

# Residential Lot West Coast Vancouver Island



**Lot 17**

*Zeballos, Vancouver Island*

**\$60,000** Canadian

**SHELLEY McKAY**

Personal Real Estate Corporation

**250-830-4435**

**&**

**AREN KNUDSEN**

REALTOR®

**250-203-0664**



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Located in the Village of Zeballos, on the west coast of Vancouver Island, this residential lot provides an opportunity for someone looking to move to the west coast, or to establish a summer base on the coast.

The small coastal hamlet of Zeballos 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.



The property is in the heart of the Village, nestled at the foot of the mountains which surround this coastal village. It has BC Hydro electrical service as well as domestic water from the Village of Zeballos. A septic system would need to be installed for development of the property, with the appropriate approval from the Village and any other required governing bodies.

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*0.30 acres | Undeveloped Lot | Driveway in place*

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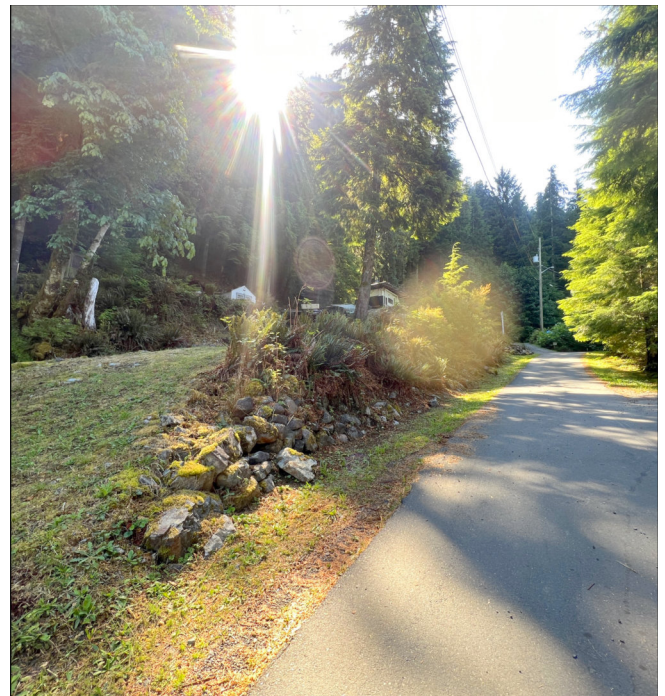
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The lot is 0.30 acres, with most of the usable space at the road as the back of the property rises up quite steeply to the mountain side behind.

