

# Cute Updated Home and Shop on Two Lots



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**&**

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**406 Ferris Rd**  
*Zeballos, Vancouver Island*  
**\$299,000** Canadian



**bcoceanfront.com**

**ROYAL LEPAGE®**  
Advance Realty Ltd.

1700sqft home on .78 acres across two legal lots. The property is situated in Zeballos, a small oceanfront village on the north-west coast of Vancouver Island surrounded by mountains and water.



The small coastal hamlet of Zeballos is located approximately 14 nautical miles from the Pacific Ocean and one of the premier fishing regions on Vancouver Island. It is 17 nautical miles from Tahsis, a small coastal community in the neighbouring inlet to the south. People regularly visit Zeballos and the region not just for fishing but also for kayaking, mountain biking and hiking.

This attractive two story home with crawl space sits on a double lot, which provides ample space and makes for good privacy. In addition to the home there is a chicken coop, smokehouse, and a 24x24 shop with garage door. The shop has a poured concrete floor, power and water hook up.





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**2 titles | 1700sqft home | 3 bed 2 bath**

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The property backs onto the forest that leads up into the mountains that frame Zeballos. The front half of the property is nicely level, with a gradual rise in elevation to the back of the property.

From the covered porch the front door opens into open concept living space finished with warm wood floors. The living room, with a large wood stove on the side wall on an attractive tile surround, sits at the front of the home with the kitchen and dining area to one side. A wood staircase near the woodstove leads to the upper level.

The kitchen features light oak cabinetry, a large countertop and attractive tile backsplash, with windows letting in natural light. Appliances include a fridge with water/ice dispenser and glass top stove.





To the back of the home a hall leads to a bedroom with a sliding patio door out to a private covered deck. On the other side of the hall is a 3 piece bathroom and also a laundry room (washer and dryer are not included with sale). The back door opens into a storage area/enclosed porch that has not been finished, with a door to the backyard and another small covered porch.

At the top of the stairs is a small landing which then provides access to the bedrooms, bathroom and storage space. The main bedroom spans the front of the home, with large windows and a door out to a private full-width covered deck. The floors are attractive wood vinyl, and there is a walk-in closet. Two slope roof cutouts on either side of the room could be used for additional shelving, a desk, reading area, etc. This is an attractive, welcoming space.

The second bedroom is across the landing, overlooking the backyard. It has a large open closet space with





lighting. The 3 piece bathroom (with shower/tub combo) sits between the two rooms, while on the other side of the landing is a storage room that runs under the slope of the roof.

The home has fresh paint, a 5 year old roof, a backup generator system wired to the house, and updated flooring, and is ready for a new owner. The property offers lots of room to explore the forested area in the back yard.

