

Custom Built Newer Oceanfront Island Residence



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420 1st St

Sointula, Malcolm Island

\$1,199,000 Canadian



bc oceanfront.com



Mindful attention to detail has created this welcoming, west coast oceanfront residence. Warm custom woodwork, artistic touches throughout, and excellent workmanship enhance the stunning ocean vistas out front of the walk-on beachfront.

Sitting on Sointula's main street's oceanside, this xxxsqft oceanfront home is just a few minutes' drive from the ferry terminal and within walking distance to the shops and services of Sointula. It was built just 8 years ago, by the owner and a local builder.

The 0.45 acre property offers 188ft of stunning walk-on oceanfront from the back lawn, with a pebble beach out front. The double lot, with a large side yard,



provides room for expansion of parking or the potential for a garage/shop. The home is a main level with walk out lower level, with ample parking out front at the street level. A wrap-around porch is accessible from the side of the home leading to the oceanfront deck, which offers outstanding views to the south and west across Broughton Strait and over to Vancouver Island, with the Vancouver Island mountains as the backdrop.





2947sqft home | custom built | 8 years old

The living room and kitchen as well as the primary bedroom suite, small bedroom/office, and laundry room are all on the main floor. Stairs lead from the living room down to the lower level. The majority of this floor is set up as a home-gym and exercise space, there is also a large bedroom suite as well as a storage room and mechanical room. There is opportunity to develop this lower level further as it has been plumbed and wired to allow for a kitchen installation.

Vaulted ceilings invite you into the living space from the front entry. A wood stove offers cozy ambiance, while large picture windows encourage you to sit and watch the ocean, looking out for passing whales, boats and other marine activity. A glass door leads out to the covered oceanfront deck. The ocean-facing kitchen is well-appointed, with stainless steel appliances, an attractive tile backsplash, and ample cabinetry. A bay window in front of the kitchen sink and counter provides lots of natural light.



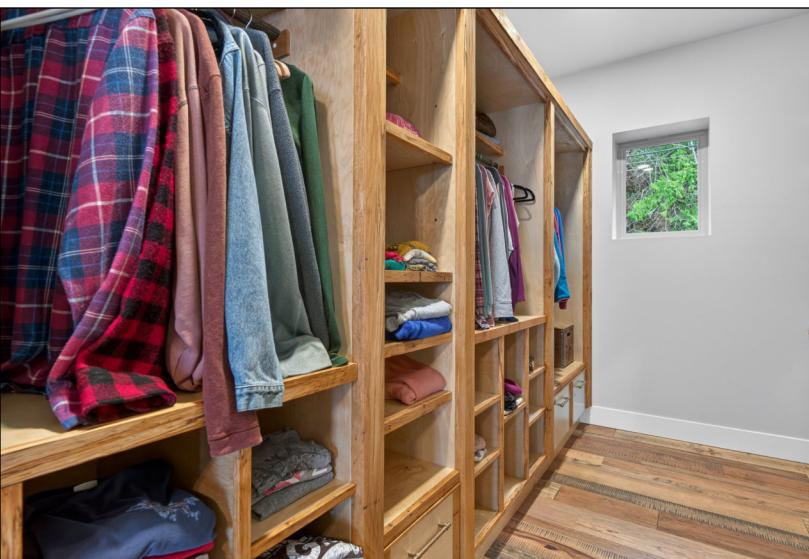


approx. 188ft of oceanfront | 0.45 acres | local wood accents throughout home

A focal point of the kitchen is the island. The blue base was custom made in Montana from reclaimed barn wood, while the beautiful counter top was crafted from local alder by a Sointula woodworker. With electricity, pull-out butcher block cutting boards and bar seating, this is an amazing one-of-a-kind piece that deservedly takes centre spot.

