

Cute Updated Home and Shop on Two Lots



123 Maquinna Ave
Zeballos, Vancouver Island
\$274,900 Canadian

SHELLEY McKAY

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&

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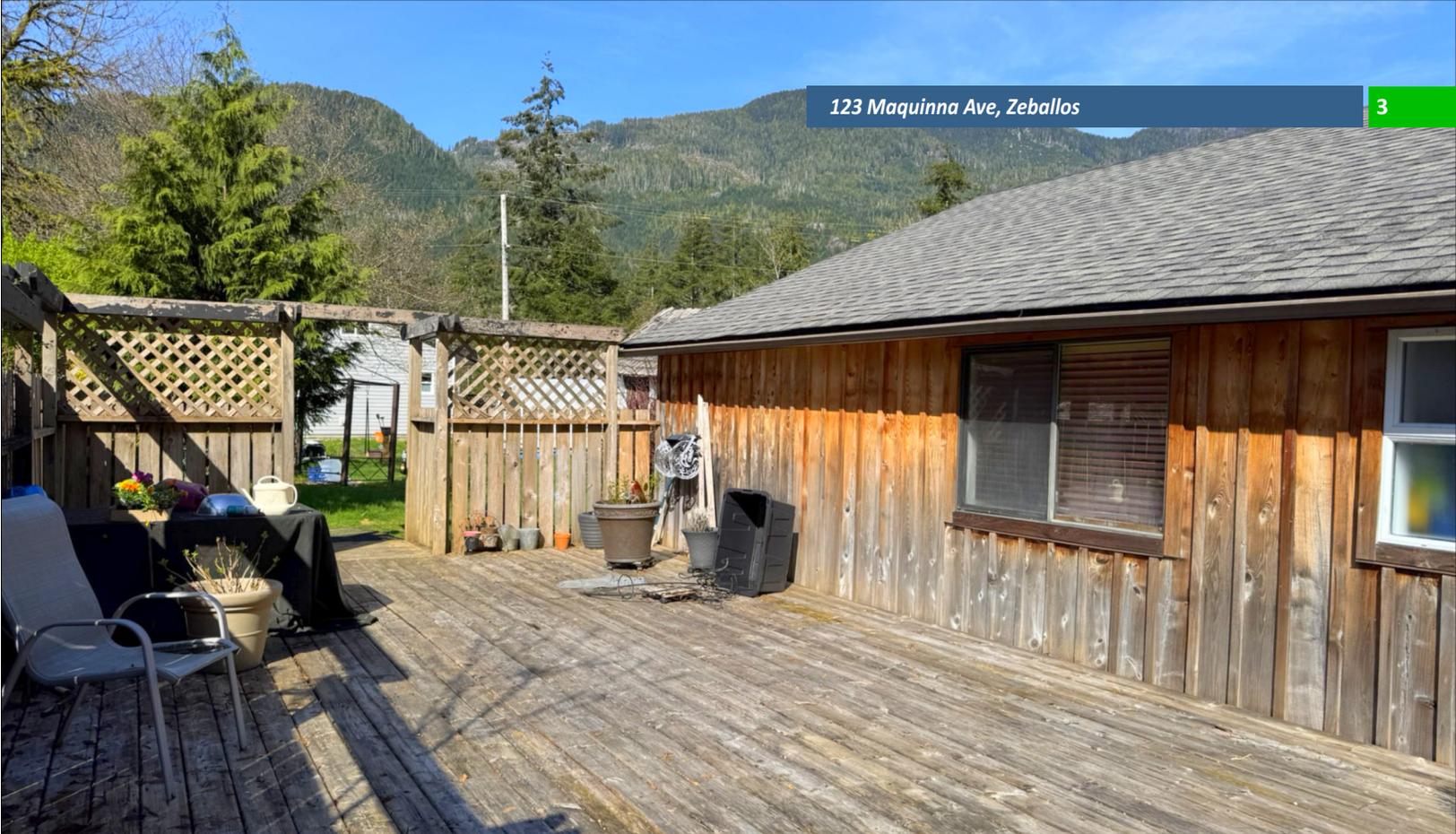
Two titles in one offering, each with road access, providing lots of opportunity! With an appealing 2 bedroom rancher on one side and a shop on the other side, this residential property is an excellent consideration.

