

# Remote Coastal Oceanfront Acreage



property lines are  
approximate

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**DL108 Bute Inlet**

*South central coast, mainland BC*

**\$599,000** Canadian



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**ROYAL LEPAGE®**  
Advance Realty Ltd. 

This 107 acre property with 4950ft of south-west facing oceanfront is located along the shoreline of Waddington Harbour at the head of Bute Inlet - a dramatic and stunning location, flanked by the Homalco River to the north-west and the Southgate River to the south-east. This is coastal wilderness at its best!



The expansive oceanfront of this property allows for many access options, including areas flat enough for a helicopter to land. Three streams cross the property and empty into Bute Inlet along the shore.

The topography is sloped, but has a more gentle rise than neighbouring properties. A lower bench runs across the width of the property at about 20 metres / 65 ft. The highest rise is to the northern corner of the property at approximately 133 metres / 439 ft.

The property has been logged in the past, and is now forested mostly in second and third generation regrowth.

The same family has owned this property for 94 years. It was purchased by the current owner's father in 1929 after he had spent many years exploring and working in the area. He was a proponent of large project hydro-power and believe Bute Inlet to be a good location for such a project and thus foresaw development potential in the area. Although that never came to pass, the family held on to the property, logging it at times and using it occasionally as a place in the wilderness to escape from busy urban life. Edmond Creek, a tributary of Chilko Lake, is named after the original family member who bought the property, with Edmond Glacier being named later after the creek it feeds.





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**107 acre | 4950ft oceanfront | ultimate privacy**

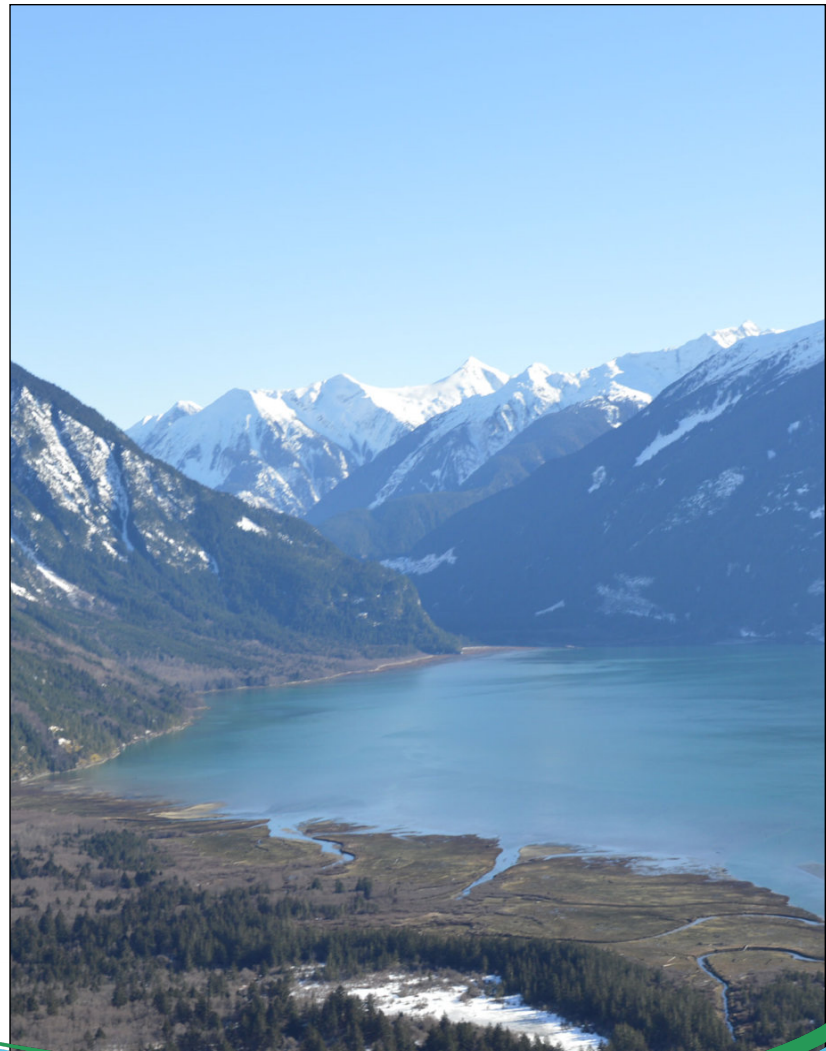
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This is an old homestead property as well as having had logging industry on it, and there are remnants of old buildings and vehicles on the property as is common with so many of these large remote acreages.

