

# Oceanfront Family Home in Haida Gwaii



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**&**

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**250-203-0664**

**614 5th Ave**

*Daajing Giids, Haida Gwaii*

**\$695,000** Canadian



[bcoceanfront.com](http://bcoceanfront.com)



On the shores of Bearskin Bay in the Village of Daajing Giids, this 4 bedroom family home offers ocean views, walk-on beach front and room for all the parts of west coast living – boat, kayak, trailer, etc.

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

Offering a quarter acre of flat land, the property has eastern exposure for ocean sunrises, with ample lawn for outdoor enjoyment. While the address is on 5<sup>th</sup> Street, access is from the laneway at the back of the properties. The beach out front gets very shallow at low tides, providing lots of space for exploring!



The two story 2457sqft split level entry home faces the ocean, with large picture windows in the living room providing views across the bay to Robertson Island and along the shoreline of Daajing Giids. The kitchen is bright and cheery, with a light wood shiplap ceiling, pale laminate wood flooring and white tile backsplash and wall treatment around the cabinetry and sink area. The dining room is open to the kitchen with darker laminate wood flooring in this area and through the living room and hallway.





2457sqft home | 4 bedrooms | 2 bathrooms

The primary bedroom has built-in closets and a two-piece ensuite. The finishing throughout the room, closets and in the bathroom is attractive wood trim. The two additional bedrooms on this floor offer ocean views. There is also a 3 piece bathroom on this floor and a laundry room.

Downstairs is partially finished, with a bedroom and family room completed. The large unfinished space could be used as a workshop, organized storage, or finished for more living space in the home. This space has been completely rewired this year, including the addition of a hardwired smoke detector, new switches and new light fixtures.

The home has had several new additions and alterations in the last couple of years, including new gutters, new wood siding for part of the house, new paint for the entire top floor of the house, new paint in the family room downstairs, completely updated





**10x24 shed | oceanside deck | additional storage**

main bathroom, new kitchen appliances (fridge, stove, range hood), new kitchen floors, updated kitchen hardware, and new stair treads.

A large oceanside deck wraps around the front of the home from the side entrance. The underneath is partially enclosed and has a cement floor, providing a good easy-access storage area. A 10x24 shed provides covered wood storage and a shop.

This is a versatile home with lots of space. Nicely updated, it is move-in ready but could also be renovated to fit specific needs. Zoning allows for short-term rentals and secondary suites, adding to the potential. This is an excellent opportunity to own an oceanfront home in this beautiful coastal region of BC.

The home is five minutes from the centre of town, schools, library and community centre and merely steps from the beach and outdoor adventure.





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.

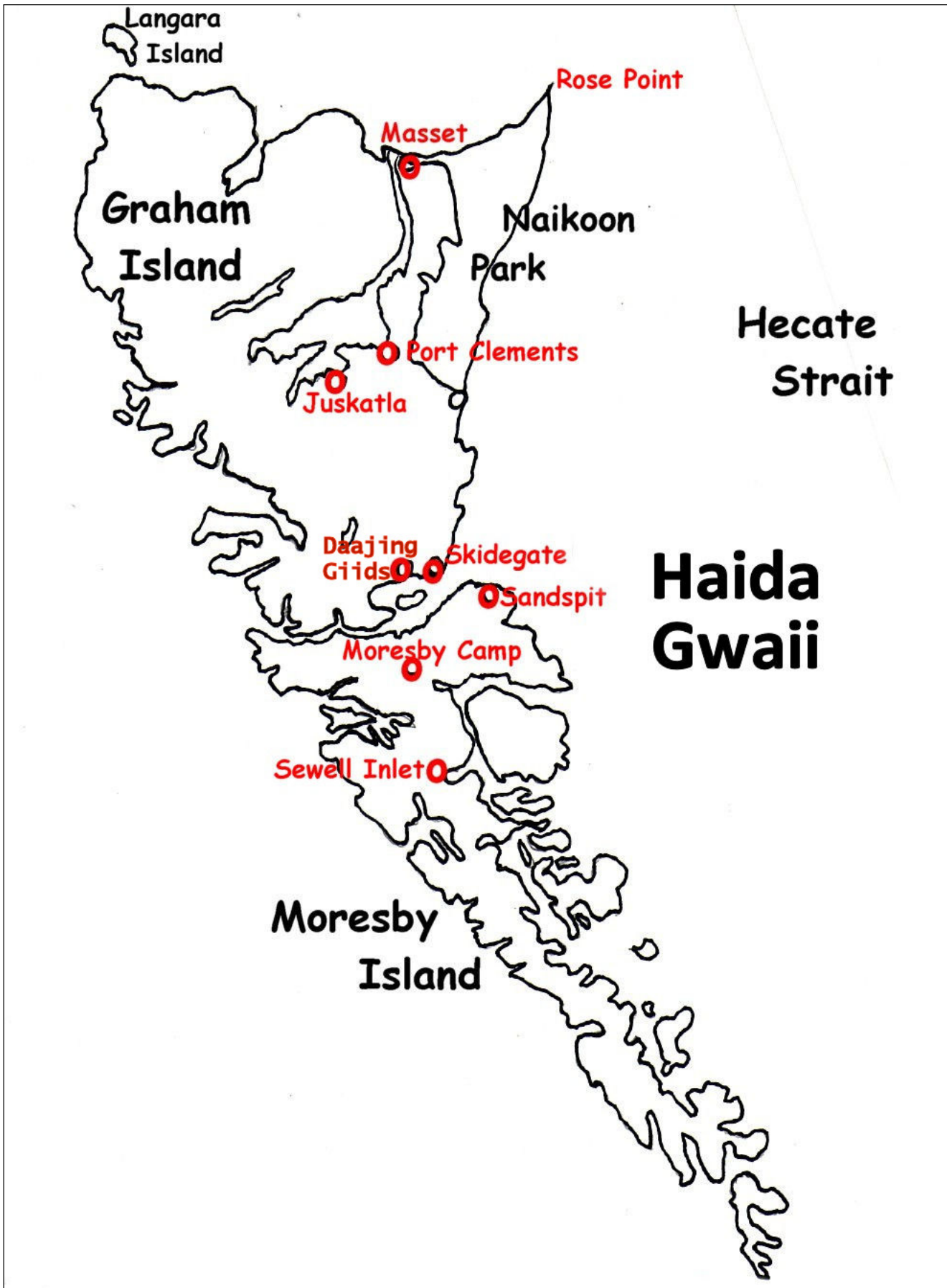
Access to the islands is by ferry from Prince Rupert on the BC Mainland, by air from Vancouver to Sandspit and by air from Prince Rupert to Sandspit. Chartering of private planes or boats is also an option.











