

Stunning Oceanfront Homestead Property



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DL205 Port Neville

BC Mainland, Johnstone Strait

\$855,000 Canadian



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ROYAL LEPAGE®
Advance Realty Ltd.

This 62 acre property features stunning views down Port Neville to Johnstone Strait, a warm and welcoming log home, and an established homestead property complete with gardens, paddocks, ponds, sheds and protective fencing.

The love and care that have gone into this property over the years is evident! No matter the season, this property, which has been lived on full-time for many years, will fill you with a sense of beauty and awe.



Port Neville is situated in Johnstone Strait on a portion of the mainland of British Columbia that extends towards, and is the closest geographically to, Vancouver Island. Specifically, Kelsey Bay on Vancouver Island is just 9 miles to the west.

62 acres | Approx. 235ft oceanfront | 1.5 acres cleared homesite



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Fenced gardens | Attractive pathways | Established garden with fruit trees

The 235ft of oceanfront provides access to the property from the low sandy beach out front. A floating dock provides moorage just offshore, and there is good potential here for deep water moorage.

The residences and gardens sit at the top of the high bank, on approx. 1.5 cleared acres. The remainder of the property is mainly forested, with a road network through parts of it. Parts of the property have been logged in the past, as is typical of the region, but approx. 20 acres has original forest on it. Alder was logged on the property in 1996.

A set of stairs leads from the shore to the property itself, with an electric pulley system consisting of a set of plastic pipes installed as railings along the ground from the beach to a shed beside the house and a winch, which allows for the transport of goods from the beach to the house.

The homestead property includes a sweeping front lawn which in the early spring is filled with flowering daffodils. Flowering trees such as magnolia and fruit trees line the edges of the cleared area and a pond adds to the ambience. The large food garden is surrounded by electric fencing and has irrigation. The garden features many perennial plants such as berries, fruit and nut trees and has been cared for and cultivated for decades. This is a superb homestead opportunity, with all the gardens, irrigation and fencing in place already.

The paddock area includes a horse barn, tack room, hay storage and riding ring.

The gardens, residences and outbuildings are connected by cement and rock walkways and stairs, all built by hand.





The main residence is a welcoming and cozy 1765sqft two story log home, with a wrap-around porch with expansive ocean views out to Jonhstone Strait where cruise ships and marine traffic go by. The wood trim and finishings are hand crafted throughout the home. On the main floor is the open concept living space, featuring a kitchen, dining area, living room, 2-piece bathroom, sitting area and laundry/storage room. Central to this space is a wood stove and separate wood cook stove, on a stone tile surround and with a large, brick chimney. The kitchen offers ample counter space and cabinetry. Appliances include the Wood Stanley Waterford cook stove, a counter-top cook stove, an electric fridge and an electric freezer. A glass door offers access to the porch from the dining area. The living space features several seating areas set up in nooks, with large windows letting in lots of natural light and providing amazing views from every angle.

Wide wooden stairs lead to the second story where there is one bedroom and an open loft. There is a curtained off 2-piece bathroom in the loft area. Skylights and large windows bring in lots of natural light, and the wood finishing lends warmth to the

space. Currently used as a den and additional sleeping space, this loft would be a great place for extra sleeping quarters or for a crafting or office space.

Steps from the backdoor of the main residence is a guest sleeping cabin with a 2-piece washroom and a woodstove. This is a very neat and tidy cabin, well appointed for extra accommodations.



1765sqft main residence | 1128sqft secondary residence | Sleeping cabin

Main residence



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Secondary residence

Shallow dug well | Solar and generator power | Separate irrigation water

In addition to a shed and workshop, there is also a greenhouse and haybarn. These wood structures all complement the main residence and the gardens and are connected by stone and cement walkways.

A secondary residence sits to the north of the main home. This is a 1128sqft two story house with wood framing, built around an open concept on both floors (no room partitions). There is open living space on the main floor with kitchen, dining and living areas. Domestic water for this home is hand pumped from a shallow well.



