

# Ocean View Home in Tahsis



**SHELLEY McKAY**

Personal Real Estate Corporation

**250-830-4435**

**&**

**AREN KNUDSEN**

REALTOR®

**250-203-0664**

**580 Cardiac Climb**  
*Tahsis, Vancouver Island*  
**\$259,000** Canadian



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## Sweet hillside bungalow with ocean views 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.

Nestled in a residential neighbourhood above the Tahsis oceanfront, this small lot has been nicely terraced and features mature rhododendrons and lawn. The front and sides of the property are fenced, with paved laneway access in the back. A paved path



leads from the road at the front of the home along the side to the entrance at the back of the home, providing access from parking on both Cardiac Climb and the laneway.

The 910sqft home offers all its living space on one level, with two bedrooms and a 3 piece bathroom. The kitchen, eating area and living room all look over the front garden and take in the ocean views. A sliding glass door provides access from the kitchen to the





**910sqft home | 2 bedroom 1 bathroom | ocean views**

large deck and great views. The deck is partially covered to allow for year-round outdoor enjoyment.

The kitchen features stainless steel appliances and good counter and cabinet space. The stove is gas, run from propane which is stored in a 100lb tank outside the house and plumbed to the stove. There is a laundry/utility room at the back of the home.

The living room has a wood stove with brick fireplace for added ambiance, while there are also baseboard heaters throughout the home. The living room floors are original wood, and the walls in this room as well as in the bedrooms are wide, horizontal wood tongue and groove boards.

Laminate floors throughout most of the rooms make for easy maintenance, as does the metal roof.

At the front of the home is an unfinished storage space, created by the slope of the land and accessed by a door under the deck.





