

Turnkey Oceanfront Home with Moorage, Water and Power



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DL1804 Echo Bay, Lease FB443773

Gilford Island, Broughton Archipelago

\$474,900 Canadian



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Advance Realty Ltd.

Watch the whales from the deck of this beautiful oceanfront residence that overlooks Cramer Passage and across to Baker Island, in the heart of the Broughton Archipelago.



Situated on the southwest corner of an island at the top of Echo Bay, this location provides relatively quick, easy access to one of British Columbia's largest inlets, Knight Inlet, as well as a multitude of other inlets, islands and waterways throughout the Broughton Archipelago. The community of Port McNeill is within approximately 25 nautical miles to the south on Vancouver Island.

The 1150sqft home sits on a rocky outcrop of the island, surrounded by majestic west coast forest. Access is by boat, with included moorage on the east side of the island at Echo Bay Marina. The property is then accessed by foot over the island. The trees afford good privacy from the few other neighbours on the island, while the open rock front provides for 180 degree views.

99 year lease | 1150sqft home | Moorage included



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Lease includes water and power | Beautiful ocean views | Walking access to the marina

The region is popular with boaters and kayakers, and this location offers a great launching spot in the bay beside the home to explore the shoreline and further afield.

The classic west-coast chalet-style home features vaulted ceilings in the main living space, with a wall of windows looking out at the views and accessing onto the wood deck that spans the front of the home. The wood paneling brings nature inside, adding to the relaxing ambience that the setting creates. The main floor includes the open living space incorporating the living room, dining area and kitchen, one spacious bedroom with ocean views and two 3-piece bathrooms. The corner kitchen has ample cabinetry and an island for additional workspace. Stairs lead from the living room to an open loft currently set up very nicely as the primary bedroom.

Your comfort is not spared in this remote/recreational property. The home has all the modern touches as it has

domestic water and electricity provided as part of the annual lease payment. There are vinyl windows and the flooring is mixed laminate and wood. There are even some unique touches such as a small built in wine rack and under stairwell storage. A propane stove in the living room provides a cozy warmth in addition to the baseboard in-wall heaters.



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The deck connects to a walkway along the side of the home that then runs to a laundry and workshop/storage building behind the home, housing a full-size washer and dryer as well as a freezer and fridge, all electric. This building has a covered porch with room for a bbq and seating.