Current zoning allows for a single family dwelling and an additional guest accommodation. This would be an amazing property for a secluded getaway, a remote homestead, or a fishing/hunting base in one of the most spectacular regions of the coast.

This is a boat access property and there are no roads in this region of the coast. Access by water with a relatively quick boat traveling 30 knots, will take about three to three and a half hours from Campbell River.

This location provides ultimate privacy, stunning south-west facing views and immediate access to some of the best salt-water and fresh-water fishing on the coast during certain seasons. Crabbing and prawning is exceptional and mainland wildlife of all types are abundant.

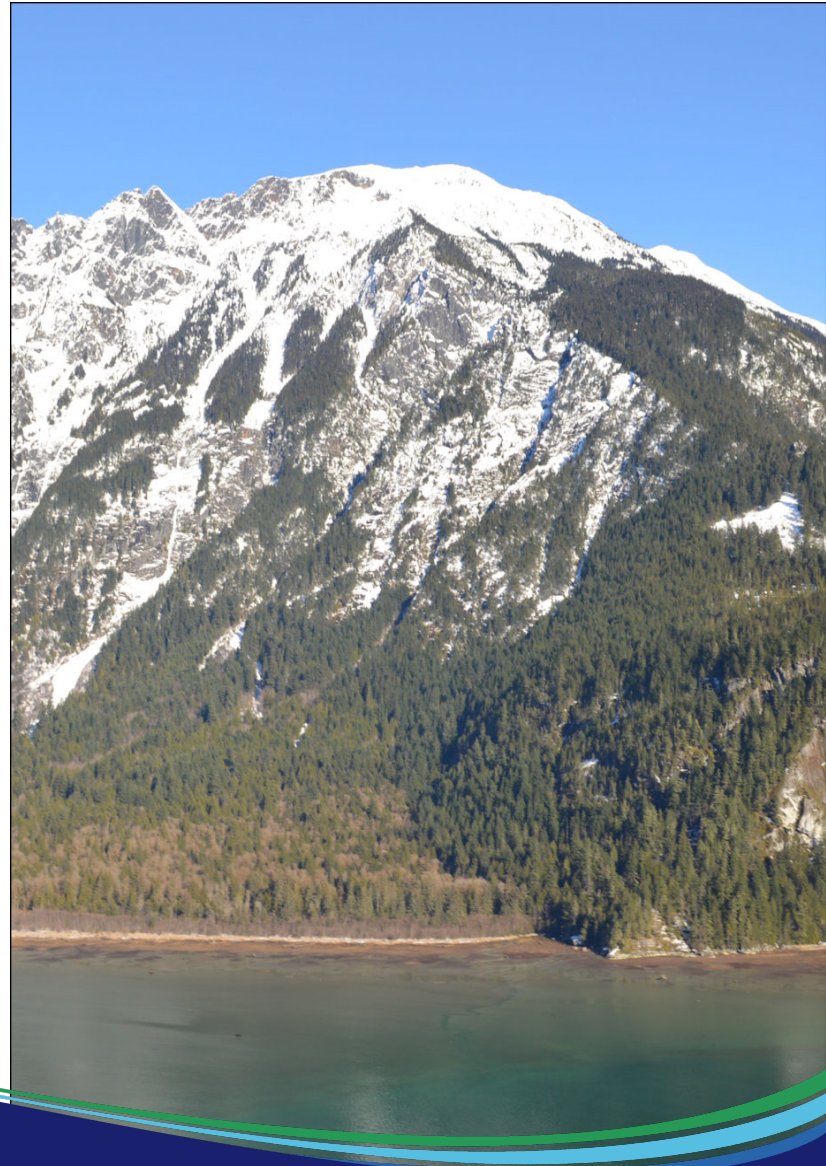


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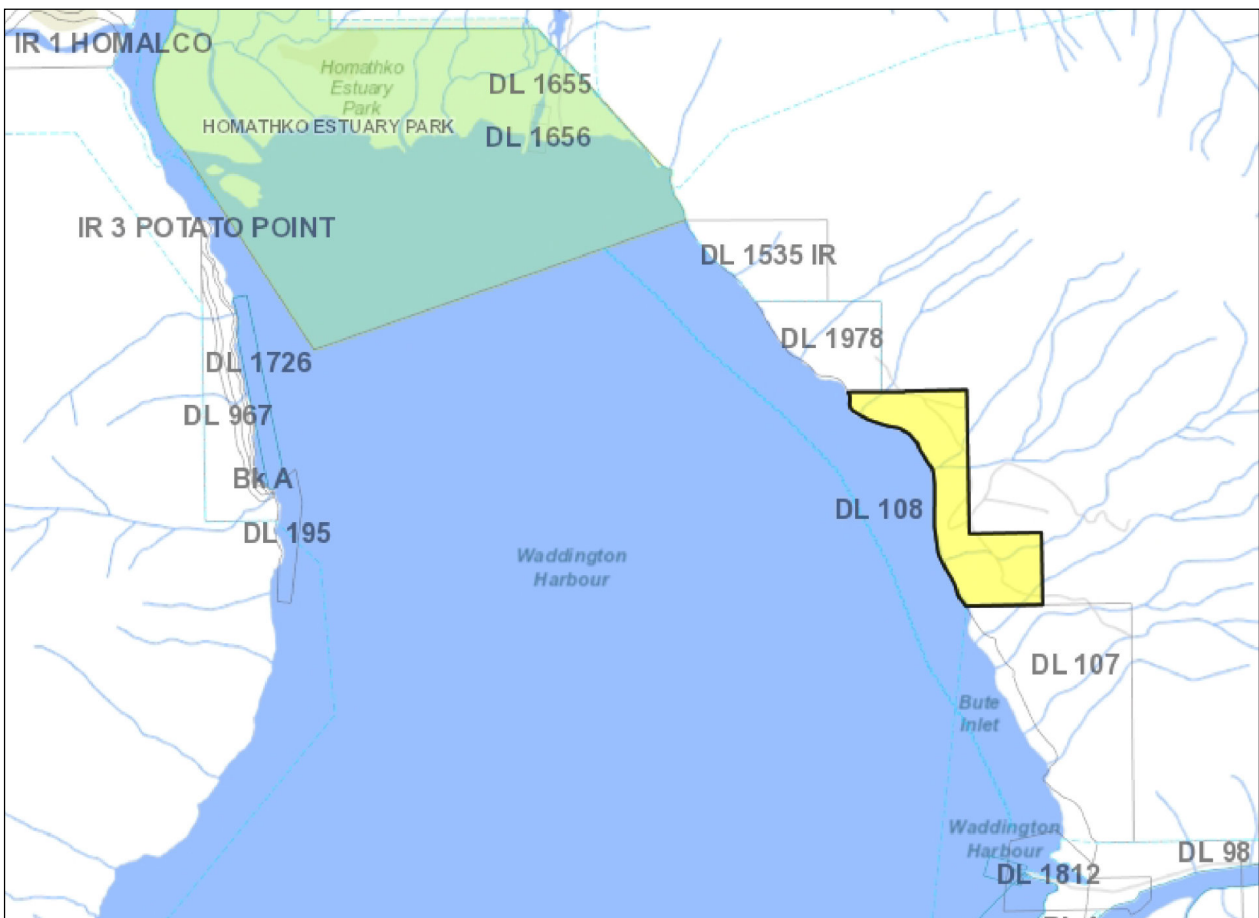