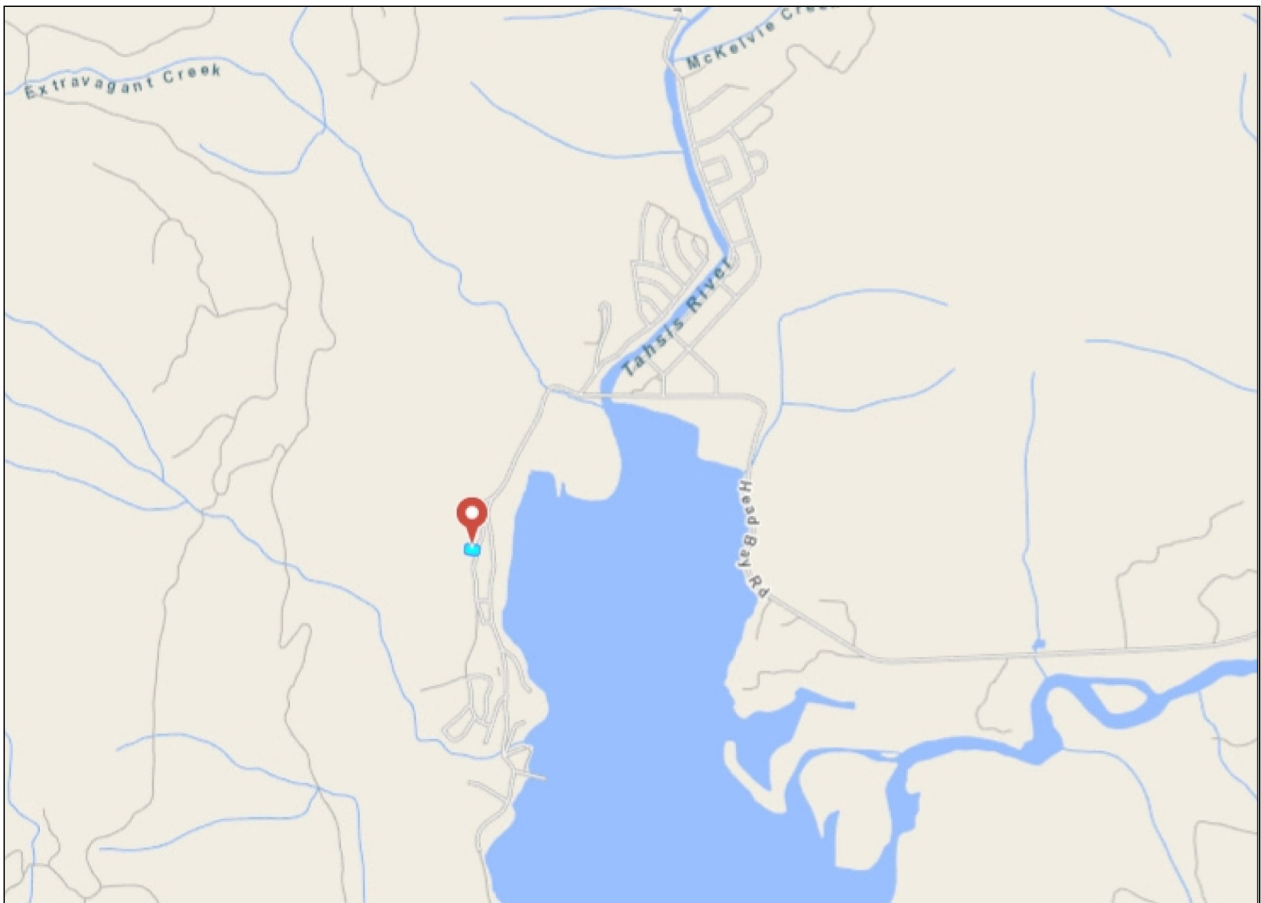
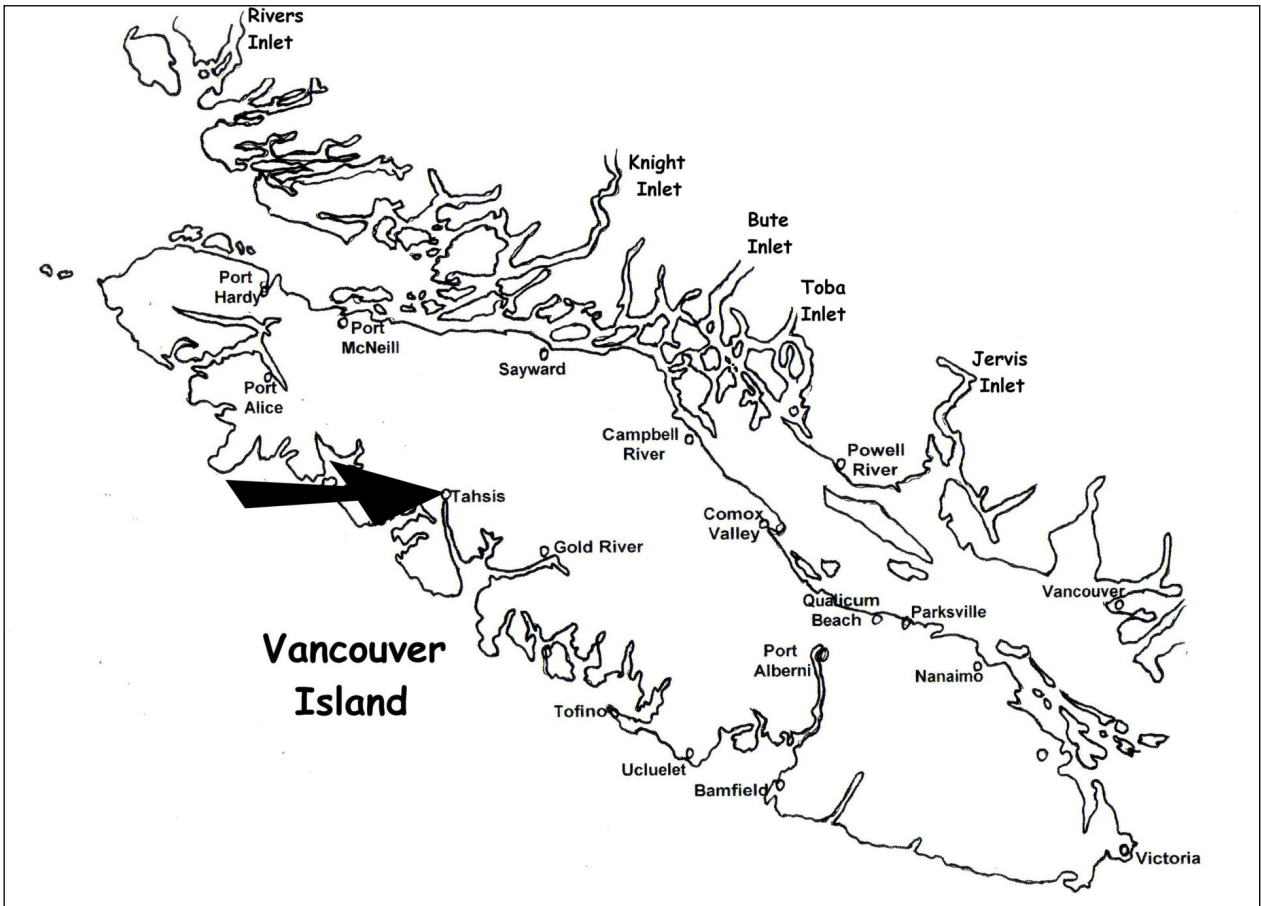
This is a great opportunity for a summer residence, full-time west coast home, or fishing property, in this west coast village.