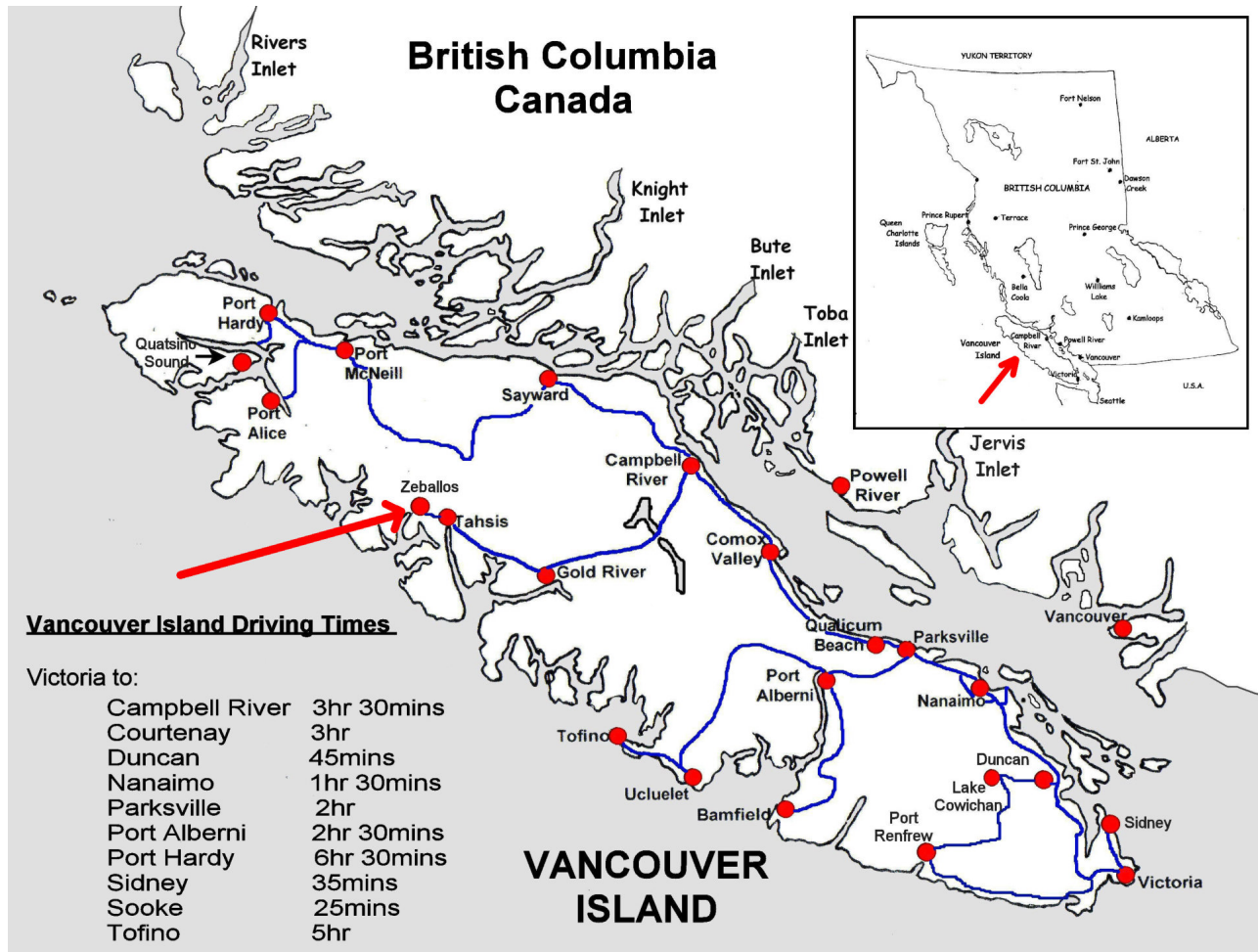
The property has been assessed for septic service and there is a quote and plan available for the work and system proposed.

Village Mixed Use zoning allows a variety of uses on this lot, such as a single family residence, duplex or mobile home.



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, including a motel with a small restaurant and liquor licence. 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).