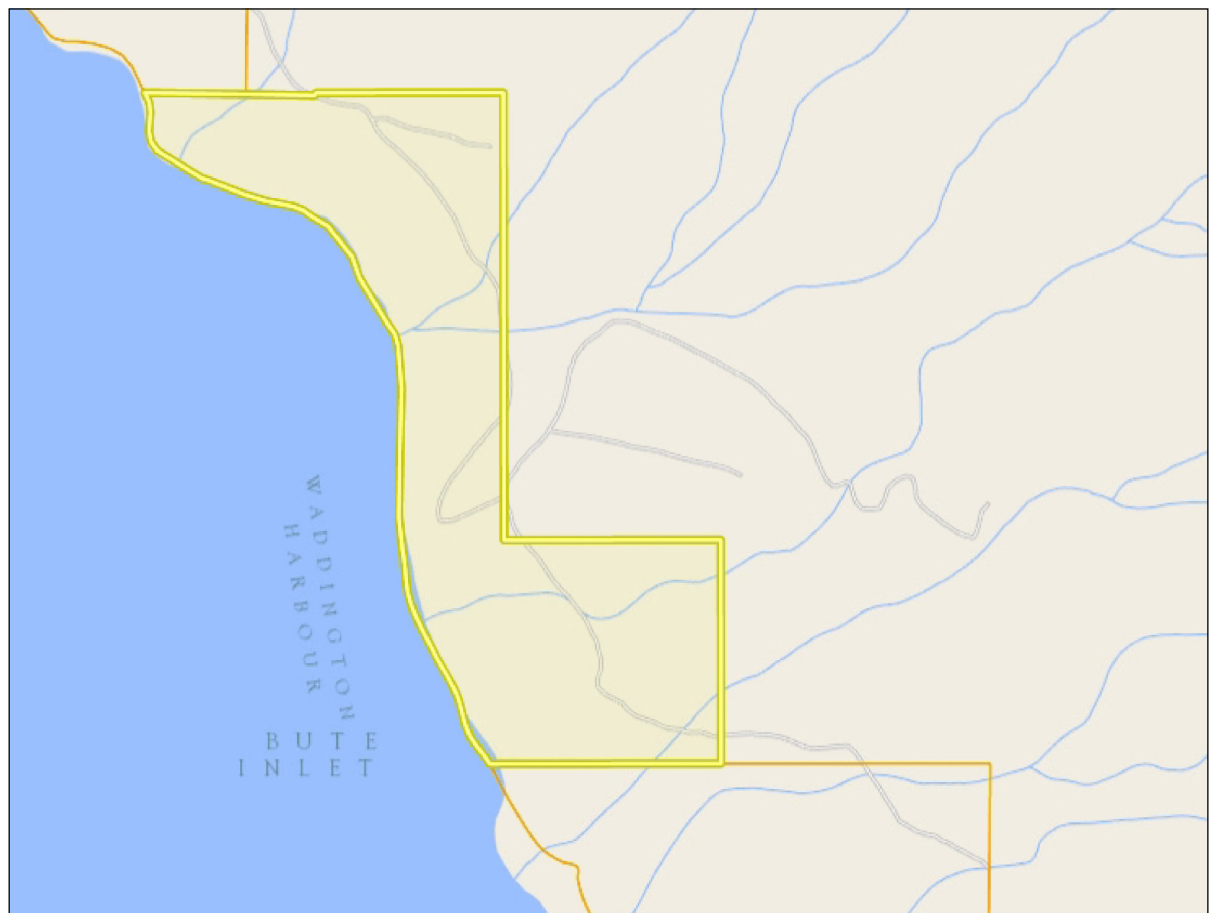
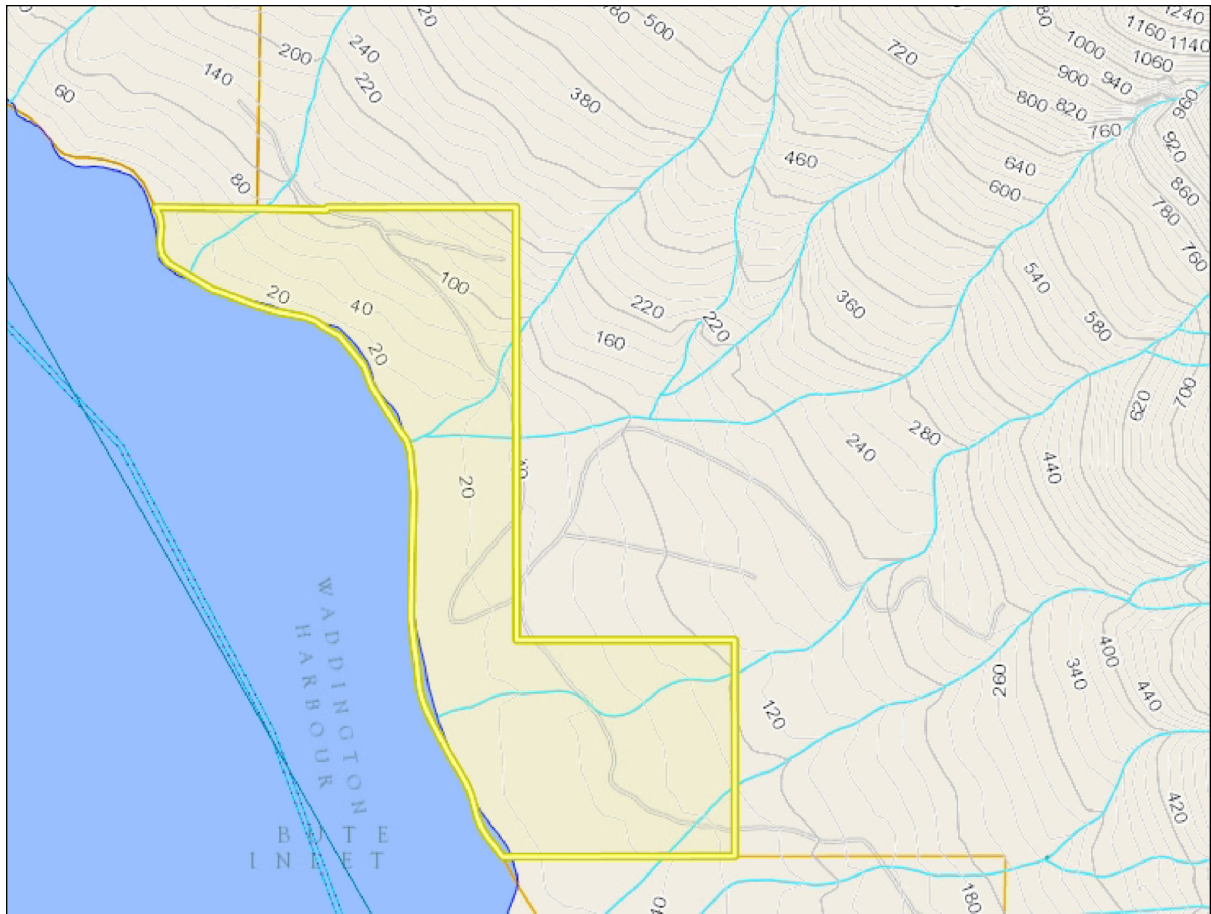
property lines are  
approximate