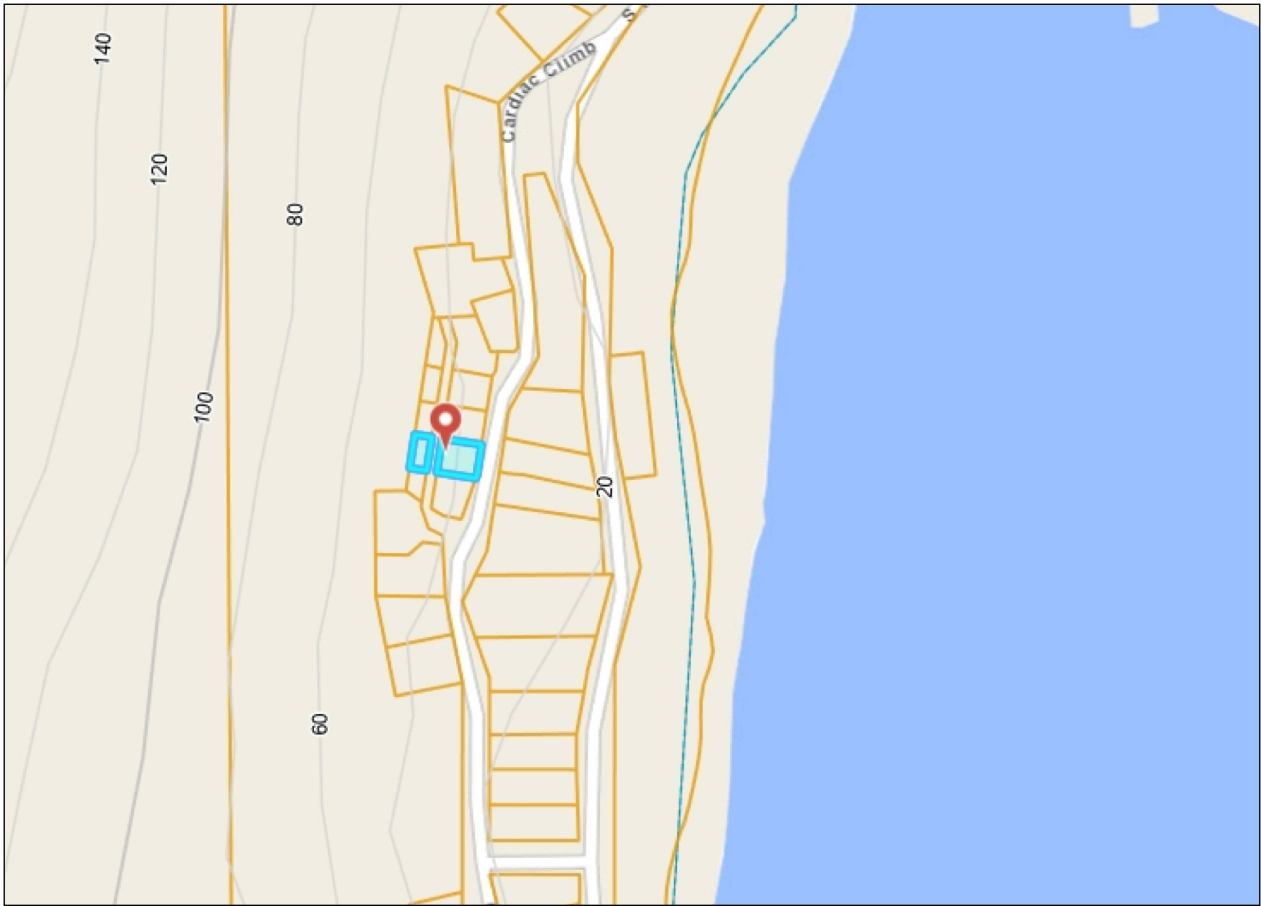
The Village of Tahsis has a small but active full-time community, as well as many property owners who regularly visit during the fishing season. It offers restaurants, grocery store, building supply store, a recreational centre, public library, health centre, school, accommodations, and full-service 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.