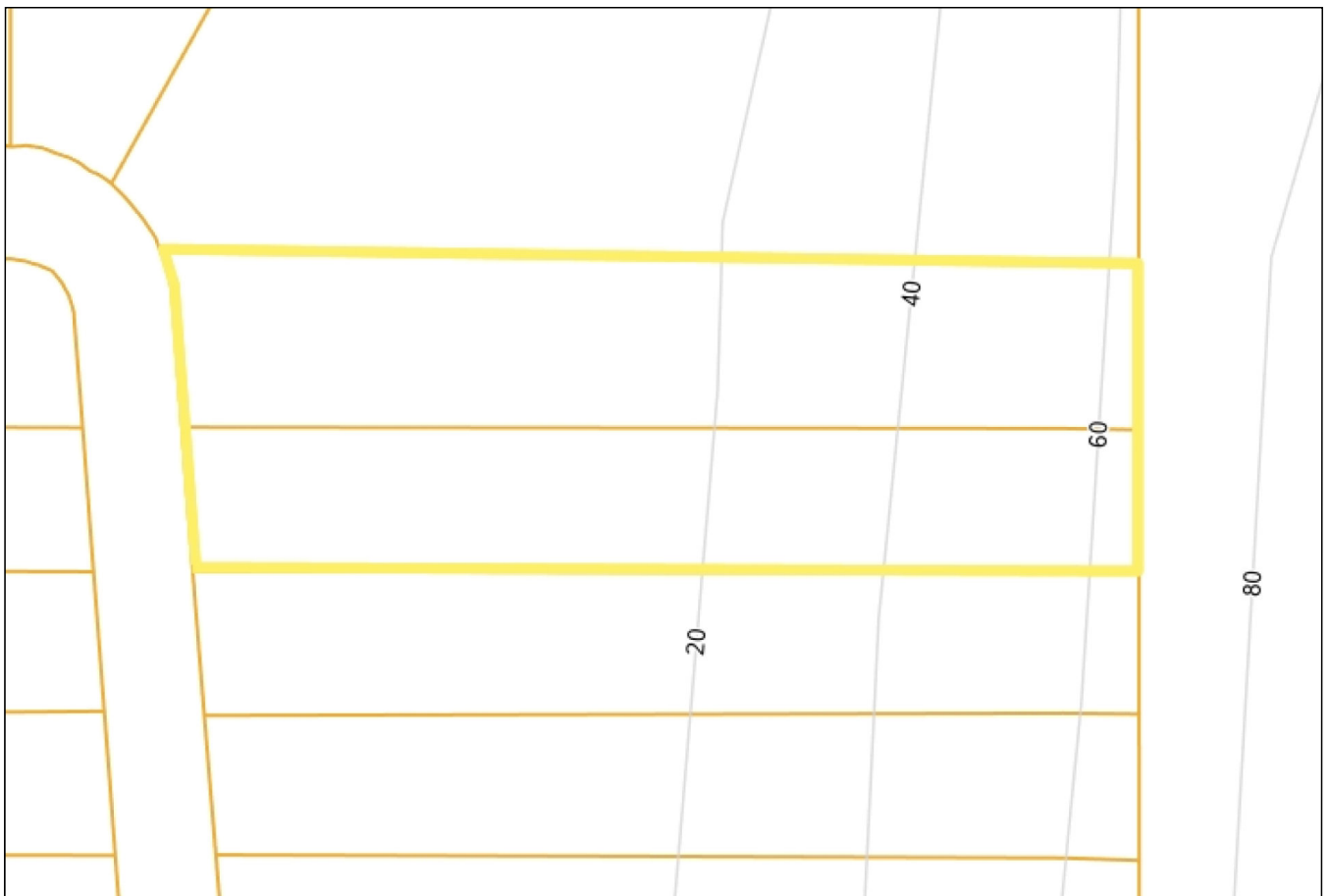
Zeballos is on the west coast of Vancouver Island, accessed by road from Hwy 19 just north of Woss. This is a Forest Service gravel road and can be in varying condition throughout the year. The community of Zeballos first started with gold miners, and then became a logging hub. Now its biggest draw is tourism - as coastal

