Unprecedented Oceanfront Estate



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1790 Hyacinthe Bay Rd

Quadra Island, BC

$5,950,000 Canadian



Coastal Properties BCO www.BCOceanfront.com

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ROYAL LEPAGE Advance Realty Ltd.



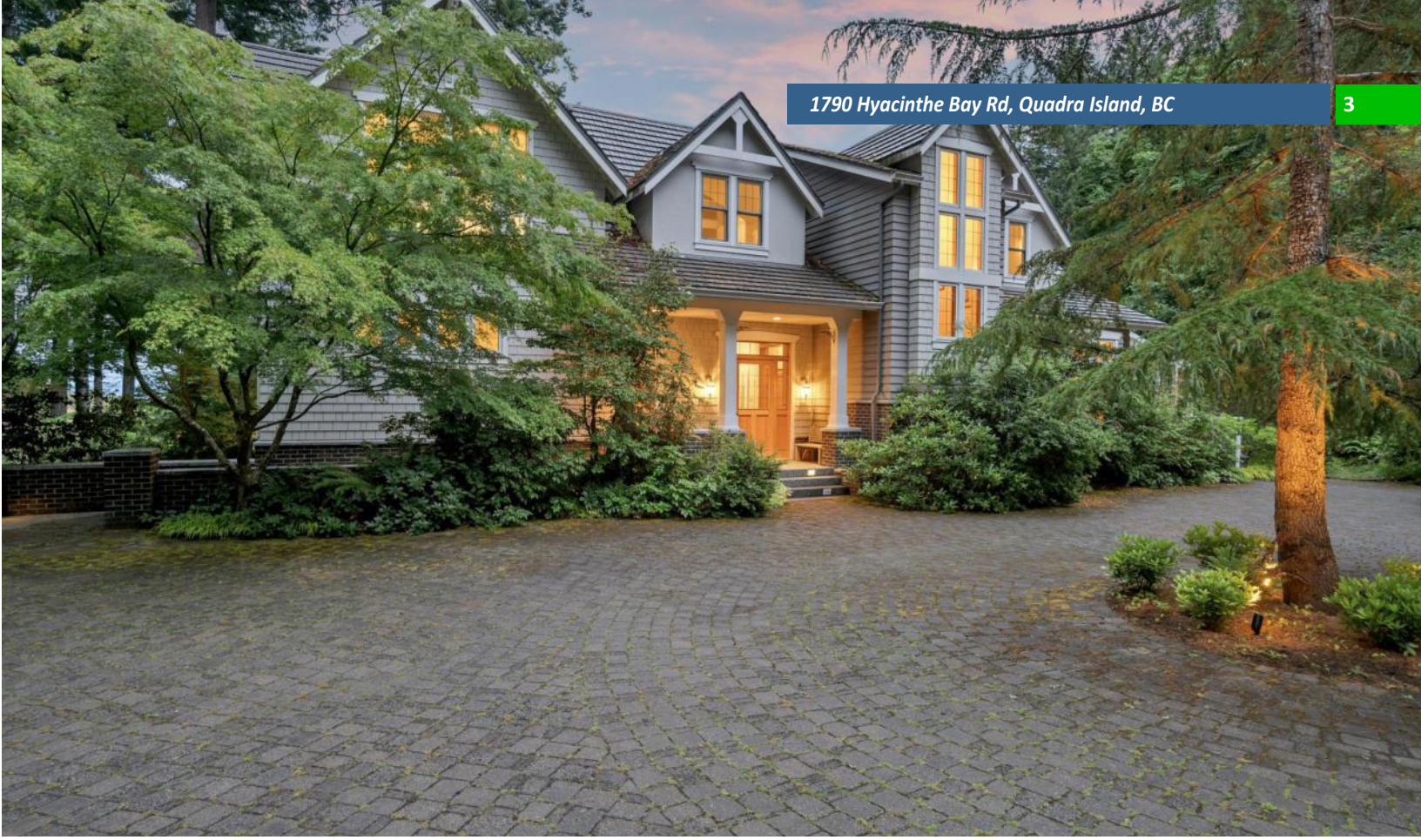
Welcome to a magical west-coast island oceanfront retreat.

Nestled under the towering fir trees and overlooking the waters of Hyacinthe Bay on the east coast of Quadra Island, this 8.77 acre property features stunning main residence and duplex guest residence fronted by a spacious deck overlooking a private bay, a four car garage with large 1 bedroom upper suite, a unique 1 bedroom with loft guest cabin, a boathouse with boat ways, and a dock with power. All the buildings were custom-built by a respected local builder and reflect a masterwork of design and craftsmanship, with finishes that surpass even the highest custom standards.

Paved road brings you to this small neighbourhood on Quadra Island, just north of Heriot Bay where there is a grocery store, restaurant and the ferry to Cortes Island. The large trees along this stretch of the road immediately bring a sense of calm, and invite you onto the property via a short, winding driveway which goes past an open lawn under the trees, perfect for games and picnics.

8.77 acres | Approx. 1792ft oceanfront | 7,315 sqft main residence





The driveway opens into a circular paving stone parking area, with the garage to the right and the main residence to the left. Down a small path between the two is the guest duplex. A large path leads from the main residence and parking area through the lawn to the small guest cabin (the Caboose) and then onwards to the boathouse and dock. The dock sits on a small point, with mossy rock bluffs above. The property is quite special in that it has several ecosystems – rainforest, oyster beach and native mossy rock bluffs. The property has been lightly landscaped near the living areas but is mostly in its natural state.

With approx. 1792ft of oceanfront, the property takes in two bays and overlooks two islets separated by a small channel from the property. This is an amazing area for kayaks and paddle boards, and the small beach in front of the house is full of oysters!



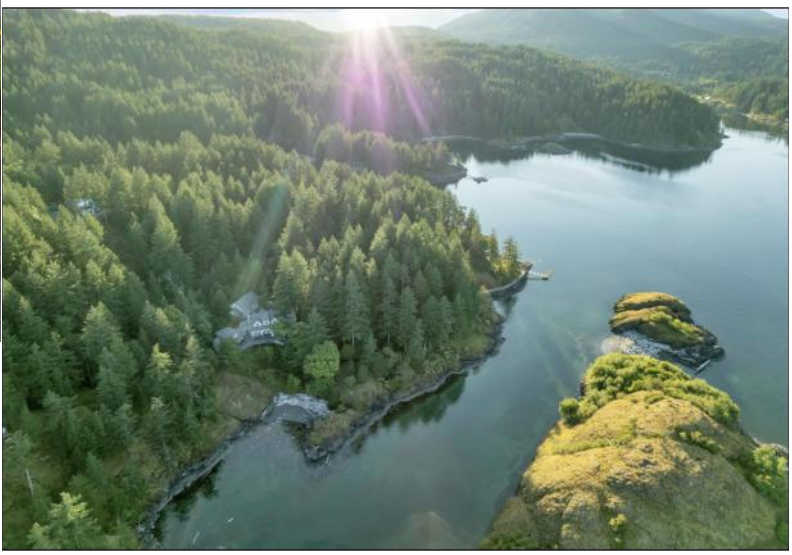
The Caboose



Boathouse













Gourmet kitchen | Gas fireplaces in each bedroom | Artisan-level finishings

The 7,315sqft, three floor main residence was built to accommodate a bed and breakfast, and as such has many extra touches which elevate the luxuriousness and comfort. The covered porch leads to the large, wooden front door with transom window which opens into the main living space of the home. The quality of material and build is immediately apparent, with attractive blond wood trim throughout the home and touches such as built-in units, transom windows over most of the doors, and well-placed lighting.

There are a number of types of wood used throughout the home that have been treated so they seamlessly blend for visual appeal. These include knotty alder, vertical-grain old growth hemlock and fir. The hardwood floors throughout most of the house are oak. Interior doors and transoms feature leaded glass, bringing a beautiful light throughout the home.

The living room is directly in front of the entryway with a large wood-burning fireplace on one wall. The living room opens into a tiled office space that overlooks the oceanfront and has French doors out to the oceanside deck. To the right of the living room is the dining room. One wall features built-in cabinetry with a full length counter top and cabinets. French doors lead out to the deck and a large pass-through opens onto the spectacular kitchen beside the door that leads into the kitchen.

