

5 Acre Oceanfront Property on Southern Quadra Island



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129 Joyce Rd, SL4
Quadra Island, Discovery Islands
\$838,000 Canadian



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Welcome to Quadra Estates, a beautiful and diverse acreage located on the southern shores of Quadra Island. With fewer residences and larger properties, this location is a breath of fresh air!

Just minutes away from Quathiaski Cove, you'll be able to catch the ferry to Vancouver Island and explore all the outdoor activities that the area has to offer.

As you drive down the private, meandering forest-lined driveway, you'll feel like you've entered a whole new world. With a mix of substantial standing forest and beautiful pastoral land, this property boasts a variety of natural features that make it a real gem. Plus, a valley ravine leads to a secluded beach where you can shuck your stress away and enjoy some much-needed R&R.

For those who love a good view, you'll be on cloud nine with the high bank frontage on the cliffs of south Quadra.

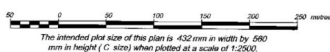


The sunny exposure and panoramic views spanning 180 degrees from the BC mainland to the snow-capped mountains of Vancouver Island will leave you feeling over the moon.

This 77.27 acre property has been subdivided into a variety of diverse and appealing titles, from 4.9 acre highbank oceanfront pastoral lots to an inland 5 acre lot bordering the ravine towards the ocean. With so many options to choose from you'll feel like a kid in a candy store.



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LEGEND

- denotes standard copper post found
- denotes standard iron post found
- denotes standard iron post placed
- △ denotes traverse hub placed
- S.L. denotes strata lot
- L.C.P. denotes limited common property

This plan shows horizontal ground-level distances based on a mean ellipsoidal elevation of 60 metres. To compute grid distances, multiply ground-level distances by the mean combined factor of 0.99999050.

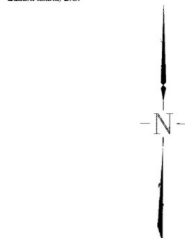
The UTM coordinates and estimated network horizontal accuracy are derived from GPS dual frequency static baseline ties to the Western Canadian Deformation Array control stations of Nanika, Newhouse and Beaver Cove.

Bearings to BT's are magnetic - declination 10° E.

All distances are in metres and decimals thereof.

CIVIC ADDRESS:

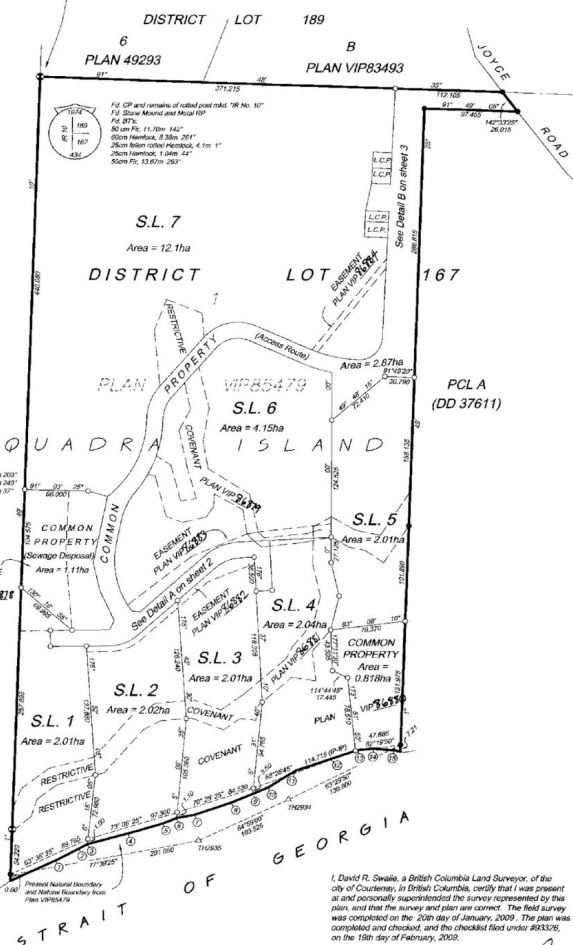
129 Joyce Rd.
Quadra Island, B.C.