The flooring throughout the upstairs, aside from the tiled areas, is engineered wood and the warm tones add to the inviting feel of the home. Radiant in-floor heating is installed on both levels. All of the windowsills are yellow cedar, crafted locally. The barn-style doors in the living room, primary bedroom and downstairs bedroom were all salvaged from an equestrian centre in Montana and refurbished by the homeowners. Aside from the custom-crafted wood countertop on the kitchen island, all the countertops throughout the home are engineered granite.





The primary bedroom suite is on the SE side of the main floor. There is access to the oceanside deck from the bedroom with a glass door. Windows on both outer walls allow for lots of natural light. The walk-in closet features birch and alder shelving and drawers, custom built by a local carpenter. The spacious bathroom offers a walk-in steam shower, double sinks and urinal. This primary suite is a place to relax and rejuvenate.

Also on the main floor is a small bedroom currently used as an office. This would make a lovely child's room or a guest room. Off the entryway is a large laundry room, a two piece bathroom and a walk-in pantry.

Carpeted stairs with a unique driftwood railing made from wood collected on island lead to the large basement. The main space, with large windows looking out over the back yard and oceanfront, is currently set up as an exercise room





with rubber mat tiles covering the floors and lots of open space for exercise equipment. This space could be used for a rec room, family room, craft space, finished with a second kitchen, or kept as is. A glass door opens to the patio where a hot tub invites you to soak while enjoying the views.

Along one side of this lower floor is another bedroom suite, offering a walk-through closet into a 3 piece bathroom. The bathroom is also accessible from the main room.

Special touches downstairs include custom built-in drawers under the stairs using birch and yellow cedar, and door frames crafted from wood reclaimed from a boathouse that once sat on the property. This wood is also used on accents in the upstairs ceiling and in the stairwell.

The oceanfront deck is fully covered for year-round enjoyment and was crafted from Malcolm Island cedar milled on island. A wood porch swing adds a





whimsical touch, this was also crafted locally. Watch the sunsets over the water from this magical spot!

This home and property provides an inviting retreat for island living, whether to enjoy with a family year-round or to use as a seasonal residence. It is ready to open its doors to new owners looking to live that special island lifestyle.



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. Accessed by ferry from Port McNeill on Vancouver Island, Sointula has shopping, fuel services, private and public docks, a library and a medical clinic among other amenities.





Whale watchers and outdoor enthusiasts favour Malcolm Island for its whale rubbing beaches and hiking trails. Malcolm Island sits at the junction of Queen Charlotte Strait, Broughton Strait and Johnstone Strait off the northern end of Vancouver Island. The region is renowned for whale watching as well as excellent fishing and kayaking/boating.

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, 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.



