

Beautiful Oceanview Malcolm Island Acreage



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Lot C, 325 Kaleva Road

Sointula, Malcolm Island

\$599,000 Canadian



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Forested acreage located on Kaleva Road with southern frontage and exposure, just across the street from the ocean and expansive stretch of round stone and pebble beach.



The property is a 10 minute drive along the waterfront from the town centre in Sointula, and just before Maynelle Pt, along the southern shore of Malcolm Island.

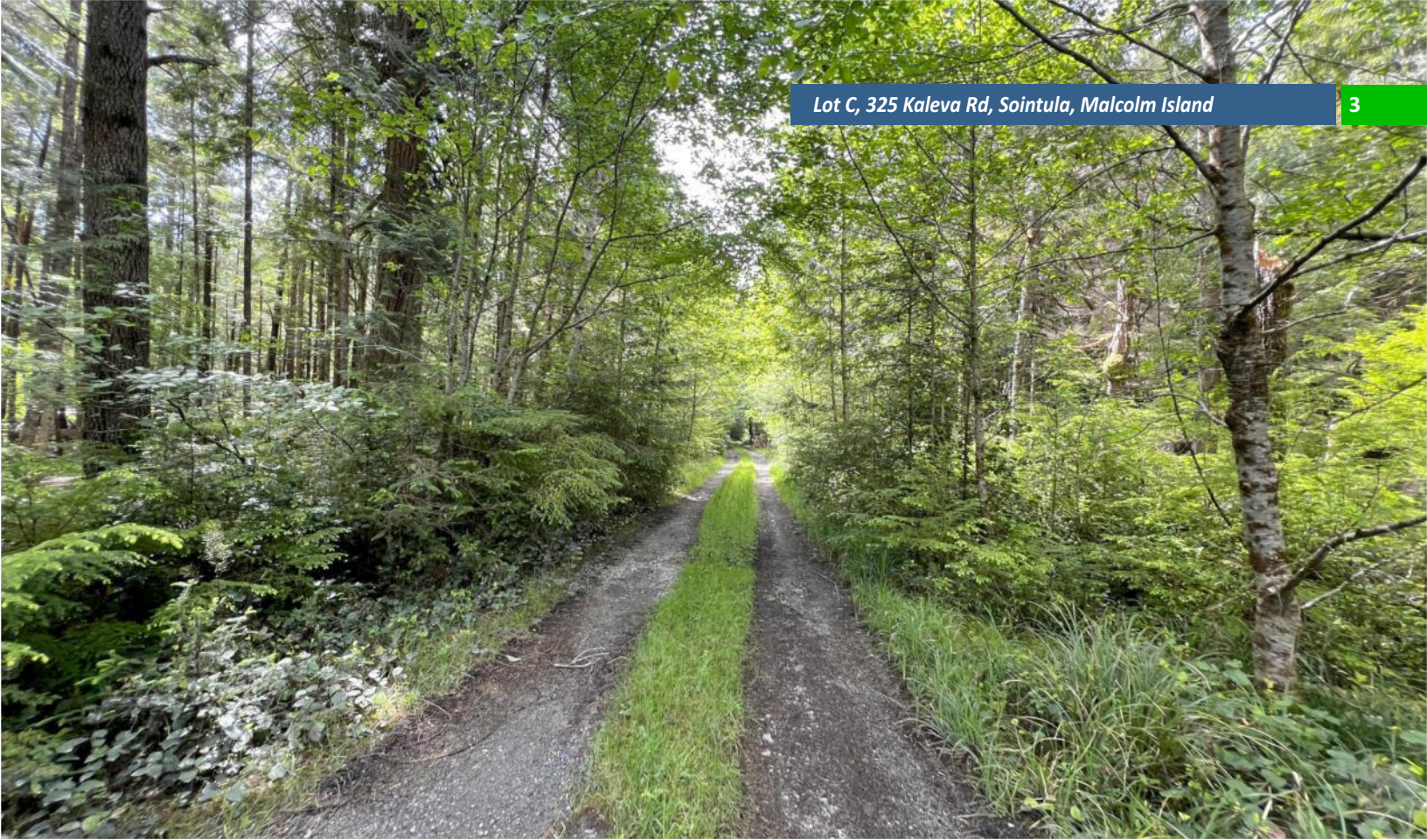


The lower southwest portion of this 14.9 acre property is very pastoral, with expansive grassy areas and a manicured alder forest. A few hundred feet into the property there is a slight escarpment and the balance of the property is primarily level with a gentle grade. The upper bench is covered in a variety of vegetation with sections of more mature forested areas. The lay of the land makes the property very versatile and user-friendly.

