

Oceanfront Family Home in Haida Gwaii



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614 5th Ave

Daajing Giids, Haida Gwaii

\$650,000 Canadian



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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 5th 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



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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.





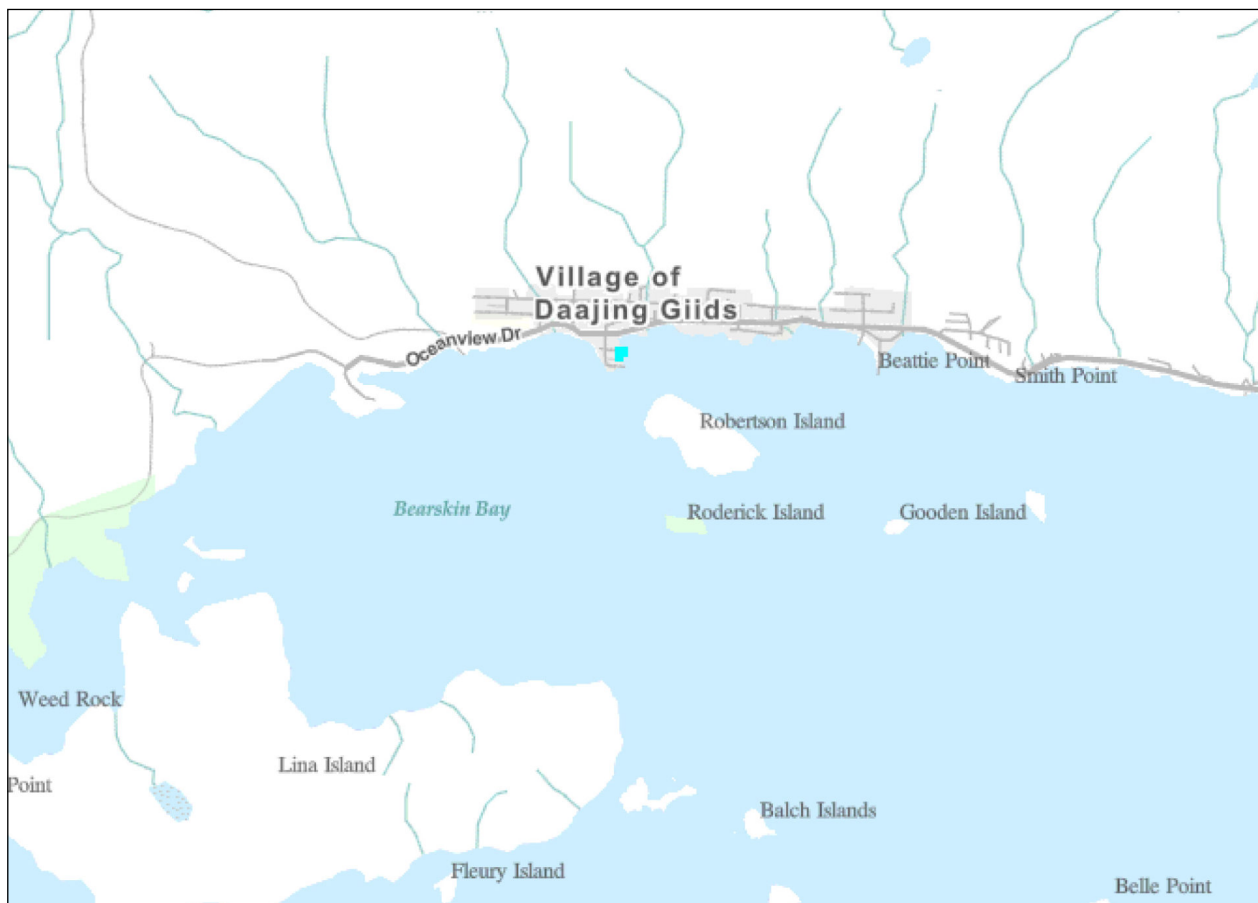
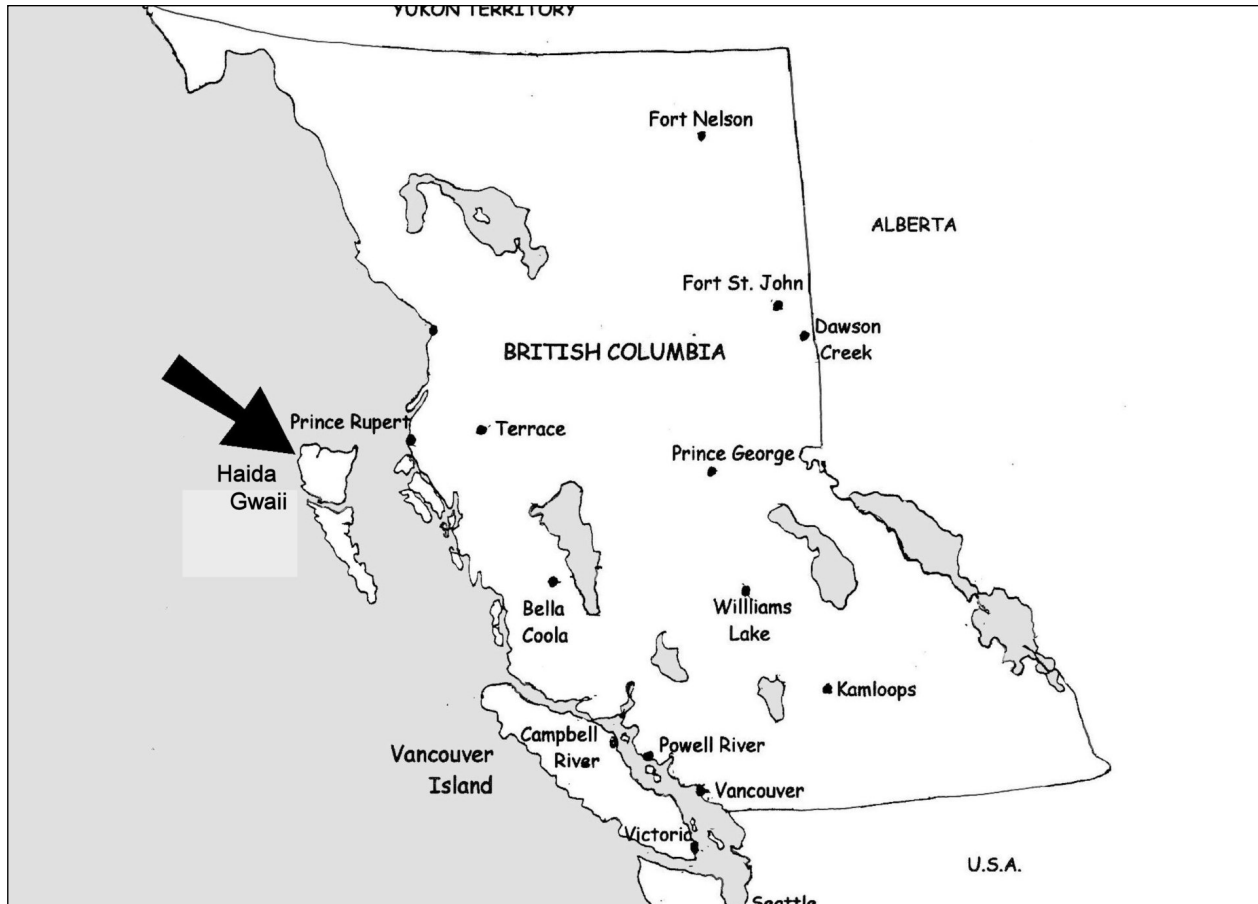
The Village of Daajing Giids is an easy 45 minutes by boat to some of British Columbia's most incredible fishing, wildlife viewing and coastal adventure. The beautiful Haida Gwaii region offers a variety of activities for the outdoor enthusiast. This includes world-class fresh and salt-water fishing, 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.

