

Corner Lot Residence with Unobstructed Ocean Views



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3405 Oceanview Drive

Daajing Giids, Haida Gwaii

\$350,000 Canadian



bcoceanfront.com



One bedroom home across from the beach with excellent views out over Bearskin Bay, in the Village of Daajing Giids.

Daajing Giids (formerly known as Queen Charlotte City) is located on the southern end of Graham Island in the Haida Gwaii archipelago.

Oceanview Drive runs along the foreshore of Daajing Giids, and this home sits on the corner of 3rd Ave and Oceanview Dr, with empty Crown land on the foreshore side of the intersection. This allows for excellent views over the bay from the house. The



property is just steps from the beachfront with easy access for kayaks, beach walks, picnics, etc. It is also walking distance to the hospital and nearby Wharf St on Beattie Point with the marina, restaurants, the Visitors Centre and the start of the Daajing Giids Seawalk.

The corner lot offers southern exposure and is mostly level at the road with a gentle slope that gets steeper





780sqft home | 1 bedroom | 1 bathroom

at the back towards 3rd Ave. A gravel drive in the front of the home provides lots of room for vehicles and access from both roads, while mature trees along 3rd Ave provide privacy.

Set back from the road, the 780sqft one bedroom home is raised above the slope at the front, with a full width deck to take advantage of the views. Stairs at the side of the home lead to a porch and the main door.

The small entry room opens into the living room, which along with the adjoining kitchen at one end runs the length of the home. A sliding door from the living room gives access to the front deck, and large windows frame the ocean views. A window over the sink adds additional natural light to the corner-style kitchen that features an L-shaped counter and upper and lower cabinets.





10x25 carport | oceanside deck

In addition to the bedroom there is an additional room that could be refinished into a den or office space, and a three piece bathroom. A back door leads to a small porch overlooking the back of the property.

A wooden carport is on the side of the home opposite the main door.

The home has been vacant for some time, but appears to be in decent condition.

Appliances include a fridge, stove, washer and dryer.

This residence offers an affordable opportunity to someone looking for a home with an ocean view that they can make their own.

The Village of Daajing Giids is an easy 45 minutes by boat to some of British Columbia's most incredible fishing, wildlife viewing and coastal adventure. The beautiful Haida Gwaii region offers a variety of