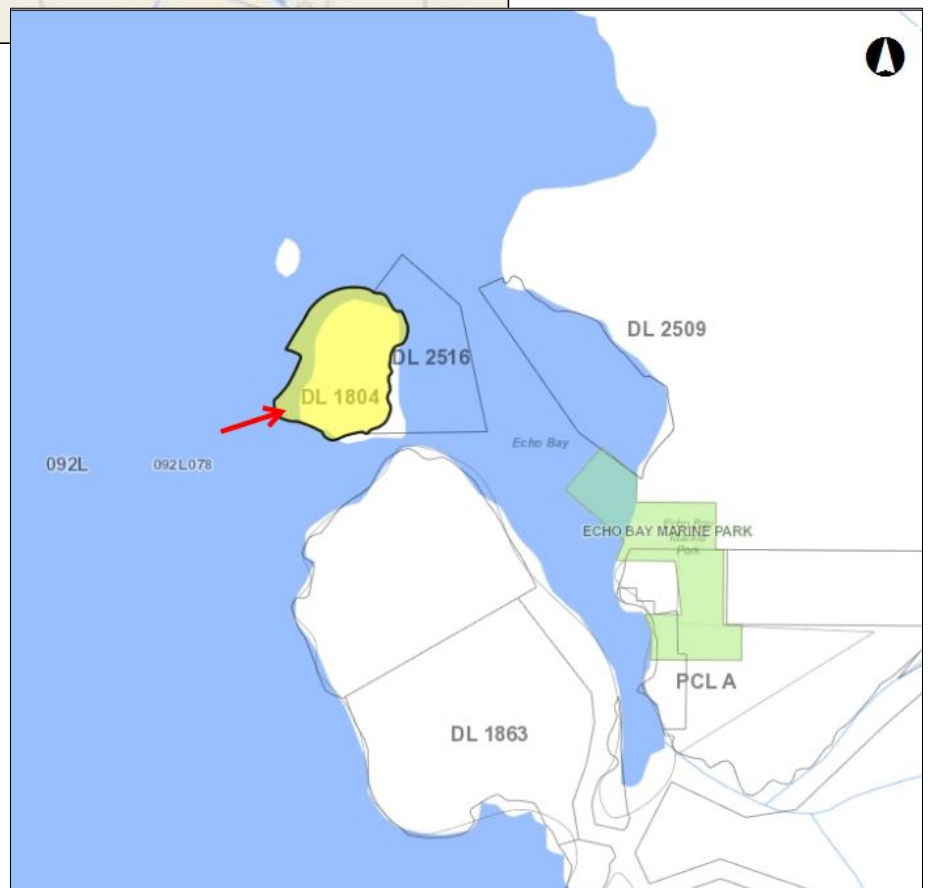
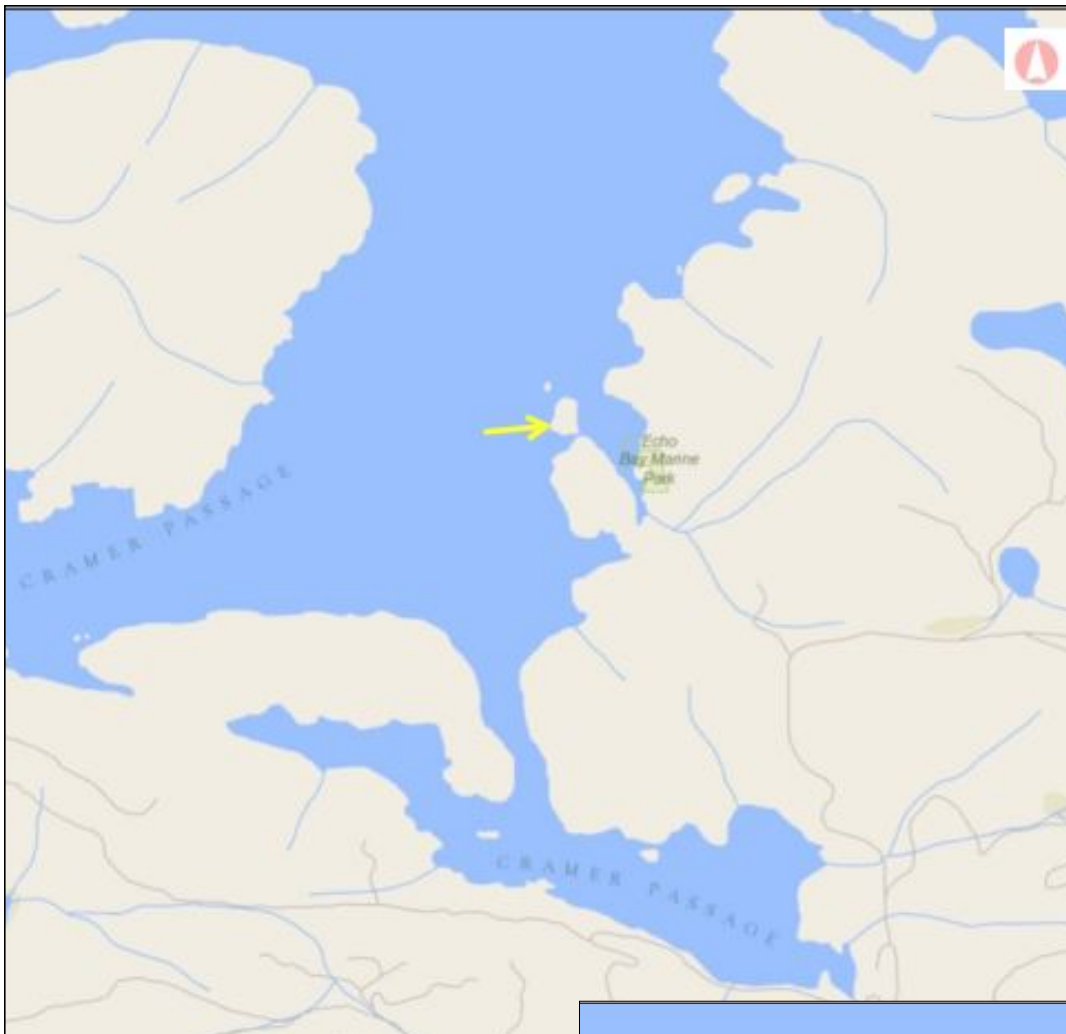
Ownership is by way of a 99-year lease, with 85 years remaining. The lease includes moorage at Echo Bay Marina on the other side of the island, as well as water, garbage and electricity. The annual fee is \$6000.

Echo Bay Marina across the bay has a long history in the area. It attracts boaters throughout the season and offers moorage, a restaurant, post office, store, fuel services, lodge accommodations and water taxi and float plane services. This is a lively, active place during the boating season and offers a great sense of community. These amenities are available to the community of Echo Bay during the season, including owners and guests of this property.



