

Residential Lot West Coast Vancouver Island



Lot 17

Zeballos, Vancouver Island

\$60,000 Canadian

SHELLEY McKAY

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&

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bcoceanfront.com



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.

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.



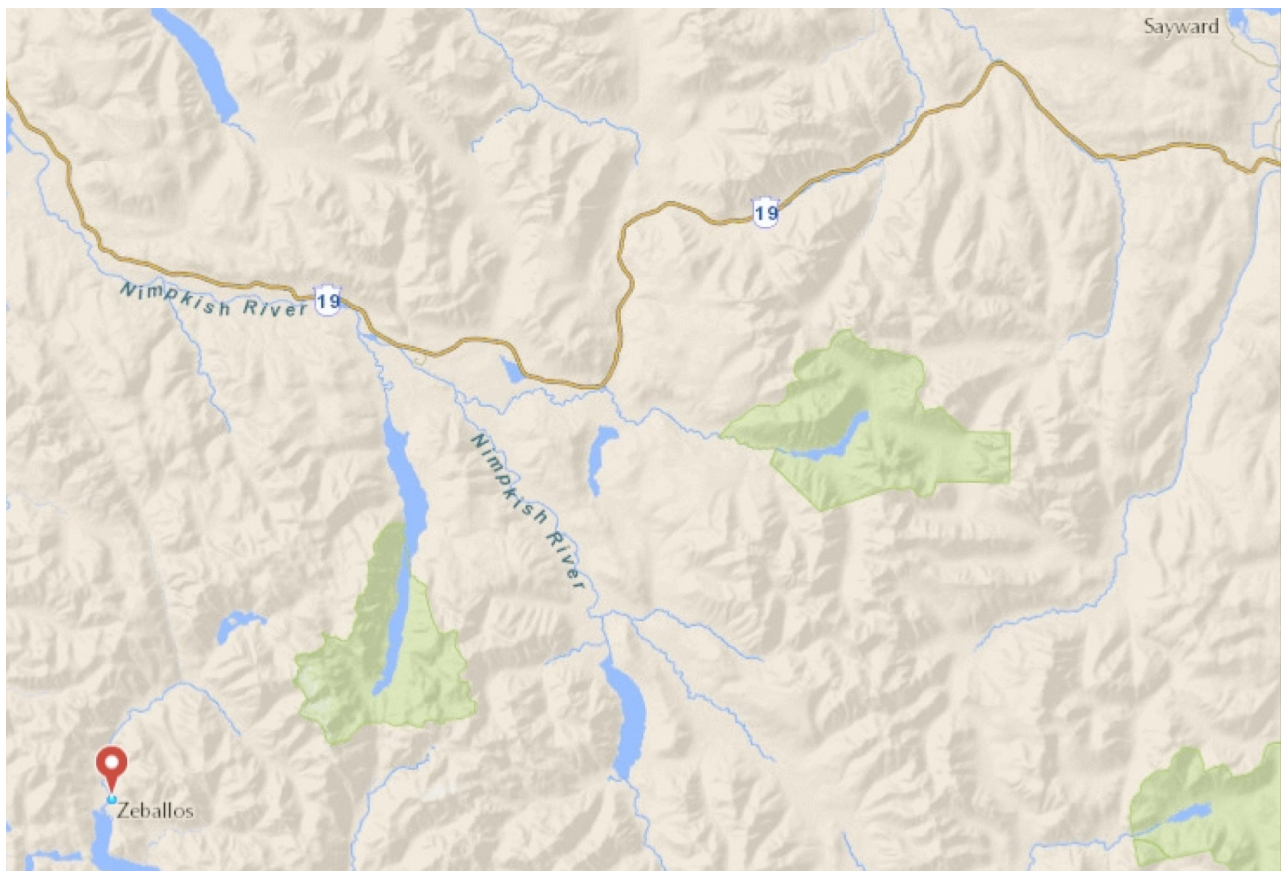


Village Mixed Use zoning allows a variety of uses on this lot, such as a single family residence, duplex or mobile home.