From	To	Bearing	Distance
TH 2635	1	201°42'	120.65
TH 2635	2	263°30'	125.17
TH 2635	3	267°50'	116.04
TH 2635	4	270°11'	73.85
TH 2635	5	289°32'	41.82
TH 2635	6	316°29'	33.29
TH 2635	7	351°10'	27.62
TH 2635	8	40°01'	52.83
TH 2635	9	219°34'	37.57
TH 2634	10	300°15'	25.53
TH 2634	11	131°11'	31.50
TH 2634	12	47°35'	61.06
TH 2634	13	83°59'	89.82
TH 2634	14	84°12'	101.67
TH 2634	15	84°22'	107.53



FD Stone Mount and Metal RP
FD Original 875
40m Fe. 1.0m 2.33°
FD New 875
40m Fe. 2.0m 2.33°
40m Fe. 10.7m 2.33°



I, David R. Swaine, a British Columbia Land Surveyor, of the City of Courtenay, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 20th day of January, 2009. The plan was completed and checked, and the checklist filed under 803376, on the 19th day of February, 2009.

This plan lies within the Strathcona Regional District.



5.04 acres | Highbank oceanfront

Currently, the last of the four exclusive oceanfront properties is offered for sale. SL4 is a 5.04 acre highbank oceanfront lot that offers a private, peaceful island sanctuary away from the hustle and bustle of everyday life. It is the only lot with direct access to the trailhead for the path leading to the secluded beach below and the abundant community garden is in close proximity.

The seller has gone to great lengths to respectfully create these subdivided lands. This included commissioning a

number of reports and evaluations such as environmental, geotechnical, and detailed surveys. This work simplifies the process for development planning and eliminates the need for someone else to go to the effort and expense.

In addition, the acreages have been evaluated and are suitable for the installation of septic systems, which will be the buyer's responsibility for each strata lot. Services include BC Hydro electrical power, which comes in overhead along the driveway to SL 6 and then is underground throughout and to the individual lots. You'll also have access to landline telephone service, cell phone service, and options for internet.

The other oceanfront lot owners have begun developing their properties, with the beautiful high-end homes adding to the special nature of this island neighbourhood.





Don't miss out on the opportunity to own a piece of outdoor heaven. Quadra Estates offers a unique blend of natural beauty, convenience, and tranquility. So why not make like a tree and leaf the hustle and bustle behind? Come see for yourself why this property is the perfect place to call home.

