

# Residential Building Lot Across from River



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**525 North Maquinna Drive**

*Tahsis, Vancouver Island*

**\$60,000** Canadian



**bcoceanfront.com**

**ROYAL LEPAGE®**  
Advance Realty Ltd. 



Residential lot in the Village of Tahsis, on the west coast of Vancouver Island. This region is popular for its easy access to west coast fishing as well as with outdoor recreation enthusiasts.

There is a full service marina providing moorage and a public boat launch in the village. Tahsis is accessible by gravel road, along the Tree to Sea Drive from Gold River.

This property is located across the road from the Maquinna River, which runs through Tahsis to the head of the inlet. This section of the road is actually a small pull-out section, slightly away from the busier main road. The 0.1 acre lot has been recently cleared, with services available on the lot. A fire damaged the previous house and it was professionally removed from the property. An ornamental tree remains in the back corner, and the yard is fenced on three sides, along the neighboring properties.







The Village of Tahsis has a small but active full-time community, as well as many property owners who regularly visit during the fishing season. It offers restaurants, grocery store, building supply store, a recreational centre, public library, health centre, school, accommodations, and full-service gas station. The community has high-speed internet cable TV service.

The coastal village of Tahsis is situated at the head of protected Tahsis Inlet, on the West Coast of Vancouver Island near Nootka Sound. Tahsis offers access to a number of wilderness hiking trails, caving, incredible ocean kayaking, scuba diving, wind surfing, sailing and canoeing. The area is best known for offering world-class sport fishing as massive runs of salmon migrate down the west of British Columbia to their spawning grounds in coastal streams and rivers.