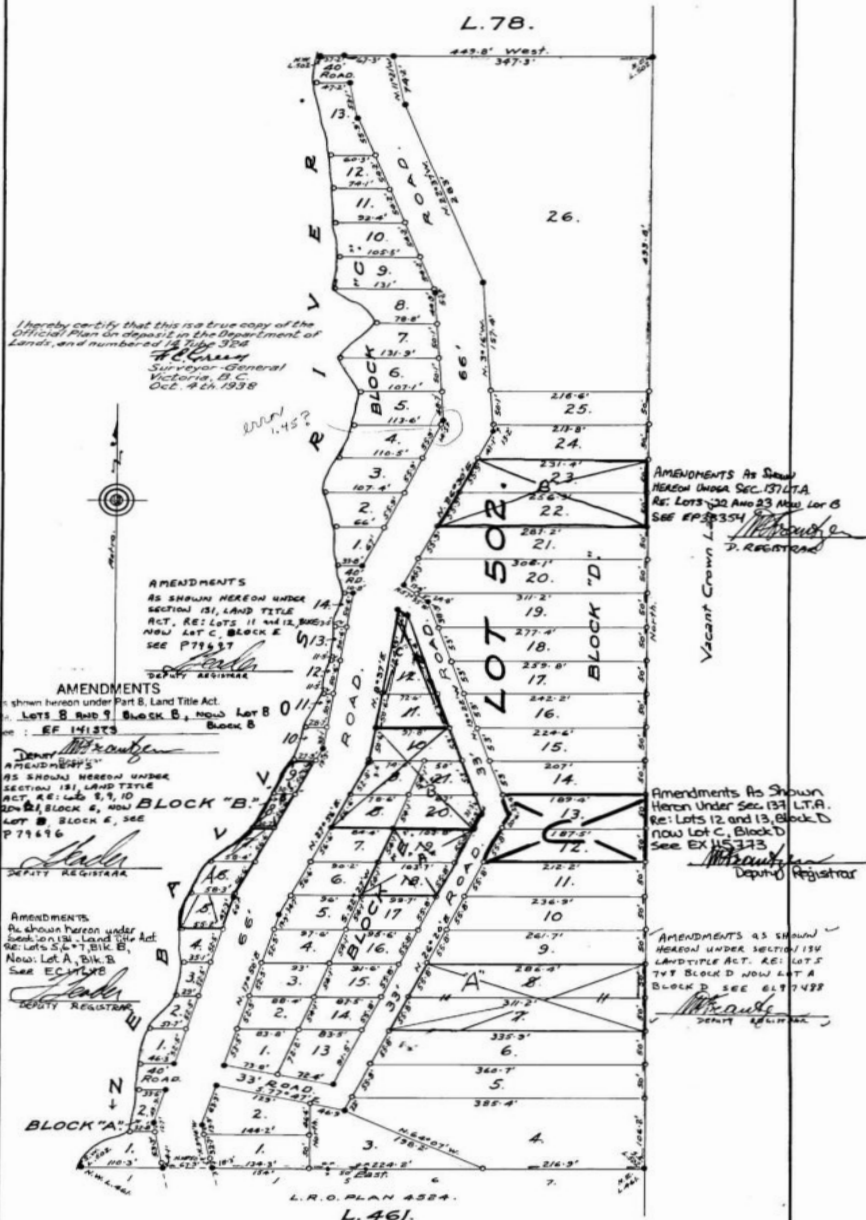
RCVD: 1998-01-29 ROST: 2023-07-24 15.02.04

Page 1 of 1

Plan 4623

SUBDIVISION  
OF  
LOT 502  
NOOKTA DISTRICT.  
B.C.  
Scale: 100ft = 1 inch.

APPROVED BY THE  
 DEPUTY REGISTRAR  
 RE: LOTS 18, 19, 20, 21, 22  
 NOW LOT A, B, C, D  
 SEE D.D. 551752  
 DEPUTY REGISTRAR



I hereby certify that this is a true copy of the  
 Official Plan on deposit in the Department of  
 Lands, and numbered 18789 334  
 F. C. WILSON  
 Surveyor General  
 Victoria, B.C.  
 Oct. 9th 1938

AMENDMENTS  
 AS SHOWN HEREON UNDER  
 SECTION 151, LAND TITLE  
 ACT, RE: LOTS 11 AND 12, BLOCK  
 NOW LOT C, BLOCK E  
 SEE P 77457

AMENDMENTS  
 AS SHOWN HEREON UNDER Part B, Land Title Act.  
 RE: LOTS 8 AND 9, BLOCK B, now Lot B  
 SEE P 77457

AMENDMENTS  
 AS SHOWN HEREON UNDER  
 SECTION 151, LAND TITLE  
 ACT, RE: LOTS 8, 9, 10  
 NOW BLOCK E, now BLOCK 'B'.  
 LOT 8, BLOCK E, SEE  
 P 77457

AMENDMENTS  
 AS SHOWN HEREON UNDER  
 SECTION 151, LAND TITLE  
 ACT, RE: LOTS 7, 8, 9, 10  
 NOW LOT A, B, C, D  
 SEE P 77457

AMENDMENTS  
 AS SHOWN HEREON UNDER  
 SECTION 151, LAND TITLE  
 ACT, RE: LOTS 12, 13, 14, 15  
 NOW LOT A, B, C, D  
 SEE P 77457

AMENDMENTS AS SHOWN  
 HEREON UNDER SEC. 151, L.T.A.  
 RE: LOTS 20 AND 23, now Lot C  
 SEE P 77457

AMENDMENTS AS SHOWN  
 HEREON UNDER SEC. 151, L.T.A.  
 RE: LOTS 12 AND 13, BLOCK D  
 NOW LOT C, BLOCK D  
 SEE EX 113373

