

Island Oceanfront Acreage with Timber and Subdivision Potential



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DL363

Read Island, Discovery Islands

\$1,500,000 Canadian



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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



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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, and there is legal access by way of registered easement from the public road on Read Island through the neighbouring property onto this one for residential use (not to be used for logging trucks).

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.



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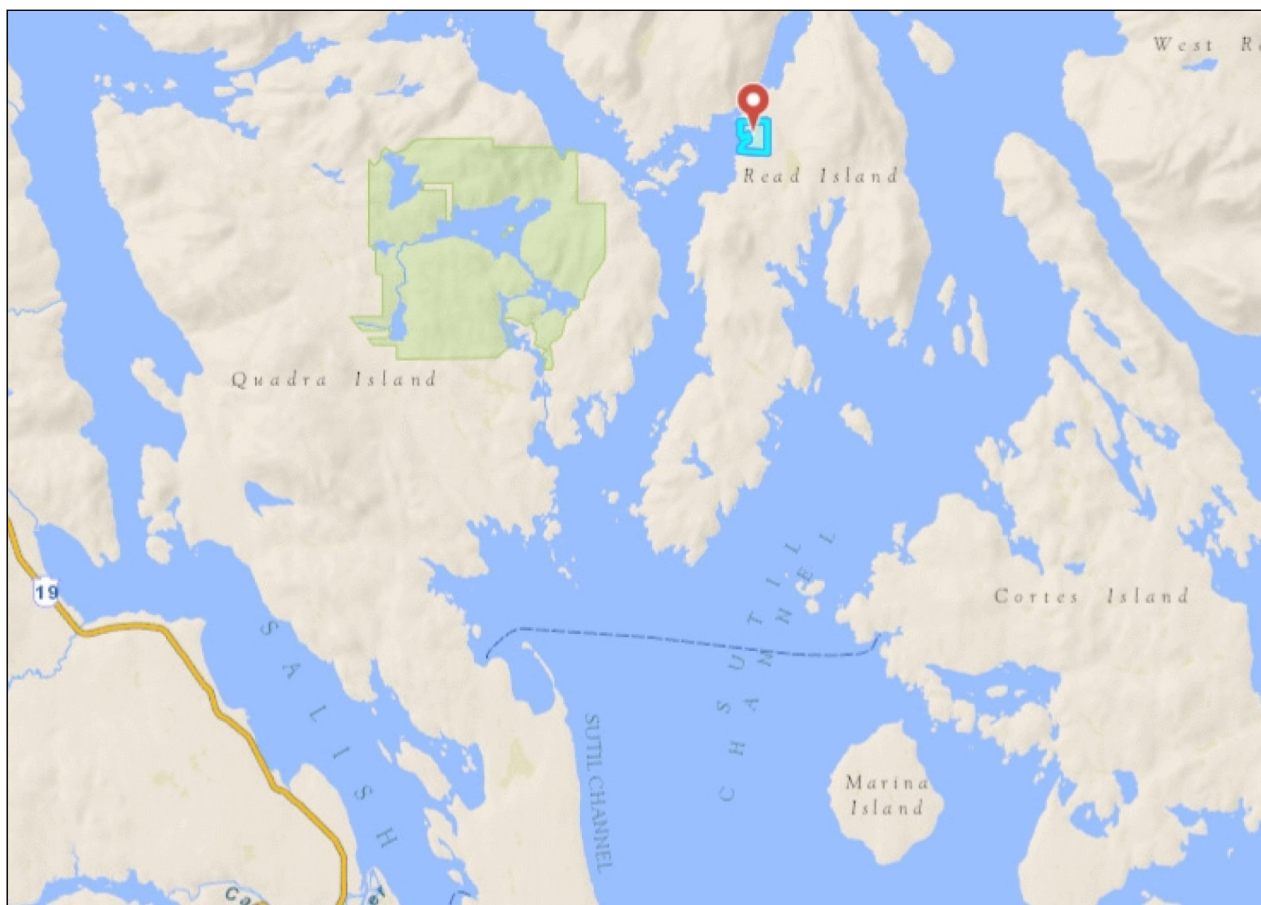
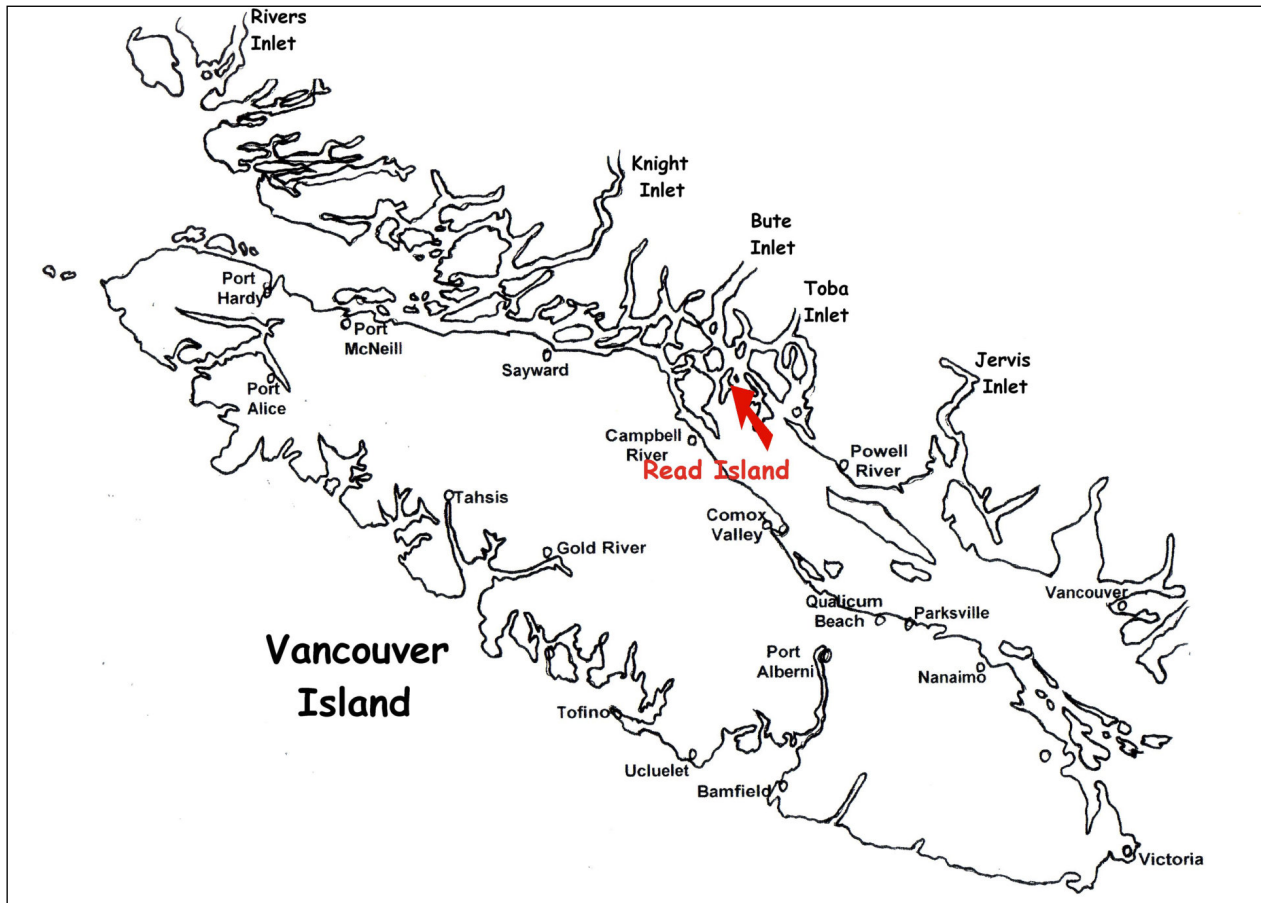
Read Island has a public dock facility in Surge Narrows. There is a network of internal roads, which provide access throughout most of the island and to areas such as the Government Dock as well as the community hall, post office and elementary school. The main roads are maintained by the government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