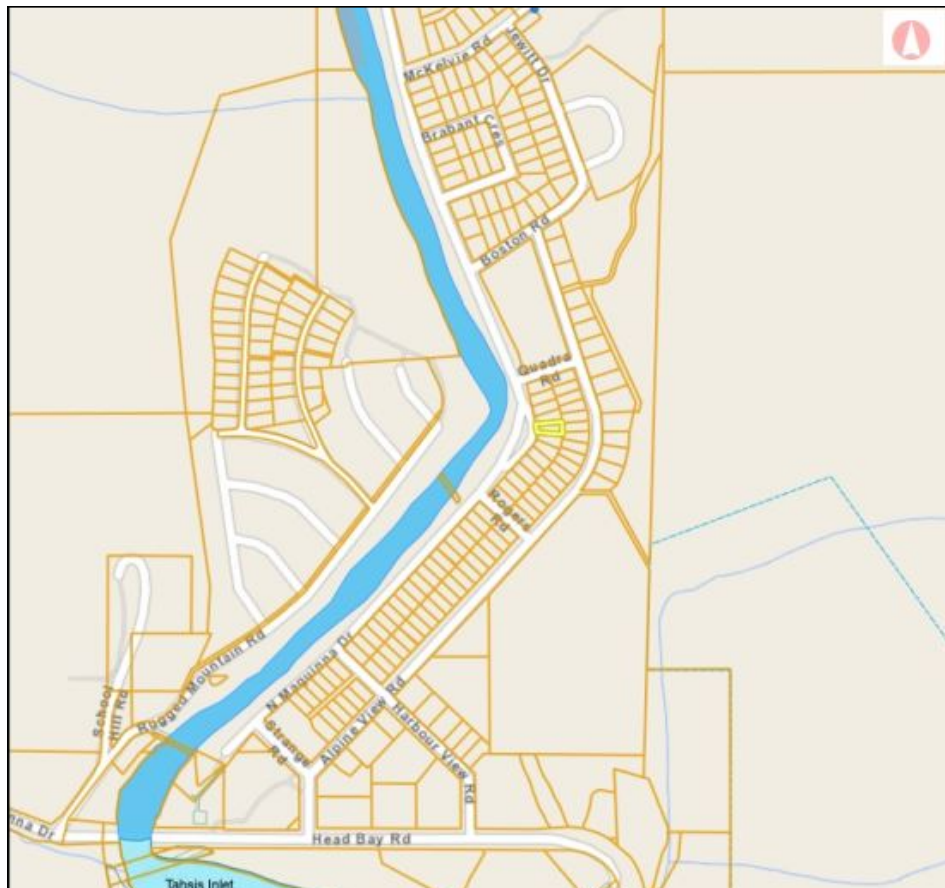
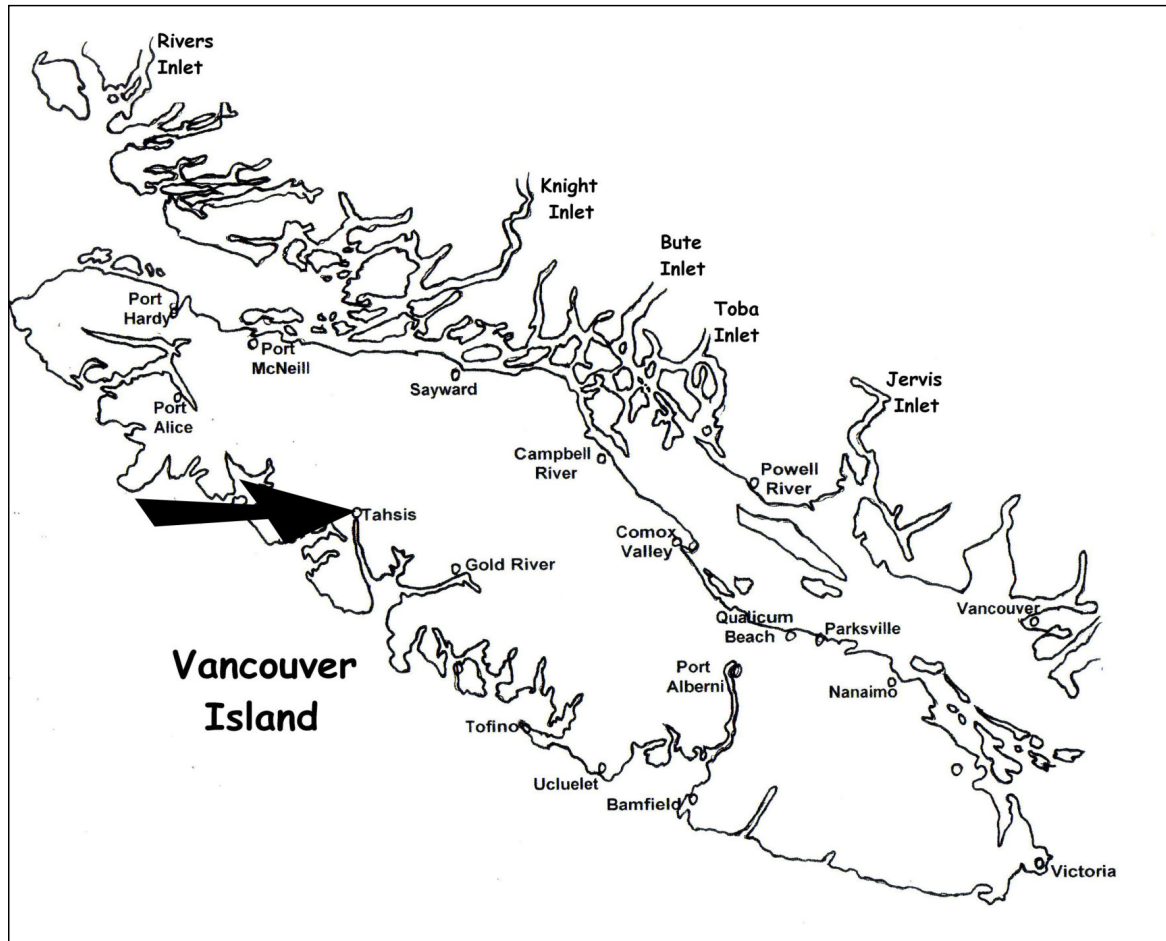