The gourmet kitchen is a chef's dream. With an industrial stainless steel Viking double range with 6 burners and a griddle and a stainless steel hood overtop as the focal point of the kitchen, any chef would be impressed with this kitchen. From the little details such as a water tap for filling pots at the range to the two large islands both equipped with power, this kitchen has been designed for ease of use and for everything from intimate meals around the island at the bar stool seating to family entertaining and even large party catering. Along with the smaller kitchen to the side of the kitchen (this can be closed off from the main house and thus used by guests in the duplex separately if desired) there are four ovens, two fridges, three sinks and many more additional touches. Ample lighting, a bar counter and abundant cabinetry make this kitchen both beautiful and practical.

A closed in sunroom sits off the kitchen, with access from the kitchen, the prep room, the front parking area and the deck. This versatile space is currently used as a summer eating area, but has lots of potential for a variety of uses!

















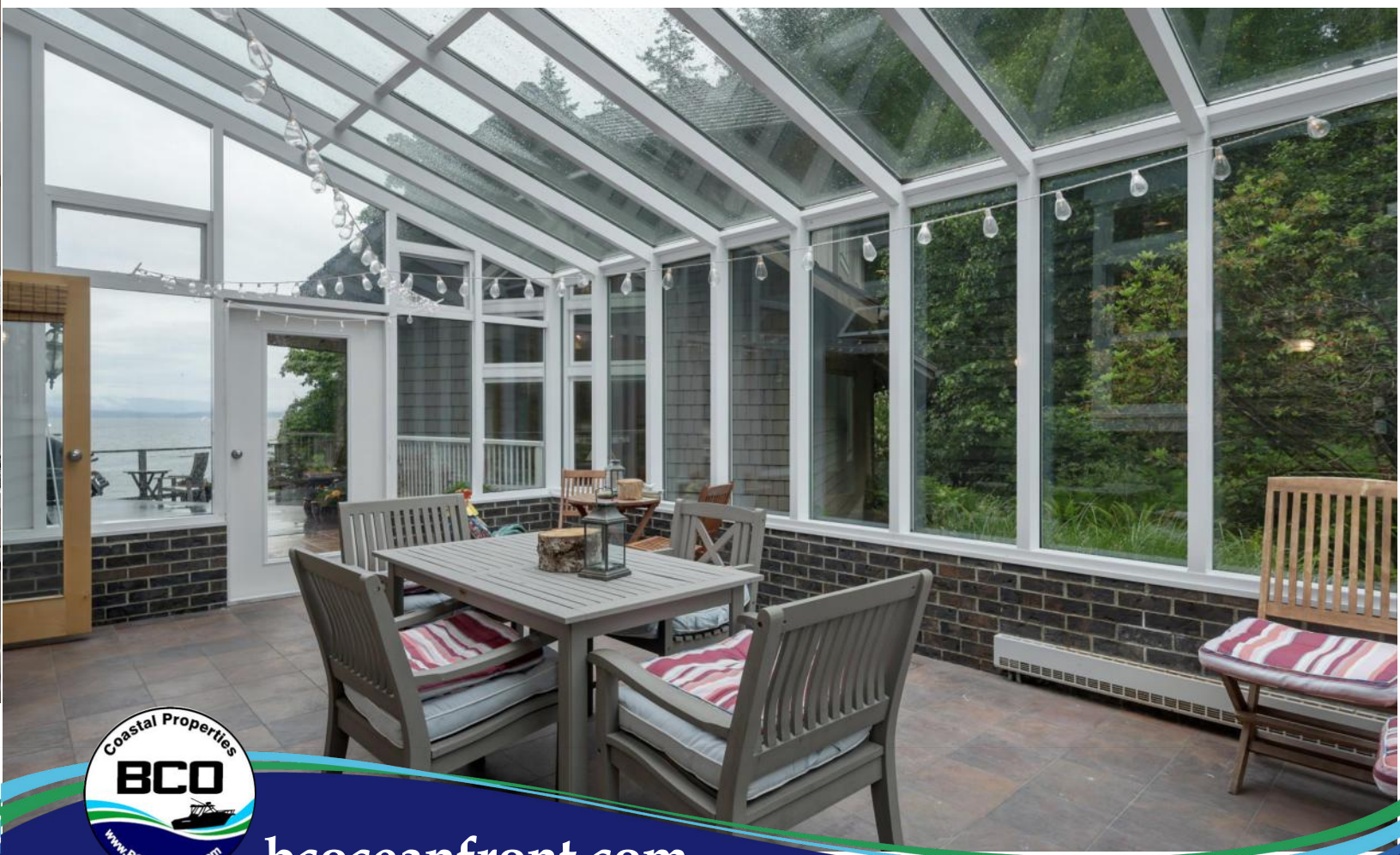














To the left of the main entry and the living room is the primary bedroom suite. This stunning suite offers a peaceful retreat from the main living areas, with a private deck accessed from French doors in the bedroom. The views from the bedroom are partial ocean with closer forest views, adding to the cozy, private feel. A large gas fireplace provides for additional heat and ambience, and the room offers lots of space for seating areas, or a desk, if desired. A large dressing room is attached to the bedroom with the spacious ensuite on the other side. The dressing room features beautiful closets on one side and wall to wall chests of drawers on the other side. The ensuite is about the same size as the dressing room, with a separate closed area for the toilet and a linen closet/storage space between the two rooms. The cabinetry in the bathroom echoes the cabinets in the dressing room and the trim of the bedroom, coordinating all three rooms into one attractive suite. The bathroom is ready for pampering and relaxing, with a walk-in shower, double sinks and a very generous-sized, jetted soaker tub under the picture windows that look out over a forested area at the side of the house. The soaker tub jets blow heated water, encouraging long soaks!

At the entrance to the suite leading from the living space, there is a spiral staircase. This leads up to a loft space that runs the side of the house. This has been used as an artist's studio, with excellent overhead lighting. The space is split into two open rooms, with the first space at the front of the home having wood floors and then stairs leading to the carpeted second room.

















To the immediate right of the front door on the main floor there is a hallway leading to the central staircase and then through to the kitchen. Just adjacent to the kitchen door is a two piece bathroom. The wall, which backs the dining room, offers cupboards and closets for ample storage.

Wide wooden stairs lead to both the upstairs and downstairs of the home. The stairs to the upper floor have a landing with a window seat looking out over the parking area and an overhead chandelier. This upper level was originally designed as a bed and breakfast concept, so it offers two identical suites on either side of a large library-style open room at the top of the stairs. This space has been set up with open shelving on either wall which the owners stock with movies, CDs and books. A small seating area at the window overlooking the ocean invites you to sit with a book and rest a while.

The two bedroom suites each offer a serene bedroom, with gas fireplace and ocean views, and a comfortable ensuite with a soaker tub, walk in shower, two pedestal sinks each, and closed toilet areas.

A nice addition in this large home is a dumbwaiter system that covers all three floors. It runs from the kitchen to the upper level just at the top of the stairs, and to the lower level as well. No need to carry trays or a collection of hot mugs in hand up or down the stairs!

















Approx. 2200sqft oceanside deck | Three guest residences | Four car garage

The lower level, or basement, offers a cool space and is divided into several areas. On the right side, under the kitchen area, is the laundry area complete with lots of counter space and cabinets, a large sink and double washers and dryers. The hot water tank is also in this area. From the laundry area is a storage space that opens into the rec room with windows overlooking a covered paved area (perfect for hot summer afternoons). A small office sits to one side off the rec room. On the other side of the stairs is a media room that is open to the rec room with a half wall.

From the rec room wide double doors open to a large dining room. This room has a gas fireplace, French doors to the outside and windows along one wall looking out over the trees and path. This room has been designed with parties and large family gatherings in mind! At the far end of the room is a full kitchen, complete with sink and stove and ample cabinetry. Although the current owners did not install a fridge down here there is room for one to be added. This kitchen space then leads into the media room adjacent to the rec room.

