

# Turnkey Island Residence on 20 Acres



**SHELLEY McKAY**

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**250-830-4435**

**&**

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**250-203-0664**

**Lot 1 Main Rd**

*Lasqueti Island, Gulf Islands*

**\$750,000** Canadian



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## 20 acre property with a 1316sqft home, built in 2020, on beautiful Lasqueti Island.

This small Gulf Island sits off the southwest coast of Texada Island and is halfway between the Sunshine Coast and Vancouver Island in the Strait of Georgia. Walk-on ferry service from Vancouver Island provides access to the island, although most residents use boats as well, mooring in False Bay on the north end or Squitty Bay on the south end.

Like many of the Gulf Islands, Lasqueti has its own unique identity, and residents take pride in the services and lifestyle offered. From farmers markets to

roadside stands, a firehall to a free store, a coffee shop, a gas station and a health care centre, Lasqueti offers all the amenities and services of rural island living.

There are central roads for access across the island, and many residents barge a vehicle over to facilitate getting around. The seller's mooring buoy in False Bay, and pick up truck on the island, are included in this offering.





*20 acres inland | 1316sqft home built in 2020 | 500sqft shop*

This 20 acre property is about halfway down the length of the island, on the northern side. It is easily accessible by road from False Bay and all the community conveniences, with the community centre within walking distance. The property slopes up away from the road, with a lower bench and an upper bench where improvements are located. Featuring mossy rock and meadow clearings common of the Gulf Islands surrounded by open forest, this is an attractive, natural setting. One side of the property is almost completely bordered by Crown Land, providing exceptional privacy to the main residence.

The main residence sits higher up the driveway on the upper bench of the property, well removed from the road. This is a prime location in a clearing that gets full sun for animals, gardens, etc and is the central hub of the property. Near the main house is a pond and garden boxes set up behind fencing.





*additional dwelling | off-grid systems | local wood in home*

The 1316sqft 2 bedroom and 2 bathroom home was built to code in 2020 with all the modern conveniences and materials and is on a poured concrete perimeter foundation with a 3.5ft crawl space with gravel/poly floor. The metal roof extends over the front porch to provide covered outdoor seating for year-round enjoyment. The back porch extends to the mossy rocks behind the home and is a great place to enjoy the afternoon sun.

The open living space features a vaulted ceiling finished with pine tongue-and-groove, skylights and attractive vinyl plank flooring that flows through all the main spaces of the home. A WETT certified wood stove in one corner adds ambience and warmth. The kitchen is well appointed and has ample cabinetry. A restaurant-style island with butcher-block countertop adds extra work surface. Two skylights and the vaulted ceiling provide extra





light and space, making a great working atmosphere.

The primary bedroom offers a calm space at the back of the home, with vaulted ceiling, large windows and a door to the back deck and the privately located wood fired hot tubs. The 4 piece ensuite features a large walk-in shower and double sink vanity.



The second bedroom is also spacious with lots of windows. It has a door to the adjacent bathroom. This bathroom offers a walk-in shower and an attractive live-edge wood countertop and is also accessible from the main living space.

Finishing details in the home include birch plywood walls, fir beams and lumber all cut on island with most of the lumber from the property itself, and live edge sills on windows. The heaters, fridge, stove and dryer are all propane appliances.





This home is built for island living. The main power source for the home is a battery bank that draws from both a solar system and a stream generator. For peace of mind, a backup gas generator is set to take over automatically when the batteries in the main system run low. Domestic water is from a large pond, pumped to a storage tank and then to the home. A water filtration system is under the kitchen sink, providing reverse osmosis water treatment. There are propane wall heaters, with the woodstove for additional heat, and a hot water on demand system. Everything is set to work automatically and the system has been thoughtfully created to provide peace of mind to an owner who isn't there full time, or even to a resident living on the property. Thanks to the care and attention that went into building this home and establishing the various systems, this home should be insurable based on current known standards.





There are two other buildings near the main residence – the powerhouse and a shop. The 131sqft powerhouse serves the main residence and holds all the required equipment for the power system. There are 4 propane ‘pigs’ (storage tanks) that are owned not leased. A propane chest freezer is also in here. The roof extends to provide covered storage for wood and outdoor workspace.



The 500sqft shop sits on a cement foundation slab and features metal siding and roof. There is a regular access door as well as a double barn door. This building is insulated and has a wood stove for additional heat as well as a 3000 Yami generator and low voltage lighting.