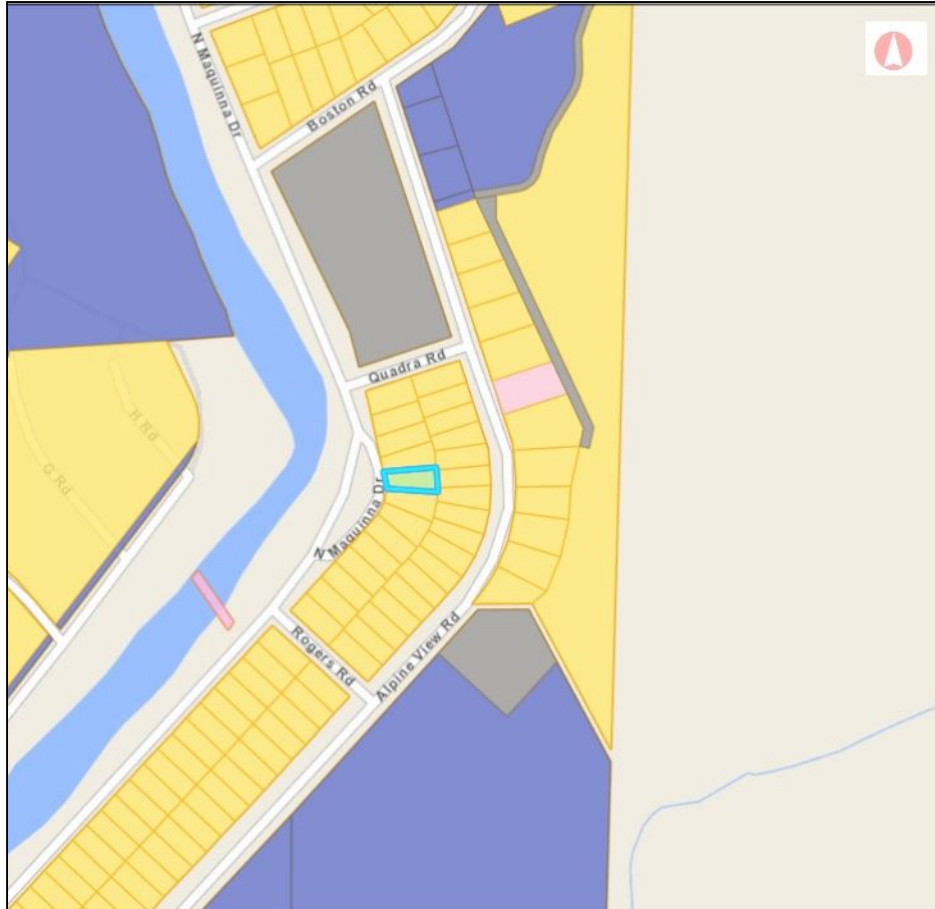
Anglers can also venture out to the Pacific Ocean where fishing is excellent for halibut, flounder, rockfish and lingcod. Crabs, prawns, shrimp, oysters and other seafood are also plentiful. Wildlife abounds! Black bear, wolves, cougars, Roosevelt elk and coastal black-tailed deer are frequent visitors to this area. Guests from around the world marvel at the eagles, sea lions, whales and other marine wildlife that is common in the nearby waters. The picturesque and versatile west coast village offers a full-service marina and a safe, friendly small town atmosphere that boasts an incredible blend of outdoor adventures and rugged and breathtaking scenery.