This home is made for multi-generational living and for large groups to enjoy. It has also been built in such a way that portions of the home could be rented out as accommodations, or the home could be run as a bed and breakfast as originally intended. With the addition of the other buildings on the property, this would be ideal as a corporate retreat for entertaining guests and/or for hosting staff, or running as a business that offers retreats of various kinds (kayaking tours, yoga retreats, relaxation weekends, etc). This is one of the most versatile large properties you will find on the islands!

































The large deck on the oceanside of the home provides approximately 2200sqft of outdoor living space. Just outside the sunroom there is a brick alcove where the current owner keeps a barbeque. Glass railings front the oceanside while a metal railing runs from the sunroom to the guest duplex. The area of the deck in front of the duplex is down a step from the main house deck. Stairs access the deck from the path along the side of the home and also from the side of the duplex. From the main stairs at the side of the home there is path access to the beach, while the stairs at the side of the duplex provide access to a small bluff overlooking the bay.



The guest duplex

The duplex to the side of the home has two identical loft suites. Each offers a seating area, gas fireplace, a hotel-style mini-fridge cabinet wet bar and a four piece bathroom on the main floor. A spiral staircase then leads up to a loft bedroom with a two-piece ensuite. At the far side of the duplex by the path from the parking area, is a basement room currently used as a home gym with a two-piece bathroom and the utility room for the hot-water tank and additional storage.





















The carriage house + garage

The garage sits on the far side of the parking area across from the home. This offers parking for four cars, although it is mainly used for storage by the current owners as there is ample parking outside the garage. Above the garage is a 942sqft one bedroom carriage house which is used by the caretakers. This is a spacious apartment with vaulted ceilings and lots of windows for natural light.



















moorage with power | Two permitted septic systems | Well water with additional back-up well

From the main home complex a forest path wanders down to an oceanfront bluff where there is a unique one bedroom with loft cabin fondly known as The Caboose. The design of the approx. 650sqft cabin celebrates the owner's love of trains. This unit offers a small bedroom with two bunk beds, a seating area at the front with a wood stove, and covered decks on the front and back. A spiral staircase by the front door leads to an additional loft sleeping area.

The path continues down the oceanfront to a boat house with boat ways and then onto a wooden walkway which leads to the dock. Above the walkway are beautiful mossy bluffs, and the views from the top of the ramp and the dock look out over the north side of Hyacinthe Bay. This is a well-protected location for moorage and also a great launching point for kayaks.

The oceanfront encompasses mossy bluff, rocky shoreline and the private bay in front of the home. Between the bluffs and the small islands, which are accessible by foot at low tide, is an oyster lease. The lease is only visible at low tide as the waters fill the channel at high tide.



Boathouse













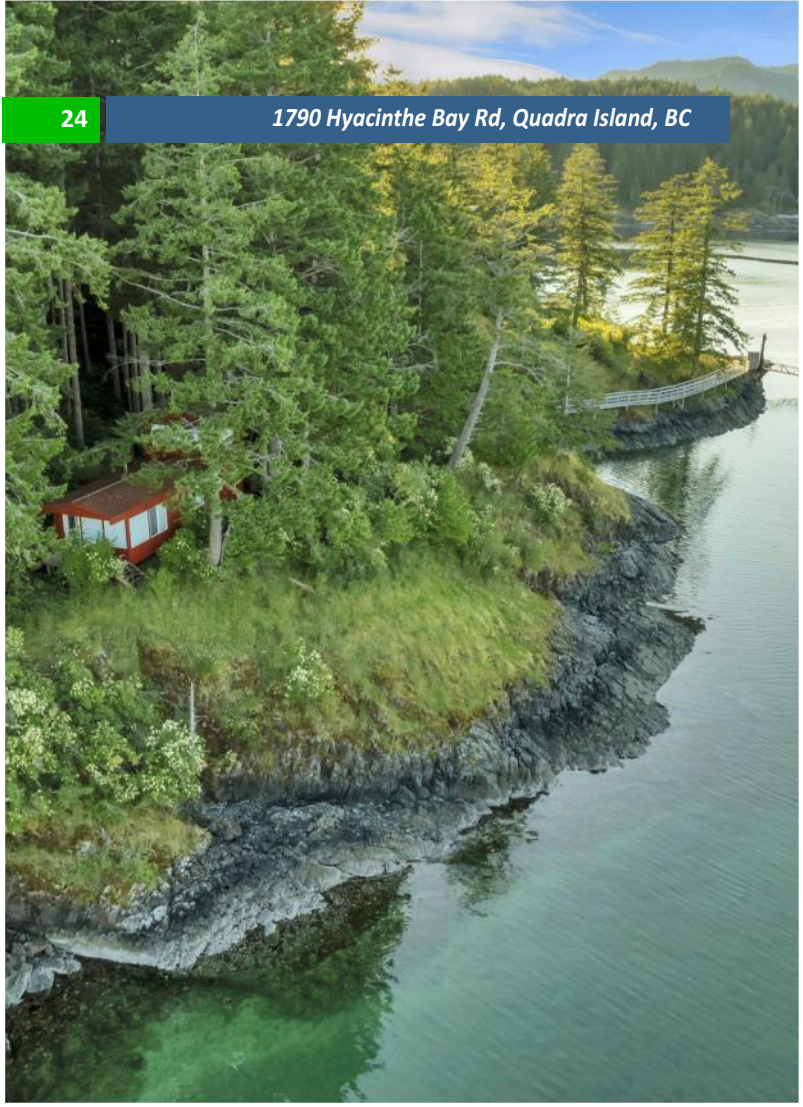
The Caboose



The property has two permitted septic systems. It has a main well and an additional back-up well that is set up to pump into the main well if needed. Power is from the provincial utility, BC Hydro, however there is a back-up generator for any power outages.

Quadra Island is the largest (approximately 34 km long) and most populated (approximately 2,700 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. Quadra's residents enjoy a rural lifestyle surrounded by a clean unspoiled environment. The breathtaking wilderness scenery, mild temperate climate, and natural beauty make it a popular destination for visitors from around the world. There are complete services on the island as well as a wide variety of accommodation and dining from deluxe resorts to rustic campsites. Unlimited adventure recreation includes sport fishing, diving, hiking on over 200 km of hiking trails, sea kayaking, powerboat and sailing. There are many beaches, sheltered coves, protected channels and islets along the intricate shoreline and the rich waters fed by large tidal exchanges nourish abundant marine life. 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.

