

Corner Lot Residence with Unobstructed Ocean Views



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3405 Oceanview Drive

Daajing Giids, Haida Gwaii

\$315,000 Canadian



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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





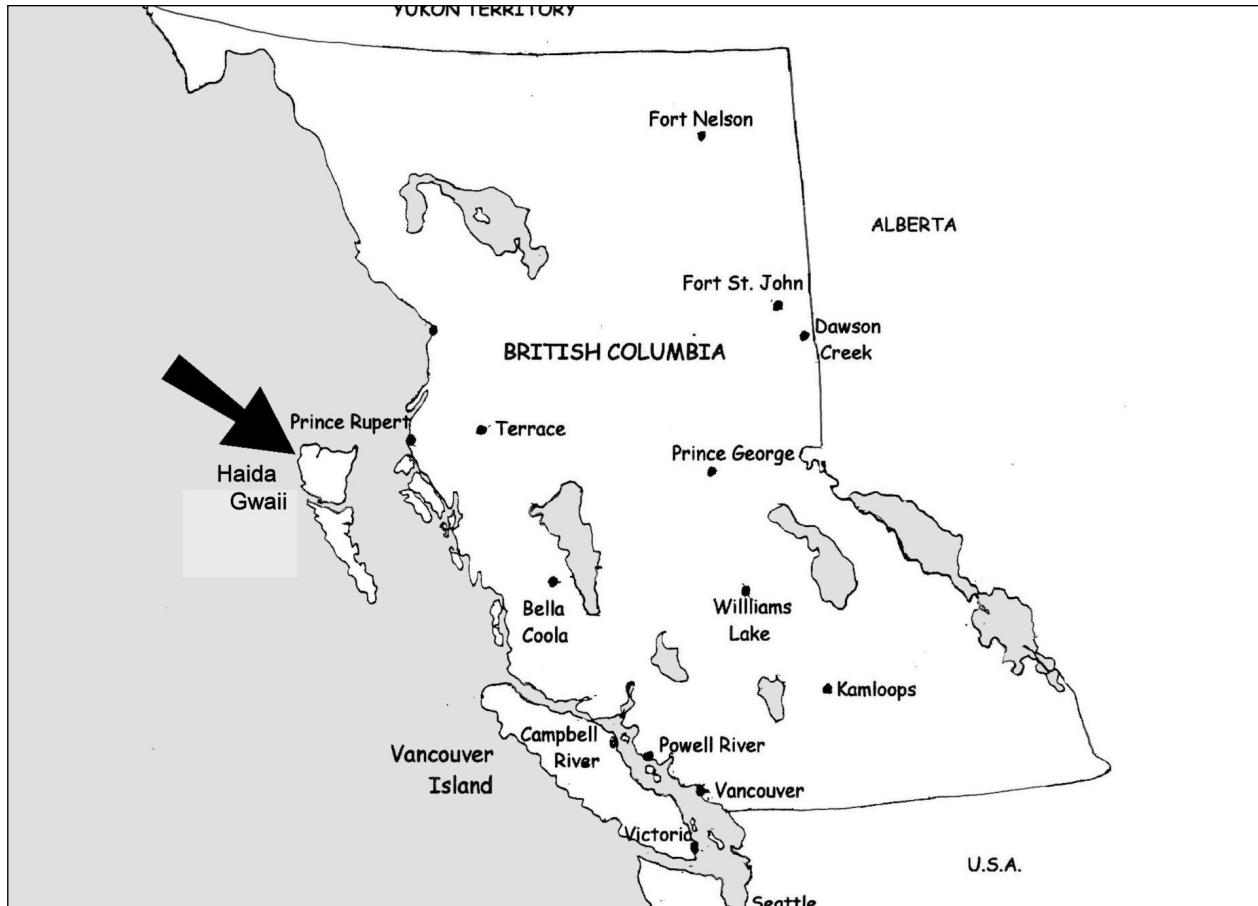
activities for the outdoor enthusiast. This includes world-class fresh and salt-water fishing, hunting, kayaking, hiking and exploring the nature and the history of what is often referred to as the “Galapagos of the North”.

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.