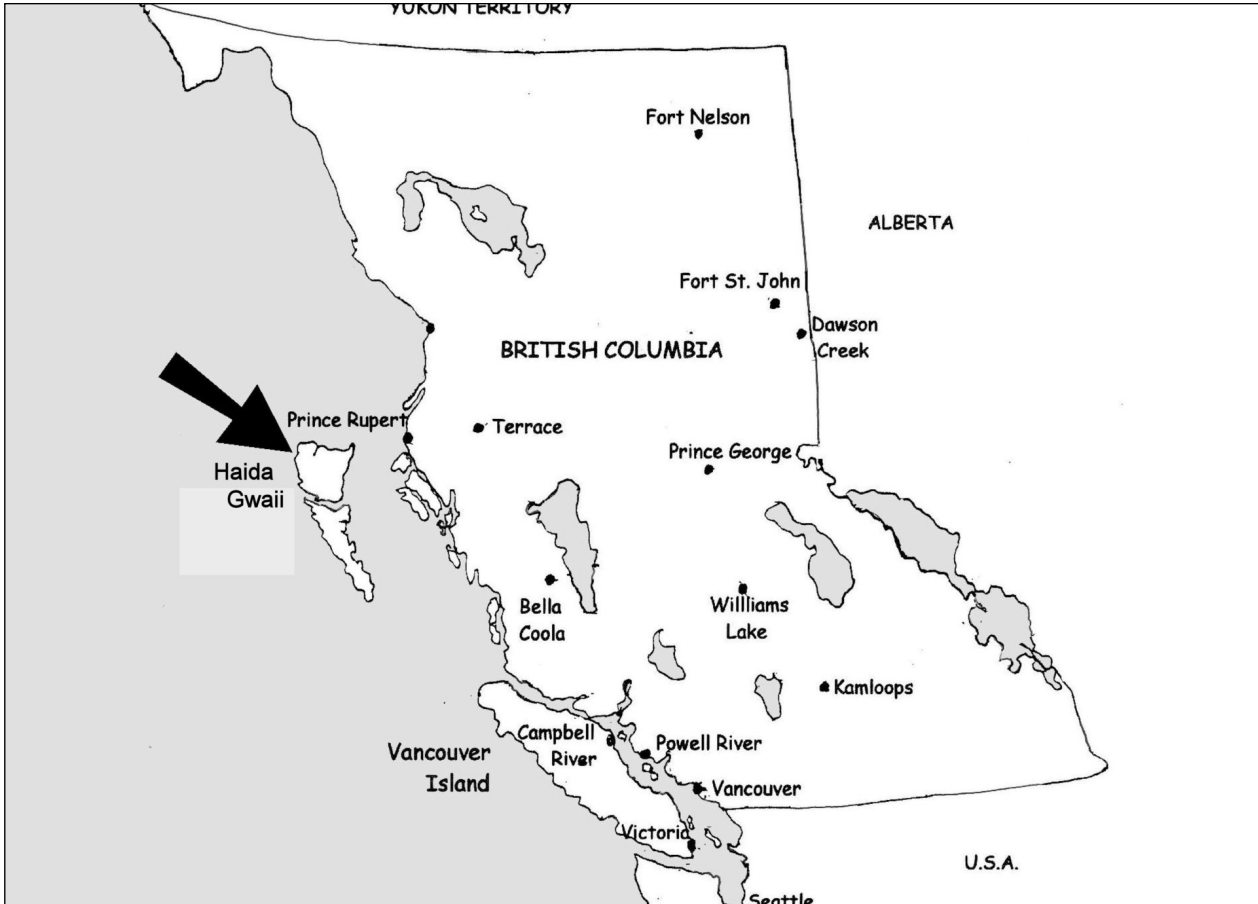
activities for the outdoor enthusiast. This includes world-class fresh and salt-water fishing, hunting, kayaking, hiking and exploring the nature and the history of what is often referred to as the “Galapagos of the North”.

Graham Island to the north and Moresby Island to the south are the two largest islands of a group of 1,884 islands in the Haida Gwaii archipelago just south of the Alaska panhandle. A short ferry ride connects Graham and Moresby Islands. Sport fishing, hiking, camping, kayaking, boating, whale watching, beachcombing and sightseeing are the major recreational activities, with abundant marine and wildlife diversity making the area an ecological marvel.