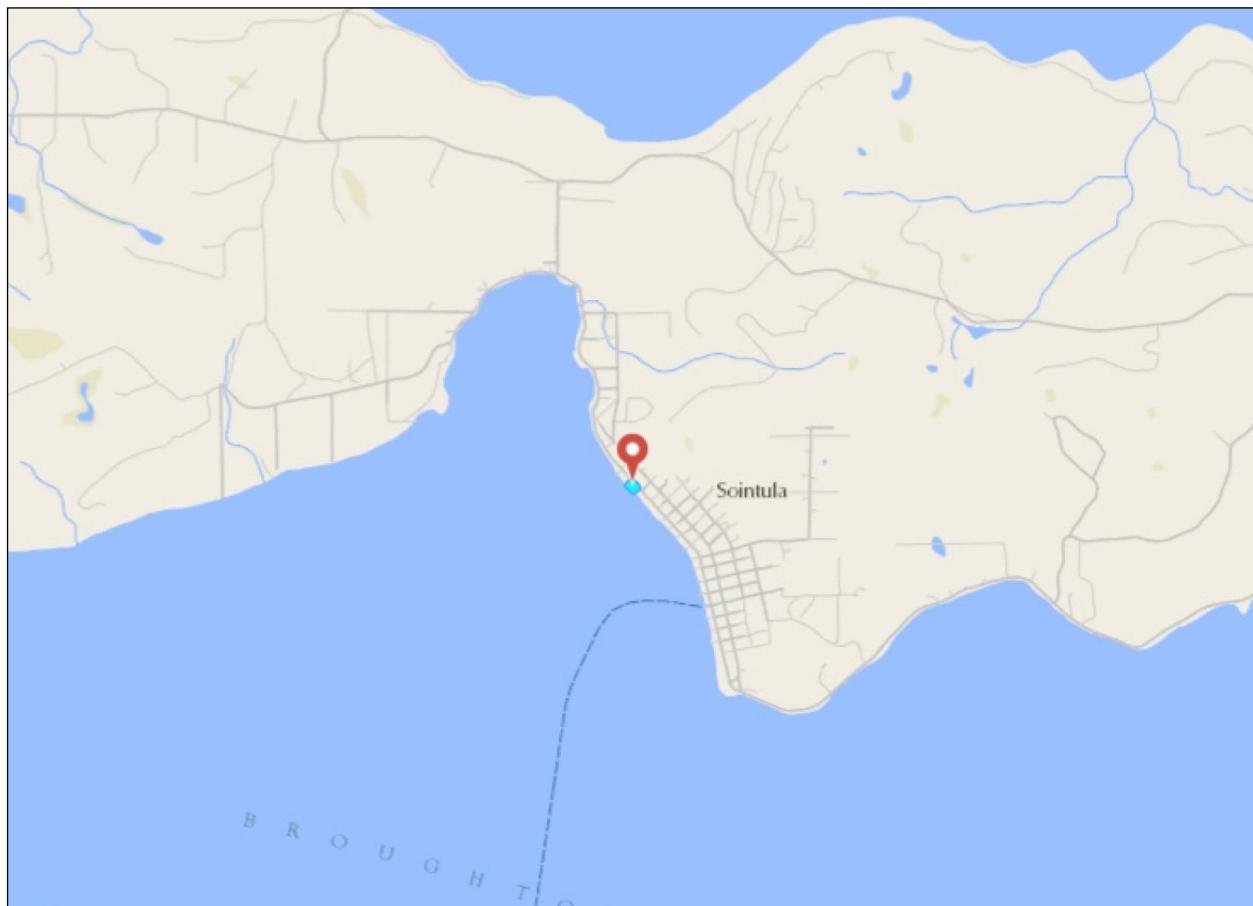
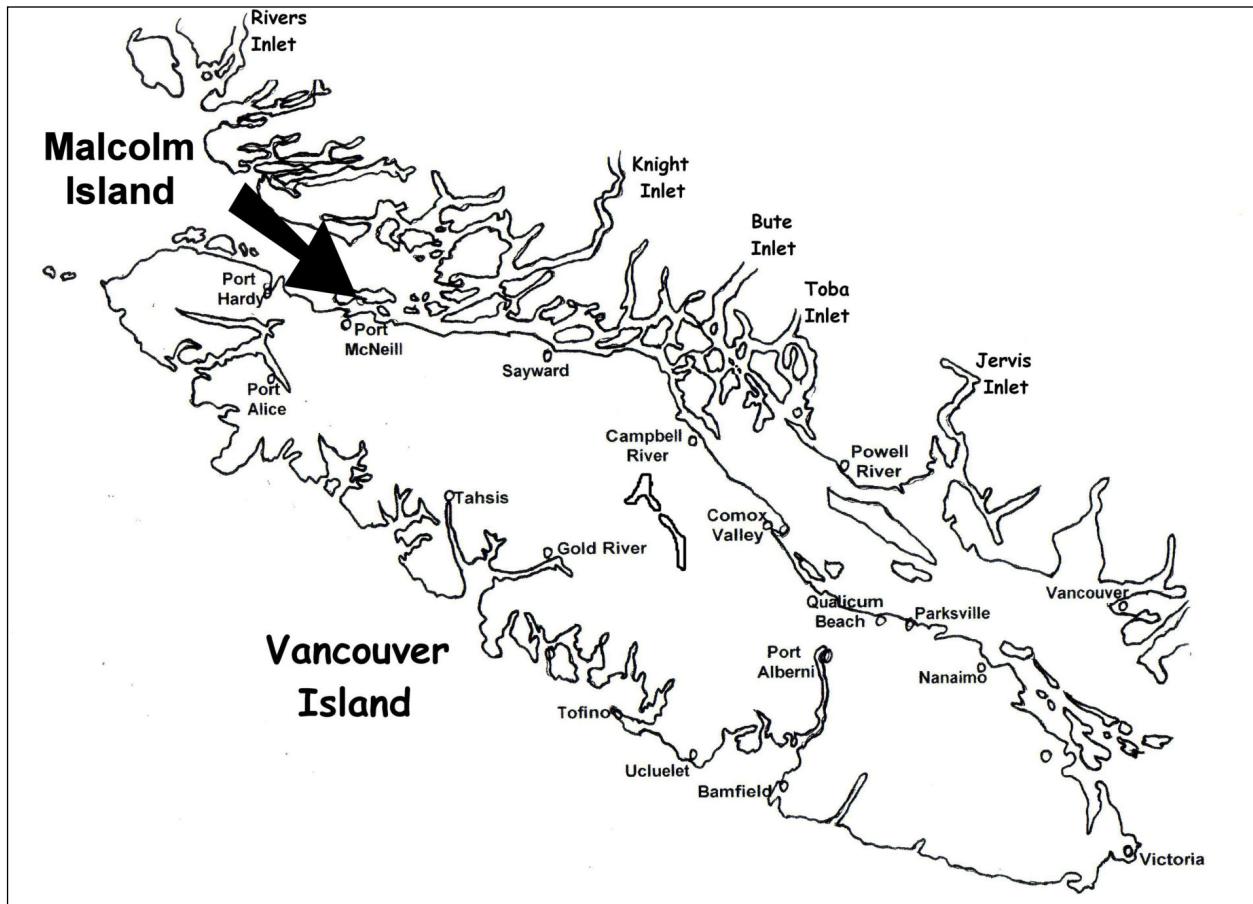