AMENDMENTS AS SHOWN  
 HEREON UNDER SECTION 151  
 LAND TITLE ACT, RE: LOTS  
 7 & 8, BLOCK D, now LOT A  
 BLOCK E, SEE P 77457

Orders marked by Iron Pins  
 2" x 12" Cedar Posts  
 Bearings Astronomic, derived from N. Bdy. of L. 461.  
 Deposited by the Surveyor General  
 This 13th day of October, 1938

I, Philip M. Menzies, of Royal Oak, B.C., a British  
 Columbia Land Surveyor, do hereby certify that I was present  
 at & did personally supervise the Survey represented  
 by this Plan and that the same Survey & Plan are correct.  
 The said Survey was completed on the 31st day of  
 September, 1938.  
 Witness my hand at  
 Victoria, B.C., this 10th day  
 of September, 1938.  
 Philip M. Menzies  
 B.C.L.S.  
 A Notary Public in & for the Province of British Columbia.

Plan #: VIP4623 App #: NIA Ctr #: (Altered)

### **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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Aren Knudsen 250-203-0664



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250-201-2226

[theteam@bcoceanfront.com](mailto:theteam@bcoceanfront.com)

**Lot 17 Pandora Cres Zeballos BC V0P 2A0**  
MLS® No: **1001618** \$60,000 **Active**



In Zeballos, on the west coast of Vancouver Island, this residential lot provides an opportunity for someone looking to move the west coast, or to establish a summer base on the coast. The Village of Zeballos is located approximately 14 nautical miles from the Pacific Ocean and one of the premier fishing regions on Vancouver Island. This property is in the heart of the Village, nestled at the foot of the mountains which surround this coastal village. It has BC Hydro electrical service as well as domestic water from the Village of Zeballos. A septic system would need to be installed for development of the property. The lot is 0.30 acres, with most of the usable space at the road as the back of the property rises up quite steeply to the mountain side behind. There is a quote and plan available for putting a septic system in place, appropriate approvals would be required. Mixed-use zoning allows a variety of uses on this lot.

MLS® No: **1001618** List Price: **\$60,000**  
Status: **Active** Orig Price: **\$74,900**  
Area: **North Island** Sub Area: **NI**  
DOM: **364** **Tahsis/Zeballos**  
Sub Type: **Land** Sold Price:  
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:	Access: <b>Road: Paved</b>	Foundation:	Roof:
Lgl NC Use:			Bldg Style:
Exterior Ftrs:			

**Lot**

Lot SqFt: <b>12,632</b>	Lot Acres: <b>0.29</b>	Dimensions:	Shape:
Park Type: <b>Open</b>	Park Spcs: <b>2</b>	View: <b>Mountain(s)</b>	Waterfront:
Carpport Spcs: <b>0</b>	Garage Spcs: <b>0</b>		Water: <b>Municipal</b>
Sewer: <b>Septic System</b>	Restrictions:	Services: <b>Electricity Available, Phone Available</b>	
Lot Ftrs: <b>Quiet Area, Recreation Nearby, Rural Setting</b>			

**Legal/Public Records**

Assessed: <b>\$60,600</b>	Assess Yr: <b>2025</b>	Taxes: <b>\$760</b>	Tax Year: <b>2024</b>
PID: <b>004-715-977</b>	Roll No: <b>00108.025</b>	Zoning: <b>Village Mix</b>	Zone Desc: <b>Residential</b>
Plan Number: <b>4623</b>	Lot: <b>17</b> Block: <b>D</b>	District Lot: <b>502</b>	Land District:
Legal Description: <b>Lot 17, Block D, of Lot 502, Nootka District, Plan 4623</b>			



## The BC Oceanfront Real Estate Team



**Shelley McKay**

Personal Real Estate Corporation  
250-830-4435



**Aren Knudsen**

**REALTOR®**  
250-203-0664

Zoning: Village Mix  
Village of Zeballos

Taxes (2024): \$760.22

Longitude: 49°59N Latitude: 126°05W

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(CampblRiv)

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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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