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

Village of Queen Charlotte Consolidated Zoning Bylaw

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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**614 5TH AVE - VOT 150**

**MLS®: R3098050**

Area	<b>Prince Rupert (Zone 52)</b>	Bedrooms	<b>4</b>
Sub Area	<b>Haida Gwaii Rural</b>	Bathrooms	<b>2</b>
City/Town		Ensuite	
Property Type	<b>Single Family</b>	Kitchens	<b>1</b>
Listing Status	<b>Active</b>	List Price	<b>\$695,000</b>
Taxes	<b>\$4,147 (2025)</b>	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	<b>Freehold, Registered Owner</b>		
Compl. Date			

Total # Rooms	<b>9</b>	Age	<b>52</b>	Style of Home	<b>Split Entry</b>
Municipal Charges		Year Built	<b>1974</b>	Exterior Finish	<b>Vinyl, Wood</b>
Renovations		Fin. Levels	<b>2</b>	Roof	<b>Metal</b>
Year of Reno		Price per Sqft	<b>\$282.87</b>	Flooring	<b>Laminate, Vinyl/Linoleum</b>
Fireplaces	<b>1</b>	R/I Fireplaces		Construction	<b>Frame - Wood</b>
Fireplace Fuel	<b>Wood</b>			Foundation	<b>Concrete Slab</b>
Suite	<b>None</b>			Water Supply	<b>City/Municipal</b>
Crawl/Bsmt Hgt				Sewer Type	<b>City/Municipal</b>
Bsmt Area	<b>Full, Partly Finished</b>			Heating/Fuel	<b>Forced Air, Oil, Wood</b>

Amenities	<b>Storage</b>
Features Incl.	<b>Fixtures Not Leased, Clothes Washer/Dryer/Fridge/Stove/DW, Free Standing F/P or Woodstove</b>
Fixtures Leased	<b>No</b>
Site Influences	<b>Flood Plain - No, View Property, Cleared, Rural Setting, Waterfront Property</b>
Outdoor Area	<b>Patio(s) &amp; Deck(s)</b>
Services	<b>Elec-Avail, Sewer-Avail, Water-Avail</b>
Legal Desc	<b>LOT C DISTRICT LOT 16A QUEEN CHARLOTTE DISTRICT PLAN 8423</b>
Restrictions	

Sqft Fin.	<b>1,857</b>	Sqft Unfin.	<b>600</b>	PID Number	<b>007-738-781</b>	Zoning	<b>LR</b>
Grand Total	<b>2,457</b>			Frontage (metric)	<b>36.58</b>	Lot Size (Sqft)	<b>11,371</b>
<b>ROOMS</b>				Frontage (ft)	<b>120</b>	Lot Size (acres)	<b>0.261</b>
	Bsmt	Main	Above	Lot Depth (ft)	<b>97</b>	Dist to Trans	
Fin. Sqft	<b>600</b>	<b>1,257</b>		Directional Exp.		Dist to School	
Bathroom		<b>3pc</b>		View Desc.	<b>OCEANFRONT</b>		
Bathroom		<b>2pc</b>		Out Buildings			
Bedroom	<b>17'6x11'</b>	<b>10'x11'</b>		Total Prkng	<b>2</b>		
Bedroom		<b>8'x12'</b>		Covered Prkng	<b>1</b>		
Dining Room		<b>10'x11'</b>		Parking	<b>Carport; Single, Open, RV Parking Avail.</b>		
Family Room	<b>25'x11'</b>			Driveway	<b>Gravel</b>		
Kitchen		<b>9'x11'</b>		Prkng Access	<b>Front, Side</b>		
Laundry		<b>5'x6'</b>		Mortgagee		Payment	Interest Rate
Living Room		<b>19'6x11'</b>		Amount		Due Date	
Primary Bedroom		<b>11'x12'</b>		1st			
				2nd			

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

**Haida Gwaii oceanfront family home with ocean views, walk-on beach front, expansive lawn and a 10'x24' workshop/shed. The split-level-entry home faces the ocean, with large picture windows in the living room providing views across the water. The kitchen is bright and cheery, with a light wood shiplap ceiling, pale laminate wood flooring and white tile backsplash and wall treatment. Downstairs is partially finished with a bedroom and family room, and the remainder as unfinished space. Several additions and alterations in the last couple of years include new gutters, new wood siding for part of the house, new paint for the top floor, new paint in the family room, completely updated main bathroom, new kitchen appliances, new kitchen floors, updated kitchen hardware, and new stair treads. Listed By: Royal LePage Advance Realty (VIREB)**



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Zoning: LR - Low Density Residential  
Village of Daajing Giids

Taxes: \$4,147.55 (2025)

Longitude: 53° 15'N Latitude: 132° 5'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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## The BC Oceanfront Real Estate Team



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