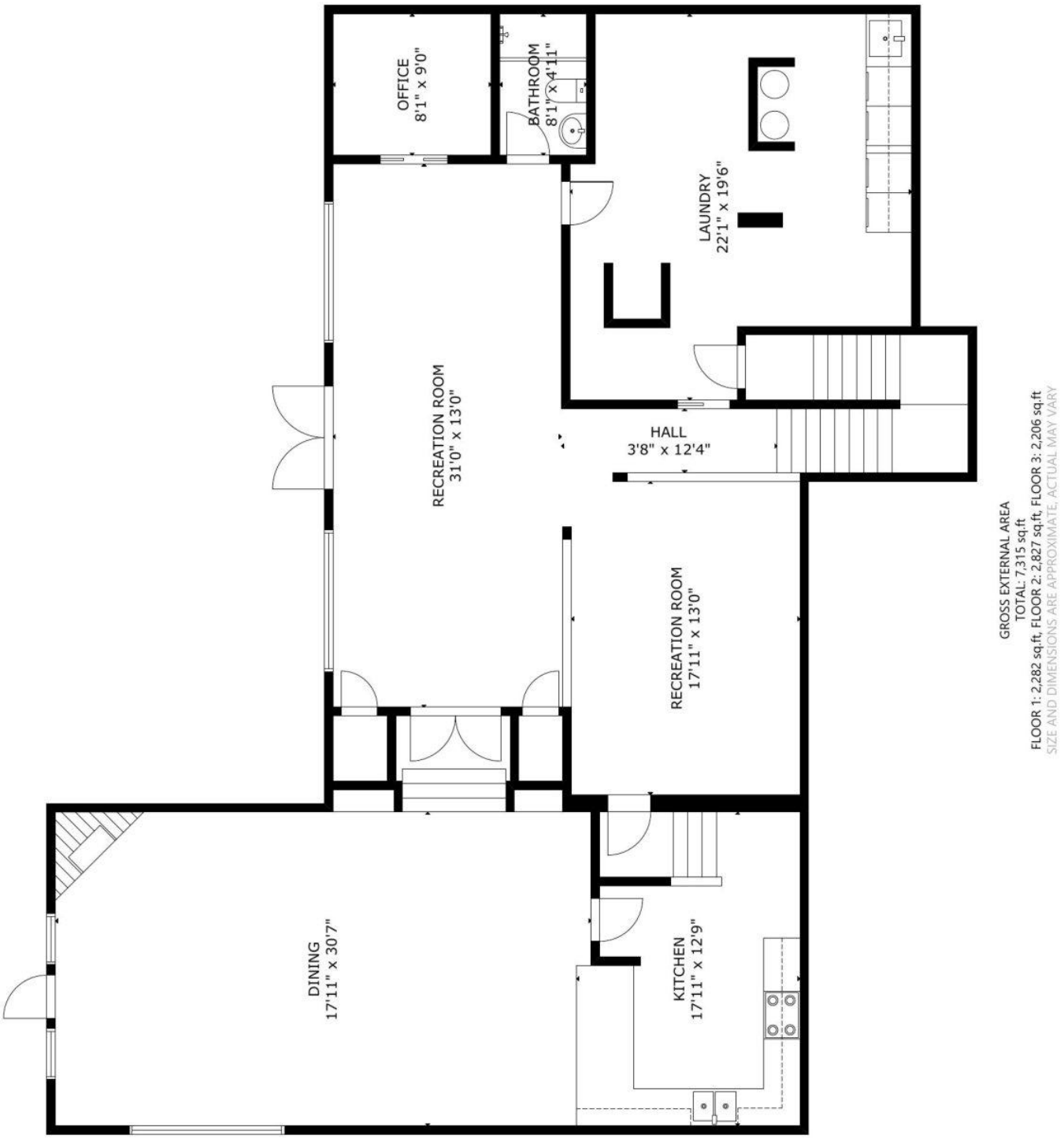




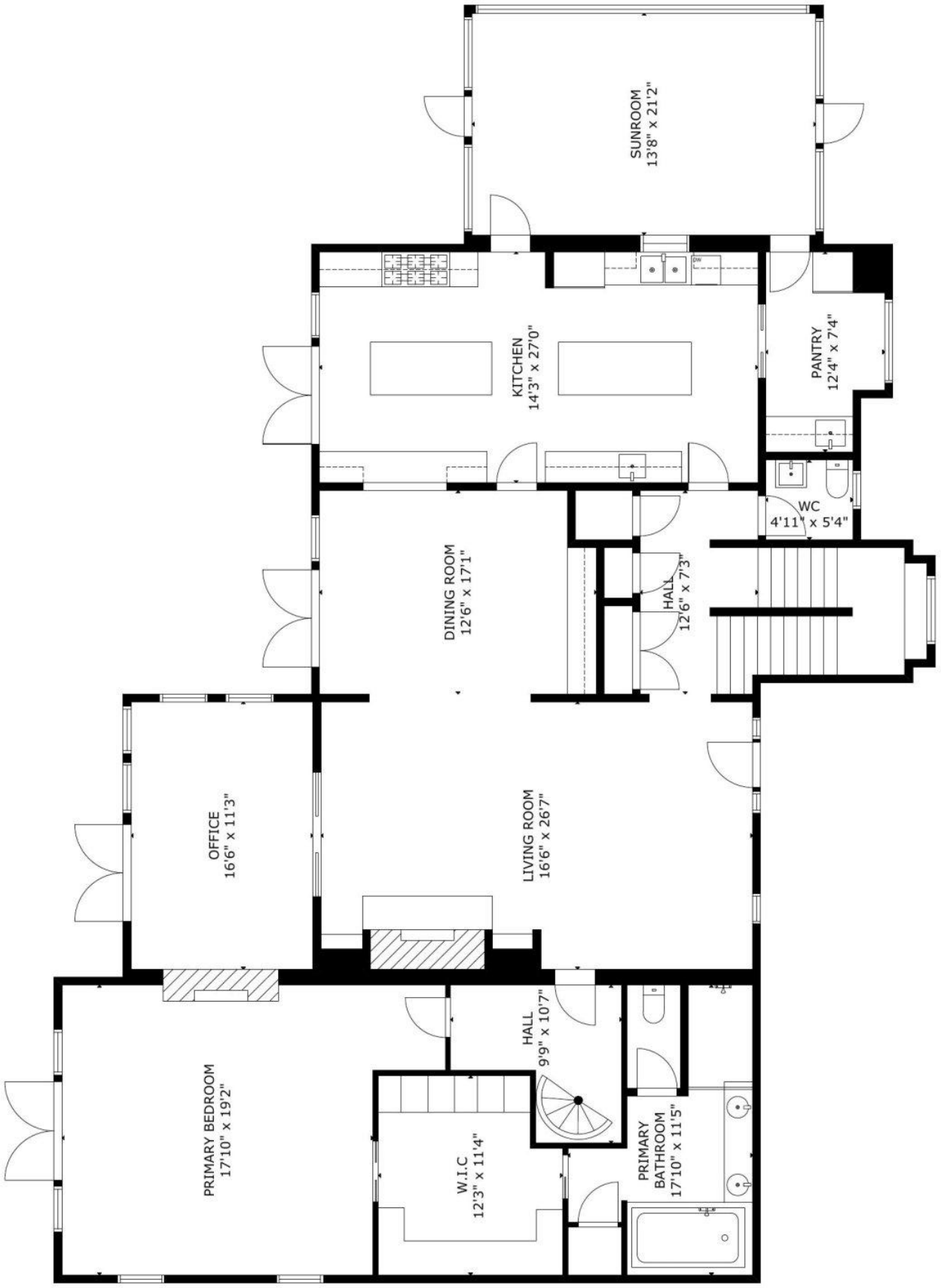




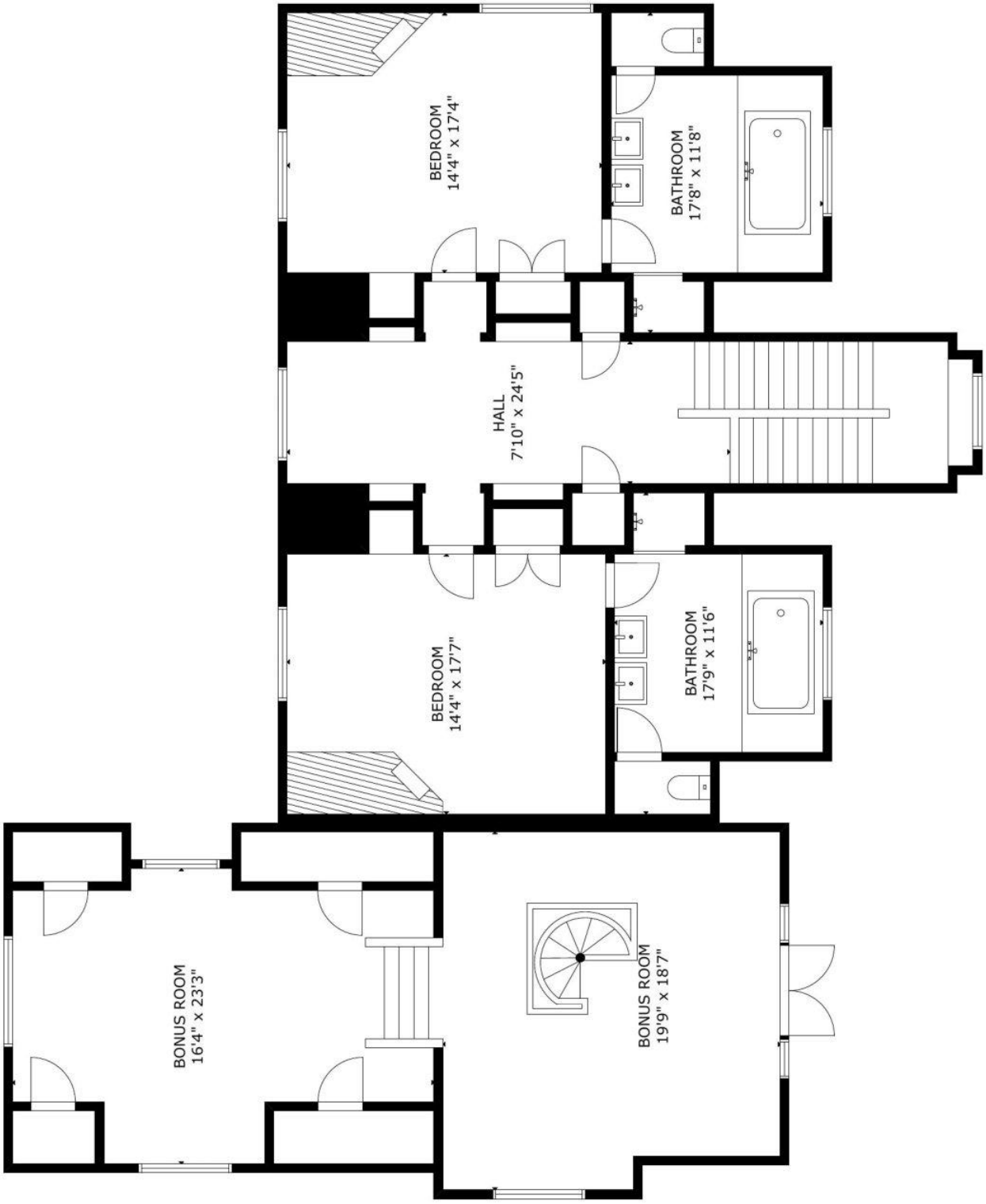
Lower Level - Main Residence



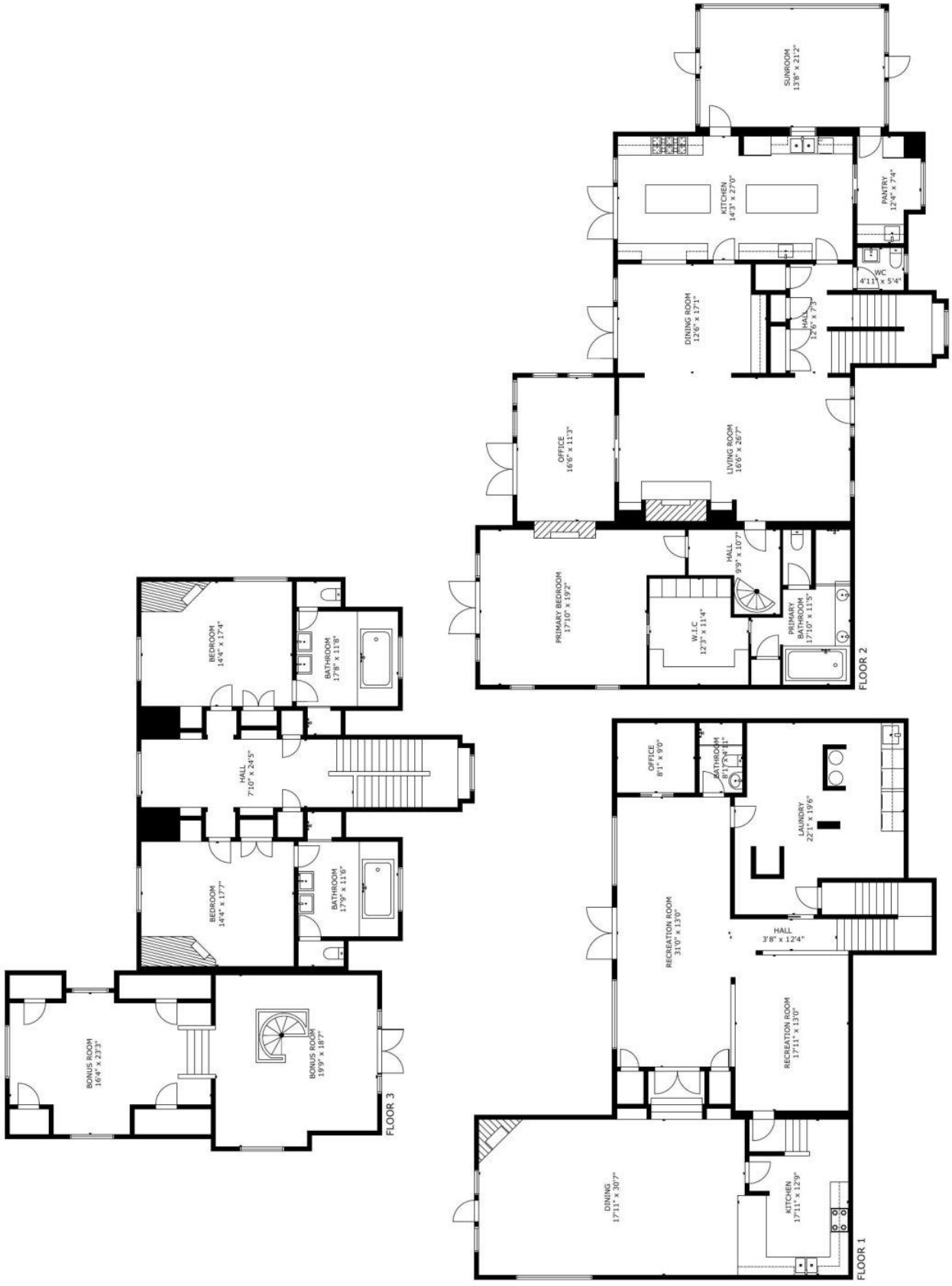
Main Level - Main Residence



Upper Level - Main Residence

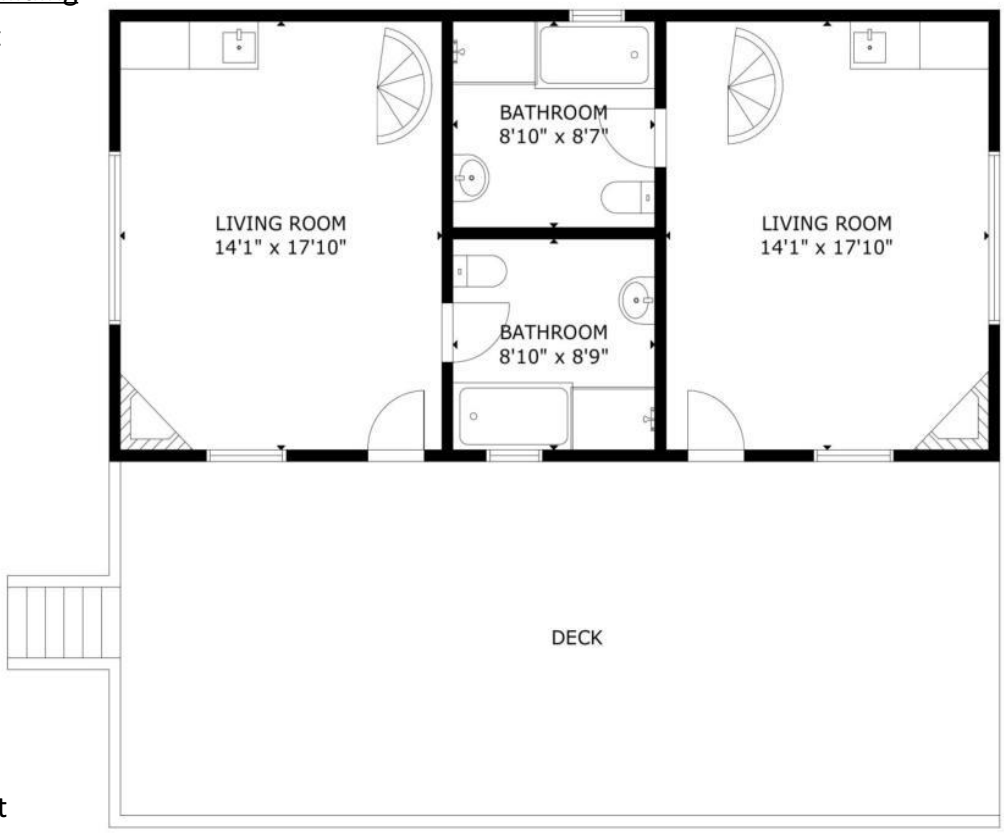


Main Residence

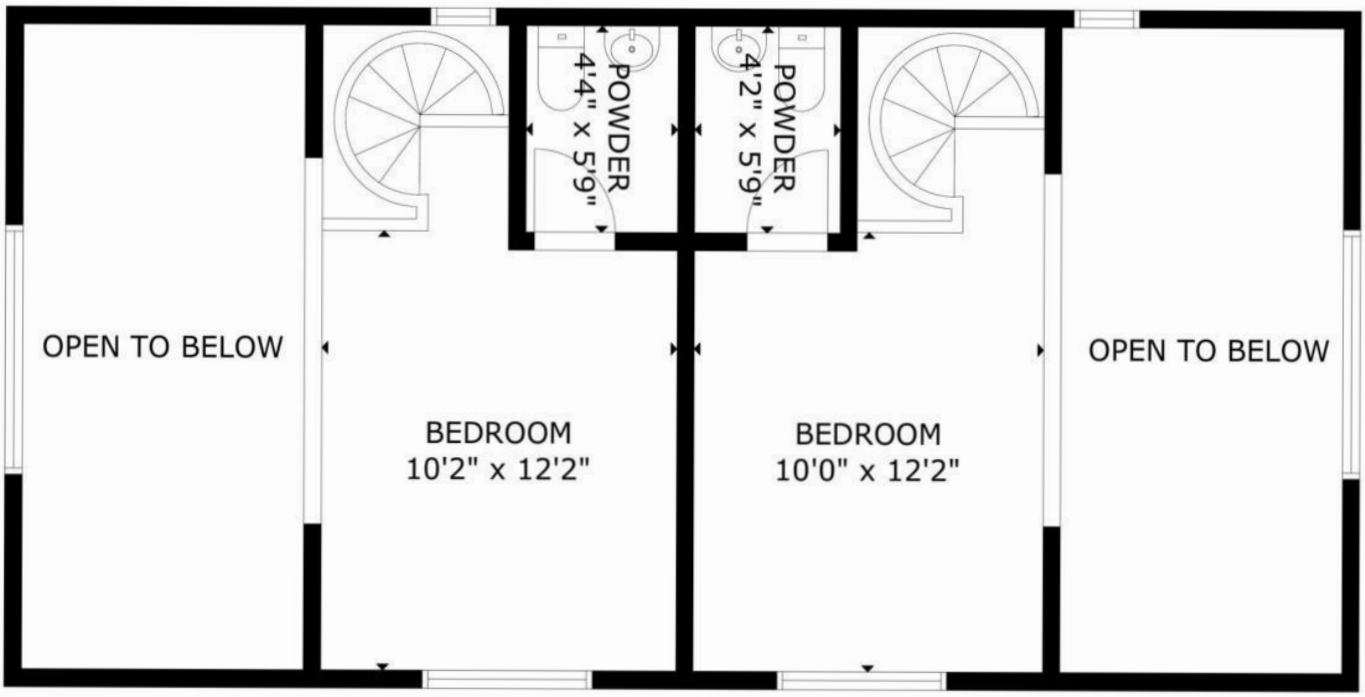


Guest Duplex Building

Total: 1,161 sqft



Floor 1: 734 sqft



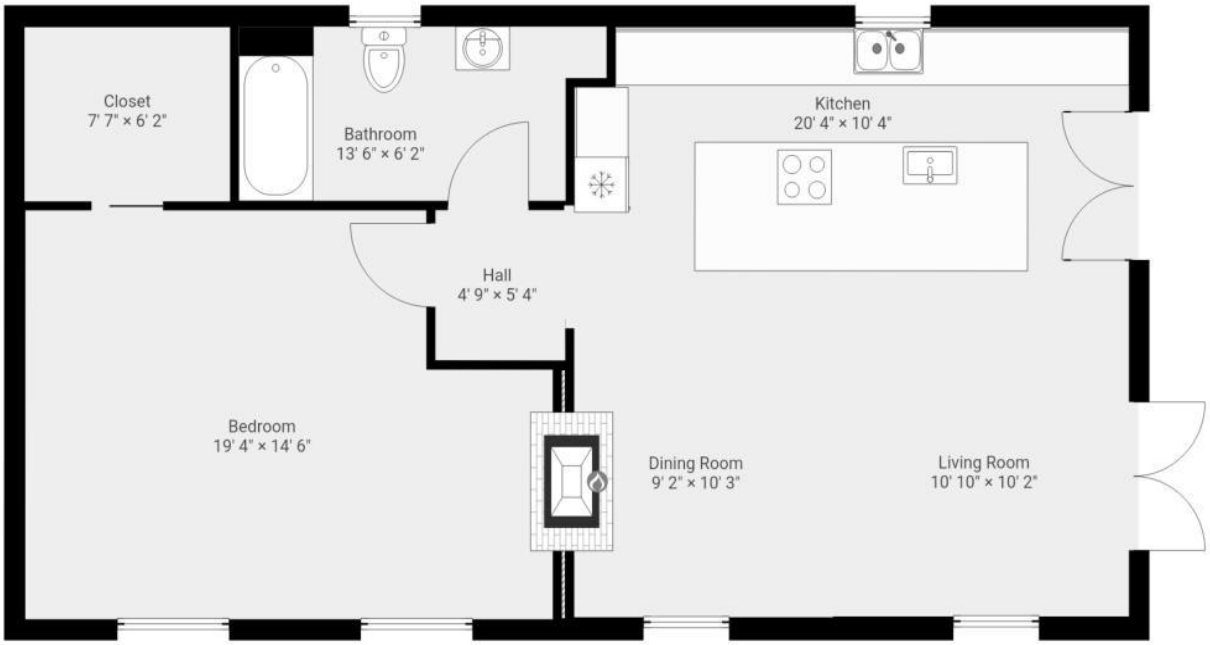
Floor 2: 427sqft

Carriage House

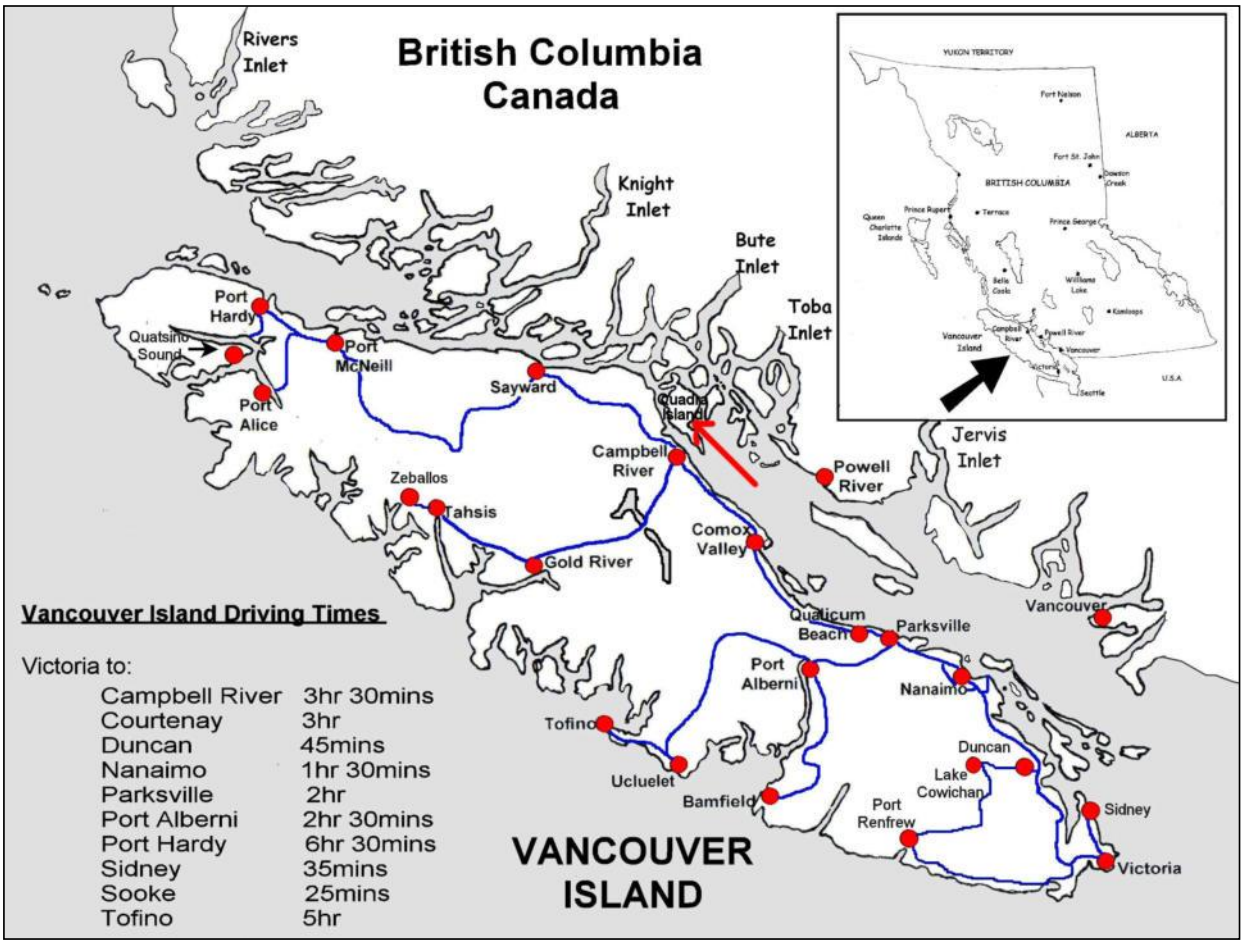
Total: 1,995.29 sqft

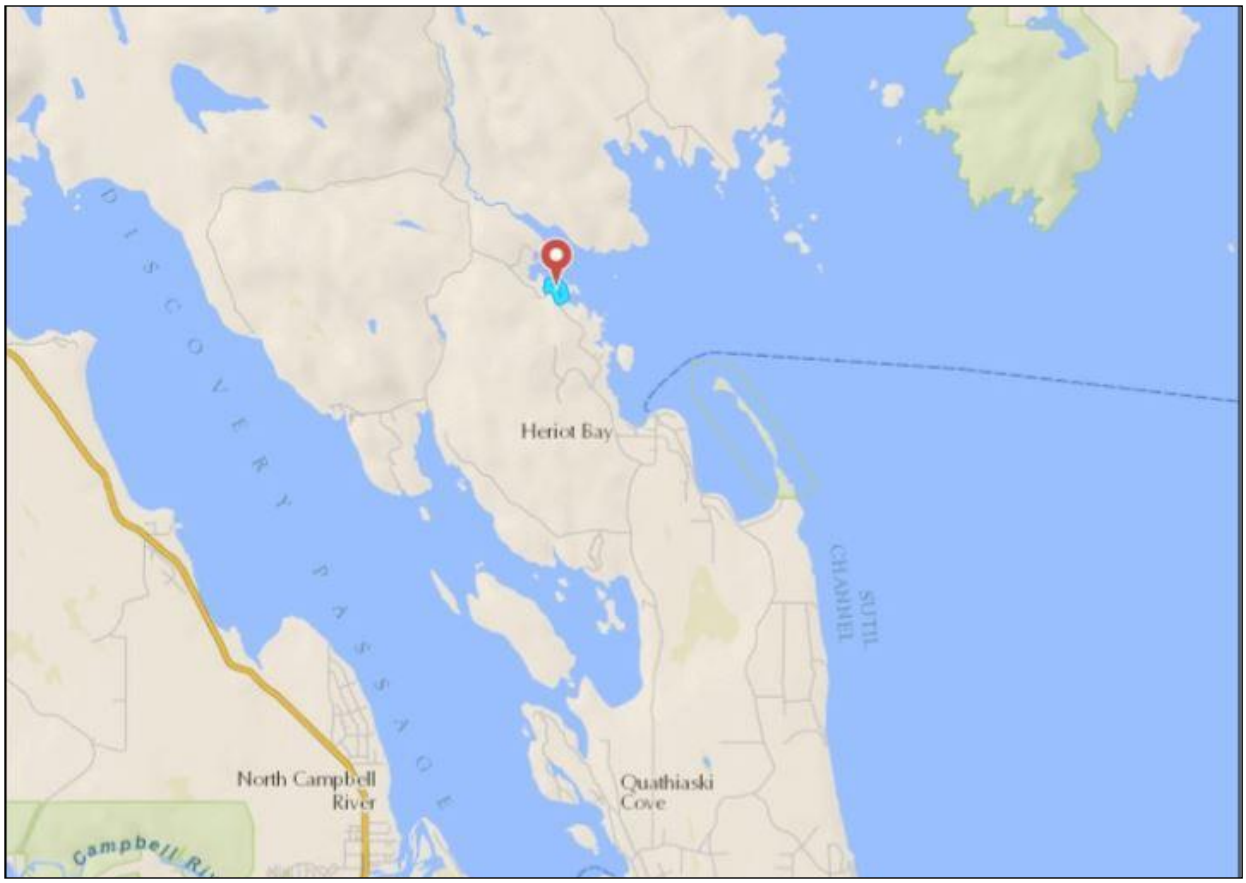


Garage: 1053.11 sqft



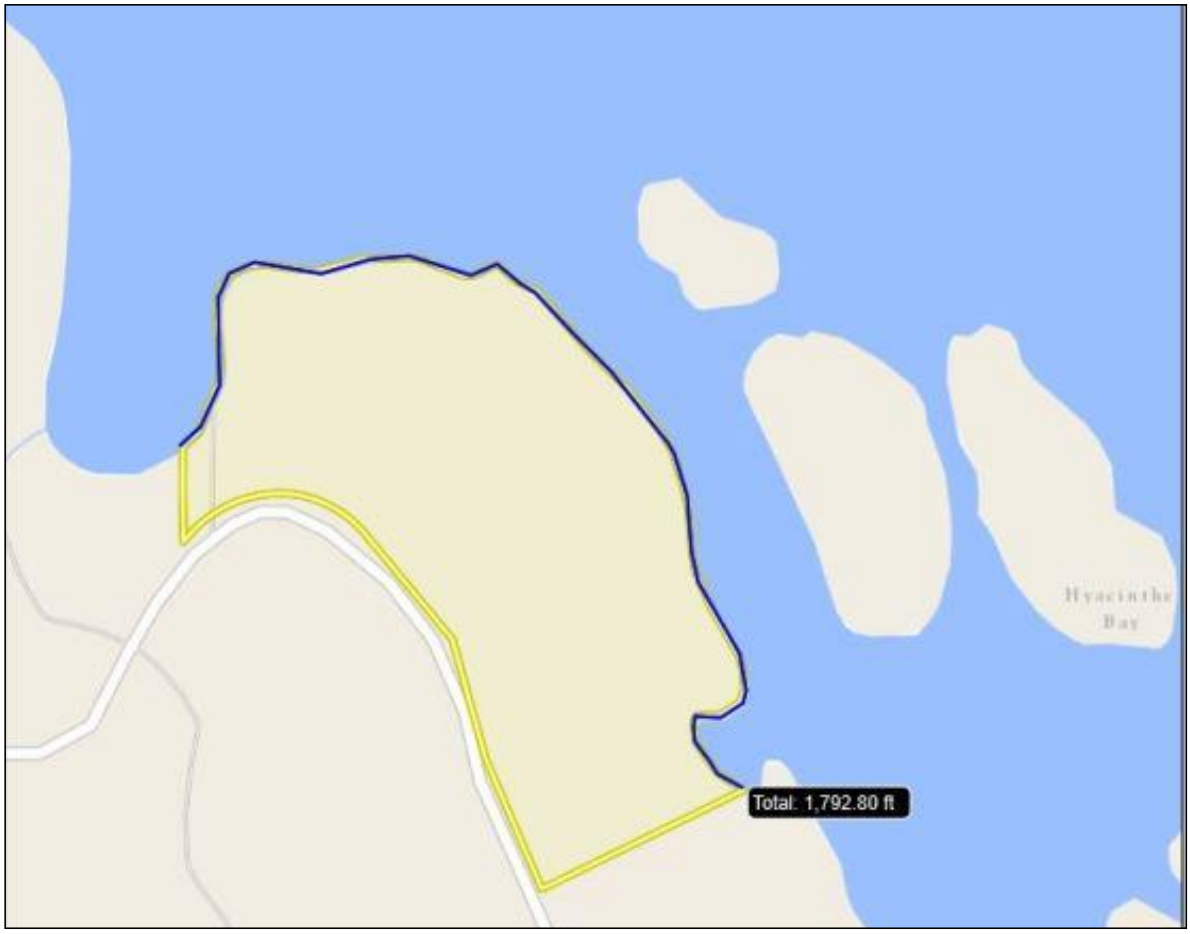
Suite: 942.18 sqft


British Columbia
Canada
Rivers Inlet
Knight Inlet
Bute Inlet
Toba Inlet
Jervis Inlet
Port Hardy
Quatsino Sound
Port McNeill
Port Alice
Sayward
Quadra Island
Campbell River
Powell River
Zeballos
Tahsis
Gold River
Comox Valley
Qualicum Beach
Parksville
Vancouver
Port Alberni
Nanaimo
Tofino
Ucluelet
Bamfield
Duncan
Lake Cowichan
Port Renfrew
Sidney
Victoria
VANCOUVER ISLAND
Vancouver Island Driving Times
Victoria to:
Campbell River 3hr 30mins
Courtenay 3hr
Duncan 45mins
Nanaimo 1hr 30mins
Parksville 2hr
Port Alberni 2hr 30mins
Port Hardy 6hr 30mins
Sidney 35mins
Sooke 25mins
Tofino 5hr


Heriot Bay
North Campbell River
Quathiaski Cove
SUTIL CHANNEL


Lakeberg Rd
Hyacinthe Bay Rd
Hyacinthe Bay
Hyacinthe Bay
