

Remote Coastal Oceanfront Acreage



property lines are
approximate

SHELLEY McKAY

Personal Real Estate Corporation

250-830-4435

AREN KNUDSEN

REALTOR®

250-203-0664

ED HANDJA

Personal Real Estate Corporation

250-287-0011

DL108 Bute Inlet

South central coast, mainland BC

\$449,000 Canadian



bcoceanfront.com



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.



bcoceanfront.com



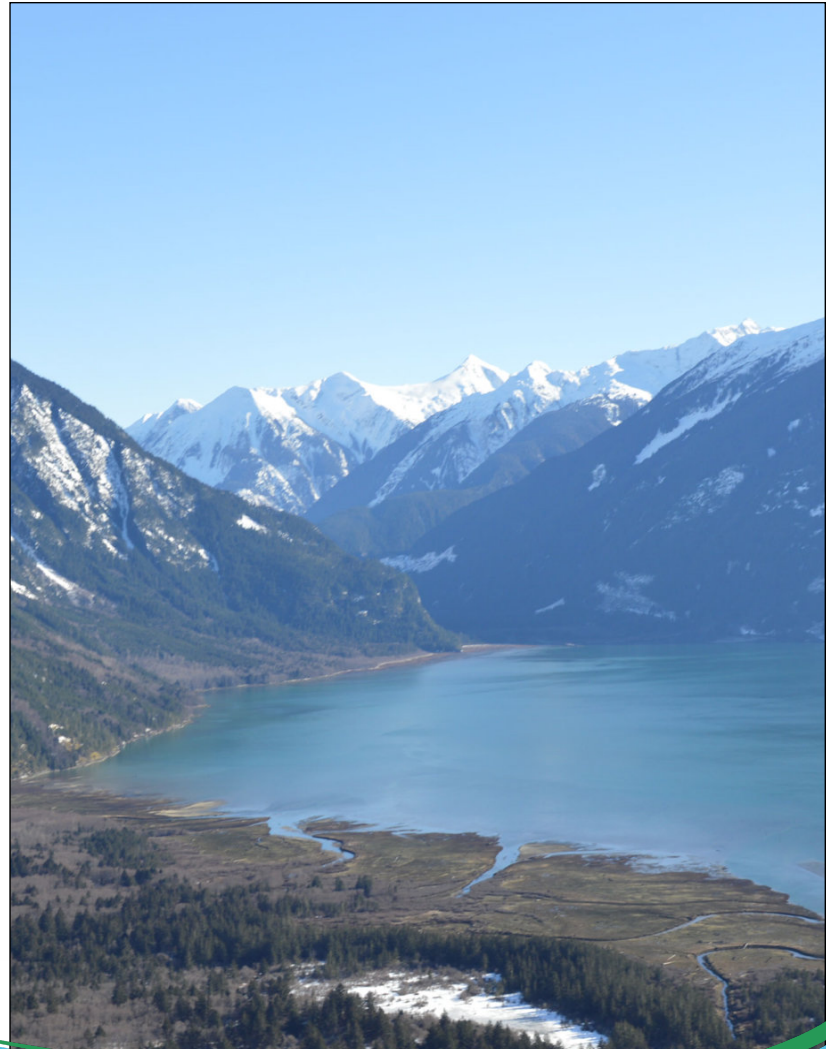
107 acre | 4950ft oceanfront | ultimate privacy

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.