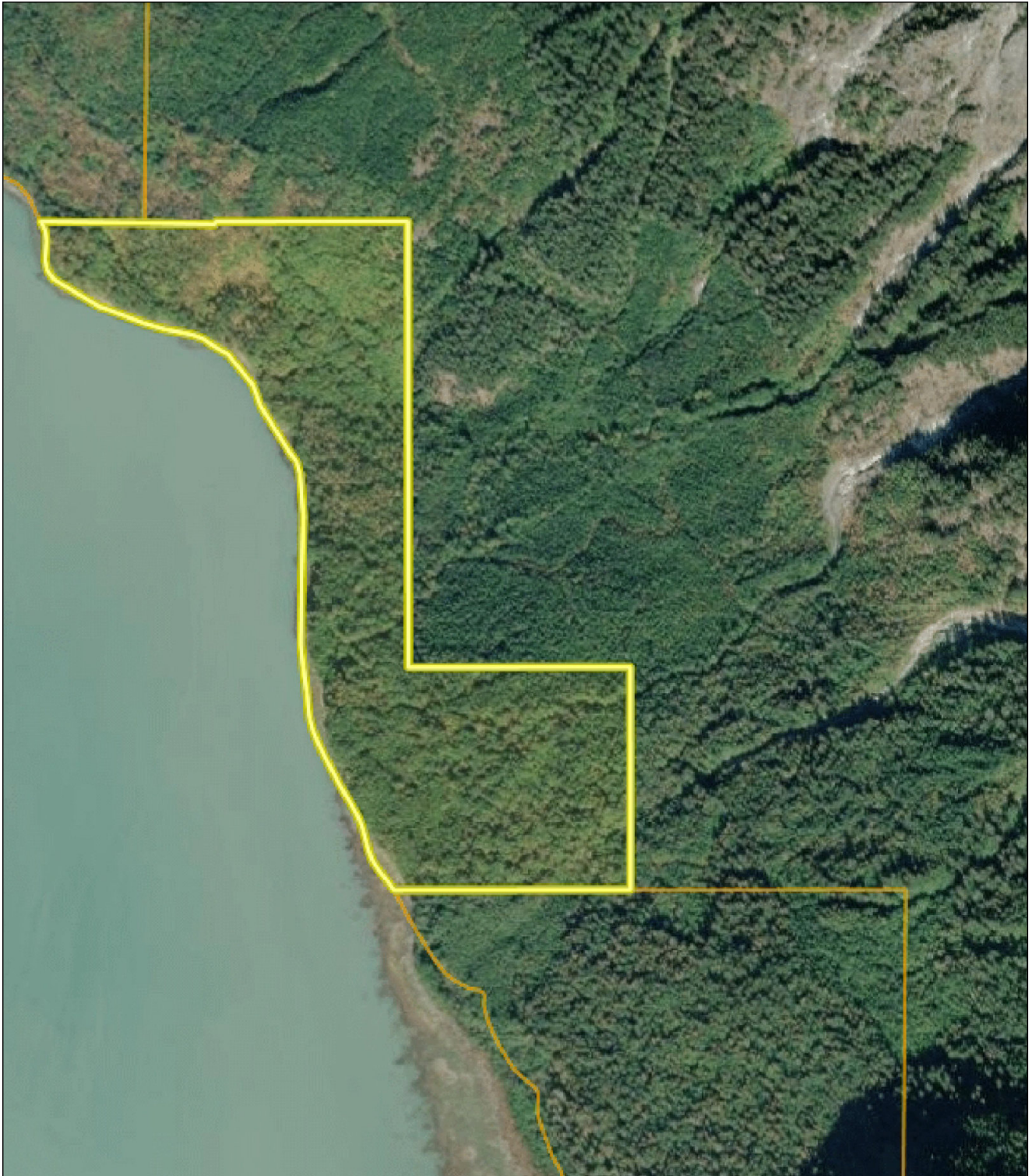
Bute Inlet, at about 35 miles in length, is considered one of the grandest fjords in the world. It is surrounded by the rugged coastal mountains of the British Columbia mainland coast which are capped by the Homathko Icefield and numerous other glaciers. The inlet boasts magnificent coastal scenery and abundant wildlife. This pristine and remote location provides peaceful, beautiful surroundings unlike anywhere else on the coast. It is located approximately 30 miles north of Campbell River on Vancouver Island. Campbell River is a full service community that provides all of your transportation options as well as other required convenient and essential services.