Hyacinthe Bay Rd


Hyacinthe Bay


Total: 1,792.80 ft



11.2 RURAL ONE (RU-1)

11.2.1 PERMITTED USES

a) ***Agricultural use***;

SRD #555

b) Nurseries and commercial greenhouses;
c) Residential Use;
d) Accessory ***buildings*** and ***structures***;
e) Silviculture.

11.2.2 CONDITIONS OF USE

a) More than one (1) ***principal building*** shall be permitted on a ***lot***, provided that all other requirements of the bylaw are complied with.

SRD #555

b) Residential use is limited to: one (1) single ***family dwelling*** and one (1) ***secondary suite*** per ***lot***; or

c) One (1) single ***family dwelling*** and one (1) ***secondary suite;*** and one (1) ***accessory dwelling unit*** where the ***lot*** has a minimum area of 4000 sq. m (0.99 acres); or

d) Two (2) single ***family dwellings*** and one (1) ***secondary suite*** per single ***family dwelling*** are permitted where the lot has a minimum area of 4 hectares (9.88 acres) with one (1) additional single ***family dwelling*** and one (1) additional ***secondary suite*** for each additional 4 hectares (9.88 acres) to a maximum of five (5) single ***family dwellings***.

11.2.3 LOT AREA

a) The minimum ***lot*** area in the Rural One (RU-1) shall be 4.0 hectares (9.88 acres).

b) *Repealed* #1391

11.2.4 SETBACKS

a) 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 3.0 metres (9.84 feet) from a side ***lot*** line.

