

Recreational Oceanfront Cabin with Southwestern Exposure



SHELLEY McKAY

Personal Real Estate Corporation

250-830-4435

AREN KNUDSEN

REALTOR®

250-203-0664

ED HANDJA

Personal Real Estate Corporation

250-287-0011

Lot 11 Port Neville

BC Mainland, Johnstone Strait

\$329,000 Canadian



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10 acres on the northern side of the entrance to Port Neville, facing Johnstone Strait.

With 480ft of oceanfront and a rustic cabin, this acreage offers opportunity to those looking for a coastal property to develop or to use as a base for exploring the hundreds of kilometres of roads throughout the region.

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.



The owner has just had a mooring buoy installed out front of the property, allowing for tying up of boats and then accessing the property by smaller vessel (kayak, dinghy, etc). The lay of the property provides shelter from the prevailing winds.

The roadway that connects this side of the Port Neville development runs across the top of the property. At the moment there is a walking trail which accesses the road. Port Neville is connected to logging roads reaching as far west as Call Inlet and east to Forward Harbour.



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10.89 acres | Approx. 480ft oceanfront | Mooring buoy out front

The acreage provides 480ft of rock and pebble beachfront, with a trail leading to the dwelling. The cabin, tucked away behind the trees, is on timber supports to accommodate the slight slope of land at the cabin site, providing ocean and mountain views across Johnstone Strait to Vancouver Island. There is a bench of land at the ocean, and then the land continues to slope towards the middle and levels off from there to the back. The land is mostly forested, with some clearing on the lower bench.

The cabin is built as a semi-circle, with the flat portion facing the back and the rounded portion facing the ocean. Underneath the cabin within the supporting timbers there is open workshop and shelving storage space.

The cabin is an open floor plan, laid out along the curve. There is a kitchen area at one end with counters and a sink. The open living space has a wood stove, and lots of windows on the oceanside to let in natural light. There is rudimentary loft space above this open living space that is currently used for storage and sleeping. A wood deck off the living space provides outdoor seating and views over the ocean.



The owner uses solar power and generator for power, and rain collection for water. There are several open-sided sheds around the home for wood storage, etc.

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.



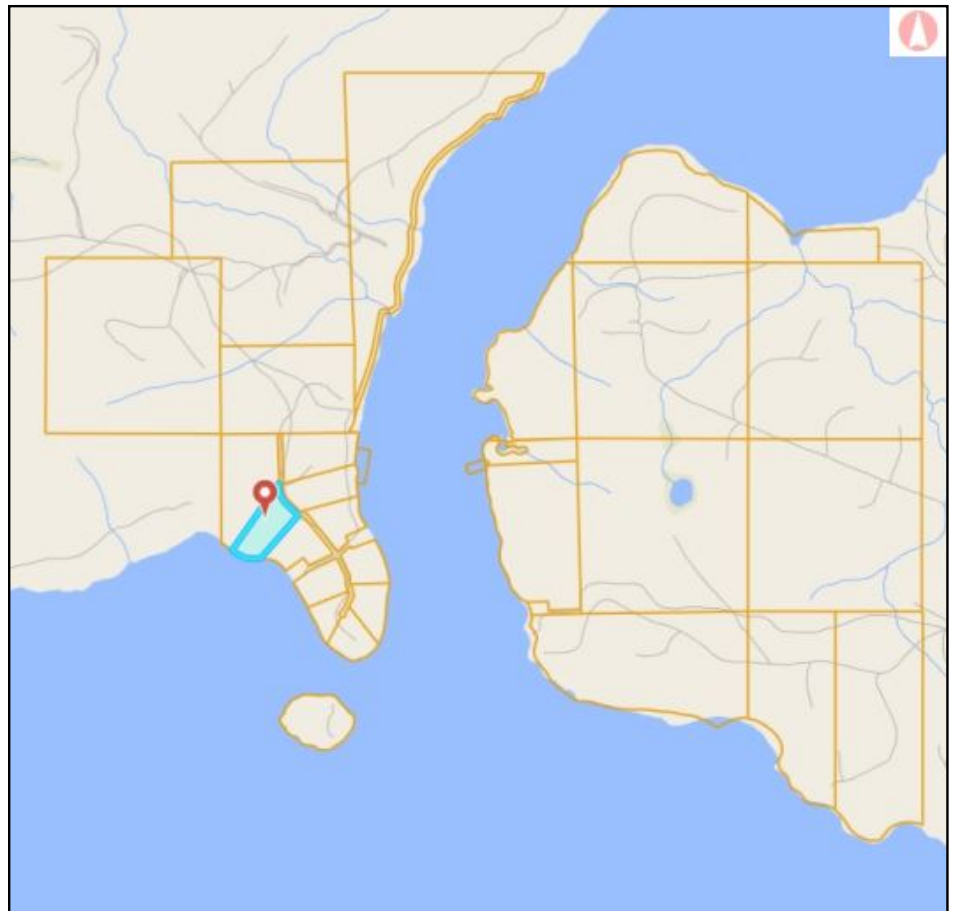
The property is minutes away from the Port Neville government dock. Access to Vancouver Island is approximately 20 minutes away by boat at Kelsey Bay, where there is moorage, boat launching facilities, a service station, restaurant, school, and RCMP detachment.