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

Drilled wells |

Hydro-electric power throughout property

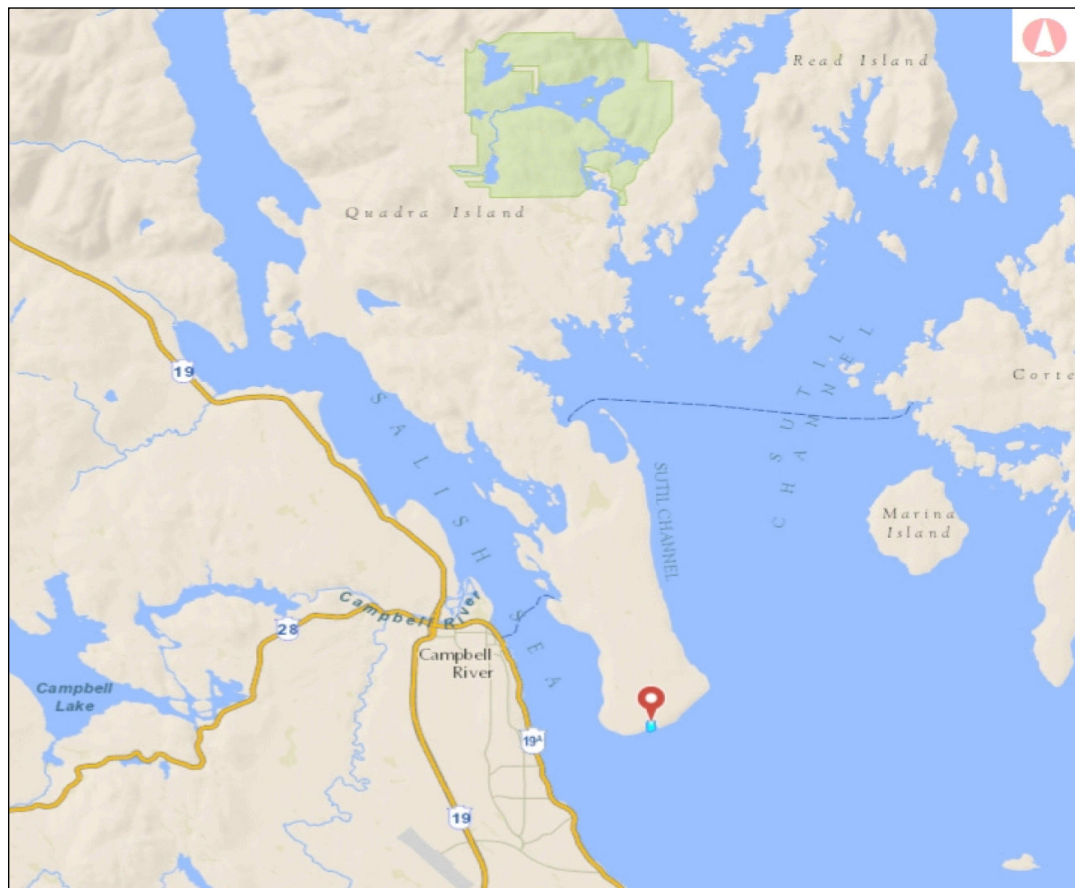
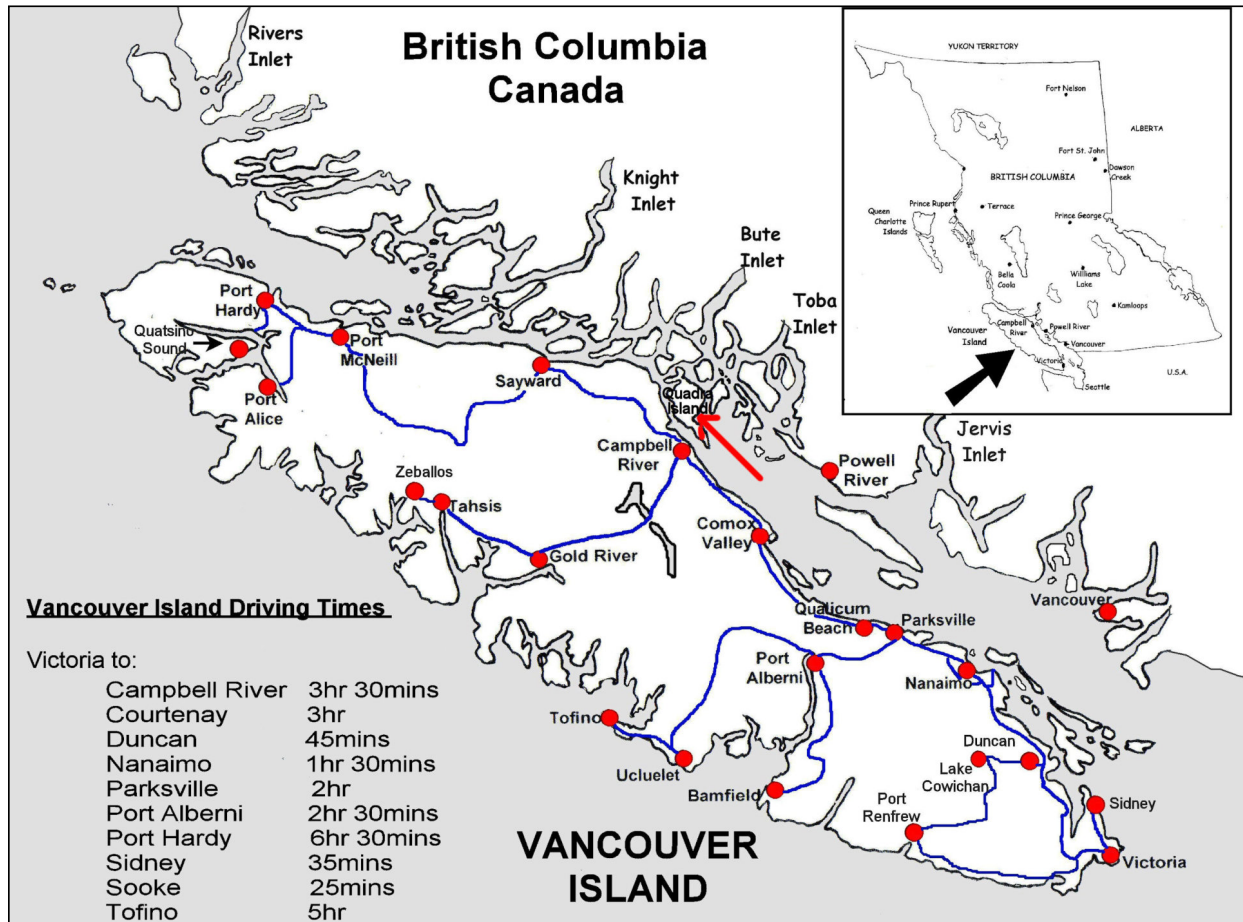
and sailing. There are many beaches, sheltered coves, protected channels and islets along the intricate shoreline and the rich waters fed by large tidal exchanges nourish abundant marine life. All regular services are available on Quadra and the full service community of Campbell River on Vancouver Island is just a 10-minute ferry ride away from Quathiaski Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.