Shed and workshop



Green house





The main residence gets its domestic water from a second shallow dug well. In addition there are 4 large tanks for rain water catchment, holding up to 1000 gallons. Irrigation water and fire suppression comes from an excavated quarry pit. A turbine shed houses a pump and Pelton wheel which pumps the water for this.

The majority of power comes from an onsite solar system with 3 panels, an inverter and 2 batteries. In addition there are two gas generators for back up as well as a stream engine micro hydro alternator.

There is some cell service at the site, and satellite services would provide wifi and communications. The property offers a great opportunity for remote working, homesteading, or a group/family purchase. This is a rare and appealing property!



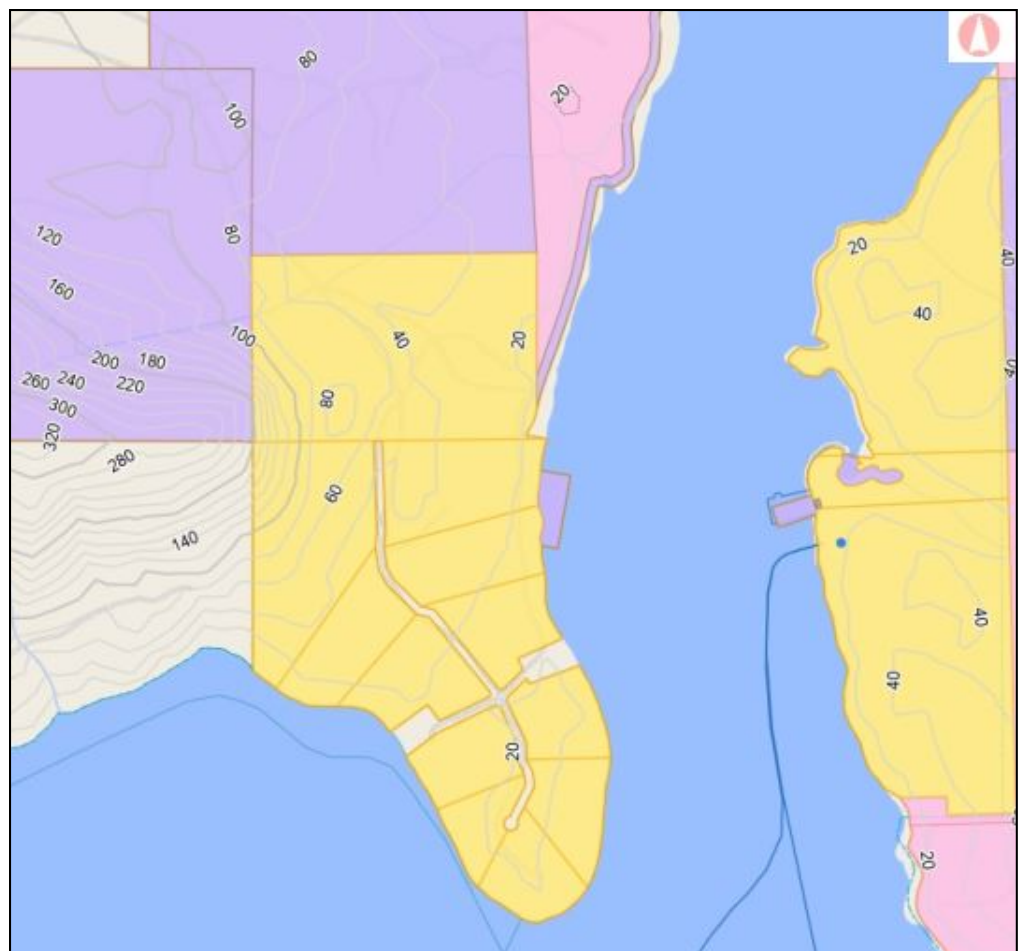
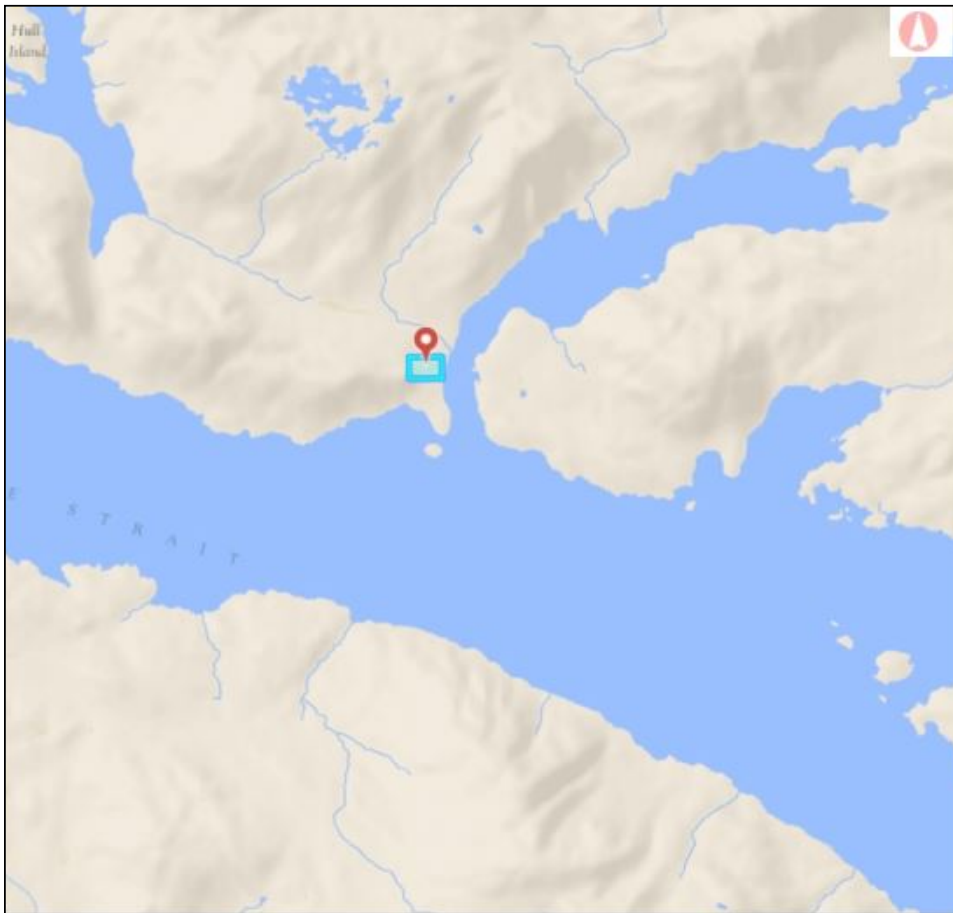
There are a handful of rural residential acreages within the point at Port Neville. Some have been developed as full-time residences while the balance are undeveloped or used for recreation purposes. Access is by boat or float plane only.