At the lower bench where the driveway enters the property are a tiny house and a bunk house.

The tiny house, just under 300sqft, is a one room structure on a pad and post foundation with a wood deck. The main space is set up with a





sleeping area, kitchen and dining area. The kitchen area has a fridge and stove, sink, lower drawers and open shelf upper cabinets. Skylights bring in extra natural light. Additionally, there is a 3 piece bathroom that is on a separate septic system from the main residence. There is running water for the bathroom from the same large pond as the main residence, however it is not potable water as it is not treated. There is a wood stove, a small propane tank, hot water on demand and a generator for this dwelling.

The 224sqft bunkhouse is a small wood cabin with a metal roof and covered front porch. The interior is one room with birch plywood walls, a beautiful custom milled tongue and groove wood ceiling, and plywood flooring, set up with a woodstove in one corner and currently used as additional sleeping space. There is no bathroom, water or power in this building.





*truck included in sale | private mooring buoy in False Bay*



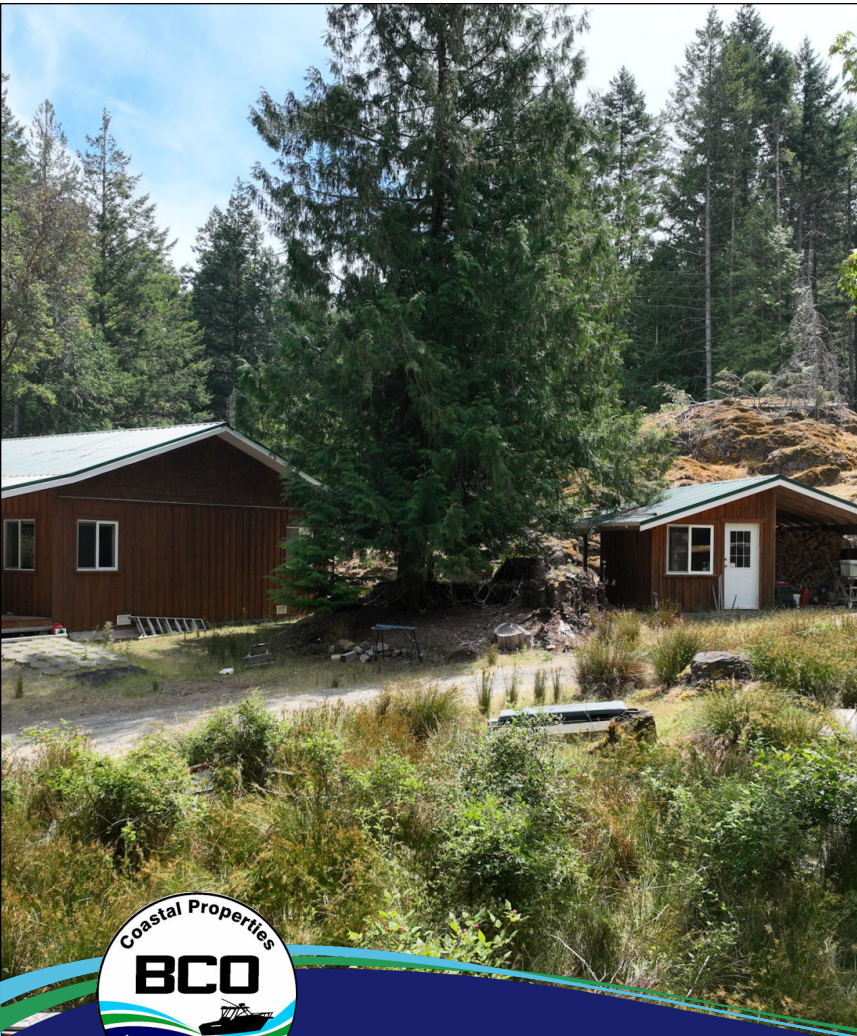
There is potential for a number of applications on this property. It would make a fabulous purchase as an island residence, and has the space and buildings for family and guests to visit. It could also be used as a bed and breakfast or long term rental, or further subdivided into two 10 acre parcels, with appropriate approvals.

Ready to be used, lived in and enjoyed, this island property has everything needed to embrace coastal living.

Lasqueti Island is located off the southwest end of Texada Island in the Strait of Georgia, and within close proximity to the Sunshine Coast, Vancouver Island, and the city of Vancouver.