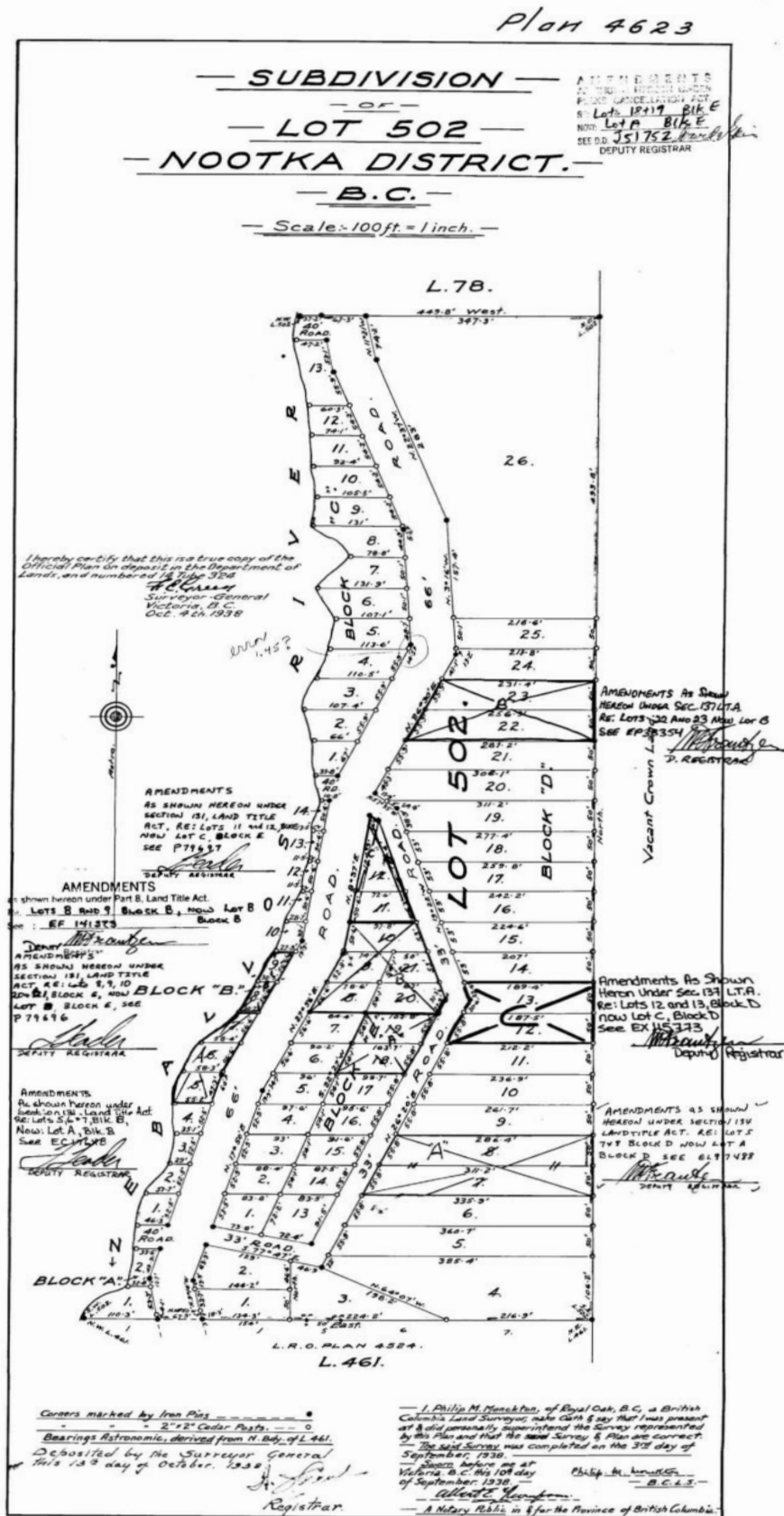
Zeballos is on the west coast of Vancouver Island, accessed by road from Hwy 19 just north of Woss. This is a Forest Service gravel road and can be in varying condition throughout the year. The community of Zeballos first started with gold miners, and then became a logging hub. Now its biggest draw is 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).









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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Lot 17 Pandora Cres Zeballos BC VOP 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. Mixed-use zoning allows a variety of uses on this lot.

MLS® No: **1001618**
Status: **Active**
Area: **North Island**

DOM: **413**
Sub Type: **Land**
Pend Date:

List Price: **\$60,000**
Orig Price: **\$74,900**
Sub Area: **NI**
Tahsis/Zeballos
Sold Price:

Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 0	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: Road: Paved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 12,632	Lot Acres: 0.29	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: Electricity Available, Phone Available		
Lot Ftrs: Quiet Area, Recreation Nearby, Rural Setting				

Legal/Public Records

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



Zoning: Village Mix
Village of Zeballos

Taxes (2024): \$760.22

Longitude: 49°59N Latitude: 126°05W

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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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