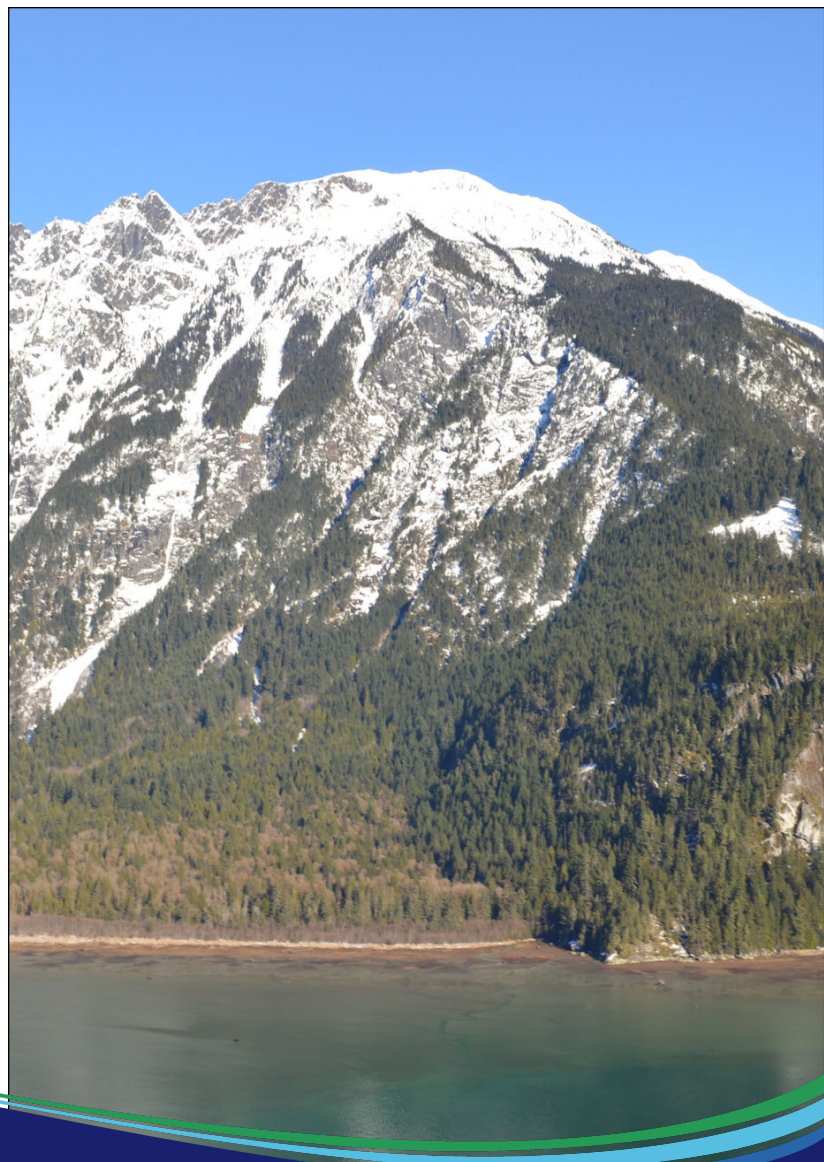
This location provides ultimate privacy, stunning south-west facing views and immediate access to some of the best salt-water and fresh-water fishing on the coast during certain seasons. Crabbing and prawning is exceptional and mainland wildlife of all types are abundant.

