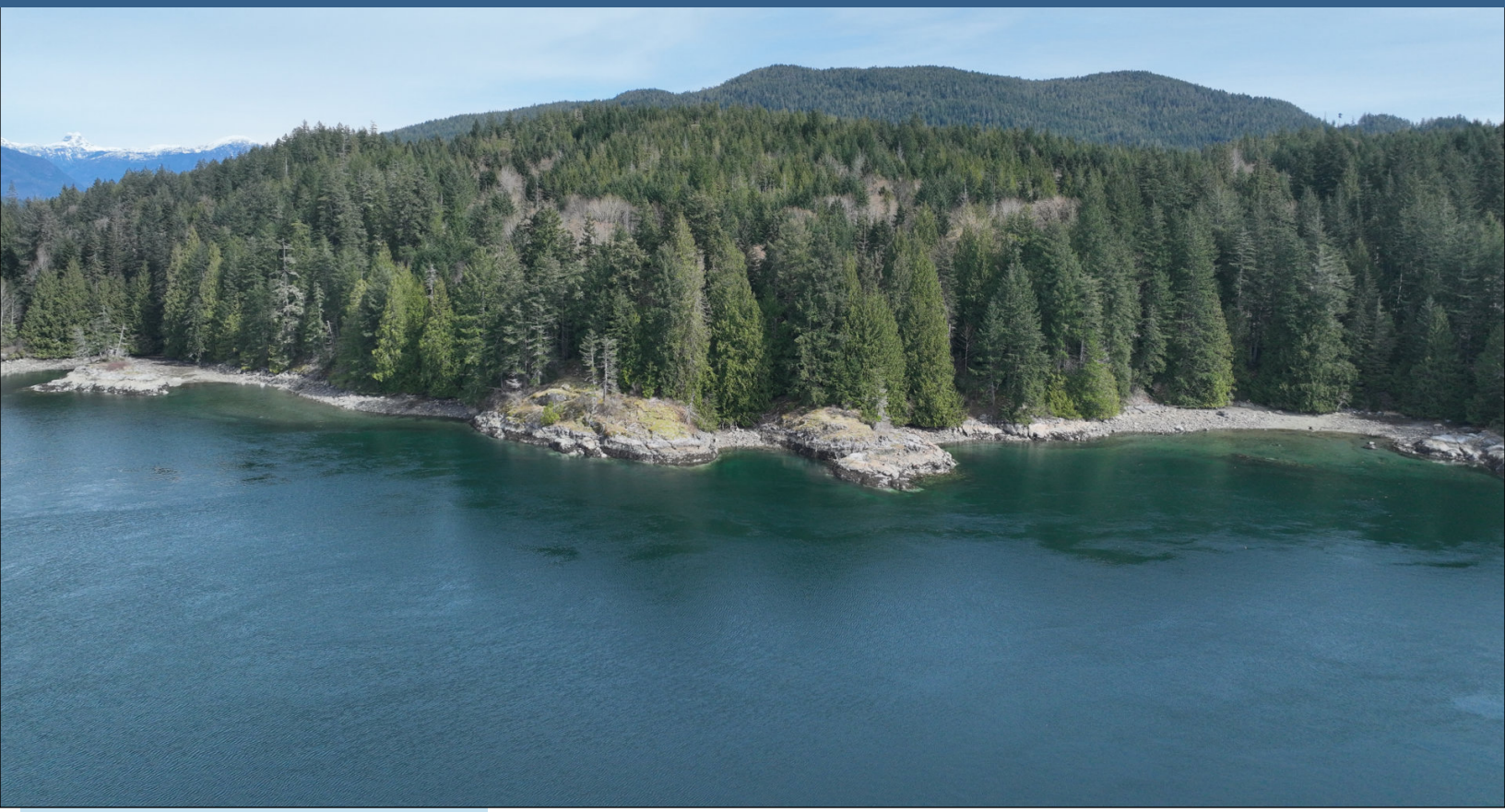
Island Oceanfront Acreage with Timber and Subdivision Potential



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DL363

Read Island, Discovery Islands

$1,500,000 Canadian

Coastal Properties BCO www.BCOceanfront.com

ROYAL LEPAGE Advance Realty Ltd.

bcoceanfront.com

152 acres on the shores of Read Island in Hoskyn Channel and just outside the entrance of Whiterock Pass.

This is a picturesque and protected location with quick, easy access to services and amenities located at Heriot Bay on Quadra Island or the larger centre of Campbell River on Vancouver Island. This location is also minutes away from the BC mainland and majestic inlets such as Toba and Bute. A new dock at Hoskyn Channel Landing on Quadra Island provides close access.

