

22 Acre Private Island on the Sunshine Coast



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&

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Dick Island

22 acre private island

\$1,995,000 Canadian



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A beautiful example of a west coast private island with windswept rocky shoreline, protected bays, mossy bluffs and large trees.

Situated midway along the western shores of Texada Island, in the Strait of Georgia, 22 acre Dick Island enjoys fabulous southern and western exposure with views across the strait towards Vancouver Island. As an added bonus it is connected to the provincial power utility (BC Hydro) and has a domestic water license.

The island sits just outside the southern edge of Gillies Bay in very close proximity to Texada Island, connected by a sand spit that is walkable at low tides. Shelter



Point Regional Park on Texada is across from the island, and there are two boat launches and parking nearby. There is regular ferry service from Powell River to Texada Island, and the small community of Gillies Bay offers services and amenities.

Never having been logged, the island boasts some old growth large cedar and fir as well as arbutus trees. The

22 acres | approx 4,600ft shoreline | easy access from Texada Island



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BC Hydro electric power | domestic water license | rain catchment water system

4660ft of diverse shoreline offers everything from windswept mossy bluffs to oyster beach, walk-on sandy beach and small rock bays. The island has been modestly developed with two small cabins and some trails, but otherwise remains mostly in its natural state. A power line runs from Texada underground to the island and then across to the cabin site on the west side of the island.

The two small cabins are in a natural clearing on the west side of the island, with sweeping ocean vistas across to Vancouver Island providing great framing for sunsets. The smaller of the two is a 9ft x 8ft sleeping cabin (bunkie), with a built in bed platform and upper shelving. Large windows let in the light and a small, covered deck frames the split door. This is a very basic log cabin structure on a pad and post foundation with a metal roof.

The larger building is a 14ft x 20ft one room log cabin with wood decking. There are French doors out to the deck and large windows for good light throughout the space. The interior is designed with a kitchen, bedroom area, and living area with a woodstove. Domestic water is currently rain catchment, however there is a water license easement.

This building has power and water. Power is from a BC Hydro line that runs along a right of way from Texada Island to Dick Island at the spit. Domestic water is from a spring on Texada Island, with a license allowing for it to be piped to Dick Island. This is an excellent benefit!

Both cabins are in serviceable condition and could be used as temporary residences while building a main residence, or they could be updated and renovated into recreational cabins for continued use.





In the same location is a shed with an adjoining covered lean-to. The shed houses the main breaker and panel for the power, and there is power in the lean-to.

This island offers an opportunity to create a spectacular island estate, to be enjoyed for years to come.

Dick Island is located in the Strait of Georgia just south of Gillies Bay on the west side of Texada Island between Comox (Vancouver Island) and Powell River (the mainland) approximately 55 nautical miles from downtown Vancouver and 20 miles from Comox Harbour.

Texada Island is 50km long and has a population of approximately 1,000 residents, most of whom live on the more developed northern half of the island. This is a thriving island community, with a school, community services, health centre, a boat club, shopping amenities

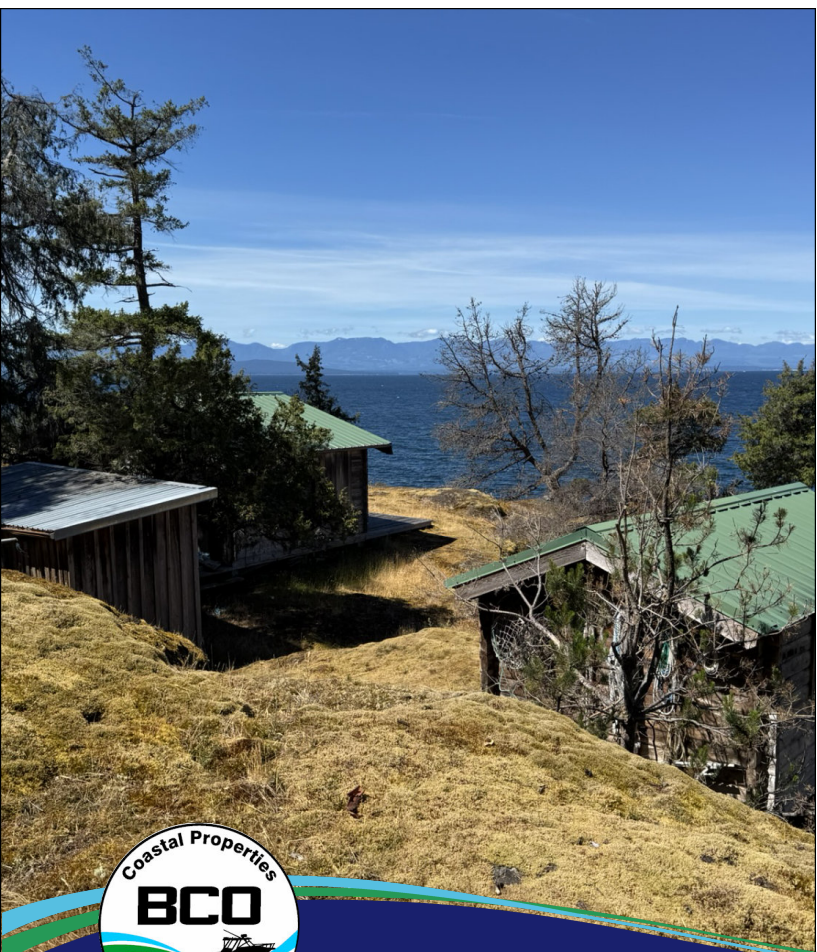
and more on the island. Additionally, there are many community groups for various interests and volunteer opportunities, as well as two district improvement areas for the main community hubs in Van Anda and Gillies Bay. The island is connected by BC Ferries to Powell River.