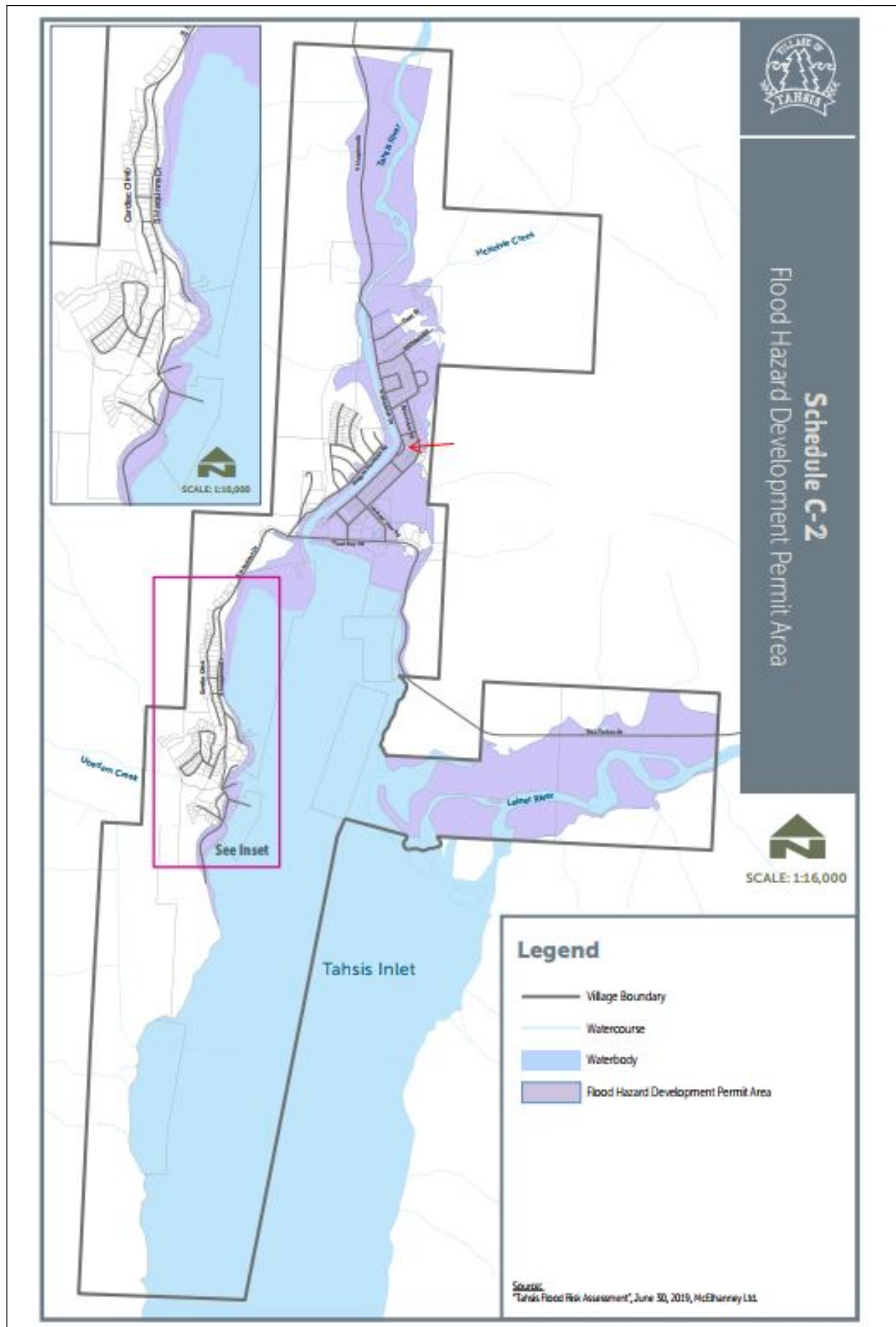














## PART FIVE: ZONES

### 5.1 Regulations for Each Zone

1) The Tables set out in this part set out the regulations that must be complied with in each zone, including but not limited to regulations for:

- a) permitted principal and accessory uses;
- b) minimum setbacks;
- c) maximum lot coverage;
- d) maximum density;
- e) conditions of use.

5.2 Residential Zone One (R-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> <li>single-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>accessory building or structure</li> <li>community care facility</li> <li>home-based business</li> <li>professional occupations</li> <li>bed and breakfast accommodations</li> <li>short-term rental accommodations</li> <li>urban agricultural use</li> </ul>
Minimum Setbacks	
Front yard minimum	6 metres
Rear yard minimum	2 metres
Side yard minimum	1.5 metres (except where the side yard fronts a street in which case the minimum yard distance shall be 3 metres)
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
All buildings and structures	35%





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**525 Maquinna Dr N Tahsis BC VOP 1X0**  
 MLS® No: **992065** **\$60,000** **Active**



Residential lot in the Village of Tahsis, on the west coast of Vancouver Island. This property is located across the road from the Maquinna River, which runs through Tahsis to the head of the inlet. Recently cleared, with services available on the lot. A fire damaged the previous house and it was professionally removed from the property. An ornamental tree remains in the back corner, and the yard is fenced on three sides, along the neighboring properties. The Village of Tahsis has a small but active full-time community, as well as many property owners who regularly visit during the fishing season. It offers restaurants, grocery store, building supply store, a recreational centre, public library, health centre, school, accommodations, and full-service gas station. The community has high-speed internet cable TV service. There is a full service marina providing moorage and a public boat launch in the village. Tahsis is accessible by gravel road, along the Tree to Sea Drive from Gold River.

MLS® No: **992065**  
 Status: **Active**  
 Area: **North Island**

List Price: **\$60,000**  
 Orig Price: **\$75,000**  
 Sub Area: **NI**  
**Tahsis/Zeballos**  
 Sold Price:

DOM: **115**  
 Sub Type: **Land**  
 Pend Date:

Title: **Freehold**

**Interior**

Beds: <b>0</b>	Baths: <b>0</b>	Kitchens: <b>0</b>	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: <b>No</b>	Addl Accom:
2pc Ensuites: <b>0</b>	3pc Ensuites: <b>0</b>	4+pc Ensuites: <b>0</b>	Beds or Dens: <b>0</b>	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

**Exterior/Building**

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: <b>Road: Paved, Road: Unpaved</b>		Bldg Style:
Exterior Ftrs:			

**Lot**

Lot SqFt: <b>4,356</b>	Lot Acres: <b>0.10</b>	Dimensions:	Shape:	
Park Type: <b>Open</b>	Park Spcs: <b>1</b>	View: <b>Mountain(s)</b>	Waterfront:	Water: <b>Municipal</b>
Carport Spcs: <b>0</b>	Garage Spcs: <b>0</b>			
Sewer: <b>Sewer Connected</b>	Restrictions:	Services:		
Lot Ftrs:				

**Legal/Public Records**

Assessed: <b>\$199,800</b>	Assess Yr: <b>2025</b>	Taxes: <b>\$1,849</b>	Tax Year: <b>2024</b>
PID: <b>001-228-625</b>	Roll No: <b>00707.008</b>	Zoning: <b>R1</b>	Zone Desc: <b>Residential</b>
Plan Number: <b>30721</b>	Lot: <b>5</b> Block:	District Lot: <b>595</b>	Land District:
Legal Description: <b>Lot 5, District Lot 595, Nootka District, Plan 30721</b>			



## The BC Oceanfront Real Estate Team



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Zoning: R-1  
Residential Zone One

Taxes: \$1849 (2024)

Longitude: 49°92'N Latitude: 126°65'W

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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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