14.9 acres | New drilled well | Driveway in place



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A creek meanders through the property originating from the north-east corner, creating a beautiful tranquil soundscape. A substantial driveway is in place from the road to about halfway up the property, where it then becomes a quad trail.

The property was recently subdivided from a larger parcel. A 178ft deep well was drilled in 2024 with an estimated 20 US gpm yield and with full water analysis results available. Soil tests have been completed for septic suitability, which are also available.

This is a beautiful location to create an amazing oceanside property! It is ready to develop as the owner has started the process.

The rural commercial zoning allows a residential dwelling, as well as the opportunity for development of such things as lodges, campgrounds and cabins, home agriculture, cottage dwellings, or bed and breakfast.



Malcolm Island and the town of Sointula offer a picturesque west coast lifestyle. Sointula was originally founded by Finnish immigrants in the early 1900s looking for a better way of life, and that history is still reflected in the town. It has also been an active fishing centre in the region. The community of approx. 800 offers most basic services as well as shopping, restaurants and recreational opportunities.

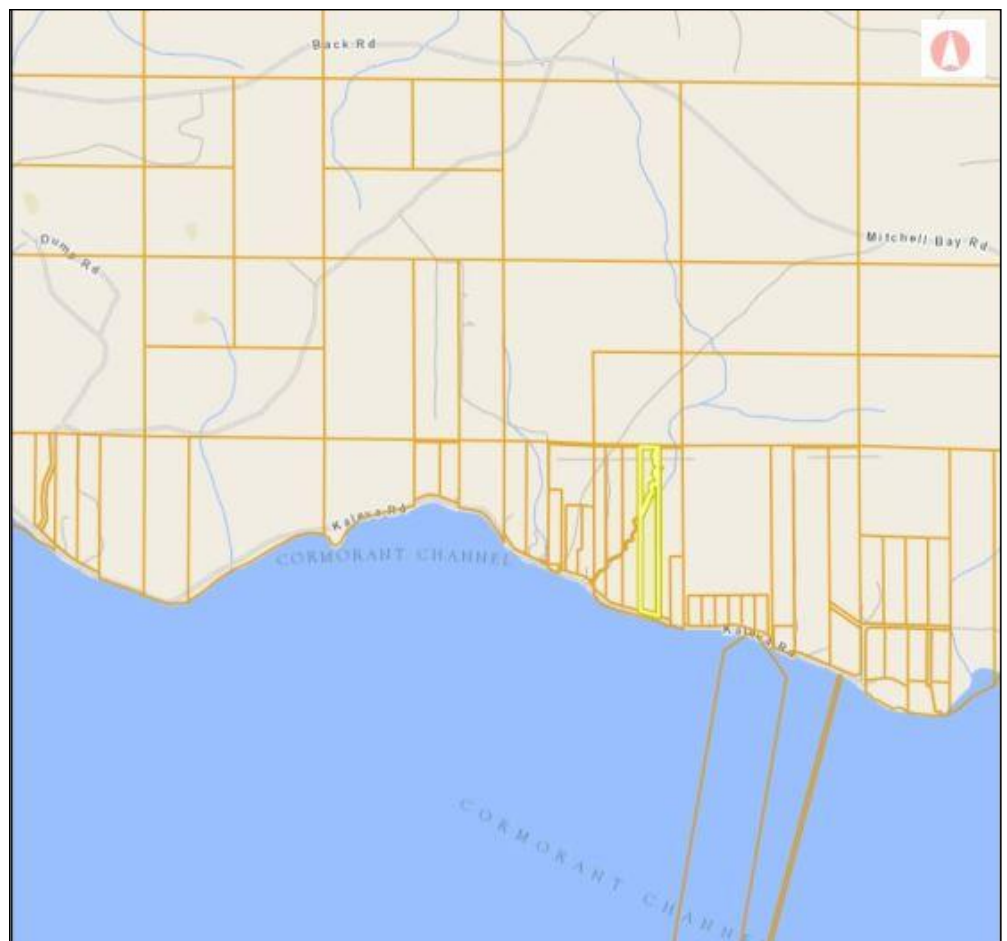
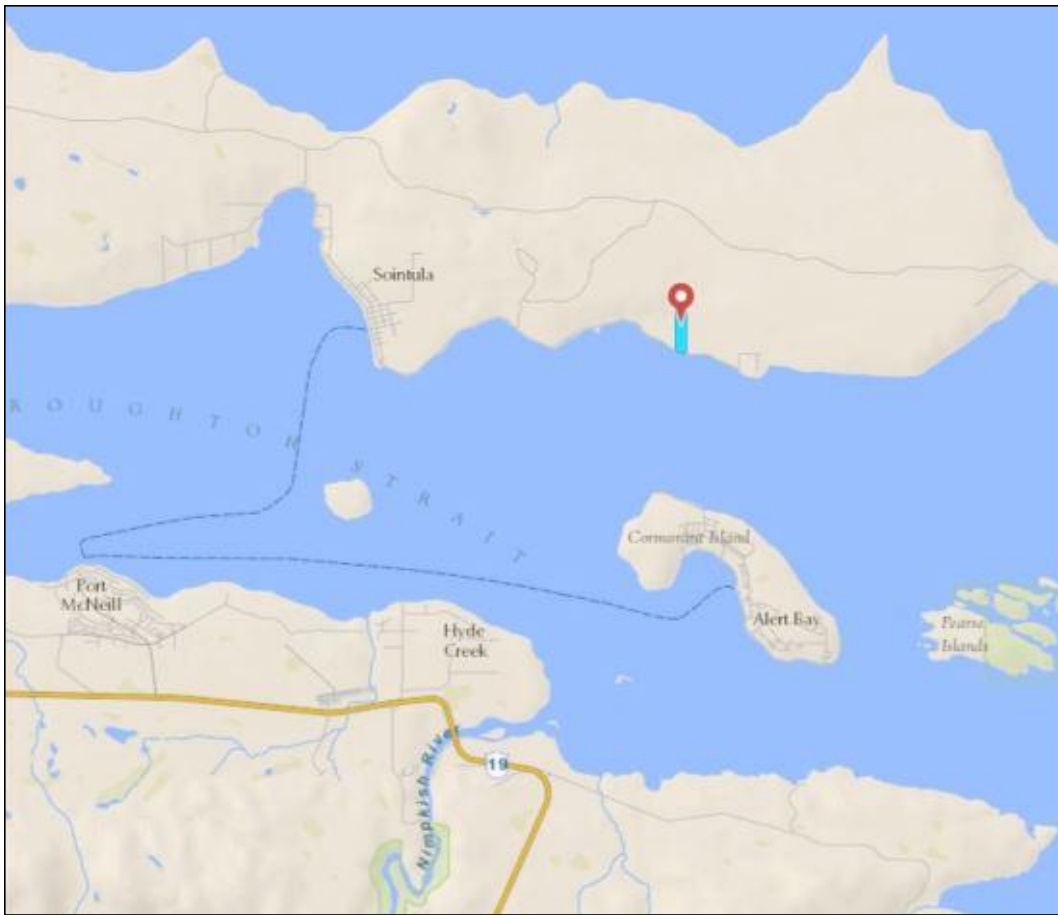