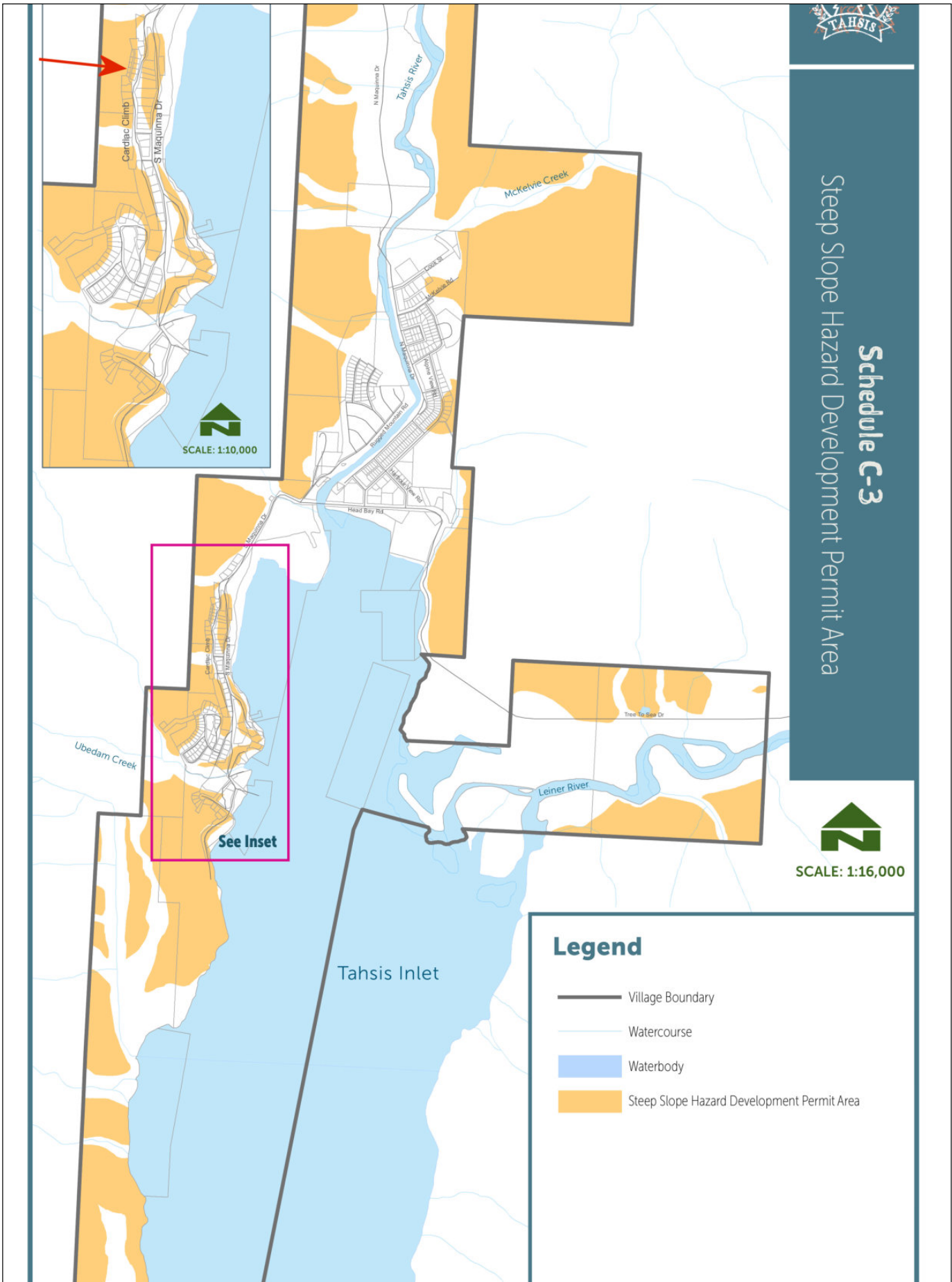
# Schedule C-3 Steep Slope Hazard Development Permit Area



SCALE: 1:16,000

## Legend

-  Village Boundary
-  Watercourse
-  Waterbody
-  Steep Slope Hazard Development Permit Area



## 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:
- permitted principal and accessory uses;
  - minimum setbacks;
  - maximum lot coverage;
  - maximum density;
  - conditions of use.

