

Island Acreage with Oceanfront on 2 Bays



SHELLEY McKAY

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DL453

Read Island, Discovery Islands

\$1,000,000 Canadian



bcoceanfront.com



A fully forested 87 acre property in Evans Bay, on Read Island, ready for development.

Evans Bay sits at the centre of Read Island from the south-eastern side and is easily accessed by boat from Heriot Bay on Quadra Island via Sutil Channel.

With approximately 3290ft of oceanfront, this property encompasses two small bays within Evans Bay, at the upper end of the waterway, as well as a portion of the peninsula between the two bays. The two bays offer some walk-on oceanfront while much of the rest of the shoreline is typical west coast rock, with trees overhanging right to the water's edge. The balance of the property sits to the north of these two



bays and is accessible from the public internal roads that transect much of Read Island's interior. The property benefits from sunny southern exposure.

The portion of land on the peninsula rises to a central height of approximately 100 metres, while the rest of the property rises more gradually from the water to the north-west corner. The larger bay on the west side, in the main top arm of Evans Bay, has an island centred in the bay and above that the bay goes dry at low tide.





87 acres | approx 3290ft oceanfront | harvestable timber

The smaller arm along the southern shoreline is a picturesque location with shallow water.

There are anchors for a dock/barge landing at the southernmost point of land below the smaller bay, which could provide deep water moorage and access to old internal logging roads which provide some access throughout the acreage.

Nicely forested with a mix of evergreens and deciduous trees, this property was logged about 40 years ago and currently has some harvestable timber on it. The seller can provide more detailed information on this to serious buyers.

Within the current zoning this property could be subdivided into two parcels; allowing for a family purchase or for someone to purchase and keep one parcel for personal use while selling off the remaining parcel.





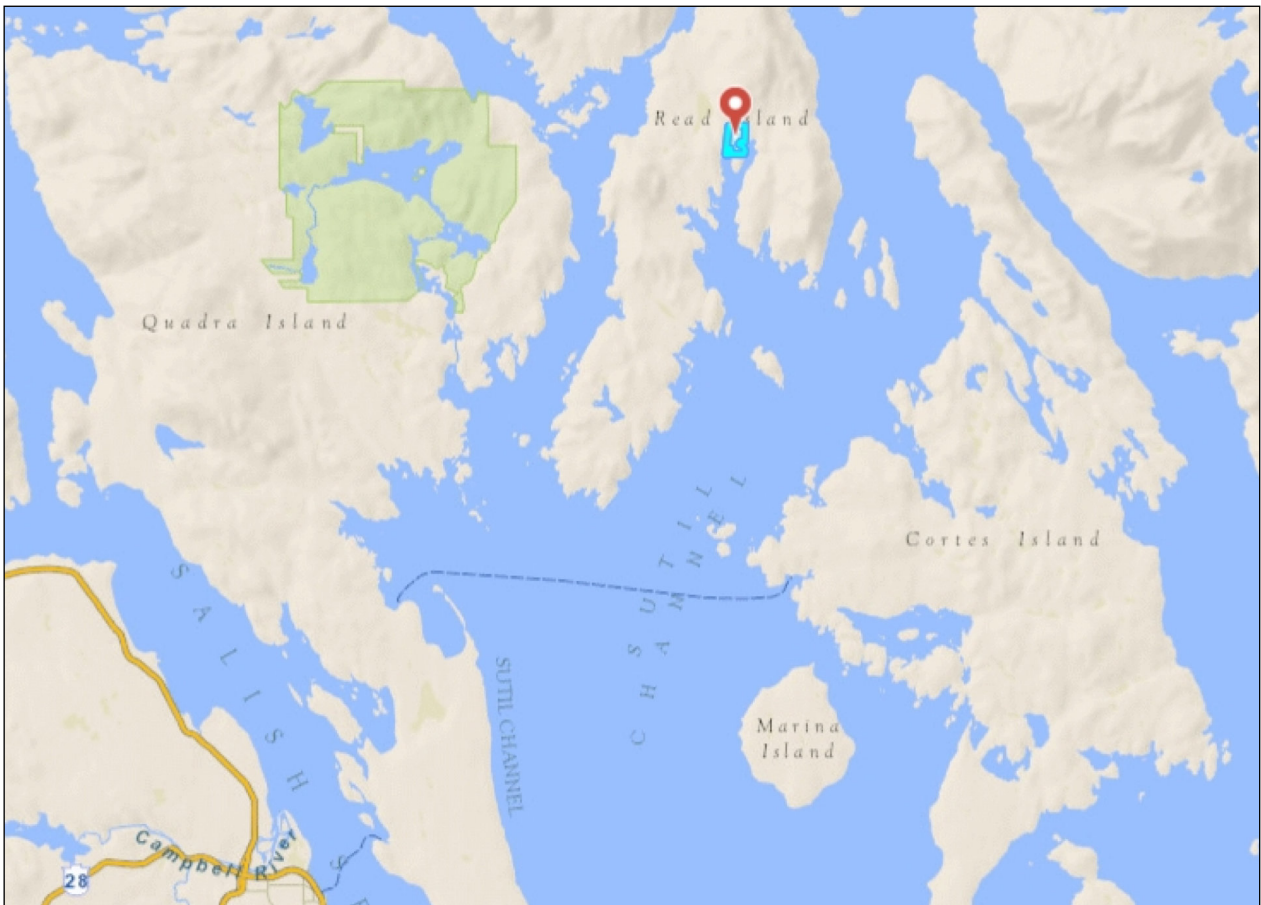
Read Island has a public dock facility in Surge Narrows. There is a network of internal roads, which provide access throughout most of the island and to areas such as the Government Dock as well as the community hall, post office and elementary school. The main roads are maintained by the government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