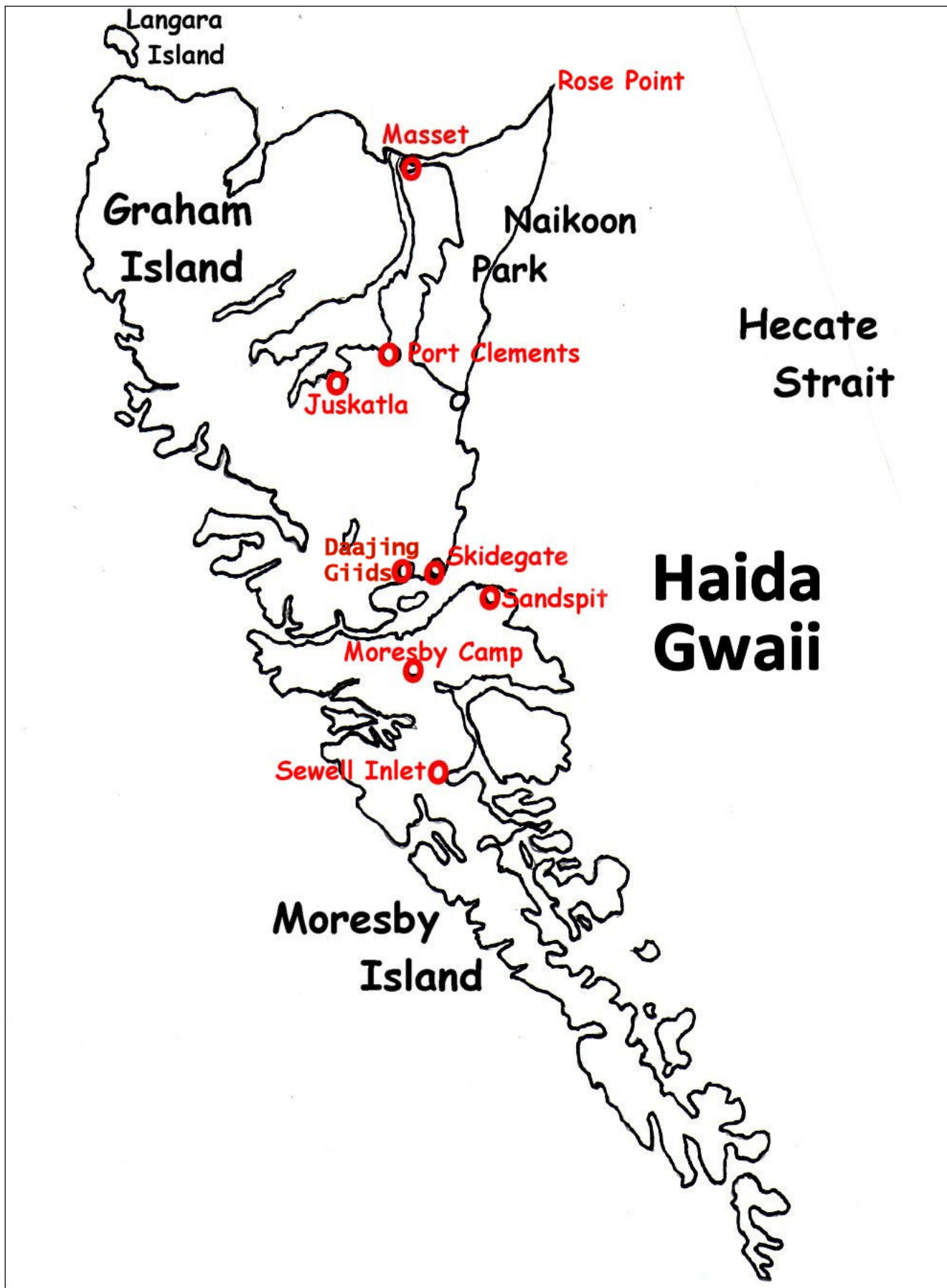
Access to the islands is by ferry from Prince Rupert on the BC Mainland, by air from Vancouver to Sandspit and by air from Prince Rupert to Sandspit. Chartering of private planes or boats is also an option.