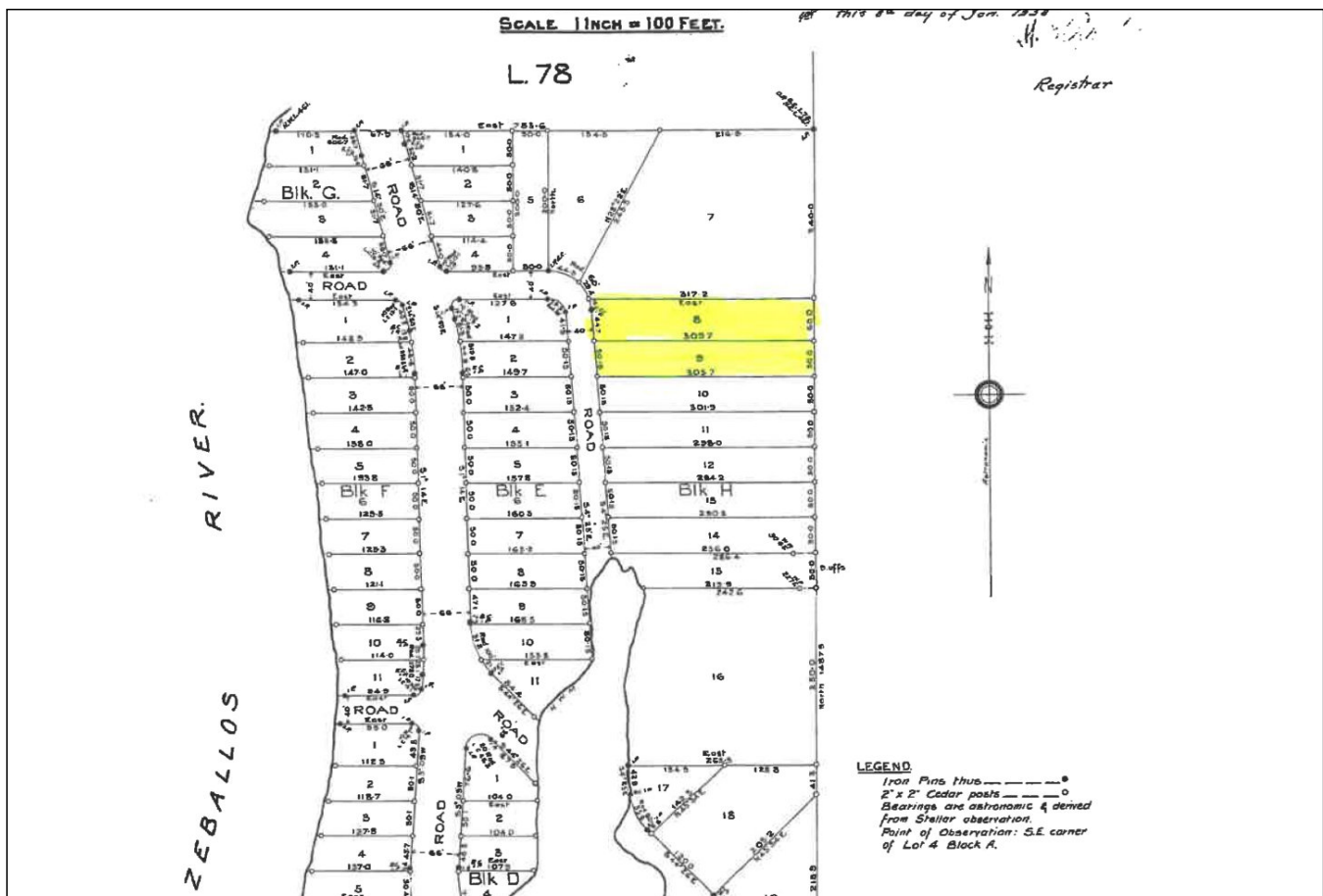
explorers and fishermen come to visit the rugged west coast of Vancouver Island. There is both fresh water and salt water fishing, as the Zeballos River runs through town. The community has a population of approximately 125 and there are limited services, including a medical clinic, general store, marina and boat fuel sales. In the summer there are a number of accommodation options. Zeballos calls itself the Golden Gate to the West Coast. It offers access to Nootka Sound and the fishing on the west coast of the island, as well as the provincial parks of the northern Island (Woss, Brooks Peninsula, Cape Scott).











## Part 4: Zones

### Village Mixed Use Zone – VMU - 1

#### Purpose

The purpose of the VMU-1 zone is to accommodate a traditional Village mix of uses throughout the community.

#### Permitted Principal Uses

13. (1) The following principal uses are permitted in an VMU-1 zone:

- (a) single detached dwelling
- (b) duplex
- (c) mobile home
- (d) assembly hall
- (e) restaurant
- (f) offices for business, professional services
- (g) hotel
- (h) retail sales
- (i) personal service establishment
- (j) light industrial where buffered from adjacent uses

(2) Permitted Accessory Uses and the following auxiliary uses, and no others are permitted in a VMU-1 zone:

- (a) accessory dwelling unit
- (b) accessory building - as per section 9

|                  |          |
|------------------|----------|
| Minimum Lot Area | 280 sq m |
| Minimum frontage | 10 m     |


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MLS® No: **1045025** **\$299,000** **Active**



acres across two legal lots in Zeballos. The main level offers an open living space with a cozy wood stove lending warmth to the living room, kitchen, and dining area. The bright kitchen features light oak cabinetry and an attractive tile backsplash. This floor also includes a bedroom with a sliding glass door out to a private covered deck, a 3-piece bathroom, and a laundry room. Upstairs are two bedrooms, a 3-piece bathroom, and storage space. The spacious primary bedroom spans the front of the home, opening onto a private full-width covered deck that shelters the front porch below. The second bedroom sits across the landing, overlooking the lush backyard. This versatile property boasts a 5-year-old roof, updated flooring, and generator backup wiring. Additional outdoor features include a chicken coop, a smokehouse, and a 24x24 shop with a garage door, poured concrete floor, and power and water hookups.

|               |        |             |
|---------------|--------|-------------|
| Bathroom      | Main   | 3-Piece     |
| Bedroom       | Main   | 9'10"x14'4" |
| Dining Room   | Main   | 8'10"x10'3" |
| Kitchen       | Main   | 8'10"x9'6"  |
| Laundry       | Main   | 7'5"x5'9"   |
| Living Room   | Main   | 18'2"x13'6" |
| Mud Room      | Main   | 14'4"x5'9"  |
| Porch (Unfin) | Main   | 8'10"x9'6"  |
| Bathroom      | Second | 3-Piece     |
| Bedroom       | Second | 13'3"x9'9"  |
| Bedroom       | Second | 16'5"x13'3" |
| Storage       | Second | 14'4"x4'8"  |