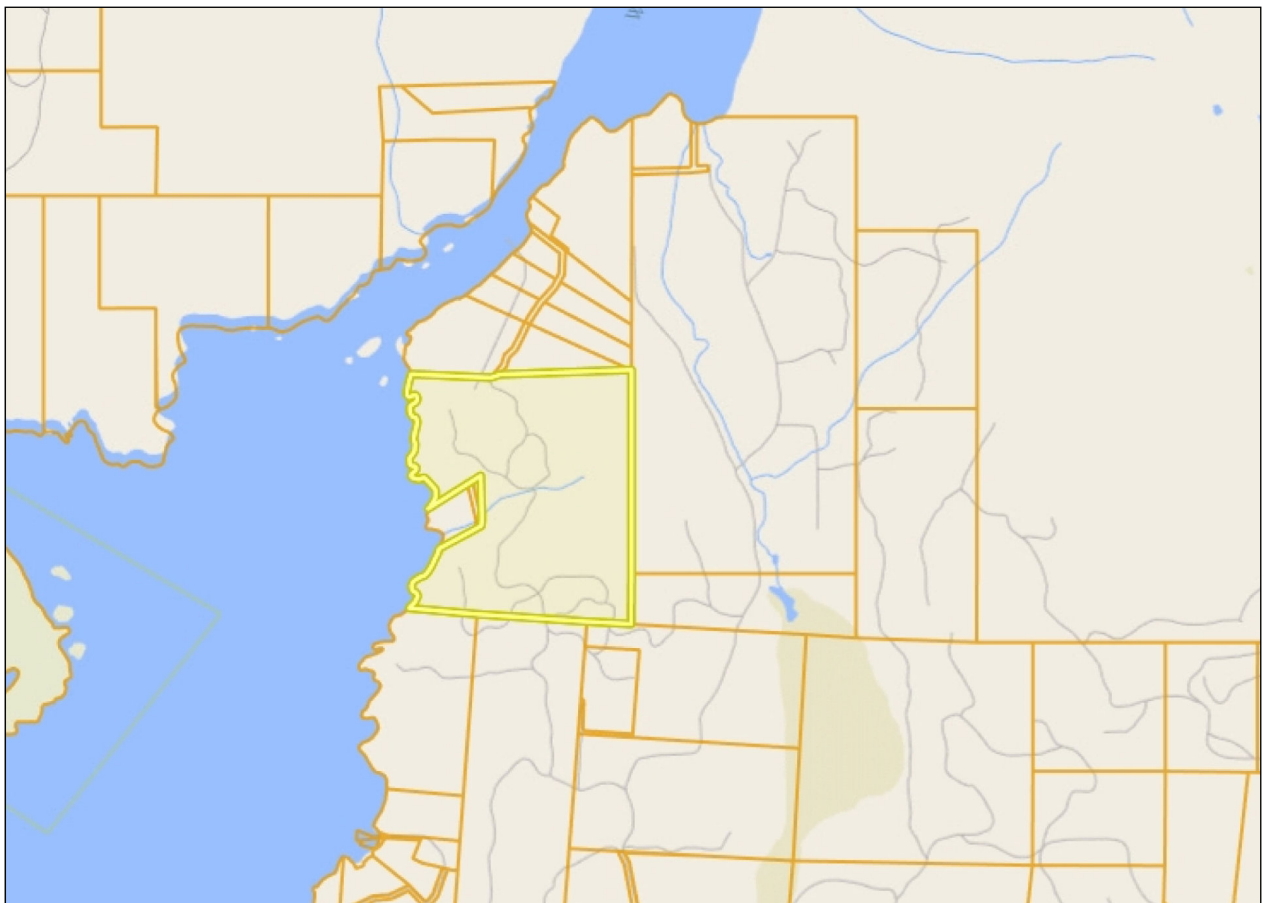
Nearby Quadra Island is the largest (approximately 34 km long) and most populated (approximately 3,800 full-time residents) of the Discovery Island group. It lies between Campbell River on Vancouver Island and the mainland coast of British Columbia, off Canada's west coast. All regular services are available on Quadra and the full service community of Campbell River on Vancouver Island is just a 10-