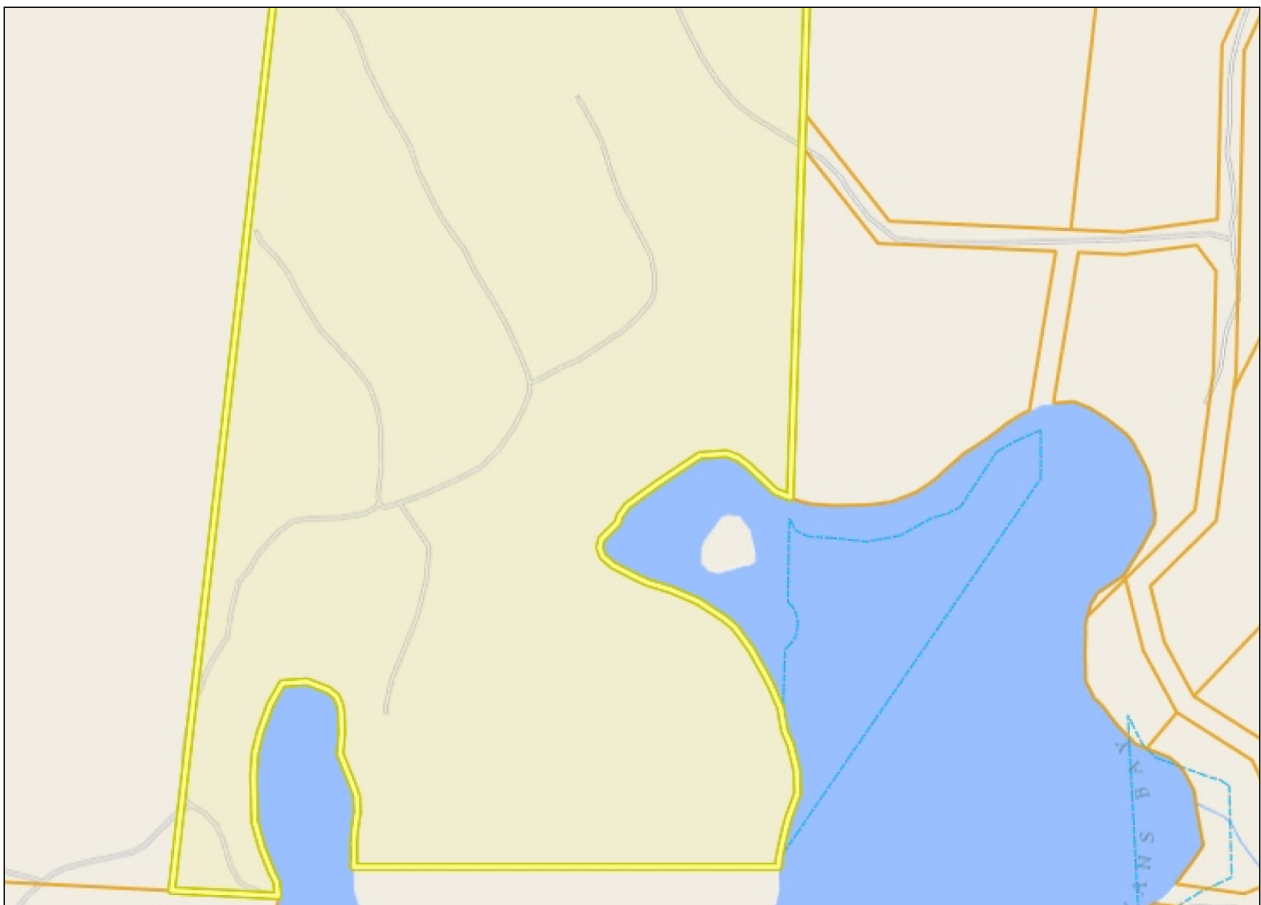
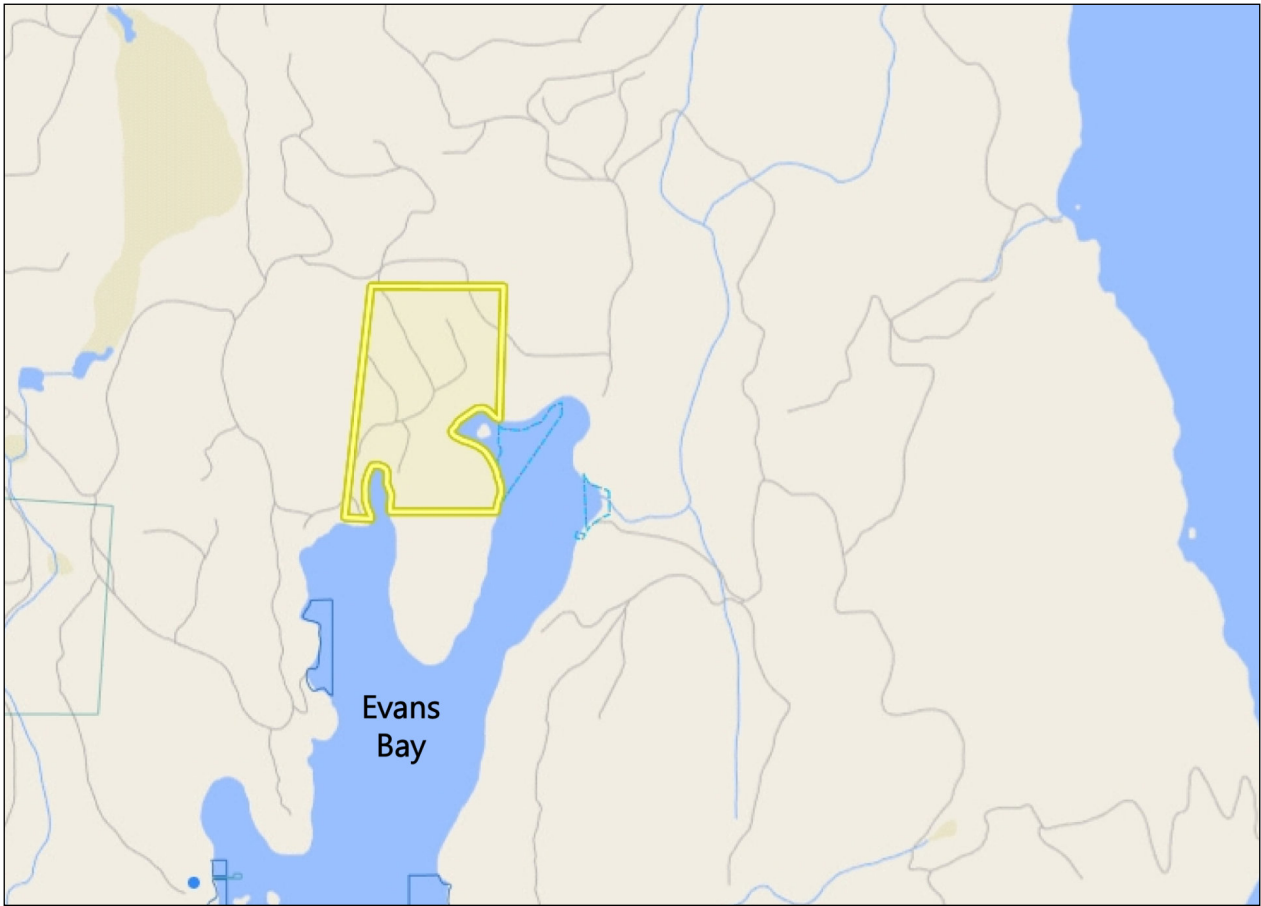
Nearby Quadra Island is the largest (approximately 34 km long) and most populated (approximately 3,800 full-time residents) of the Discovery Island group. It lies between Campbell River on Vancouver Island and the mainland coast of British Columbia, off Canada's west coast. All regular services are available 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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250-201-2226