<b>5.2 Residential Zone One (R-1)</b>	
<b>Principal Uses</b>	<b>Accessory Uses</b>
<ul style="list-style-type: none"> <li>single-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>accessory building or structure</li> <li>community care facility</li> <li>home-based business</li> <li>professional occupations</li> <li>bed and breakfast accommodations</li> <li>short-term rental accommodations</li> <li>urban agricultural use</li> </ul>
<b>Minimum Setbacks</b>	
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)
<b>Maximum Height</b>	
All buildings and structures	10 metres
<b>Maximum Lot Coverage</b>	
All buildings and structures	35%



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Shelley McKay Personal Real Estate Corporation 250-830-4435  
Aren Knudsen 250-203-0664

[theteam@bcoceanfront.com](mailto:theteam@bcoceanfront.com)



888-286-1932  
250-201-2226

**580 Cardiac Climb Tahsis BC VOR 1X0**  
MLS® No: **1033731** **\$259,000** **Active**



Sweet hillside bungalow with ocean views in the Village of Tahsis. The 910sqft home offers all living space on one level, with two bedrooms and a 3 piece bathroom. The kitchen, eating area and living room look over the front garden with ocean views. A sliding glass door provides access from the kitchen to the large deck, partially covered to allow for year-round outdoor enjoyment. The kitchen features stainless steel appliances with a propane stove. The living room has a wood stove for added ambiance and warmth. The living room floors are original wood, and the walls in this room as well as in the bedrooms are wide, horizontal wood tongue and groove boards. At the front of the home is an unfinished storage space, created by the slope of the land and accessed by a door under the deck. In a residential neighbourhood above the Tahsis oceanfront, this small lot has been nicely terraced and features mature rhododendrons. Fenced on three sides, with paved laneway access in the back.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	7'8"x9'4"
Bedroom	Main	11'10"x9'4"
Dining Room	Main	13'5"x11'5"
Entrance	Main	13'3"x7'6"
Kitchen	Main	9'8"x8'4"
Living Room	Main	15'1"x13'5"

MLS® No: **1033731** List Price: **\$259,000**  
Status: **Active** Orig Price: **\$259,000**  
Area: **North Island** Sub Area: **NI**  
DOM: **0** **Tahsis/Zeballos**  
Sub Type: **Single Family Detached** Sold Price:  
Pend Date: Title: **Freehold**

#### Interior

Beds: **2** Baths: **1** Kitchens: **1** Fireplaces: **1** Storeys:  
FinSqFt Total: **910** UnFin SqFt: **0** SqFt Total: **910** Basement: **No** Addl Accom:  
2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **2** Laundry: **In Unit**  
Layout: **Rancher** Appl Incl: **Dishwasher, Dryer, Oven/Range Gas, Refrigerator, Washer, See Remarks**  
Heating: **Baseboard, Wood** Cooling: **None**  
Intr Ftrs: **Ceiling Fan(s)**

#### Exterior/Building

Built (Est): **1940** Front Faces: **East** Storeys: Bldg Warranty:  
Construction: **Frame Wood, Insulation All, Vinyl Siding** Foundation: **Poured Concrete** Roof: **Metal**  
Lgl NC Use: Access: **Road: Paved, Road: Unpaved** Bldg Style:  
Exterior Ftrs: **Balcony/Deck, Fencing: Full**

#### Lot

Lot SqFt: **3,920** Lot Acres: **0.09** Dimensions: Shape:  
Park Type: **Open** Park Spcs: **2** View: **Mountain(s), Ocean** Waterfront: Water: **Municipal**  
Carport Spcs: **0** Garage Spcs: **0** Services: **Electricity Connected**  
Sewer: **Sewer Connected** Restrictions:  
Lot Ftrs: **Hillside, Quiet Area**

#### Legal/Public Records

Assessed: **\$147,400** Assess Yr: **2026** Taxes: **\$1,632** Tax Year: **2025**  
PID: **002-464-853** Roll No: **06-575 00400.256** Zoning: **R-1** Zone Desc: **Residential**  
Plan Number: Lot: Block: District Lot: Land District:  
Legal Description: **Lot 91 District Lot 443 Nootka District Plan 26880**

## The BC Oceanfront Real Estate Team



**Shelley McKay**

Personal Real Estate Corporation  
250-830-4435



**Aren Knudsen**

**REALTOR®**  
250-203-0664



Zoning: R-1 (Residential Zone 1)  
Village of Tahsis

Taxes: \$1,632 (2025)

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

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ROYAL LEPAGE Advance Realty  
(CampblRiv)

972 Shoppers Row  
Campbell River, BC V9W 2C5  
250-286-3293 | 1-888-286-1932

*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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