10

420 1st St, Sointula



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420 1st Street, Sointula, BC

Main Floor Exterior Area 1458.42 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2026/02/11



420 1st Street, Sointula, BC

Lower Floor (Below Grade) Exterior Area 1489.22 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5.4.3 (R3) Small Lot Residential

(a) General Purpose

This zone is intended to provide for the smallest allowable residential lots on Malcolm Island, principally for single detached dwellings and accessory home occupation uses that do not adversely affect adjacent land uses. These lots are in the Sointula community water supply and sewage service areas and may be subdivided and developed to the minimum permitted size and dimensions when serviced by the Sointula community water supply and sewage services.

(b) Permitted Uses

The following uses only are permitted in this zone:

- i) Single Detached Dwelling and accessory buildings and structures;
- ii) Accessory uses:
 - Cottage Dwelling
 - Home Occupation
 - Bed and Breakfast
 - Urban Hens

(Amended by Bylaw No. 921)

(c) Subdivision Requirements

- i) Minimum lot size for areas served by community sewer and water facilities shall be 891.84 square metres (9600 square feet).
- ii) Minimum lot size for areas not served by both community sewer and water facilities shall be no less than 1.0 hectare (2.47 acres) in area.
- iii) The minimum frontage shall be 24.384 metres (80 feet) on its single fronting lot line.

(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 flanks 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 is permitted 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 (850.36 square feet) in total.
- iii) One temporary dwelling may be approved for occupation while the single detached dwelling is under construction. The temporary dwelling must be removed 30 days after the single detached dwelling is occupied.
(Amended by Bylaw No. 837)

(f) Lot Coverage

- i) The maximum lot coverage of all buildings and structures shall not exceed 35%.

(g) Conditions of Use

- i) Home Occupation uses must be in accordance with Section 4 of this Bylaw.
- ii) Parking and loading must be in accordance with Section 3.1 of this Bylaw.
- iii) Principal buildings must be serviced by community sewer and water facilities.