Offering approximately 3000ft of ocean frontage, this west and south-west facing property has a number of small bays along its rocky shoreline, providing numerous locations for deep water moorage. At the centre of the shoreline is a private homestead, surrounded by this property which gradually slopes up from the water and then levels off towards the eastern border. A watercourse runs from the upper middle of the property to the water, crossing onto the other property before reaching the ocean.

Nicely treed throughout, the property was last logged about 40 years ago. There is a good mix of conifers with some deciduous trees. Some areas are ready for

152 acres | approx 3000ft oceanfront | harvestable timber

harvesting now, and the seller can provide more information on the harvestable timber for those inquiring.

The property is boat access, however there are old logging roads through the neighbouring properties, and some do access this property from the interior of the island. A permanent easement to this property could be negotiated with the seller upon a sale.

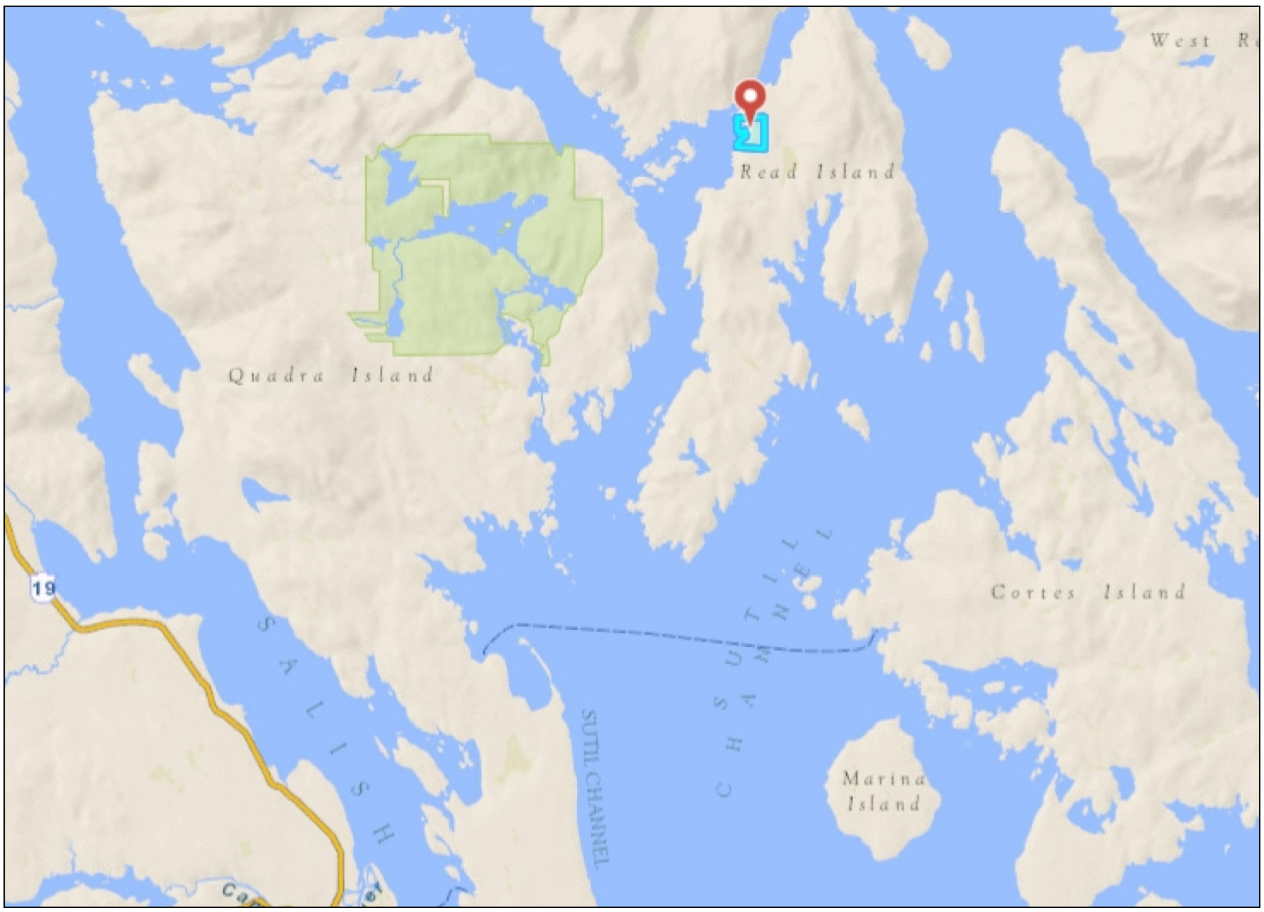
With the size of the property and the large amount of shoreline there is subdivision potential, and it could be divided into a variety of configurations (a number of freehold oceanfront lots, a bareland strata development with common property, two or three larger acreages, etc). Or it could be developed as a stunning oceanfront trophy property. The quick and easy access to Read Island makes subdivision into smaller lots very saleable in the future.