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Traced by *W.S.P.*

Compared by *plg*

British  Columbia.

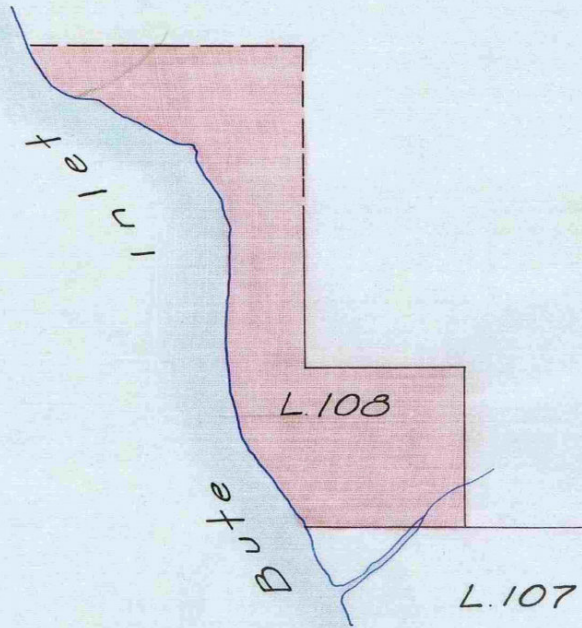
Crown Grant No. *171*  
*310*

COAST DISTRICT, RANGE *1*

*Edward Blanchfield*

Scale, 20 Chains = One Inch.

TRUE NORTH.



**11.3A****RURAL THREE (RU-3)****11.3A.1 PERMITTED USES**

- a) Silviculture;
- b) Single *family dwelling*;
- c) Accessory *buildings* and *structures*.

#1382

**11.3A.2 CONDITIONS OF USE**

- a) In addition to one single *family dwelling, lots* larger than 2.0 hectares (4.97 acres) shall be permitted one (1) guest dwelling to a maximum floor area of 80 square metres (861.1 square feet).

#2887

**11.3A.3 LOT AREA**

- a) The minimum *lot area* in the Rural Three (RU-3) zone shall be 100.0 hectares (247.09 acres).
- b) Subdivisions under Section 996(4) of the *Municipal Act* shall only be considered where the parent *parcel* is at least twice (two times) the minimum *lot* size of 100.0 hectares (247.09 acres).

**11.3A.4 SETBACKS**

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 3 metres (9.84 feet) from a side *lot* line.