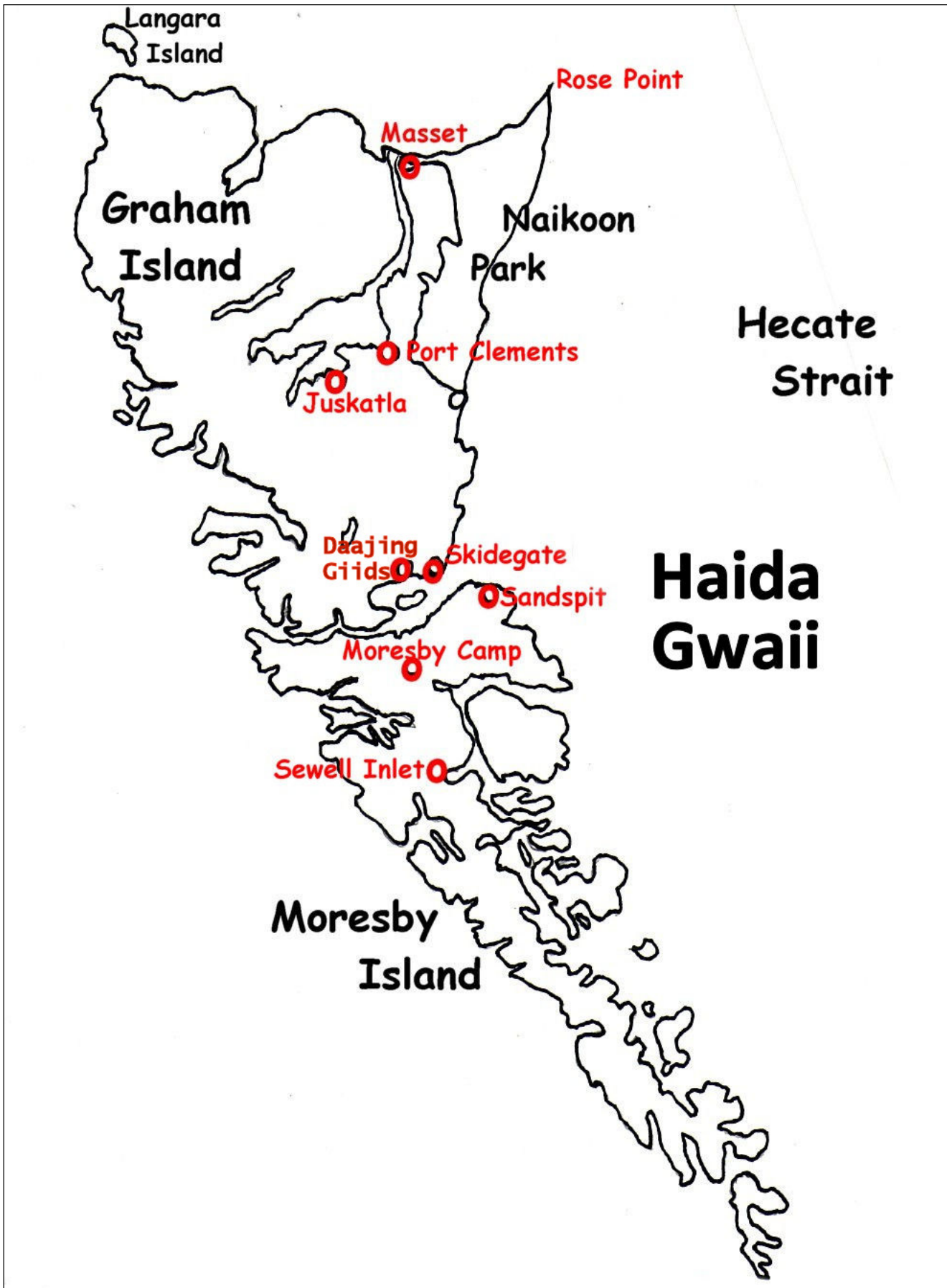
Access to the islands is by ferry from Prince Rupert on the BC Mainland, by air from Vancouver to Sandspit and by air from Prince Rupert to Sandspit. Chartering of private planes or boats is also an option.











Village of Queen Charlotte Consolidated Zoning Bylaw

SECTION 5: RESIDENTIAL**5.1. LOW DENSITY RESIDENTIAL ZONE (LR)**

5.1.1 Permitted Uses	<ul style="list-style-type: none"> (a) Single family dwelling (b) Two family dwelling (c) Home occupation (d) Bed and bre (e) Accessory buildings and use (f) Backyard livestock (g) Sale of vegetable produce and eggs grown on site (h) Secondary sui (i) Short Term Rental
5.1.2 Maximum Building Height	<ul style="list-style-type: none"> (a) A principal building shall not exceed 9.0 meter (29.5 feet) in height (b) An accessory building shall not exceed 6 meters (19.7 feet) in height
5.1.3 Maximum Lot Coverage	<ul style="list-style-type: none"> (a) Maximum lot coverage shall not exceed 50%
5.1.4 Building Setbac	<ul style="list-style-type: none"> (a) A principal building shall not be sited less <ul style="list-style-type: none"> 1) 3.6 meters (11.8 feet) from the front property line; 2) 3.0 meters (9.8 feet) from the rear propert line; 3) 1.2 meters (3.9 feet) from the side property line; (b) An accessory building shall not be sited less than: <ul style="list-style-type: none"> 1) 0.3 meters (1.0 foot) from the rear proper line where the rear property line abuts a public lane; and 2) 1.2 meters (3.9 feet) from the rear property line where the rear property line abuts another parcel; 3) 1.2 metres (3.9 feet) from the side property line 4) 3.6 metres (11.8 feet) from the front property line; and 5) 3 metres (9.8 feet) fr <i>principal building</i>