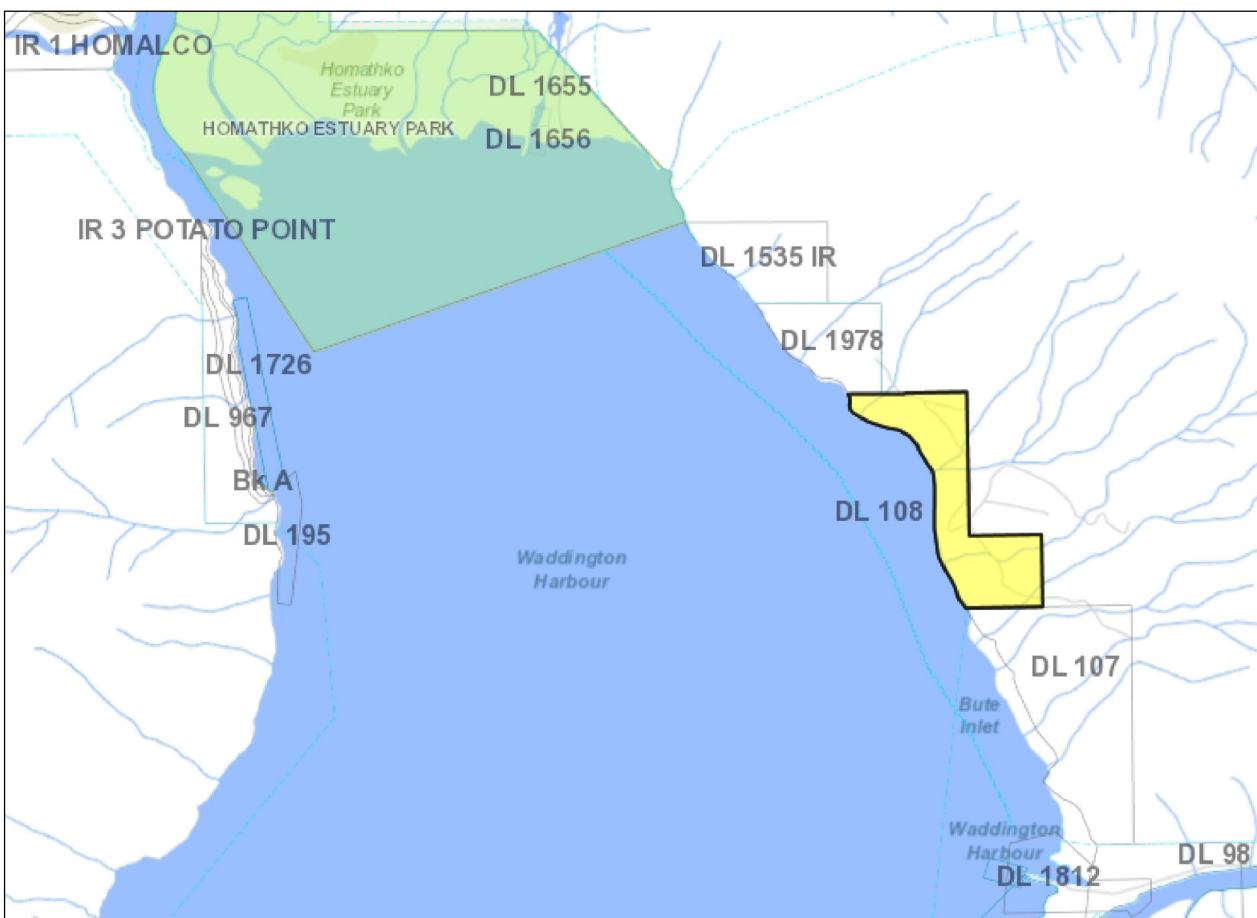


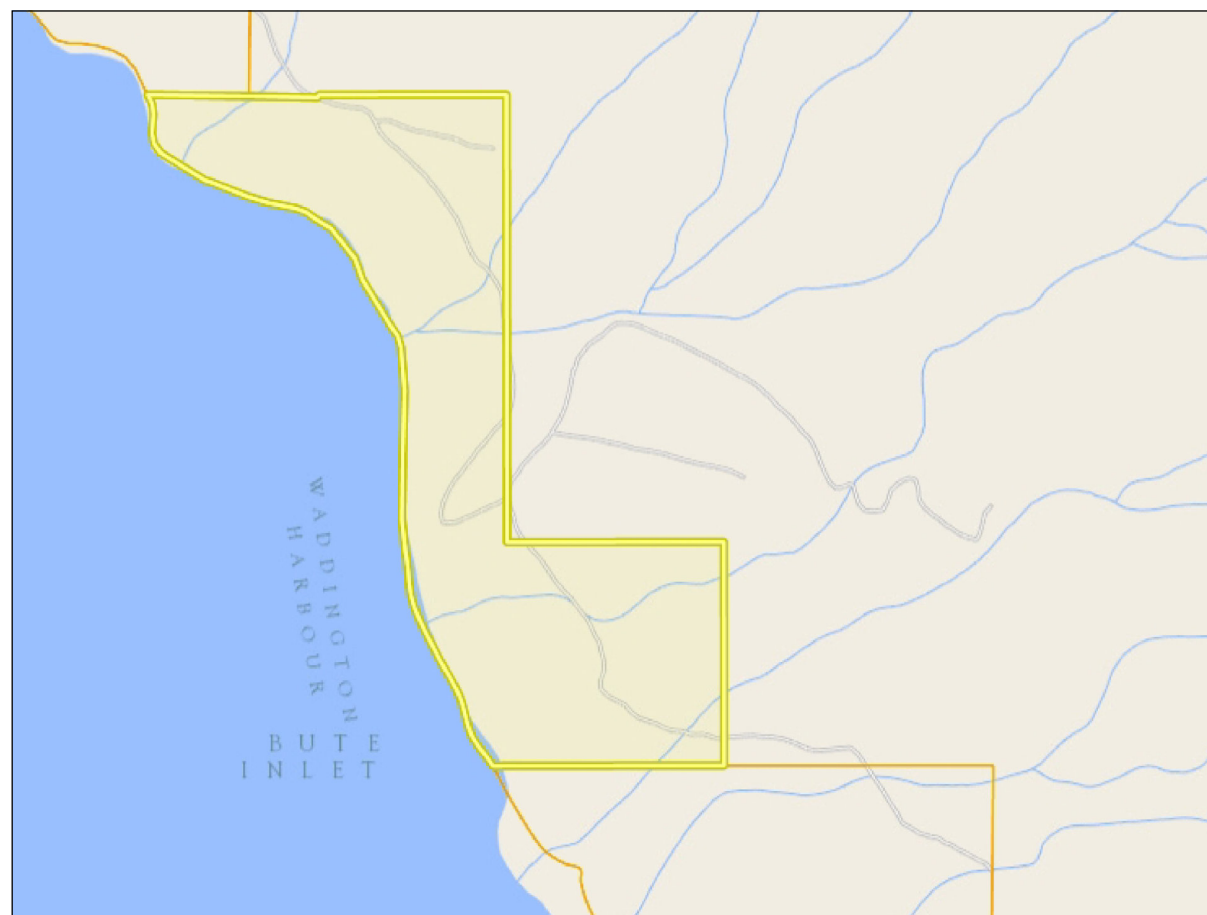