The property is situated in Zeballos, a small oceanfront village on the north-west coast of Vancouver Island surrounded by mountains and water. The small coastal hamlet is located approximately 14 nautical miles from the Pacific Ocean and one of the premier fishing regions on Vancouver Island. It is 17 nautical miles from Tahsis, a small coastal community in the neighbouring inlet to the south. People regularly visit Zeballos and the region not just for fishing but also for kayaking, mountain biking and hiking.



The property is easy walking distance to the river and estuary, perfect for walks and for launching kayaks just across the street. The flat, cleared lot has a fenced backyard, with the shop at the opposite end of the property from the home. There is an additional shed for storage. The west facing backyard is the perfect spot for a garden and outdoor enjoyment.





2 titles | 1137sqft rancher | 412sqft shop

The 1137sqft main residence is an appealing wood siding rancher, with an attached deck on one side. The home was extensively renovated in around 2010, including updated power and plumbing. The wood stove was installed in 2014 and there is a one-year old hot water tank.

The front door opens into a bright entrance separate from the living space. The modern living space features laminate flooring and an inviting wood stove in one corner. The open concept space has a large kitchen area with lots of cabinetry for storage and a central island with sink and bar seating on one side. Attractive lighting and plenty of windows provide good lighting throughout. The dining area next to the kitchen leads to small mudroom with a door out to the large side deck.

Down the hall from the living space are 2 bedrooms, a 3-piece bathroom and a laundry room. The home is bright, clean and turnkey ready to move into.

On the far side of the property, off Pandora Ave, is a vinyl-sided shop with loft. This approx. 412sqft building has power and water connected underground from the residence, with no septic or sewer connected. The space is set up as a temporary studio suite currently, with open concept living space and a shower room. There is a sink with cabinetry and a fridge on one wall. This space offers many opportunities and could easily be turned back into a full shop. The entryway has storage plus the stairs to the loft. The loft has very low ceilings but could be used as a play area or for additional storage.

With two titles and two buildings with two access points, this property offers great potential for a variety of uses.