The immediate area has a lot to offer in the way of outdoor activities and the region is well known for good fishing and gathering seafood as well as an abundance of marine and mainland wildlife.

The property is minutes away from the Port Neville government dock. Access to Vancouver Island is approximately 20 minutes away by boat at Kelsey Bay, where there is moorage, boat launching facilities, a service station, restaurant, school, and RCMP detachment.

This area of the BC coast offers a multitude of outdoor activities, including boating and kayaking, excellent salmon and halibut fishing, crabbing and prawning. The area has a variety of mainland and marine wildlife including black bear, deer and smaller indigenous animals, sea lions and seals, migrating whales and a variety of sea birds.







11.3A**RURAL THREE (RU-3)****11.3A.1 PERMITTED USES**SRD
555

- a) Silviculture;
- b) Residential use;
- c) Accessory *buildings* and *structures*.

#1382

11.3A.2 CONDITIONS OF USESRD
555

- a) Residential use is limited to: one (1) single *family dwelling* and one (1) *secondary suite* on any *lot*; or
- b) One (1) single *family dwelling* and one (1) *secondary suite*; and one (1) *accessory dwelling unit* on lots serviced by community sewer with a minimum lot area of 4000 sq m (0.99 acres); or unserviced lots with a minimum lot area of 1 ha (2.47 ac).

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


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DL205 Port Neville See Remarks BC VOP 1R0MLS® No: **996419** \$855,000 **Active**MLS® No: **996419**Status: **Active**Area: **Islands**List Price: **\$855,000**Orig Price: **\$855,000**Sub Area: **Isl Small Islands (North Island Area)**

Sold Price:

DOM: **0**Sub Type: **Single Family Detached**

Pend Date:

Title: **Freehold**

Coastal property with stunning views down Port Neville to Johnstone Strait and an established homestead property complete with gardens, paddocks, ponds, workshop and protective fencing. The love and care that have gone into this property over the years is evident! The main residence is a welcoming and cozy 1 bedroom log home, with a wrap-around porch and expansive ocean views. The wood trim and finishings are hand crafted. There is a secondary residence and an additional sleeping cabin. Infrastructure includes shallow dug wells, solar and generator power, separate water source for irrigation, a pulley system for bringing goods up to the homesite, hand-crafted concrete and stone walkways and stairs throughout the homesite. The bulk of the property is forested, with some trails. Access is by boat to the oceanfront portion where there is a floating dock and potential for deep water moorage. A rare opportunity for a coastal homestead within close boating distance to Vancouver Island!

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Dining Room	Main	9'6x11'0
Entrance	Main	7'4x13'0
Kitchen	Main	9'7x10'0
Living Room	Main	18'0x13'11
Bathroom	Second	2-Piece
Bedroom - Primary	Second	9'6x10'10
Loft	Second	12'5x12'0

Interior

Beds: **1**
 FinSqFt Total: **1,756**
 2pc Ensuities: **0**
 Layout: **Main Level Entry with Upper Level(s)**
 Heating: **Propane, Wood**
 Intr Ftrs: **Storage**

Baths: **2**
 UnFin SqFt: **0**
 3pc Ensuities: **0**

Kitchens: **1**
 SqFt Total: **1,756**
 4+pc Ensuities: **0**
 Appl Incl: **Washer**
 Cooling: **None**

Fireplaces: **2**
 Basement: **No**
 Beds or Dens: **1**

Storeys:
 Addl Accom:
 Laundry: **Other**

Exterior/Building

Built (Est): **1987**
 Construction: **Frame Wood, Wood**
 Lgl NC Use:
 Exterior Ftrs: **Balcony/Deck, Garden**

Front Faces: **East**
 Access: **Marine**

Storeys:
 Foundation: **Pillar/Post/Pier**

Bldg Warranty:
 Roof: **Metal**
 Bldg Style: **West Coast**

Lot

Lot SqFt: **2,700,720**
 Park Type: **Open**
 Carport Spcs: **0**
 Sewer: **Septic System**
 Lot Ftrs: **Acreage, Dock/Moorage, Landscaped, Private, Quiet Area, Recreation Nearby, Rural Setting**

Lot Acres: **62.00**
 Park Spcs: **4**
 Garage Spcs: **0**
 Restrictions:

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

Shape:
 Waterfront: **Ocean**

Water: **Well: Shallow**

Legal/Public RecordsAssessed: **\$425,000**Assess Yr: **2025**Taxes: **\$1,199**Tax Year: **2024**PID: **009-896-881**Roll No: **13563.000**Zoning: **RU-3**Zone Desc: **Rural**

Plan Number:

Lot: Block:

District Lot: **205**

Land District:

Legal Description: **District Lot 205, Range 1, Coast District**



Zoning: RU-3
Campbell River Rural

Taxes: \$1,199 (2024)

Longitude: 50°49'N Latitude: 126°09'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.*

The BC Oceanfront Real Estate Team



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