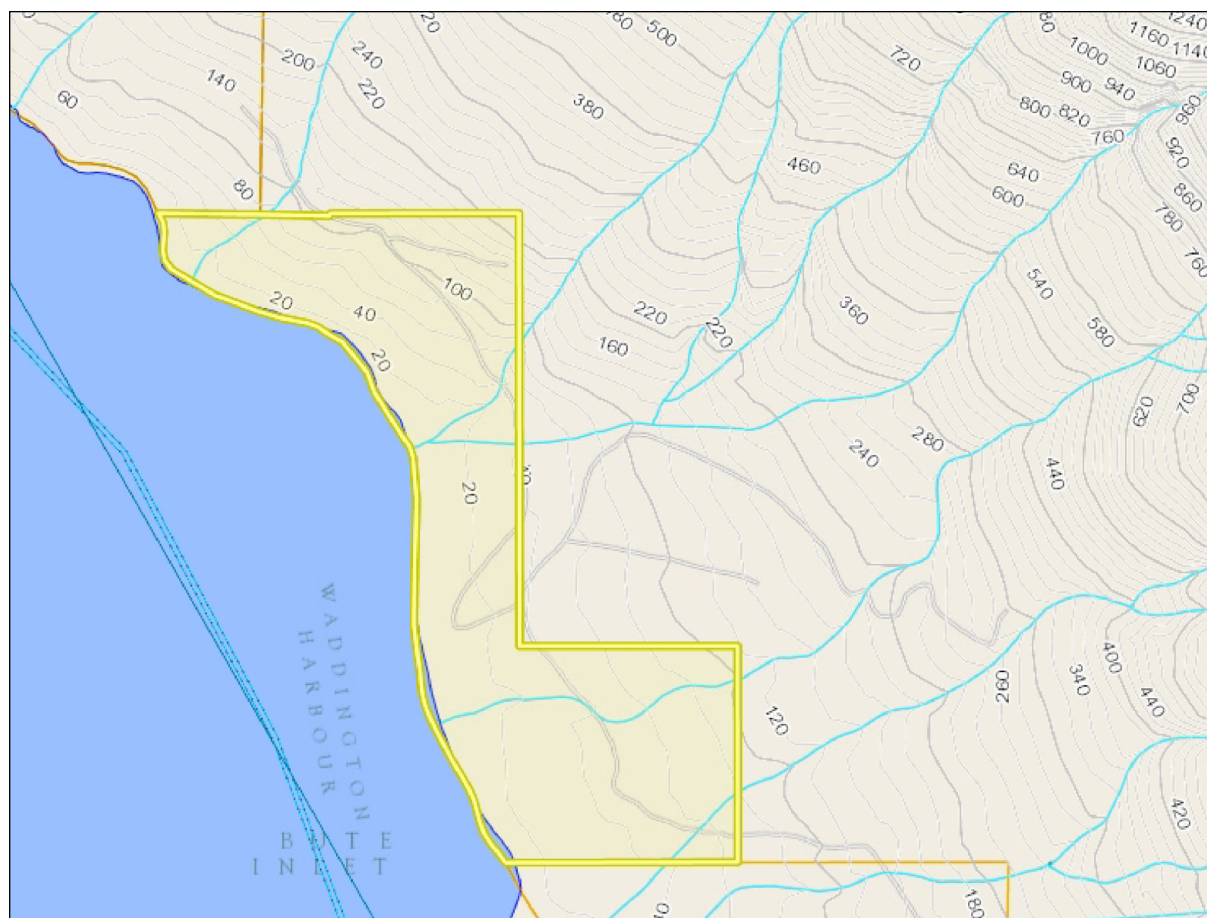
bcoceanfront.com