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.



View from the cabin







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
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- 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


www.bcoceanfront.com

Shelley McKay* 250-830-4435

Aren Knudsen 250-203-0664

Ed Handja* 250-287-0011

theteam@bcoceanfront.com

888-286-1932

250-287-0011

Lot 11 Port Neville See Remarks BC VOP 1R0MLS® No: **1000089** **\$329,000** **Active**MLS® No: **1000089**Status: **Active**Area: **Islands**List Price: **\$329,000**Orig Price: **\$329,000**Sub Area: **Isl Small Islands (North Island Area)**

Sold Price:

DOM: **0**Sub Type: **Other**

Pend Date:

Title: **Freehold**

10 oceanfront acres at the entrance to Port Neville in Johnstone Strait. With 480ft of shoreline and a rustic cabin, this acreage offers opportunity to those looking for a coastal property to develop or to use as a base for exploring the hundreds of kilometres of roads throughout the region. A mooring buoy is out front of the property. The cabin, tucked away behind the trees, is on timber supports to accommodate the slight slope of land, with ocean and mountain views across Johnstone Strait to Vancouver Island. The cabin is a semi-circle, with the rounded portion facing the ocean. It is an open floor plan, laid out along the curve with a kitchen area at one end. The open living space has a wood stove, and lots of windows on the oceanside to let in natural light. The loft space is currently used for storage and sleeping and there is a wood deck off the living space. The owner uses solar power and generator for power, and rain collection for water. Access is by boat or float plane only.

Room	Level	Dims/Pieces
Loft	Main	16'9x30'0

Interior

Beds: **0**
 FinSqFt Total: **360**
 2pc Ensuities: **0**
 Layout: **Rancher**
 Heating: **Wood**
 Intr Ftrs:

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

Kitchens: **0**
 SqFt Total: **360**
 4+pc Ensuities: **0**
 Appl Incl:
 Cooling: **None**

Fireplaces: **1**
 Basement: **No**
 Beds or Dens: **0**

Storeys:
 Addl Accom:
 Laundry: **None**

Exterior/Building

Built (Est): **1997**
 Construction: **Wood**
 Lgl NC Use:
 Exterior Ftrs: **Balcony/Deck**

Front Faces: **South**
 Access: **Marine**

Storeys:
 Foundation: **Other**

Bldg Warranty:
 Roof: **Asphalt Torch On**
 Bldg Style: **West Coast**

Lot

Lot SqFt: **474,368**
 Park Type: **None**
 Carport Spcs: **0**
 Sewer: **None, Other**
 Lot Ftrs: **Dock/Moorage, Private, Quiet Area, Wooded Lot**

Lot Acres: **10.89**
 Park Spcs: **0**
 Garage Spcs: **0**
 Restrictions:

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

Shape:
 Waterfront: **Ocean**
 Water: **Other**

Legal/Public Records

Assessed: **\$232,800**
 PID: **000-271-501**
 Plan Number: **34022**
 Legal Description: **Lot 11, District Lot 203, Range 1, Coast District, Plan 34022**

Assess Yr: **2025**
 Roll No: **13562.095**
 Lot: **11** Block:

Taxes: **\$714**
 Zoning: **RU-3**
 District Lot: **203**

Tax Year: **2024**
 Zone Desc: **Rural**
 Land District:

The BC Oceanfront Real Estate Team



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Zoning: RU-3
Campbell River Rural

Taxes: \$714 (2024)

Longitude: 50°48'N Latitude: 126°10'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
250-286-3293 | 1-888-286-1932

*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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