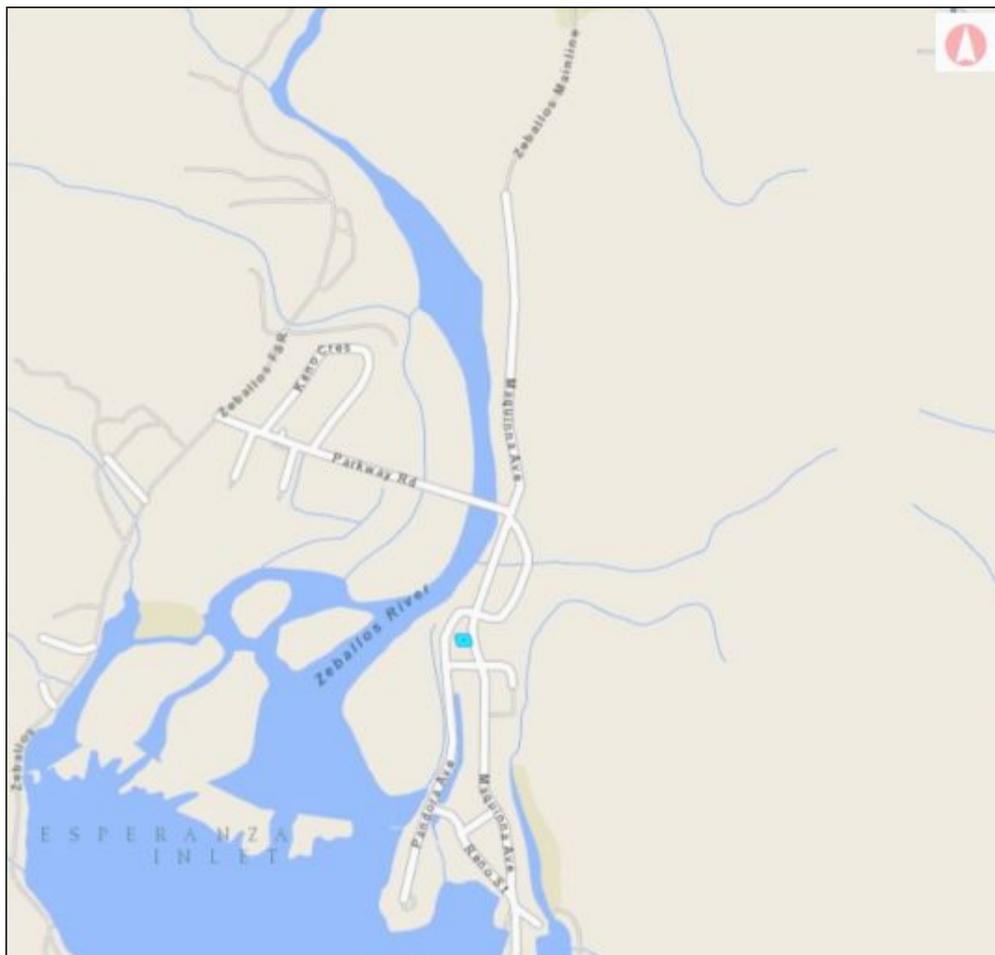
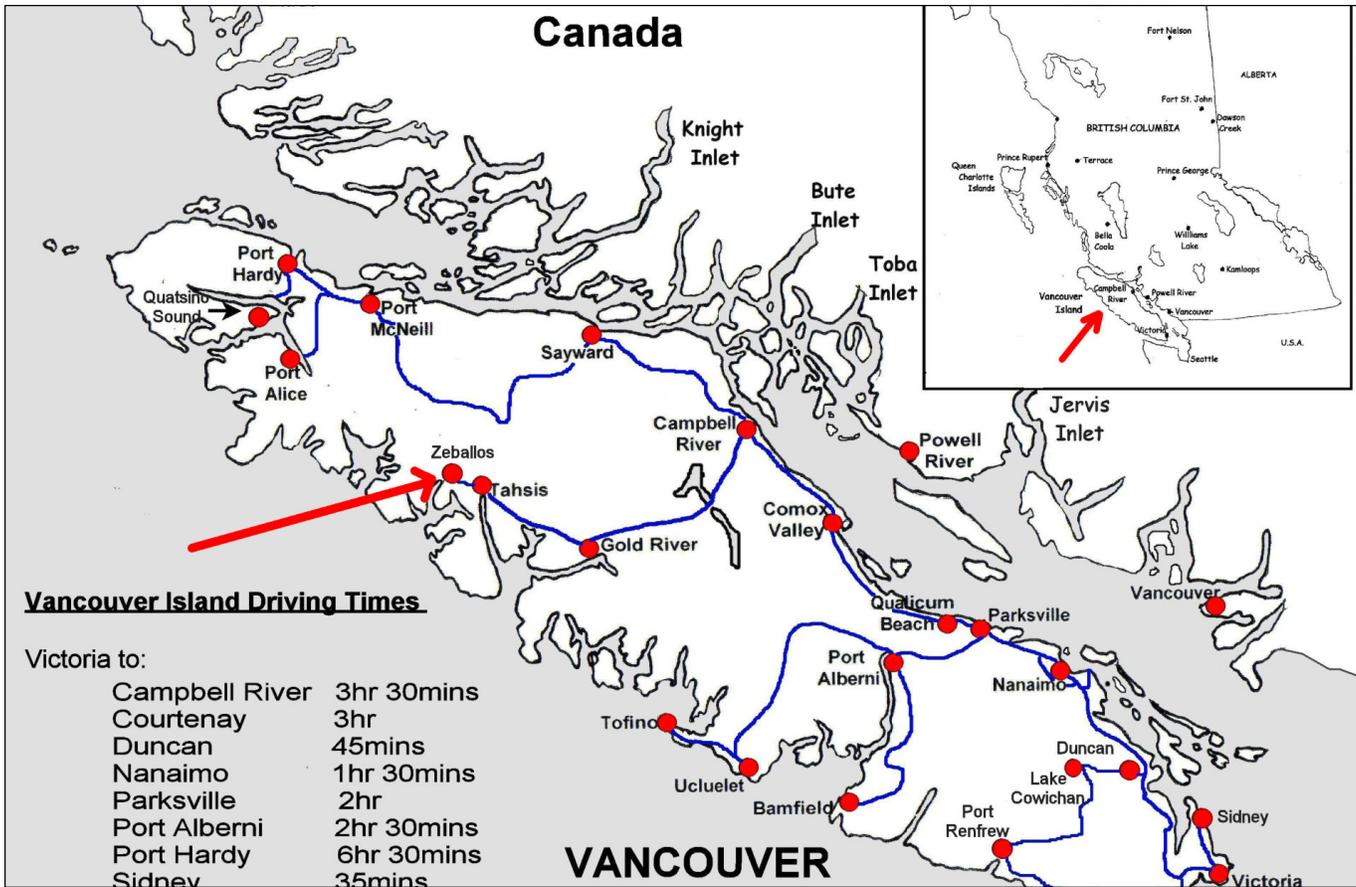