Read Island has a public dock facility in Surge Narrows. There is a network of internal roads, which provide access throughout most of the island and to areas such as the Government Dock as well as the community hall, post office and elementary school. The main roads are maintained by the government (not forest service roads).

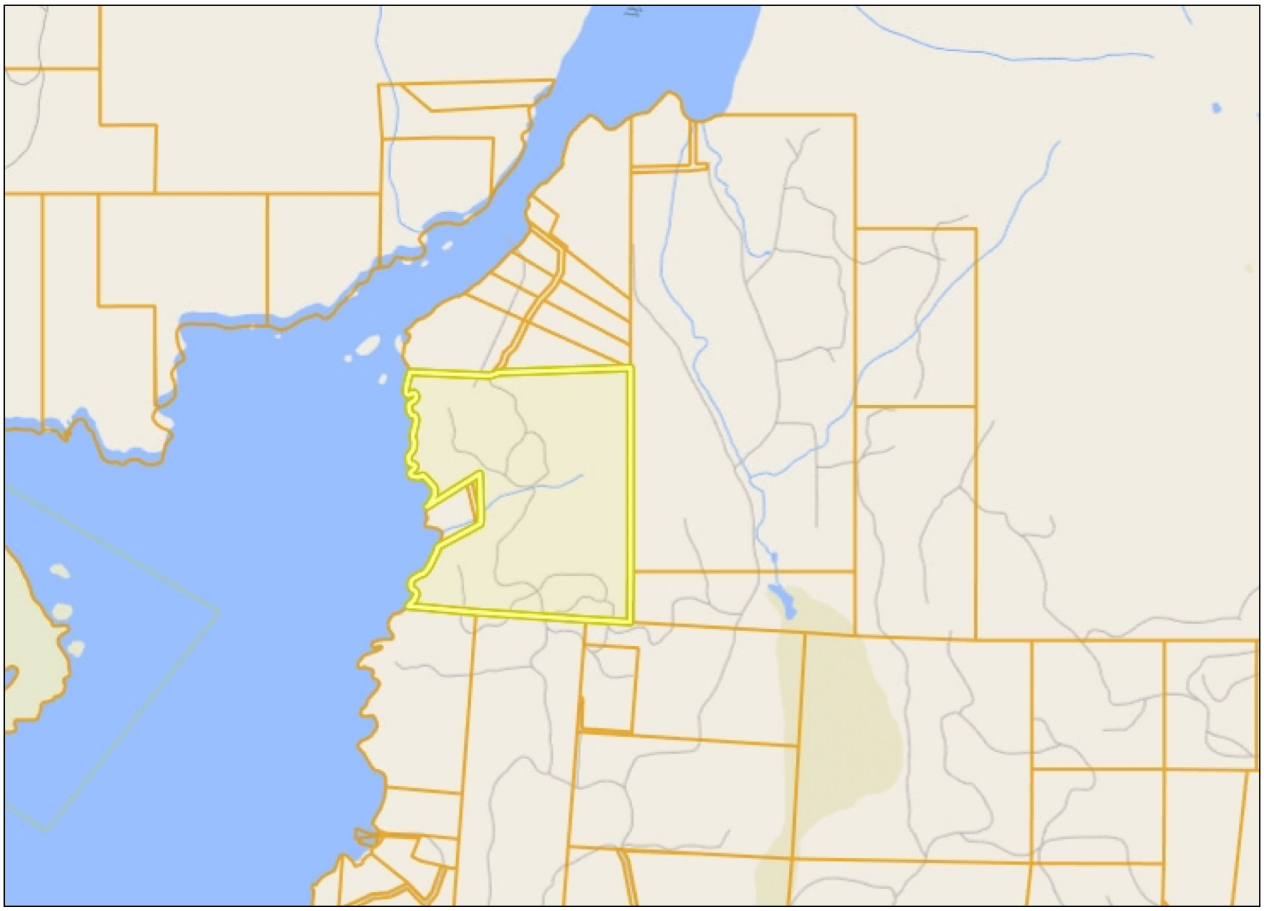
Nearby Quadra Island is the largest (approximately 34 km long) and most populated (approximately 3,800 full-time residents) of the Discovery Island group. It lies between Campbell River on Vancouver Island and the mainland coast of British Columbia, off Canada's west coast. All regular services are available on Quadra and the full service community of Campbell River on Vancouver Island is just a 10-minute ferry ride away from Quathiaski Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.