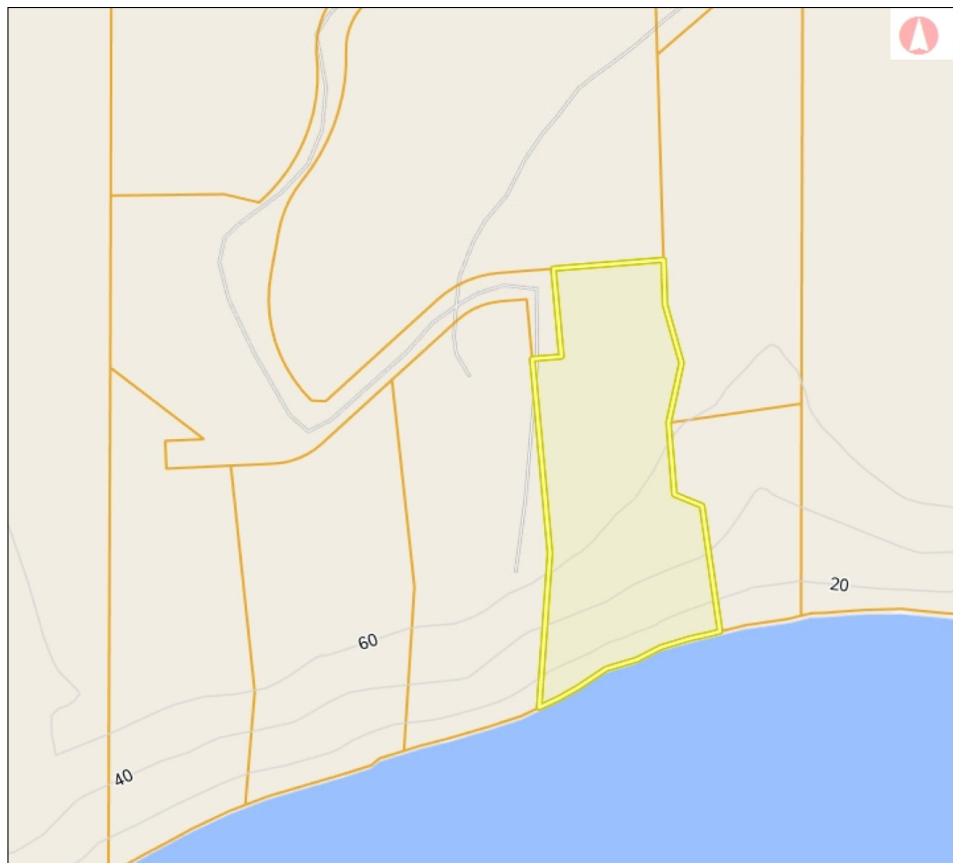
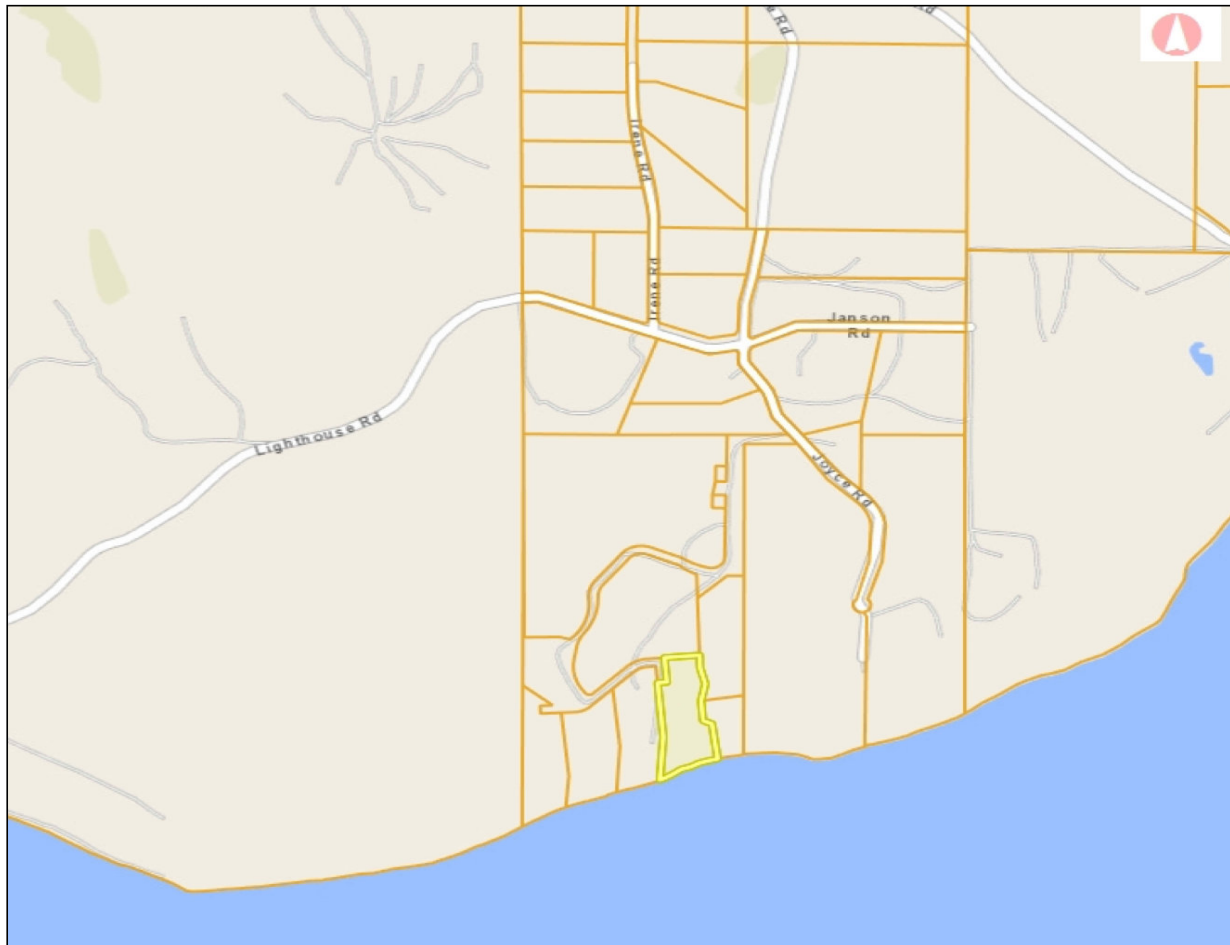