**11.3A.5 LOT COVERAGE**

The maximum coverage of all *buildings* and *structures* on a lot shall be 1%.

END – RU-3



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888-286-1932  
 250-287-0011

DL108 Bute Inlet See Remarks BC V0P 1V0 MLS® 981577 \$599,000 Active



MLS® No: **981577**  
 Status: **Active**  
 DOM: **70**  
 List Date: **2024-12-02**  
 Area: **Islands**

List Price: **\$599,000**  
 Original Price: **\$599,000**  
 Sold Price:  
 Pending Date:  
 Sub Area: **Isl Small Islands (Campbell River Area)**  
 Baths: **0**  
 Fireplaces:  
 Lot SqFt: **4,660,920**  
 Lot Acres: **107.00**  
 Unfin SqFt:  
 Storeys:  
 Year Built (Est):  
 Tax Year: **2024**

Sub Type: **Land**  
 Beds: **0**  
 Kitchens: **0**  
 Parking: **0**  
 Fin SqFt:  
 Title: **Freehold**  
 Strata/Pad Fee:  
 Taxes: **\$1,821**

	Lower	Main	Second	Third	Other
Fin SqFt					
Bedrooms					
Bathrooms					
Kitchens					

107-acre property with 4,950 feet of southwest-facing oceanfront at the head of majestic Bute Inlet. A dramatic and stunning location, the extensive shoreline offers versatile access points, including flat areas suitable for helicopter landings. Three streams traverse the property, flowing into the inlet. The terrain features a gentle slope compared to neighboring properties, with a lower bench stretching across the width at approximately 20 meters (65 feet) and a high point of approximately 133 meters (439 feet) in the northern corner. Previously logged, the land is now forested with second- and third-generation growth. Zoned for a single-family dwelling and guest accommodation, this remote gem is perfect for a secluded retreat, an off-grid homestead, or a fishing and hunting base in one of the coast's most awe-inspiring regions where no roads reach. Accessible only by boat, this property offers unparalleled privacy and a chance to immerse yourself in nature's grandeur.

#### Interior

Beds: **0** Baths: **0** Kitchens: **0** Fireplaces:  
 2pc Baths: **0** 3pc Baths: **0** 4pc Baths: **0** 5+pc Baths: **0**  
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **0**  
 FinSqFt Total: FinSqFt Main Bldg: FinSqFt Aux Bldg: Layout:  
 UnFin SqFt: SqFt Total: FinSqFt Total: Storeys:  
 Laundry: Addl Accom: Basement: **No** Bsmt Hgt:  
 Accessibility: Bsm Desc:  
 Flooring: B&B?:  
 FP Ftrs: Cooling: **None**  
 Heating:  
 Intr Ftrs:  
 Window Features:  
 Appl Incl:  
 Other Equipment:

#### Exterior/Building

Built (Est): Front Faces: **Southwest** Storeys: Bldg Warranty:  
 Construction: Roof: Foundation:  
 Bldg Style: Access: **Marine**  
 Lgl NC Use: CSA Cert No: MHR Number:  
 EnerGuide Rtg: EnerGuide Dt:  
 Exterior Ftrs:  
 Other Structures:

#### Lot

Lot SqFt: **4,660,920** Lot Acres: **107.00** Dimensions:  
 Restrictions: **Restrictive Covenants** Carport Spcs: **0** Park Spcs: **0**  
 Park Type: Waterfront: **Ocean** Sewer: **None** Services: **None** Garage Spcs: **0**  
 View: **Mountain(s), Ocean** Water: **None** Lot Ftrs: **Acreage, Private, Quiet Area, Recreation Nearby, Rural Setting, Southern Exposure**

#### Legal/Public Records

Assessed: **\$597,000** Assess Yr: **2025** Taxes: **\$1,821** Tax Year: **2024**  
 Jurisdiction: **Campbell River Rural (772)** Title: **Freehold**  
 Zoning: **RU-3** Zone Desc: **Rural** Plan Number:  
 PID: **000-655-961** Roll No: **13520.000** District Lot: **108** Land District:  
 Lot: Block:  
 Legal Description: **District Lot 108, Range 1, Coast District**

## The BC Oceanfront Real Estate Team



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250-203-0664



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Zoning: RU-3  
Strathcona Regional District

Taxes: \$1,821 (2024)

Longitude: 50°54'N Latitude: 124°47'W

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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.*



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