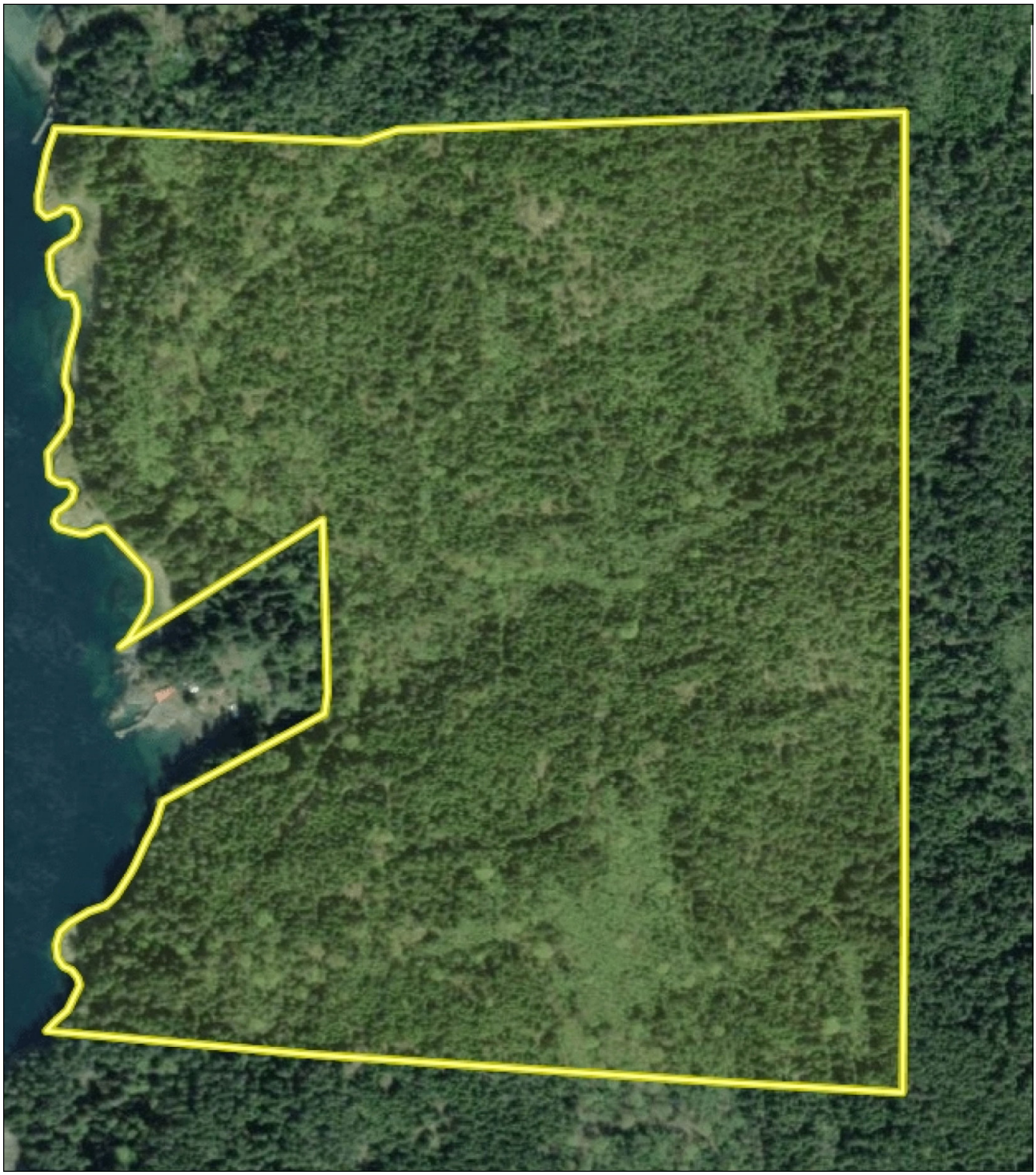
There are many beaches, sheltered coves, protected channels and islets along the intricate shorelines of the Discovery Islands and the rich waters fed by large tidal exchanges nourish abundant marine life. The breathtaking wilderness scenery, mild temperate climate, and natural beauty make this region a popular destination for visitors from around the world. Some of many activities to enjoy include kayaking, diving, fishing, prawning and other gathering activities - a range of hiking opportunities and an abundance of marine and other wildlife for everyone to enjoy.