b) No ***building*** used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or ***stream***.

11.2.5 **LOT COVERAGE**

The maximum ***coverage*** of all ***buildings*** and ***structures*** on a ***lot*** shall be 15%.

End - RU-1





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888-286-1932
250-201-2226

1790 Hyacinthe Bay Rd Quadra Island BC V0P 1H0

MLS® No: **1007011** **$5,950,000** **Active**



Unprecedented oceanfront estate! Nestled under towering fir trees and overlooking the waters of Hyacinthe Bay on the east coast of Quadra Island, this beautiful property with approx. 1792ft of oceanfront features a stunning 7,315sqft main residence fronted by a spacious deck overlooking a private bay, a duplex oceanfront guest residence, a four car garage with large 1 bedroom upper suite, a 1 bedroom guest cabin, a boathouse, and a dock with power. The residences were custom-built by a respected local builder and reflect a masterwork of design and craftsmanship. This home is made for multi-generational living and for large groups to enjoy, in a great area for kayaking and shellfish harvesting. It would be ideal as a corporate retreat for entertaining guests and/or for hosting staff, or running as a business that offers retreats of various kinds (kayaking tours, yoga retreats, relaxation weekends, etc). One of the most versatile and stunning properties you will find on the islands!

Room	Level	Dims/Pieces
Bathroom	Lower	3-Piece
Dining Room	Lower	17'11x30'7
Kitchen	Lower	17'11x12'9
Laundry	Lower	22'1x19'6
Office	Lower	8'1x9'0
Rec Room	Lower	17'11x13'0
Rec Room	Lower	31'0x13'0
Bathroom	Main	2-Piece
Bathroom	Main	5-Piece
Bedroom - Primary	Main	17'10x19'2
Dining Room	Main	12'6x17'1
Kitchen	Main	14'3x27'0
Living Room	Main	16'6x26'7
Office	Main	16'6x11'3
Pantry (Finished)	Main	12'4x7'4
Sunroom	Main	13'8x21'2
Walk-in Closet	Main	12'3x11'4
Bathroom	Second	4-Piece
Bathroom	Second	4-Piece
Bedroom	Second	14'4x17'4
Bedroom	Second	14'4x17'7
Bonus Room	Second	16'4x23'3
Bonus Room	Second	19'9x18'7
Bathroom	Other	3-Piece
Bathroom	Other	3-Piece
Bathroom	Other	3-Piece
Bedroom	Other	10x10
Bedroom	Other	10x10
Bedroom	Other	10x10

MLS® No: **1007011**
Status: **Active**
Area: **Islands**
DOM: **489**
Sub Type: **Single Family Detached**
Pend Date:

List Price: **$5,950,000**
Orig Price: **$6,750,000**
Sub Area: **Isl Quadra Island**
Sold Price:
Title: **Freehold**

Interior

Beds: **6** Baths: **8** Kitchens: **2** Fireplaces: **4** Storeys:
FinSqFt Total: **10,471** UnFin SqFt: **0** SqFt Total: **10,471** Basement: **No** Addl Accom:
2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **6** Laundry: **In House**
Layout: **Main Level Entry with Lower/Upper Lvl(s)** Appl Incl: **Dryer, Refrigerator, Washer**
Heating: **Electric, Propane, Wood** Cooling: **None**