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5.1.5 Special Provisions

- a) A single family and a two-family dwelling shall not be permitted on a parcel of less than 464 square meters (5,000 square feet) in size



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3405 OCEANVIEW DR - V0T 1S0		MLS®: R3144418	
Area	Prince Rupert (Zone 52)	Bedrooms	1
Sub Area	Haida Gwaii Rural	Bathrooms	1
City/Town		Ensuite	
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$350,000
Taxes	\$2,434 (2026)	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure	PNDS		
Title	Freehold, Registered Owner		
Compl. Date			

Total # Rooms	6	Age	47	Style of Home	Rancher/Bungalow
Municipal Charges		Year Built	1979	Exterior Finish	Wood
Renovations		Fin. Levels	1	Roof	Metal
Year of Reno		Price per Sqft	\$448.72	Flooring	Mixed
Fireplaces		R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel				Foundation	Concrete Perimeter
Suite	None			Water Supply	City/Municipal
Crawl/Bsmt Hgt				Sewer Type	City/Municipal
Bsmt Area	Crawl			Heating/Fuel	Baseboard, Electric

Amenities
 Features Incl. **Fixtures Not Leased, Clothes Washer/Dryer, Oven-Built In, Refrigerator**
 Fixtures Leased **No**
 Site Influences **View Property, Marina Nearby, Paved Road, Shopping Nearby**
 Outdoor Area **Balcony; Patio or Decks**
 Services **Elec-Avail**
 Legal Desc **LOT 1 DISTRICT LOT 15 QUEEN CHARLOTTE DISTRICT PLAN 3454**
 Restrictions

Sqft Fin.	780	Sqft Unfin.		PID Number	011-055-626	Zoning	LR
Grand Total	780			Frontage (metric)		Lot Size (Sqft)	5,663
ROOMS				Frontage (ft)		Lot Size (acres)	0.13
	Bsmt	Main	Above	Lot Depth (ft)		Dist to Trans	
Fin. Sqft		780		Directional Exp.	OCEAN	Dist to School	
Bathroom		3pc		View Desc.			
Bedroom		10'6x13'		Out Buildings			
Den		8'x9'		Total Prkng	2		
Foyer		6'x11'8		Covered Prkng	1		
Kitchen		7'6x8'		Parking	Carport; Single		
Living Room		14'x16'		Driveway			
Mud Room		3'x4'		Prkng Access			
				Mortgagee	Amount	Payment	Interest Rate
				1st			Due Date
				2nd			

Number Of Units	Bach./Studio	Financial
1 Bdrm	3 Bdrm	Income As At
2 Bdrm	Other Units	Income Per Year
		Less Oper. Exp.
		Net Oper. Inc.

One bedroom home across from the beach with unobstructed ocean views out over Bearskin Bay, in the Village of Daajing Giids (Haida Gwaii). This corner lot, with empty Crown land on the ocean side of the intersection, is just steps from the beachfront with easy access for kayaks, beach walks, etc. The living room and adjoining kitchen run the length of the home, with a sliding door providing access to the full-width front deck. Large windows frame the ocean views. Along with the bedroom is another room which could be refinished into a den or office. Appliances include a fridge, stove, washer and dryer. A wooden carport is on the side of the home opposite the main door. This residence offers an affordable opportunity to someone looking for a home near the ocean that they can make their own. Listed By: Royal LePage Advance Realty (VIREB)



Zoning: LR - Low Density Residential
Village of Daajing Giids

Taxes: \$2,434.52 (2026)

Longitude: 53° 15'N Latitude: 132° 3'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

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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.*

The BC Oceanfront Real Estate Team



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