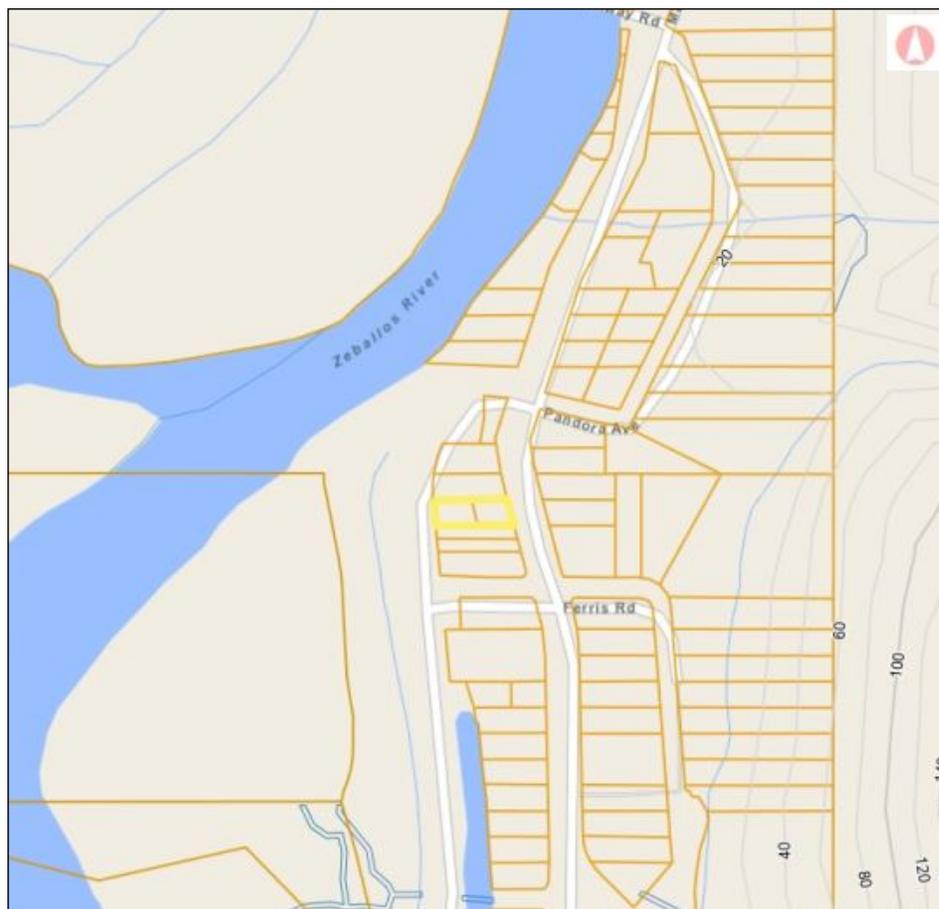


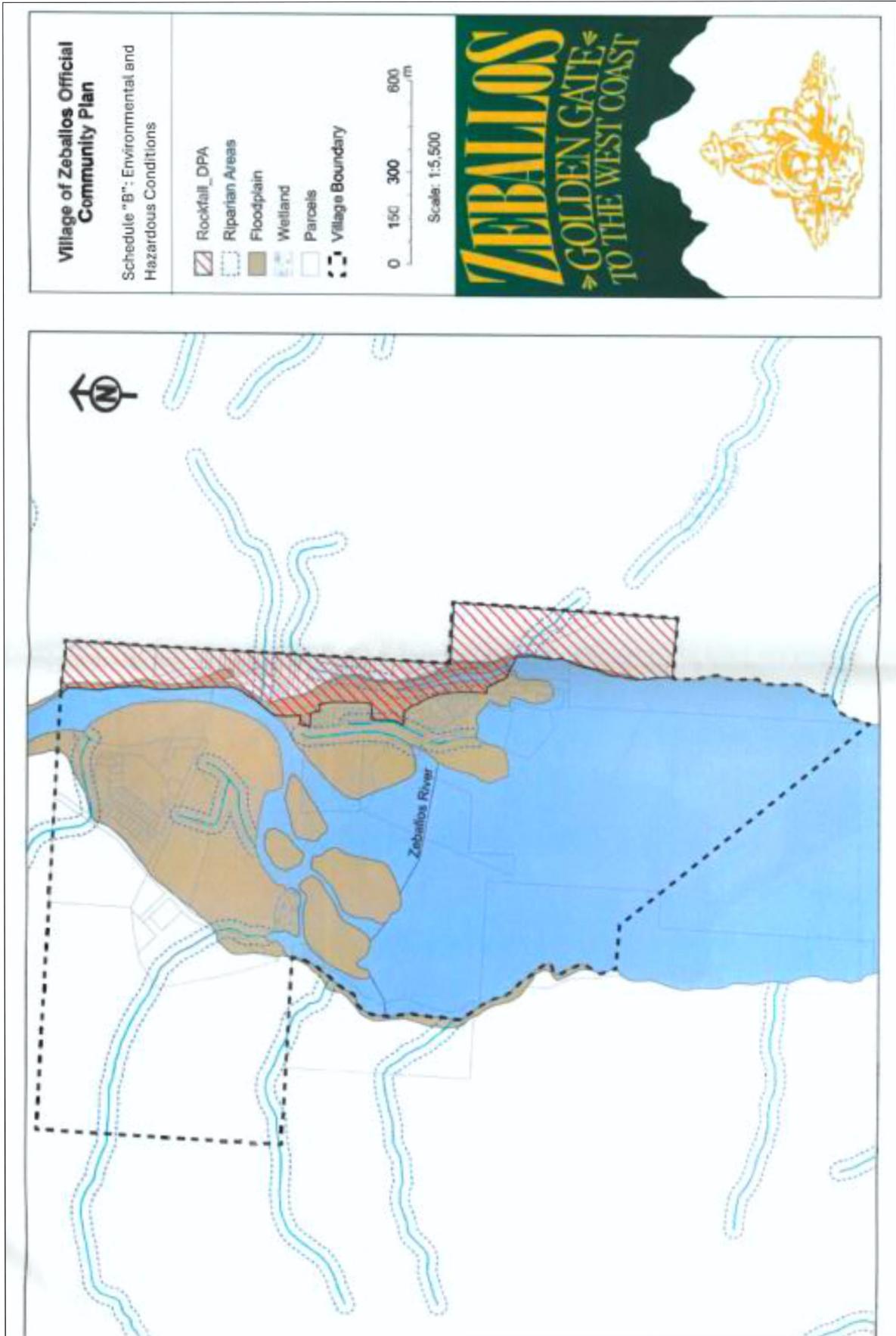


Zeballos is on the west coast of Vancouver Island, accessed by road from Hwy 19 just north of Woss. This is a Forest Service gravel road and can be in varying condition throughout the year. The community of Zeballos first started with gold miners, and then became a logging hub. Now its biggest draw is tourism - as coastal explorers and fishermen come to visit the rugged west coast of Vancouver Island. There is both fresh water and salt water fishing, as the Zeballos River runs through town. The community has a population of approximately 125 and there are limited services, including a medical clinic, general store, marina and boat fuel sales. In the summer there are a number of accommodation options. Zeballos calls itself the Golden Gate to the West Coast. It offers access to Nootka Sound and the fishing on the west coast of the island, as well as the provincial parks of the northern Island (Woss, Brooks Peninsula, Cape Scott).









Part 4: Zones

Village Mixed Use Zone – VMU - 1

Purpose

The purpose of the VMU-1 zone is to accommodate a traditional Village mix of uses throughout the community.

