs and WEGs:

If an HEG or WEG discontinues producing power for a minimum of two years, the system operator shall be required to provide a status report. A review of the status report by the RDMW may result in a request for the HEG/WEG to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a stop order by the designated officer in accordance with the provisions of the Local Government Act.

A.1.5 SUBDIVISION

(Added by Bylaw No. 832 and Amended by Bylaw No. 894)

Notwithstanding section A.1.1, the following options related to the calculation of the minimum lot size associated with subdivisions for residential purposes may be applied:

- i) The Regional District of Mount Waddington (RDMW) encourages subdivisions for residential purposes to be undertaken by bare land strata plan where shared services, including but not limited to, access routes, driveways and moorage facilities are proposed. In such cases, the total area of the land in the bare land strata plan, exclusive of those portions intended to provide access routes and driveways, divided by the number of strata lots must equal a minimum of four (4) hectares. In such circumstances, any common property areas that have been included in the aforementioned calculation to maintain the minimum four (4) hectare requirement shall be subject to a restrictive covenant which does not permit further subdivision, and depending on the purpose of such common area, the RDMW may require a restrictive covenant be applied that prevents further disturbance and/or development
- ii) In the case of a fee simple subdivision for residential purposes, where a portion of the property in the subdivision plan is to be returned to Crown and/or dedicated as park and the RDMW is in agreement with the proposed return to Crown or park dedication, the total area of the land in the subdivision inclusive of any area to be returned to Crown or dedicated as park, but exclusive of those portions intended to be dedicated as road, divided by the number of lots, must equal a minimum of 4 hectares. In such circumstances, the RDMW may require that any land or lot that has been included in the aforementioned calculation to maintain the minimum four (4) hectare requirement, be subject to a restrictive covenant which does not permit further subdivision, and/or prohibits building or development, and/or protection of the natural environment.

A.1.6 FRONTAGE REQUIREMENTS

(Added by Bylaw No. 832)

Where a lot is adjacent to a public road in a fee simple subdivision or common access route/road in a bare land strata plan subdivision, it shall have a front lot line that is equivalent to a minimum of 10% of the perimeter of the lot. With respect to a subdivision that requires relief from section 75(1)(a) of the Land Title Act (water access), each lot shall have a lot line adjacent to the natural boundary of the water body that provides access to the subdivision equivalent to a minimum of 10% of the perimeter of the lot.

A Development Application may be made to the RDMW to request that the minimum frontage requirement for a lot or lots be reduced: 1) In the case of a fee simple subdivision, as per section 944(2) of the Local Government Act; and, 2) In the case of a bare land strata plan subdivision or a subdivision that requires relief from section 75(1)(a) of the *Land Title Act (water access)*, as per section 922(1)(b) of the *Local Government Act*.

A.1.7 LOT LINE SETBACKS

(Added by Bylaw No. 832)

The minimum setback for buildings and structures, except fences and retaining walls, shall be 7.5 meters from the front and rear lot lines and 5 meters from the side lot lines.



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MLS® No: **1032273** **\$649,000** **Active**



MLS® No: **1032273** List Price: **\$649,000**
Status: **Active** Orig Price: **\$649,000**
Area: **North Island** Sub Area: **NI Port Hardy**
DOM: **0** Sold Price:
Sub Type: **Single Family Detached**
Pend Date: Title: **Freehold**

residence, with many renovations and updates in the last seven years, offers 3 bedrooms and 3 bathrooms, a welcoming living space and gourmet kitchen. An oceanside deck and large oceanside windows enhance the coastal ambience. The gourmet kitchen has been tastefully designed with full-height cabinets, butcher block countertops, stainless steel appliances and attractive tiled wall behind the sink and oven. Upstairs is an amazing primary suite with a private seating area in front of picture windows looking out over the ocean, a sleeping area, a large ensuite with walk-in shower and double vanities. The seller is offering the home completely furnished. The small oceanfront lot, like many others in Winter Harbour, sits on the edge of the boardwalk that runs along the harbour to the government dock. Winter Harbour, on NW Vancouver Island, has a protected harbour and gravel road access.

Dining Room	Main	12'3"x9'7"
Kitchen	Main	11'3"x14'11"
Living Room	Main	12'3"x13'7"
Bedroom	Second	16'3"x15'5"
Bedroom	Second	14'7"x14"
Den	Second	11'6"x12'4"
Ensuite	Second	2-Piece
Entrance	Second	12'3"x9'5"
Laundry (Unfin)	Second	10'11"x5'10"
Office	Second	11'4"x12'8"
Storage (Unfin)	Second	4'8"x7'10"
Storage (Unfin)	Second	8'6"x13'9"
Bedroom - Primary	Third	20'2"x38'9"
Ensuite	Third	4-Piece
Storage (Unfin)	Third	6'3"x5'4"

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **3** Storeys:
FinSqFt Total: **2,744** UnFin SqFt: **225** SqFt Total: **2,969** Basement: **No** Addl Accom:
2pc Ensuities: **1** 3pc Ensuities: **0** 4+pc Ensuities: **1** Beds or Dens: **4** Laundry: **In House**
Layout: **Other** Appl Incl: **Dishwasher, Dryer, Microwave, Oven/Range Electric, Refrigerator, Washer**
Heating: **Baseboard, Wood** Cooling: **None**

Intr Ftrs: **Ceiling Fan(s), Furnished**

Exterior/Building

Built (Est): **2008** Front Faces: **Southeast** Storeys:
Construction: **Frame Wood, Insulation All, Metal Siding, Shingle-Wood, Wood** Foundation: **Pillar/Post/Pier** Roof: **Metal**
Lgl NC Use: Access: **Road: Unpaved** Bldg Style:
Exterior Ftrs: **Balcony/Deck, Low Maintenance Yard**

Lot

Lot SqFt: **3,485** Lot Acres: **0.08** Dimensions:
Park Type: **Driveway** Park Spcs: **1** View: **Mountain(s), Ocean** Shape:
Carport Spcs: **0** Garage Spcs: **0** Waterfront: **Ocean** Water: **Municipal**
Sewer: **Septic System** Restrictions:
Lot Ftrs: **Marina Nearby, Quiet Area, Walk on Waterfront** Services: **Electricity Connected**

Legal/Public Records

Assessed: **\$510,400** Assess Yr: **2026** Taxes: **\$2,246** Tax Year: **2025**
PID: **006-035-639** Roll No: **14616025** Zoning: **A1** Zone Desc: **Rural**
Plan Number: Lot: Block: District Lot: Land District:
Legal Description: **Lot 5, Block 3, Section 3, Rupert (formerly Quatsino) District, Plan 319**

The BC Oceanfront Real Estate Team



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250-830-4435



Aren Knudsen

REALTOR®
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Zoning: A1 Rural
Regional District of Mount Waddington

Taxes: \$2,246 (2025)

Longitude: 50° 31'N Latitude: 128° 1'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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