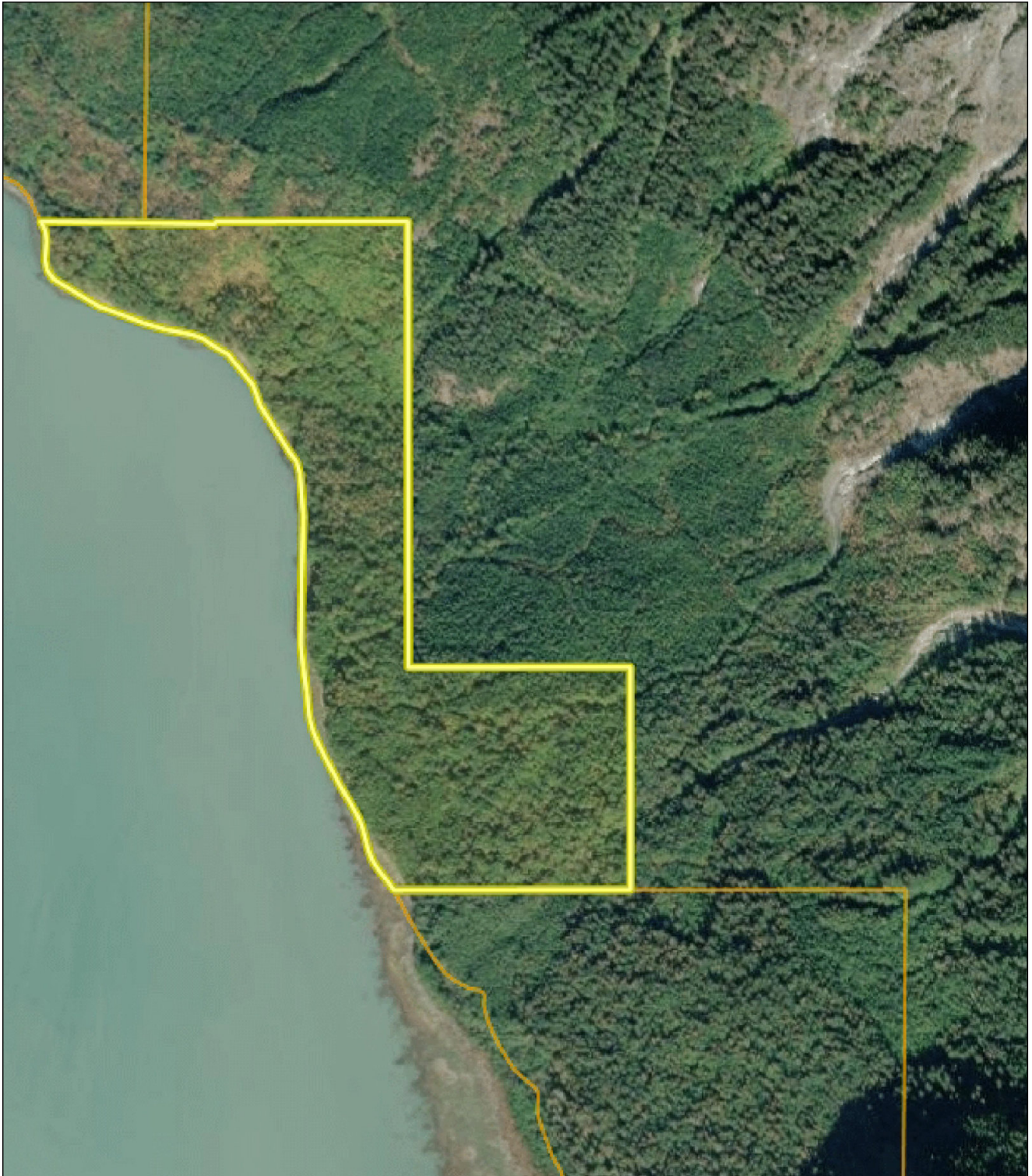


Bute Inlet, at about 35 miles in length, is considered one of the grandest fjords in the world. It is surrounded by the rugged coastal mountains of the British Columbia mainland coast which are capped by the Homathko Icefield and numerous other glaciers. The inlet boasts magnificent coastal scenery and 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.