Village of Queen Charlotte Consolidated Zoning Bylaw

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

5.1.1 Permitted Uses	(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>

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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888-286-1932
250-201-2226

					614 5TH AVE - VOT 1S0					MLS®: R3098050																																		
					Area					Prince Rupert (Zone 52)					Bedrooms					4																								
					Sub Area					Haida Gwaii Rural					Bathrooms					2																								
					City/Town										Ensuite																													
					Property Type					Single Family					Kitchens					1																								
					Listing Status					Active					List Price					\$650,000																								
					Taxes					\$4,147 (2025)					Sale Price																													
					Complex/Subdiv										Sale Date																													
					Prop. Disclosure																																							
					Title					Freehold, Registered Owner																																		
Compl. Date																																												
Total # Rooms					9					Age					52					Style of Home					Split Entry																			
Municipal Charges										Year Built					1974					Exterior Finish					Vinyl, Wood																			
Renovations										Fin. Levels					2					Roof					Metal																			
Year of Reno										Price per Sqft					\$264.55					Flooring					Laminate, Vinyl/Linoleum																			
Fireplaces					1					R/I Fireplaces										Construction					Frame - Wood																			
Fireplace Fuel					Wood															Foundation					Concrete Slab																			
Suite					None															Water Supply					City/Municipal																			
Crawl/Bsmt Hgt																				Sewer Type					City/Municipal																			
Bsmt Area					Full, Partly Finished															Heating/Fuel					Forced Air, Oil, Wood																			
Amenities					Storage																																							
Features Incl.					Fixtures Not Leased, Clothes Washer/Dryer/Fridge/Stove/DW, Free Standing F/P or Woodstove																																							
Fixtures Leased					No																																							
Site Influences					Flood Plain - No, View Property, Cleared, Rural Setting, Waterfront Property																																							
Outdoor Area					Patio(s) & Deck(s)																																							
Services					Elec-Avail, Sewer-Avail, Water-Avail																																							
Legal Desc					LOT C DISTRICT LOT 16A QUEEN CHARLOTTE DISTRICT PLAN 8423																																							
Restrictions																																												
Sqft Fin.					1,857					Sqft Unfin.					600					PID Number					007-738-781					Zoning					LR									
Grand Total					2,457															Frontage (metric)					36.58					Lot Size (Sqft)					11,371									
																				Frontage (ft)					120					Lot Size (acres)					0.261									
																				Lot Depth (ft)					97					Dist to Trans														
																				Directional Exp.										Dist to School														
																				View Desc.					OCEANFRONT																			
																				Out Buildings																								
																				Total Prkng					2																			
																				Covered Prkng					1																			
																				Parking					Carport; Single, Open, RV Parking Avail.																			
																				Driveway					Gravel																			
																				Prkng Access					Front, Side																			
																				Mortgagee					Amount					Payment					Interest Rate					Due Date				
																				1st																								
																				2nd																								
Number Of Units					Bach./Studio										Financial																													
1 Bdrm										3 Bdrm										Income As At										Less Oper. Exp.														
2 Bdrm										Other Units										Income Per Year										Net Oper. Inc.														
Oceanfront family home with walk-on beach front, expansive lawn and a 10x24 workshop/shed. Large picture windows in the living room provide views across the water. The kitchen is bright and cheery, with an adjacent dining room. Primary bedroom has a 2-piece ensuite. Downstairs is partially finished with a bedroom and family room. Several recent additions and alterations 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. Zoning allows for short-term rentals and secondary suites. The Village of Daajing Giids is on Graham Island, Haida Gwaii. Priced under recently appraised value! Listed By: Royal LePage Advance Realty (VIREB)																																												



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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