MLS® No: **1045025** List Price: **\$299,000**  
Status: **Active** Orig Price: **\$299,000**  
Area: **North Island** Sub Area: **NI**  
**Tahsis/Zeballos**  
DOM: **0** Sold Price:  
Sub Type: **Single Family Detached**  
Pend Date: Title: **Freehold**

#### Interior

|                                                     |                        |                          |                        |                          |
|-----------------------------------------------------|------------------------|--------------------------|------------------------|--------------------------|
| Beds: <b>3</b>                                      | Baths: <b>2</b>        | Kitchens: <b>1</b>       | Fireplaces: <b>1</b>   | Storeys:                 |
| FinSqFt Total: <b>1,700</b>                         | UnFin SqFt: <b>72</b>  | SqFt Total: <b>1,772</b> | Basement: <b>No</b>    | Addl Accom:              |
| 2pc Ensuites: <b>0</b>                              | 3pc Ensuites: <b>0</b> | 4+pc Ensuites: <b>0</b>  | Beds or Dens: <b>3</b> | Laundry: <b>In House</b> |
| Layout: <b>Main Level Entry with Upper Level(s)</b> |                        |                          |                        |                          |
| Heating: <b>Baseboard, Electric, Wood</b>           |                        |                          |                        |                          |
| Intr Ftrs:                                          |                        |                          |                        |                          |
| Appl Incl: <b>Oven/Range Electric, Refrigerator</b> |                        |                          |                        |                          |
| Cooling: <b>None</b>                                |                        |                          |                        |                          |

#### Exterior/Building

|                                                               |                                           |                              |                             |
|---------------------------------------------------------------|-------------------------------------------|------------------------------|-----------------------------|
| Built (Est): <b>1994</b>                                      | Front Faces: <b>West</b>                  | Storeys:                     | Bldg Warranty:              |
| Construction: <b>Frame Wood, Insulation All, Vinyl Siding</b> | Foundation: <b>Poured Concrete</b>        | Roof: <b>Asphalt Shingle</b> | Bldg Style: <b>Cape Cod</b> |
| Lgl NC Use:                                                   | Access: <b>Road: Paved, Road: Unpaved</b> |                              |                             |
| Exterior Ftrs: <b>Balcony/Deck, Garden</b>                    |                                           |                              |                             |

#### Lot

|                                                     |                        |                                        |             |                         |
|-----------------------------------------------------|------------------------|----------------------------------------|-------------|-------------------------|
| Lot SqFt: <b>33,977</b>                             | Lot Acres: <b>0.78</b> | Dimensions:                            | Shape:      | Water: <b>Municipal</b> |
| Park Type: <b>Detached, Driveway, Garage Double</b> | Park Spcs: <b>3</b>    | View: <b>Mountain(s)</b>               | Waterfront: |                         |
| Carpport Spcs: <b>0</b>                             | Garage Spcs: <b>2</b>  |                                        |             |                         |
| Sewer: <b>Septic System</b>                         | Restrictions:          | Services: <b>Electricity Connected</b> |             |                         |
| Lot Ftrs: <b>Rectangular Lot</b>                    |                        |                                        |             |                         |

#### Legal/Public Records

|                                                                                                                                                     |                           |                       |                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------|-------------------------------|
| Assessed: <b>\$263,000</b>                                                                                                                          | Assess Yr: <b>2026</b>    | Taxes: <b>\$3,542</b> | Tax Year: <b>2026</b>         |
| PID: <b>006-104-380</b>                                                                                                                             | Roll No: <b>00077.000</b> | Zoning: <b>VMU-1</b>  | Zone Desc: <b>Residential</b> |
| Plan Number:                                                                                                                                        | Lot: Block:               | District Lot:         | Land District:                |
| Legal Description: <b>Lot 8, Block H, District Lot 461, Nootka District, Plan 4524 Lot 9, Block H, District Lot 461, Nootka District, Plan 4524</b> |                           |                       |                               |



## The BC Oceanfront Real Estate Team



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Zoning: VMU  
Village Mixed Use

Longitude: 49°98N Latitude: 126°84W

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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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