Permitted Principal Uses

13. (1) The following principal uses are permitted in an VMU-1 zone:

- (a) single detached dwelling
- (b) duplex
- (c) mobile home
- (d) assembly hall
- (e) restaurant
- (f) offices for business, professional services
- (g) hotel
- (h) retail sales
- (i) personal service establishment
- (j) light industrial where buffered from adjacent uses

(2) Permitted Accessory Uses and the following auxiliary uses, and no others are permitted in a VMU-1 zone:

- (a) accessory dwelling unit
- (b) accessory building - as per section 9

Minimum Lot Area	280 sq m
Minimum frontage	10 m



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123 Maquinna Ave Zeballos BC V0P 2A0
MLS® No: **996577** **\$274,900** **Active**



Two titles in one offering, each with road access, providing lots of opportunity! With an appealing 2 bedroom home, a shop and a west-facing fenced yard, this residential property is an excellent consideration in Zeballos, on the NW coast of Vancouver Island. The residence is an appealing rancher, with an attached deck on one side. The home has been extensively renovated, including updated power and plumbing. The modern living space features laminate flooring and a wood stove in one corner. There is a large kitchen area with lots of cabinetry and a central island with sink and bar seating. Additional rooms include 2 bedrooms, a 3-piece bathroom and a laundry room. The home is bright, clean and turnkey ready to move into. The approx. 412sqft shop has underground water and power connection from the house, no sewer or septic connected. It is set up as a temporary studio suite, but could be easily turned back into a full shop. One of the premier fishing regions on Vancouver Island!

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	7'11x13'6
Bedroom - Primary	Main	16'10x11'7
Dining Room	Main	8'4x11'4
Entrance	Main	5'9x9'3
Kitchen	Main	12'0x9'3
Laundry	Main	6'7x6'10
Living Room	Main	23'0x11'0
Other	Main	5'4x4'9

MLS® No: **996577**
Status: **Active**
Area: **North Island**

List Price: **\$274,900**
Orig Price: **\$299,000**
Sub Area: **NI**
Tahsis/Zeballos
Sold Price:
Title: **Freehold**

DOM: **320**
Sub Type: **Single Family Detached**
Pend Date:

Interior

Beds: 2	Baths: 1	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 1,137	UnFin SqFt: 0	SqFt Total: 1,137	Basement: No	Addl Accom: Potential
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 2	Laundry: In House
Layout: Rancher		Appl Incl: Dishwasher, F/S/W/D		
Heating: Baseboard, Electric, Wood		Cooling: None		
Intr Ftrs: Ceiling Fan(s), Dining/Living Combo, Jetted Tub				

Exterior/Building

Built (Est): 1937	Front Faces: East	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation All, Wood	Access: Road: Paved, Road: Unpaved	Foundation: Other	Roof: Asphalt Shingle
Lgl NC Use:			Bldg Style: Cottage/Cabin, West Coast
Exterior Ftrs: Balcony/Deck, Fenced, Fencing: Full			

Lot

Lot SqFt: 6,970	Lot Acres: 0.16	Dimensions:	Shape:	
Park Type: Open	Park Spcs: 2	View: Mountain(s)	Waterfront:	Water: Municipal
Carport Spcs: 0	Garage Spcs: 0			
Sewer: Septic System	Restrictions:	Services: Phone Connected		
Lot Ftrs: Marina Nearby, Recreation Nearby, Rural Setting				

Legal/Public Records

Assessed: \$154,500	Assess Yr: 2025	Taxes: \$1,917	Tax Year: 2024
PID: 006-103-561	Roll No: 00068.000	Zoning: VMU	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: That Part of Lot 2, Block G, District Lot 461, Nootka District, Plan 4524, lying to the West of a boundary parallel to the Easterly boundary of said Lot 2 and extending from a point on the Northerly boundary of said Lot 2, distant 67 feet from the North East corner of said Lot 2. Parcel A(DD 401200-I) of Lot 2, Block G, District Lot 461, Nootka District, Plan 4524.			



The BC Oceanfront Real Estate Team



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Zoning: VMU
Village Mixed Use

Longitude: 49°98N Latitude: 126°84W

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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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