Intr Ftrs: **Bar, Dining/Living Combo, Eating Area, Jetted Tub, Vaulted Ceiling(s), Winding Staircase, Wine Storage**

Exterior/Building

Built (Est): **2003** Front Faces: **East** Storeys: Bldg Warranty:
Construction: **Frame Wood, Wood** Foundation: **Poured Concrete** Roof: **Metal**
Lgl NC Use: Access: **Marine, Road: Paved** Bldg Style: **Cape Cod**
Exterior Ftrs: **Balcony/Patio**

Lot

Lot SqFt: **382,021** Lot Acres: **8.77** Dimensions: Shape:
Park Type: **Garage Double, Open** Park Spcs: **6** View: **Mountain(s), Ocean** Waterfront: **Ocean** Water: **Well: Drilled**
Carport Spcs: **0** Garage Spcs: **2**
Sewer: **Septic System, Other** Restrictions: Services: **Electricity Connected**
Lot Ftrs: **Acreage, Dock/Moorage, Marina Nearby, Private, Quiet Area, Rural Setting, Walk on Waterfront, Wooded Lot**

Legal/Public Records

Assessed: **$5,287,000** Assess Yr: **2025** Taxes: **$29,688** Tax Year: **2025**
PID: **018-615-759** Roll No: **18397.375** Zoning: **RU-1** Zone Desc: **Rural**
Plan Number: Lot: Block: District Lot: Land District:
Legal Description: **Lot A, Disctrict Lot 217, Sayward District, Plan VIP58197**



Zoning: RU-1 (Rural One)

Taxes: $29,688 (2025)

Longitude: 50°7N Latitude: 125°13'W

www.bcoceanfront.com

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.

The BC Oceanfront Real Estate Team



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