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RECREATIONAL AND TOURIST COMMERCIAL ZONE (C-2RT)

(Added by Bylaw No. 103)

A.9.0 PERMITTED USES

- (a) Motels and Hotels
 - (b) Restaurants, Cafes and Drive-in-restaurants
 - (c) Hostels and Lodging houses
 - (d) Theatre other than drive-in theatres
 - (e) Combined Residential and Commercial uses as permitted
 - (f) Passenger stations and Taxi establishments
 - (g) Banks
 - (h) Travel agencies and similar uses
 - (i) Retail stores
 - (j) Gasoline-Service Stations
 - (k) Parks and Play Lots
 - (l) Accessory off-street parking space
 - (m) Accessory off-street loading space
 - (n) Public utility installations excluding any uses which are primarily of a maintenance and storage nature
 - (o) Buildings and structures accessory to the permitted uses.
 - (p) Licenced Premises
 - (q) Mini-Malls
 - (r) Tourist campgrounds
 - (s) Tourist lodges and resorts
 - (t) Marinas
 - (u) Marine fuel facilities
 - (v) Licenced Premises
 - (w) Seasonal Cottages on individual lots
 - (x) Docks, Floats, Wharves and Boatways;
 - (y) Warehouses, Storage, Loading Facilities oriented to Marine use and traffic;
 - (z) Tourist Cabins and Camp Grounds.
- (Amended by Bylaw Nos. 103, 325, 359, and 403)

A.9.1 MINIMUM LOT AREA

The minimum lot area for permitted uses shall be:

- (a) 550m² – communal sewer and water systems
- (b) 690m² – communal water system only
- (c) 1670m² – no communal systems

A.9.2 LOT REQUIREMENTS

There shall be no maximum lot coverage in the case of commercial lots served by a community sewer system. Where no community sewer system exists the maximum lot coverage shall be that portion of the parcel remaining after an area, as determined by the Medical Health Officer, as sufficient for sewage disposal, is subtracted from the total area of the lot.

Where cottages are established on individual lots, the side yard setbacks shall be 1.5m. and the front and rear yard setback shall be 7.5m.

Provincial flood proofing requirements shall apply to buildings established on the waterfront.

(Amended by Bylaw Nos. 103 and 359)

A.9.3 BUILDINGS

(1) No front, rear or side yards shall be required except for the following situations:

- i) Where access to the rear of the buildings is not provided by a lane a minimum side yard of 4 meters shall be required on at least one side.
- ii) Where any parcel zoned C-2RT abuts either an R-1, R-2 or RA-1 zone then a buffer area of a minimum width of 3 meters shall be provided. Such a buffer area shall conform to the requirements of section 3.2.0. of this Bylaw.

Note: A setback of less than 4.5 meters requires a permit from the Ministry of Transportation, Communications and Highways.

(2) No building shall exceed 11 meters in height or at the discretion of the Regional Board upon recommendation of the local Advisory Planning Commissions.

A.9.4 UNSIGHTLY STORAGE

No parcel shall be used for the wrecking or storage of derelict vehicles or equipment or as a junkyard and no person shall permit such vehicles, equipment or junk to remain on any parcel. Any vehicle which has not been licenced for a period of one year and is not housed in a garage or carport shall be deemed to be a derelict vehicle or junk.


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FB443773 Echo Bay See Remarks BC VOP 150MLS® No: **1000841** **\$474,900** **Active**MLS® No: **1000841**Status: **Active**Area: **Islands**List Price: **\$474,900**Orig Price: **\$474,900**Sub Area: **Isl Small Islands (North Island Area)**

Sold Price:

DOM: **1**Sub Type: **Single Family Detached**Pend Date: Title: **Freehold**

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Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	11x12
Ensuite	Main	3-Piece
Kitchen	Main	16x17
Living Room	Main	16x11
Loft	Second	21'0x14'0

Interior

Beds: 1	Baths: 2	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 1,150	UnFin SqFt: 0	SqFt Total: 1,150	Basement: No	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 1	4+pc Ensuities: 0	Beds or Dens: 1	Laundry: In House
Layout: Main Level Entry with Upper Level(s)		Appl Incl: F/S/W/D		
Heating: Baseboard, Electric, Propane		Cooling: None		
Intr Ftrs:				

Exterior/Building

Built (Est): 2010	Front Faces: West	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood		Foundation: Pillar/Post/Pier	Roof: Asphalt Shingle
Lgl NC Use:	Access: Air, Marine	Bldg Style: West Coast	
Exterior Ftrs: Balcony/Deck, Low Maintenance Yard			

Lot

Lot SqFt: 844	Lot Acres: 0.02	Dimensions:	Shape:	Water: Cooperative
Park Type: Open	Park Spcs: 2	View: Mountain(s), Ocean	Waterfront: Ocean	
Carport Spcs: 0	Garage Spcs: 0	Services:		
Sewer: Other	Restrictions:			
Lot Ftrs: Dock/Moorage, Foreshore Rights, Rural Setting, Serviced				

Legal/Public Records

Assessed: \$0	Assess Yr: 2025	Taxes: \$0	Tax Year: 2024
PID:	Roll No: 009-897-259	Zoning: C-2RT	Zone Desc: Rural Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lease #FB443773, on District Lot 1804, Range 1, Coast District, part in plan VIP89199.			

The BC Oceanfront Real Estate Team



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Zoning: C-2RT
Regional District of Mount Waddington
Longitude: 50°75N Latitude: 126°49W

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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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