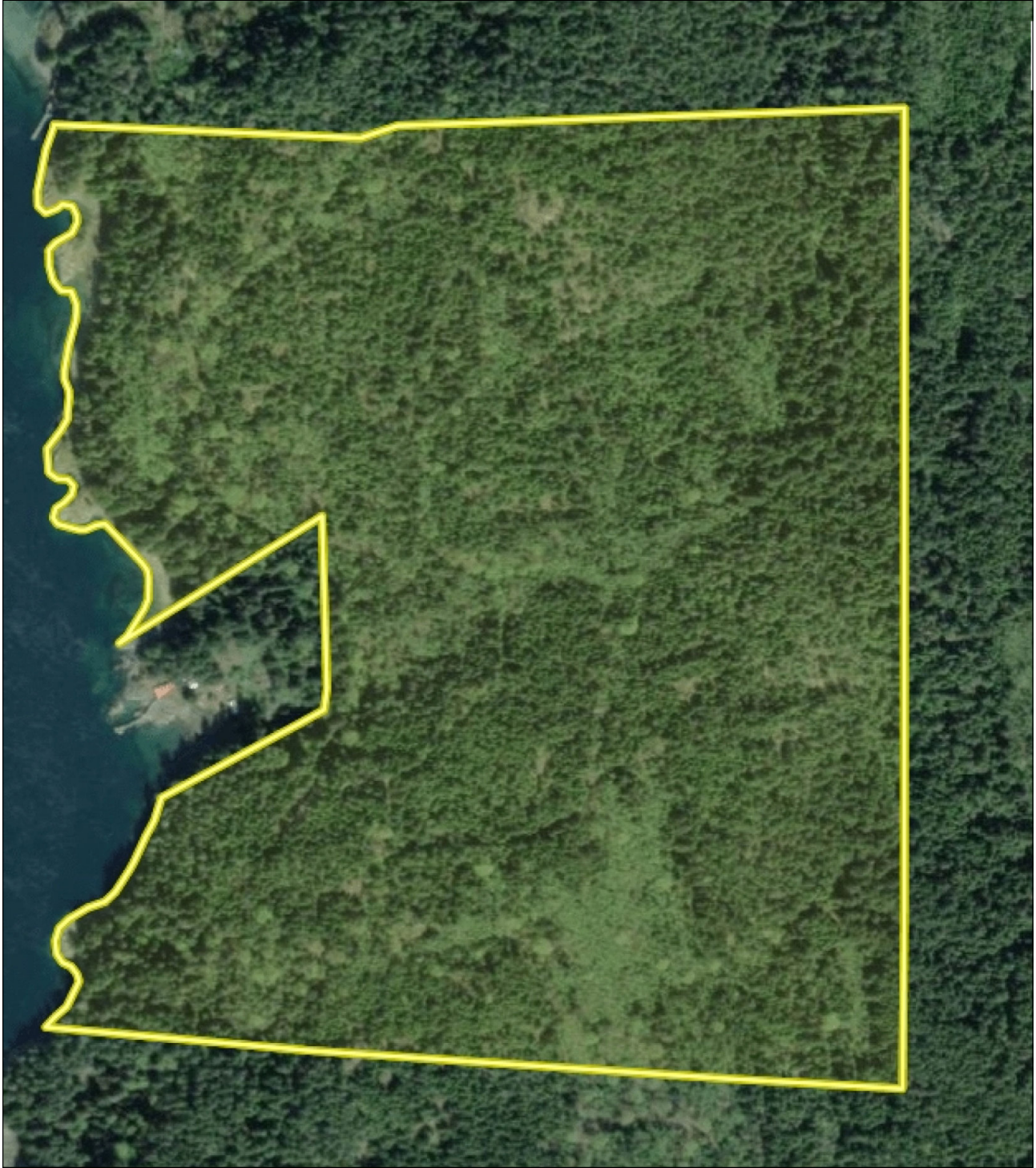
minute ferry ride away from Quathiaski Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.

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.









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 Section 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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888-286-1932
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DL363 Read Island Read Island BC VOP 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	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 0	Beds or Dens: 0	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: Marine		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 6,650,305	Lot Acres: 152.67	Dimensions:	Shape:	Water: None
Park Type:	Park Spcs: 0	View: Mountain(s), Ocean	Waterfront: Ocean	
Carport Spcs: 0	Garage Spcs: 0			
Sewer: None	Restrictions:	Services: None		
Lot Ftrs: Acreage, Walk on Waterfront, Wooded Lot				

Legal/Public Records

Assessed: \$798,000	Assess Yr: 2026	Taxes: \$1,900	Tax Year: 2025
PID: 009-665-463	Roll No: 18462.000	Zoning: F-1	Zone Desc: Other
Plan Number:	Lot: Block:	District Lot:	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

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Zoning: F1 Forestry
Strathcona Regional District

Taxes: \$1,900 (2025)

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

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ROYAL LEPAGE Advance Realty
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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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