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BARE LAND STRATA PLAN VIS 6824

This plan need not comply with Section 8(f)(a)(i) of the
Bare Land Strata Regulations, BC Reg. 75/78
Dated MAY 12, 2009.

[Signature]
for Minister of Transportation and Infrastructure

Deposited in the Land Title Office at Victoria B.C.
this _____ day of _____, 2009.

[Signature]
Registrar

Approved as a bare land strata plan under
Section 243 of the Strata Property Act.

[Signature] May 12, 2009
Provincial Approving Officer for the Minister
of Transportation and Infrastructure.

(2 DOCUMENTS)
The registered owners designated hereon declare that they
have entered into covenants in favour of Her Majesty the
Queen in right of the Province of British Columbia as
represented by the Ministry of Environment under section
219 of the Land Title Act.

The registered owners designated hereon declare that they
have entered into covenants in favour of Her Majesty the
Queen in right of the Province of British Columbia as
represented by the Vancouver Island Health Authority
under section 219 of the Land Title Act.

The registered owners designated hereon declare that they
have entered into a covenant in favour of Her Majesty the
Queen in right of the Province of British Columbia as
represented by the Strathcona Regional District under
section 219 of the Land Title Act.

(2 DOCUMENTS)
The registered owners designated hereon declare that they
have entered into covenants in favour of Her Majesty the
Queen in right of the Province of British Columbia as
represented by the Ministry of Transportation and
Infrastructure under section 219 of the Land Title Act.

Registered Owner:
QUADRA ESTATES LTD.
(Inc. No. 0754118)

Authorized Signatory *[Signature]* STEPHEN DICE

Authorized Signatory *[Signature]* JONATHAN LUDWIG

Witness as to both signatures *[Signature]* DANIEL LO

Signature
Occupation

201-388 W. 8th AVENUE, VAN. BC.
Address

Mortgage and Assignment of Rents:

HSBC Bank Canada

Authorized Signatory *[Signature]* Chris Sheppard

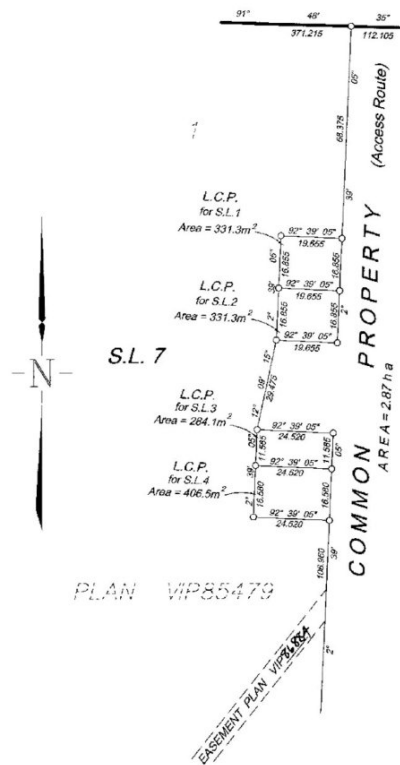
Authorized Signatory *[Signature]* JOEY CHAN

Witness as to both signatures *[Signature]* Brendon Hastings

Commercial Financial Officer
Occupation

HSBC Bank Canada
Address
115 West Georgia Street
Vancouver, B.C. V6C 3G2

PLAN VIP83493



DETAIL B

20 0 20 40 60 80 100 metres

The intended plot size of this plan is 430 mm in width by 560 mm
in height (C size) when plotted at a scale of 1:1000.

This plan lies within the
Strathcona Regional District.

20th day of FEBRUARY 2009.