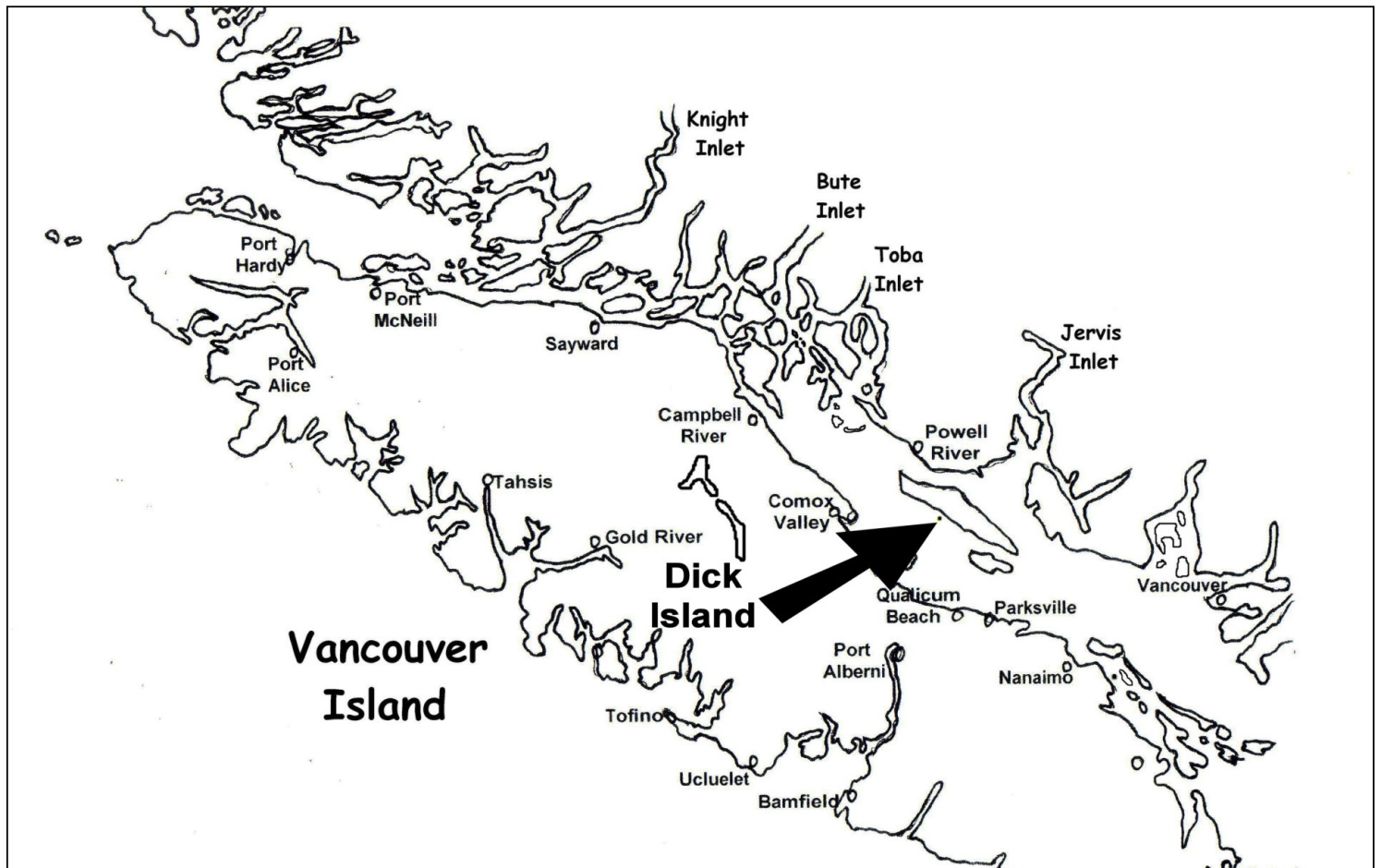
The Powell River region of the Sunshine Coast is a year-round sea to mountain recreation area. On the doorstep of both Vancouver and Vancouver Island, the Powell River region offers an array of experiences for travelers of all kinds, no matter the season along with a stimulating blend of outdoor adventure opportunities for kayaking, canoeing, rock climbing, golfing, boating, hiking, biking, fishing, and scuba diving. Cultural amenities include world-class art galleries, and memorable events and festivals.