This area of the British Columbia coast offers a multitude of activities. For those who love to fish and harvest seafood it is plentiful in all respects. The natural beauty and abundance of marine and other wildlife provide endless activity for nature lovers. The region is home to a northern population of resident killer whales (Orcas), and other marine mammals including dolphins, harbour porpoise, seals, and wintering sea lions. Other wildlife in the area includes deer, bears, shorebirds, seabirds, loons, and bald eagles. Vast numbers of salmon migrate through these waters providing excellent salmon fishing.



property lines are
approximate



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5.5.3 (CR) Rural Commercial

(a) General Purpose

This zone is intended to provide sites for service commercial and related retail uses, including tourism related businesses, in the rural area shown on Malcolm Island Zone Map area (Schedule A). Residential dwellings are permitted uses in this zone. These lots are primarily in the rural area and may only be subdivided and developed where they will be served by a private water and sewage treatment system constructed to the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.

(b) Permitted Uses

The following uses only are permitted in this zone:

- i) Veterinary Clinics
- ii) Service Clubs and Lodges
- iii) Single Detached Dwelling
- iv) Lodges
- v) Campground and Cabins
- vi) Accessory Buildings and Structures
- vii) Accessory Uses:
 - Home Agriculture
 - Cottage Dwelling
 - Home Occupation
 - Bed and Breakfast

(Amended by Bylaw No. 921)

(c) Subdivision Requirements

- i) The minimum area of any lot created by subdivision shall be 2.0 hectare (4.94 acres).