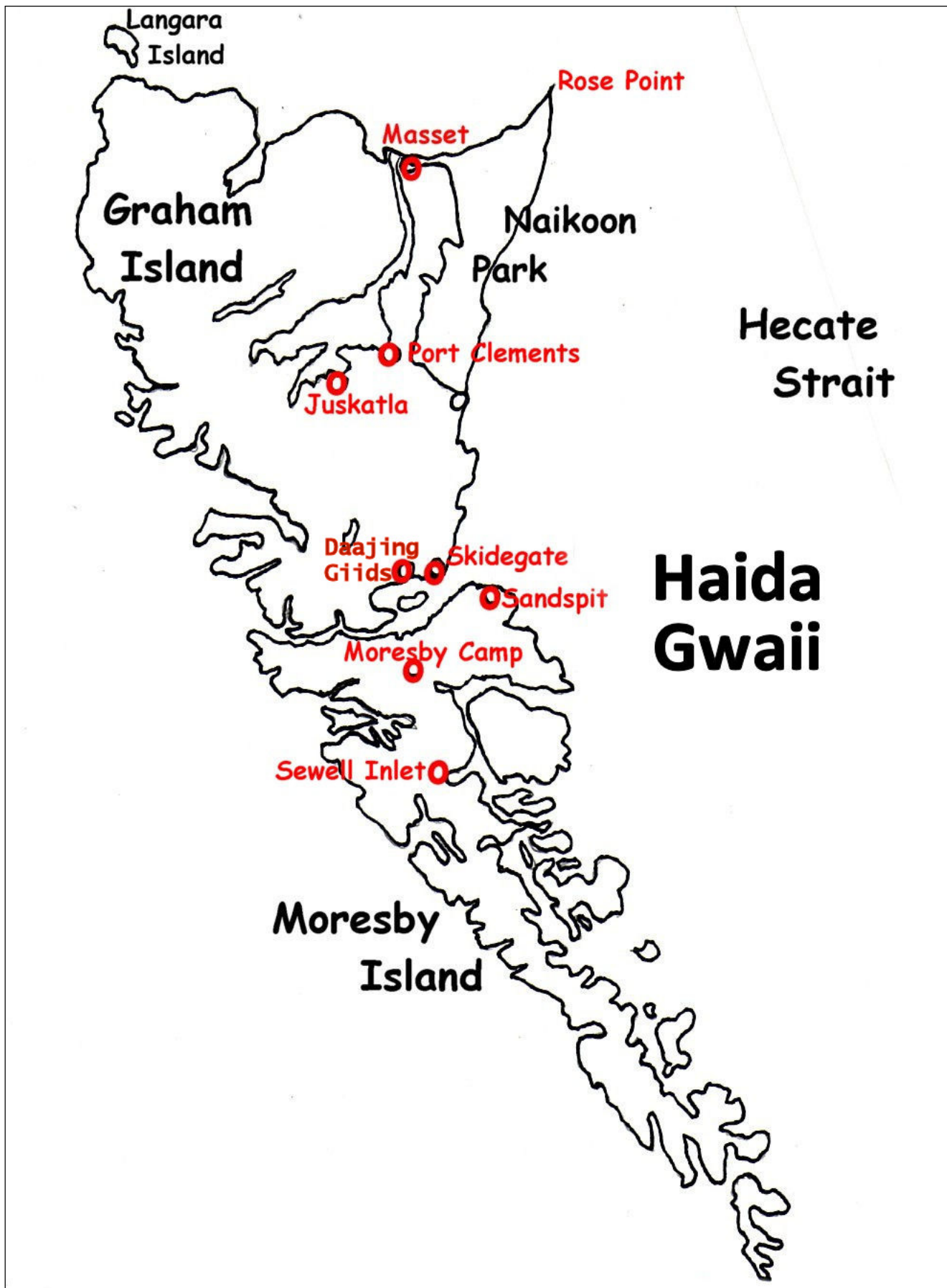
Access to the islands is by ferry from Prince Rupert on the BC Mainland, by air from Vancouver to Sandspit and by air from Prince Rupert to Sandspit. Chartering of private planes or boats is also an option.











Village of Queen Charlotte Consolidated Zoning Bylaw

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

5.1.1 Permitted Uses	(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	(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	(a) Maximum lot coverage shall not exceed 50%
5.1.4 Building Setbac	(a) A principal building shall not be sited less 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: 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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888-286-1932
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		3405 OCEANVIEW DR - VOT 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		\$315,000			
		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		\$403.85		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	
Grand Total		780						Zoning		LR	
								Frontage (metric)		Lot Size (Sqft) 5,663	
								Frontage (ft)		Lot Size (acres) 0.13	
								Lot Depth (ft)		Dist to Trans	
								Directional Exp.		Dist to School	
								View Desc.		OCEAN	
								Out Buildings			
								Total Prkng		2	
								Covered Prkng		1	
								Parking		Carpport; Single	
								Driveway			
								Prkng Access			
								Mortgagee		Amount	
								1st		Payment	
								2nd		Interest Rate	
										Due Date	
										</	



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
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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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