Dick Island







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10.2 Section 10 does not apply to a building or structure existing at the time this bylaw comes into force, except that any subsequent structural alteration, extension or addition to such building or structure shall comply with Section 10.

10.3 Without restricting the generality of Section 9.2, if all or any provision of Section 10 is unenforceable, declared invalid or void for any reason whatsoever such unenforceability, or invalidity shall not affect the enforcement or validity of the remaining provisions of this bylaw and Section 10 or any provision therein shall be severable from the other provisions of this bylaw.

SECTION 11 - DISTRICT SCHEDULES

11.1 Schedule 1 - Refuse Storage Zone (RS)

In a Refuse Storage Zone, the following uses of land, buildings and structures and no others shall be permitted:

- (a) storage on or under the surface of the land of refuse that has been transported to the land from elsewhere;
- (b) disposal of refuse that has been transported to the land from elsewhere and includes disposal by incineration, land fill or any other method of disposal;
- (c) buildings and structures accessory to the uses permitted in Clauses (a) and (b) hereof.

11.2 Schedule 2 - Rural Zone (RU)

In a Rural Zone, the following uses of land, buildings and structures and no others shall be permitted:

- (a) all uses except those permitted in the Refuse Storage Zone;
- (b) all uses accessory to the uses permitted in clause (a) hereof.


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888-286-1932
250-201-2226



0 DICK ISLAND

Zone	Texada Island	Status	Active
Sub Area	TI Texada Island	Title	Freehold
Type	Single Family (detached)	Possession	
Style		PRICE HISTORY	
Taxes	\$7,896 (2025)	Current Price	\$1,995,000
MLS®	20022	Date Sold	
Year Built	1960	Price Sold	
Postal Code	VON 1W0		
Zoning	Rural		
Zoning Type	Rural		

INTERIOR		STYLE	FEATURES
Bedrooms	1	Exterior Finish	Insulation
Bathrooms		Roof	Fuel
Ensuite		Construction	Heating
Kitchens Total	1	Foundation	Cooling
# Fireplaces	1	Basement Type	Water
Fireplace Types	Woodstove	Addl Accom.	Sewer Type
Flooring		Bsmt Devel	None, Other-Licensed
Chattels			None
Amenities			

ROOMS (Total Sqft: 300)					FLOOR AREA (sqft)	
	Bsmt	Main	Up	Other	Finished	Unfinished
Entrance					Downstairs	Main Level
Living Room					Upper Level	Other
Dining Room					EXTERIOR FEATURES	
Kitchen					Lot Width	Elementary School
Primary Bedroom					Lot Depth	Middle School
Bathroom					Lot Area (acres)	High School
					Lot SqFt	958,320
					Parking Type	
					Site Influences	Private Setting, View - Mountain, Wooded Area, Waterfront-Ocean, Hydro to Lot Line, Marina Nearby

LEGAL	
Legal Description	District Lot 18 Texada Island District
Restrictions	
Mortgage Info	
PID Number	015-794-911
	Tax Roll #

22 acre Dick Island enjoys fabulous views, easy access from Texada Island, and the benefit of being connected to the provincial power utility (BC Hydro). The island sits just outside the southern edge of Gillies Bay on Texada's west side, connected by a sand spit that is walkable at low tides. The island boasts some old growth large cedar and fir as well as arbutus trees, windswept mossy bluffs to oyster beach, walk-on sandy beach and small rock bays. The island has been modestly developed with two small cabins, a 9x8ft bunkie and a 14x20ft one room log cabin, and some trails. A power line runs from Texada underground to the island and then across to the cabin site on the west side of the island. Domestic water is currently rain catchment, however there is a water license for a spring on Texada. The one room cabin has power and water. An appealing west coast private island ideal for creating an estate, family summer get-away, or residence! Listed By: ROYAL LEPAGE ADVANCE REALTY



The BC Oceanfront Real Estate Team



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Zoning: RU
Qathet Regional District

Taxes: \$7,896 (2025)

Longitude: 49°39'N Latitude: 124°28'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

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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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