DL453 Read Island Read Island BC VOP 1W0

MLS® No: **1033266** **\$1,000,000** **Active**



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MLS® No: **1033266**
Status: **Active**
Area: **Islands**

List Price: **\$1,000,000**
Orig Price: **\$1,000,000**
Sub Area: **Isl Read Island**
Sold Price:

DOM: **0**
Sub Type: **Land**
Pend Date:

Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 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: 3,795,383	Lot Acres: 87.13	Dimensions:	Shape:	
Park Type:	Park Spcs: 0	View: Mountain(s), Ocean	Waterfront: Ocean	Water: None
Carport Spcs: 0	Garage Spcs: 0	Restrictions:		
Sewer: None		Services: None		
Lot Ftrs: Acreage, Irregular Lot, Private, Walk on Waterfront, Wooded Lot				

Legal/Public Records

Assessed: \$554,000	Assess Yr: 2026	Taxes: \$1,320	Tax Year: 2025
PID: 009-666-800	Roll No: 18495.000	Zoning: F-1	Zone Desc: Other
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: District Lot 453, Sayward District			

The BC Oceanfront Real Estate Team



Shelley McKay

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Aren Knudsen

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Zoning: F1 Forestry
Strathcona Regional District

Taxes: \$1,320 (2025)

Longitude: 50° 13'N Latitude: 125° 04'W

www.bcoceanfront.com

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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