[Signature]
BCLS

11.2**RURAL ONE (RU-1)****11.2.1 PERMITTED USES**

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Single *family dwelling*;
- 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.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 80.0 square metres (861.1 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres).
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum area of 4.0 hectares (9.88 acres) with one additional single *family* residential *building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

#2887

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


www.bcoceanfront.com

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Ed Handja Personal Real Estate Corporation 250-287-0011

theteam@bcoceanfront.com

888-286-1932

250-287-0011

SL4 - 129 Joyce Rd Quadra Island BC V0P 1N0MLS® No: **973012** **\$838,000** **Active**

Welcome to Quadra Estates, a beautiful property located on the southern shores of Quadra Island. With a mix of substantial standing forest and beautiful pastoral land, the property boasts a variety of natural features including a valley ravine that leads to a secluded beach. This 77.27 acre property has been subdivided into 7 diverse and appealing strata titles, from 4.9 acre highbank oceanfront pastoral lots to an inland 5 acre lot bordering the ravine towards the ocean. Currently, the last of the four oceanfront properties is offered for sale. SL4 offers ocean views from this private, peaceful island sanctuary. It has direct access to the trailhead for the path leading to the secluded beach below. The seller has a number of reports and evaluations such as environmental, geotechnical, and detailed surveys which simplifies the process for development planning, and there is BC Hydro power underground to the lot. Come see for yourself why this is the perfect place to call home.

MLS® No: **973012**
Status: **Active**
Area: **Islands**

List Price: **\$838,000**
Orig Price: **\$862,000**
Sub Area: **Isl Quadra Island**
Sold Price:

DOM: **403**
Sub Type: **Land**
Pend Date:

Title: **Freehold/Strata****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:

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

Storeys: **0**
Addl Accom:
Laundry:

Exterior/Building

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

Front Faces:
Access: **Marine, Road: Paved**

Storeys: **0**
Foundation:

Bldg Warranty:
Roof:
Bldg Style:

Lot

Lot SqFt: **219,542**
Park Type: **Open**
Carport Spcs: **0**
Sewer: **Septic Needed**
Lot Ftrs: **Park Setting, Private, Quiet Area, Rocky, Rural Setting, Sloping, Southern Exposure**

Lot Acres: **5.04**
Park Spcs: **2**
Garage Spcs: **0**
Restrictions:

Dimensions:
View: **Mountain(s), Ocean**

Shape:
Waterfront: **Ocean** Water: **Well: Drilled**

Services: **Electricity Available, Phone Available, Underground Utilities****Legal/Public Records**

Assessed: **\$710,000**
PID: **027-966-534**
Plan Number: **VIS6824**

Assess Yr: **2025**
Roll No: **18144.035**
Lot: **4** Block:

Taxes: **\$3,027**
Zoning: **RU-1**
District Lot: **167**

Tax Year: **2025**
Zone Desc: **Residential**
Land District:

Legal Description: **Strata Lot 4, Plan VIS6824, District Lot 167, Sayward Land District, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on form V.**

StrataStrata/Pad Fee: **\$0**Strata/Pad Fee Year: **2024**

Prop Mgr:
Bldgs/Cmplx: **7**
LCP SqFt:
Park Cmn Sp: **0**
Lvls in Unit:

Mgr Phone:
Str Lots/Bldg: **0**
Stor SqFt:
Park LCP Spc: **0**
Unit's Level:

Complex:

Bldgs/Cmplx: **0**

Balc SqFt:

Patio SqFt:

Park SqFt:

Park Incl: **0**Depr Rpt?: **No**Plan Type: **Bare Land**Subdivision Name: **Quadra Estates**Rent Allwd?: **Some Rentals**

N/A

Yngst Age: **0**

N/A

Pets Allwd:

Yes, see Disclosure StatementBBQs Allwd: **Yes**

N/A

Smoking Byl: **Unknown**

N/A

Unit Incl: **Other**Assmt Incl: **Caretaker**

Shrd Am:



The BC Oceanfront Real Estate Team



Shelley McKay
Personal Real Estate Corporation
250-830-4435

Zoning: RU-1
Strathona Regional District

Taxes (2025): \$3,027

Longitude: 49°59'N Latitude: 125°10'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
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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