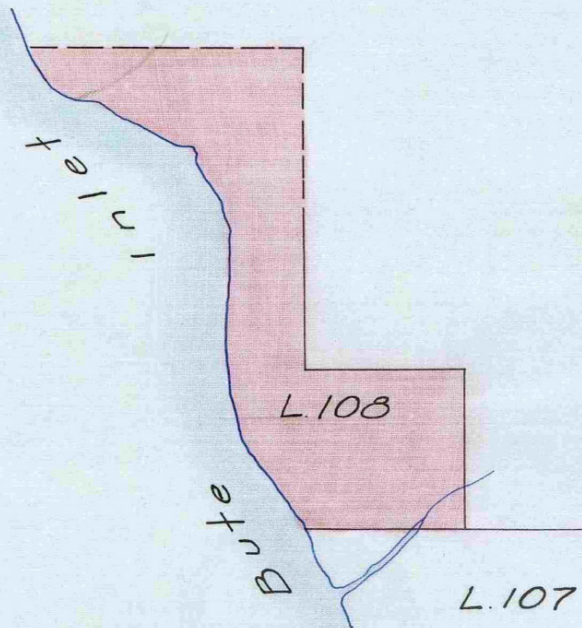




Traced by *W.S.P.*Compared by *ph*British  Columbia.Crown Grant No. *171*
*310*COAST DISTRICT, RANGE *1**Edward Blanchfield.*

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


www.bcoceanfront.com

Shelley McKay Personal Real Estate Corporation 250-830-4435

Aren Knudsen 250-203-0664

Ed Handja Personal Real Estate Corporation 250-287-0011

theteam@bcoceanfront.com

888-286-1932

250-287-0011

DL108 Bute Inlet See Remarks BC VOP 1V0MLS® No: **981577** **\$449,000** **Active**

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.

MLS® No: **981577**Status: **Active**Area: **Islands**List Price: **\$449,000**Orig Price: **\$599,000**Sub Area: **Isl Small Islands (Campbell River Area)**

Sold Price:

DOM: **294**Sub Type: **Land**

Pend Date:

Title: **Freehold****Interior**

Beds: **0**
FinSqFt Total:
2pc Ensuities: **0**
Layout:
Heating:
Intr Ftrs:

Baths: **0**
UnFin SqFt:
3pc Ensuities: **0**

Kitchens: **0**
SqFt Total:
4+pc Ensuities: **0**
Appl Incl:
Cooling: **None**

Fireplaces:
Basement: **No**
Beds or Dens: **0**

Storeys:
Addl Accom:
Laundry:

Exterior/Building

Built (Est):
Construction:
Lgl NC Use:
Exterior Ftrs:

Front Faces: **Southwest**
Access: **Marine**

Storeys:
Foundation:

Bldg Warranty:
Roof:
Bldg Style:

Lot

Lot SqFt: **4,660,920**
Park Type:
Carport Spcs: **0**
Sewer: **None**

Lot Acres: **107.00**
Park Spcs: **0**
Garage Spcs: **0**
Restrictions: **Restrictive Covenants**

Dimensions:
View: **Mountain(s), Ocean**
Services: **None**

Shape:
Waterfront: **Ocean**

Water: **Non**Lot Ftrs: **Acreage, Private, Quiet Area, Recreation Nearby, Rural Setting, Southern Exposure****Legal/Public Records**Assessed: **\$597,000**PID: **000-655-961**

Plan Number:

Legal Description: **District Lot 108, Range 1, Coast District**Assess Yr: **2025**Roll No: **13520.000**

Lot: Block:

Taxes: **\$1,990**Zoning: **RU-3**District Lot: **108**Tax Year: **2025**Zone Desc: **Rural**

Land District:

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation

250-830-4435



Aren Knudsen

REALTOR®

250-203-0664



Ed Handja

Personal Real Estate Corporation

250-287-0011



Zoning: RU-3
Strathcona Regional District

Taxes: \$1,990 (2025)

Longitude: 50°54'N Latitude: 124°47'W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
250-286-3293 | 1-888-286-1932

*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.*



bcoceanfront.com