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888-286-1932
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420 1st St Sointula BC V0N 3E0
MLS® No: 1025864 \$1,199,000 Active



MLS® No: 1025864 List Price: \$1,199,000
Status: Active Orig Price: \$1,199,000
Area: Islands Sub Area: Isl Sointula
DOM: 0 Sold Price:
Sub Type: Single Family Detached
Pend Date:
Title: Freehold

Custom-built 8-year-old oceanfront home featuring local woodwork and thoughtful design, on a generous double lot with 188 feet of walk-on beachfront. Outstanding views across Broughton Strait and over to Vancouver Island, with the Vancouver Island mountains as the backdrop. Every room invites you in, from the kitchen with its stunning custom-built centre island to the living room, anchored by a cozy wood stove and framing the Broughton Strait through massive picture windows, and the primary suite with deck access, a walk-in closet with custom shelving, and a spa-like ensuite. Engineered wood floors and local wood accents and trim add to the west coast ambiance. The lower level has a gym and guest suite. The oceanfront cedar deck is fully covered for year-round enjoyment, including watching the sunsets. The large property offers room to develop further if desired. Crafted with mindful attention to detail, this home is ready for new owners looking for a west coast island lifestyle.

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	16'5" x 11'6"
Rec Room	Lower	29'10" x 38'
Storage	Lower	8'11" x 15'4"
Utility Room	Lower	9'x7'
(Unfinished) (Unfin)		
Bathroom	Main	2-Piece
Bedroom	Main	8'11" x 8'11"
Bedroom - Primary	Main	16'7" x 12'7"
Ensuite	Main	5-Piece
Kitchen	Main	22'2" x 13'
Laundry	Main	8'11" x 12'3"
Living Room	Main	20'7" x 19'11"
Walk-in Closet	Main	12'9" x 7'2"

Beds: 3 Baths: 3 Kitchens: 1 Fireplaces: 1 Storeys: 2
FinSqFt Total: 2,948 UnFin SqFt: 0 SqFt Total: 2,948 Basement: Yes Addl Accom: None
2pc Ensuites: 0 3pc Ensuites: 0 4+pc Ensuites: 1 Beds or Dens: 3 Laundry: In House
Layout: Main Level Entry with Lower Level(s) Appl Incl: Dishwasher, F/S/W/D, Hot Tub, Microwave
Heating: Electric, Radiant Floor, Wood Cooling: None
Intr Ftrs: Ceiling Fan(s), Closet Organizer, Dining/Living Combo, Vaulted Ceiling(s)

Interior

Built (Est): 2018 Front Faces: Southwest Storeys: Bldg Warranty:
Construction: Cement Fibre, Frame Wood, Insulation All, Foundation: Poured Concrete, Roof: Metal
Metal Siding
Lgl NC Use: Access: Road: Paved
Exterior Ftrs: Balcony/Deck, Garden

Exterior/Building

Lot SqFt: 19,602 Lot Acres: 0.45 Dimensions: Shape:
Park Type: Driveway, Open Park Spcs: 4 View: Mountain(s), Ocean Waterfront: Ocean
Carport Spcs: 0 Garage Spcs: 0 Services: Electricity Connected
Sewer: Sewer Connected Restrictions: District Lot:
Lot Ftrs: Southern Exposure, Walk on Waterfront

Lot

Taxes: \$4,786 Tax Year: 2025
Assessed: \$1,046,000 Assess Yr: 2026 Zone Desc: Residential
PID: Roll No: 14124.000 District Lot:
Plan Number: Lot: Block: Land District:
Legal Description: Parcel A (DD69389I), Block 109, Section 20, Malcolm Island, Rupert District, Plan 816

Legal/Public Records

The BC Oceanfront Real Estate Team



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Zoning: R3 Malcolm Island
(Regional District of Mount Waddington)

Taxes: \$4,786 (2025)

Longitude: 50° 38'N Latitude: 127° 1'W

www.bcoceanfront.com

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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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