Rivers Inlet
Knight Inlet
Bute Inlet
Toba Inlet
Jervis Inlet
Port Hardy
Port McNeill
Sayward
Port Alice
Campbell River
Read Island
Powell River
Tahsis
Comox Valley
Gold River
Qualicum Beach
Parksville
Vancouver
Vancouver Island
Port Alberni
Nanaimo
Tofino
Ucluelet
Bamfield
Victoria


Read Island
Quadra Island
Cortes Island
Marina Island
SALISH
SUTIL CHANNEL
19

Maurelle Island
Quadra Island
Read Island
Main Lake
Main Lake Park
Hoskyn Channel Landing





9.2.1.3 **FORESTRY ONE (F—1)**

(i) **PERMITTED USES**

SRD 165

a) Forest management including accessory uses and accessory buildings;
b) Public recreation uses; and
c) Single family residential including accessory uses and accessory buildings.

(ii) **CONDITIONAL USES**

A public wharf is permitted for property described as Unsurveyed Crown foreshore or land covered by water being part of the bed of Florence Lake, Sonora Island as defined by Crown Licence issued under Crown File No's. 1413707 and 1413708, subject to the conditions set out in Section 9.2.1.3(iii).

(iii) **CONDITIONS OF USE**

The use as specified under Seciton 9.2.1.3(ii) is only permitted as approved by appropriate Provincial and/or Federal Agencies.

(iv) **SUBDIVISION**

The minimum lot size for subdivision purposes is 16 hectares (39.54 acres).

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250-201-2226

DL363 Read Island Read Island BC V0P 1W0
MLS® No: **1032426** **$1,500,000** **Active**

152 acres on the shores of Read Island in Hoskyn Channel and just outside the entrance of Whiterock Pass. Approx. 3000ft of ocean frontage with a number of small bays along the rocky shoreline. Nicely treed throughout, the property was last logged about 40 years ago. Some areas are ready for harvesting now, and the seller can provide more information on the harvestable timber for those inquiring. At the centre of the shoreline is a private homestead, surrounded by this property. With the size of the property and the large amount of shoreline there is subdivision potential, and it could be divided into a variety of configurations (a number of freehold oceanfront lots, a bareland strata development with common property, two or three larger acreages, etc). Or it could be developed as a stunning oceanfront trophy property. Easy boat access to services and amenities located at Heriot Bay on Quadra Island or the larger centre of Campbell River on Vancouver Island.

MLS® No: **1032426**
Status: **Active**
Area: **Islands**
DOM: **0**
Sub Type: **Land**
Pend Date:

List Price: **$1,500,000**
Orig Price: **$1,500,000**
Sub Area: **Isl Read Island**
Sold Price:
Title: **Freehold**

Interior

Beds: **0**
FinSqFt Total:
2pc Ensuites: **0**
Layout:
Heating:
Intr Ftrs:

Baths: **0**
UnFin SqFt:
3pc Ensuites: **0**

Kitchens: **0**
SqFt Total:
4+pc Ensuites: **0**
Appl Incl:
Cooling:

Fireplaces:
Basement: **No**
Beds or Dens: **0**

Storeys:
Addl Accom:
Laundry:

Exterior/Building

Built (Est):
Construction:
Lgl NC Use:
Exterior Ftrs:

Front Faces:
Access: **Marine**

Storeys:
Foundation:

Bldg Warranty:
Roof:
Bldg Style:

Lot

Lot SqFt: **6,650,305**
Park Type:
Carport Spcs: **0**
Sewer: **None**
Lot Ftrs: **Acreage, Walk on Waterfront, Wooded Lot**

Lot Acres: **152.67**
Park Spcs: **0**
Garage Spcs: **0**
Restrictions:

Dimensions:
View: **Mountain(s), Ocean**
Services: **None**

Shape:
Waterfront: **Ocean**

Water: **None**

Legal/Public Records

Assessed: **$798,000**
PID: **009-665-463**
Plan Number:

Assess Yr: **2026**
Roll No: **18462.000**
Lot: Block:

Taxes: **$1,900**
Zoning: **F-1**
District Lot:

Tax Year: **2025**
Zone Desc: **Other**
Land District:

Legal Description: **District Lot 3636, Sayward District, Except Parts in Plans 8821 and VIP58645**

The BC Oceanfront Real Estate Team

Shelley McKay
Personal Real Estate Corporation
250-830-4435

Aren Knudsen
REALTOR ®
250-203-0664

Zoning: F1 Forestry
Strathcona Regional District

Taxes: $1,900 (2025)

Longitude: 50° 14'N Latitude: 125° 06'W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

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Campbell River, BC V9W 2C5
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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.