(d) Minimum Setbacks

- i) For principal buildings and structures:
 - 7.0 metres (22.97 feet) from all front and rear lot lines.
 - 3.0 metres (9.8 feet) from all side lot lines and where a building fronts on a roadway, except that no building or object more than 1.0 metre (3.3 feet) in height shall exist within the triangular area formed by intersecting road rights-of-way and a straight line joining the points on a line 9.0 metres (29.5 feet) from the intersection of the rights-of-way.
 - 15.0 metres (48.75 feet) from, and 1.5 metres (4.92 feet) above the natural boundary of any lake, watercourse, and 2.0 metres (6.56 feet) above the natural boundary of the sea, except where the owner submits to the Mount Waddington Regional District designs and certification by a Professional Engineer showing that the structure would be safe as otherwise constructed.
- ii) For accessory buildings and structures:
 - 5 metres (16.4 feet) from all front lot lines
 - 1.5 metres (4.875 feet) from all rear and side lot lines
 - Setbacks for development adjacent to any watercourse are as required by the provincial or federal government agency having jurisdiction.

- (e) Development Density
 - i) One single detached dwelling is permitted on each lot.
 - ii) One cottage dwelling on each lot having an area of 1.0 hectare (2.47 acres) or more. The floor area of the cottage dwelling must not exceed 79 square metres (850.38 square feet) in total.
 - iii) One temporary dwelling may be approved for occupation while the permanent home is under construction. The temporary dwelling must be removed 30 days after the permanent dwelling is occupied.
- (f) Lot Coverage
 - i) The maximum lot coverage of all buildings and structures shall not exceed 25%.
- (g) Conditions of Use
 - i) Home Occupation must be in accordance with Section 4 of this Bylaw.
 - ii) Parking and loading must be in accordance with Section 3.1.0 of this Bylaw, and adequate unrestricted access shall be provided.
 - iii) Principal buildings must be serviced by on-site well and septic disposal systems in accordance with the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.



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888-286-1932
 250-287-0011

Lot C - 325 Kaleva Rd Sointula BC V0N 3E0
 MLS® No: **1003164** **\$599,000** **Active**



Oceanview property with southern exposure, just across the street from the ocean and the easy access beach. The lower portion of this property is pastoral, with expansive grassy areas and manicured alder forest. The upper portion is covered in a variety of vegetation with sections of more mature forested areas. A creek meanders through the upper portion, creating a beautiful tranquil soundscape. A substantial driveway is in place to about halfway up the property. A well was drilled in 2024 with an estimated 20 US gpm yield and with full water analysis results available. Soil tests have been completed for septic suitability, which are also available. The property is a 10 minute drive along the waterfront from the town centre in Sointula along the southern shore of Malcolm Island. Rural commercial zoning allows a residential dwelling, as well as the opportunity for development of such things as lodges, campgrounds and cabins, home agriculture, cottage dwellings, or bed and breakfast.

MLS® No: **1003164** List Price: **\$599,000**
 Status: **Active** Orig Price: **\$599,000**
 Area: **Islands** Sub Area: **Isl Sointula**
 DOM: **0** Sold Price:
 Sub Type: **Land**
 Pend Date: Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 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: Marine, Road: Paved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 649,044	Lot Acres: 14.90	Dimensions:	Shape:	
Park Type: Open	Park Spcs: 2	View: Mountain(s), Ocean	Waterfront:	Water: Well: Drilled
Carport Spcs: 0	Garage Spcs: 0			
Sewer: None	Restrictions:	Services:		
Lot Ftrs: Acreage, Quiet Area, Rural Setting				

Legal/Public Records

Assessed: \$522,000	Assess Yr: 2025	Taxes: \$0	Tax Year: 2024
PID: 032-498-489	Roll No: 14028.505	Zoning: CR (Rural commercial)	Zone Desc: Rural
Plan Number:	Lot: C Block:	District Lot:	Land District:
Legal Description: Lot C Section 6 Malcolm Island Rupert District Plan EPP144202			



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The BC Oceanfront Real Estate Team



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Zoning: CR – Rural Commercial

Longitude: 50°37'N Latitude: 126°56'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.*



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