Lasqueti Island is a desirable place to be thanks to its laid-back lifestyle and temperate climate. The year round population is approximately 500 people, with a higher influx in the summer months, and the rural quality of life here has a major appeal to residents and visitors alike.





The natural environment is diverse, consisting mostly of forests and rocky shorelines. The island is 13 miles long and 3 miles wide, with the highest point being Mt. Trematon at 1,130 feet. There is one sandy beach and several rocky or pebbly beaches as much of the coastline is high bluff. Five lakes are found in the interior with small streams reaching the seashore.

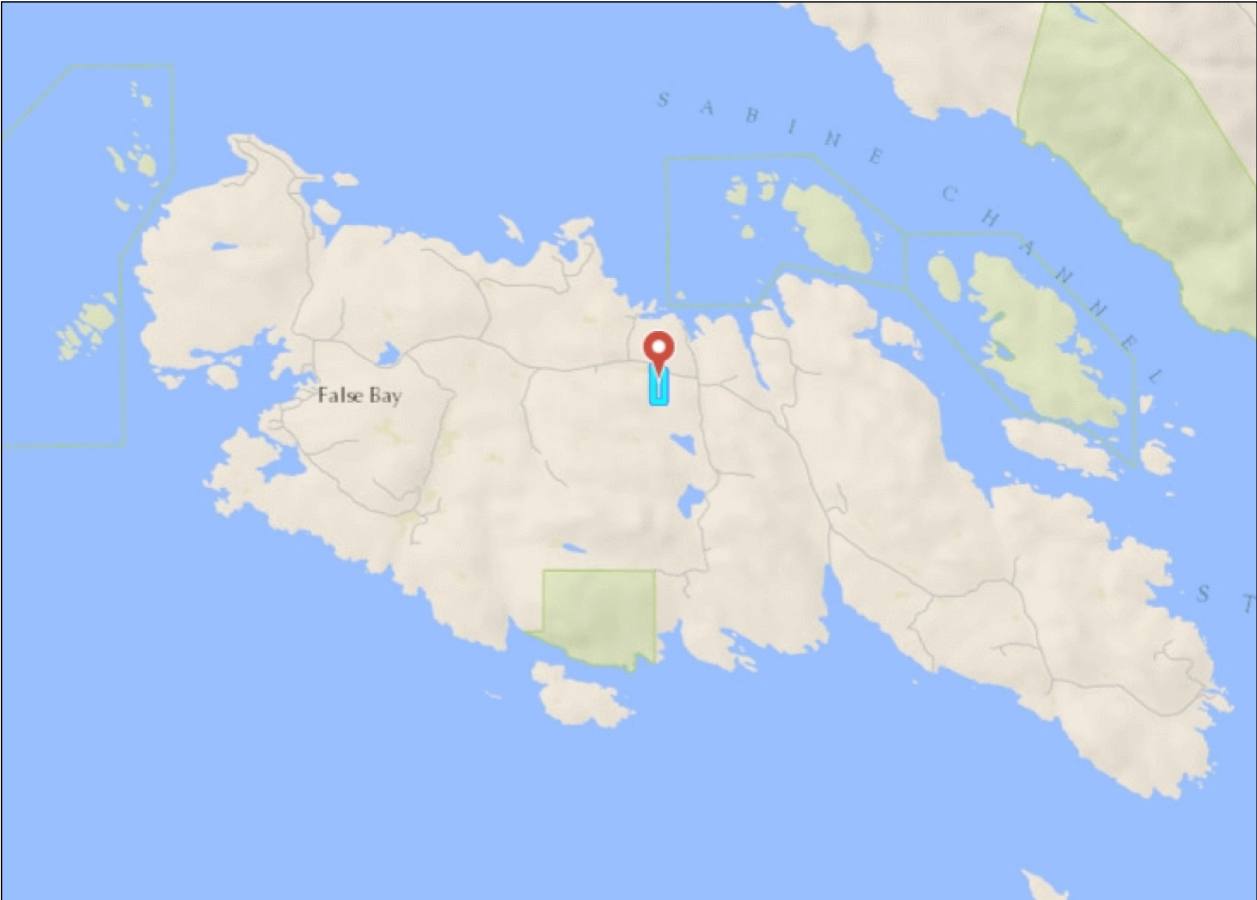
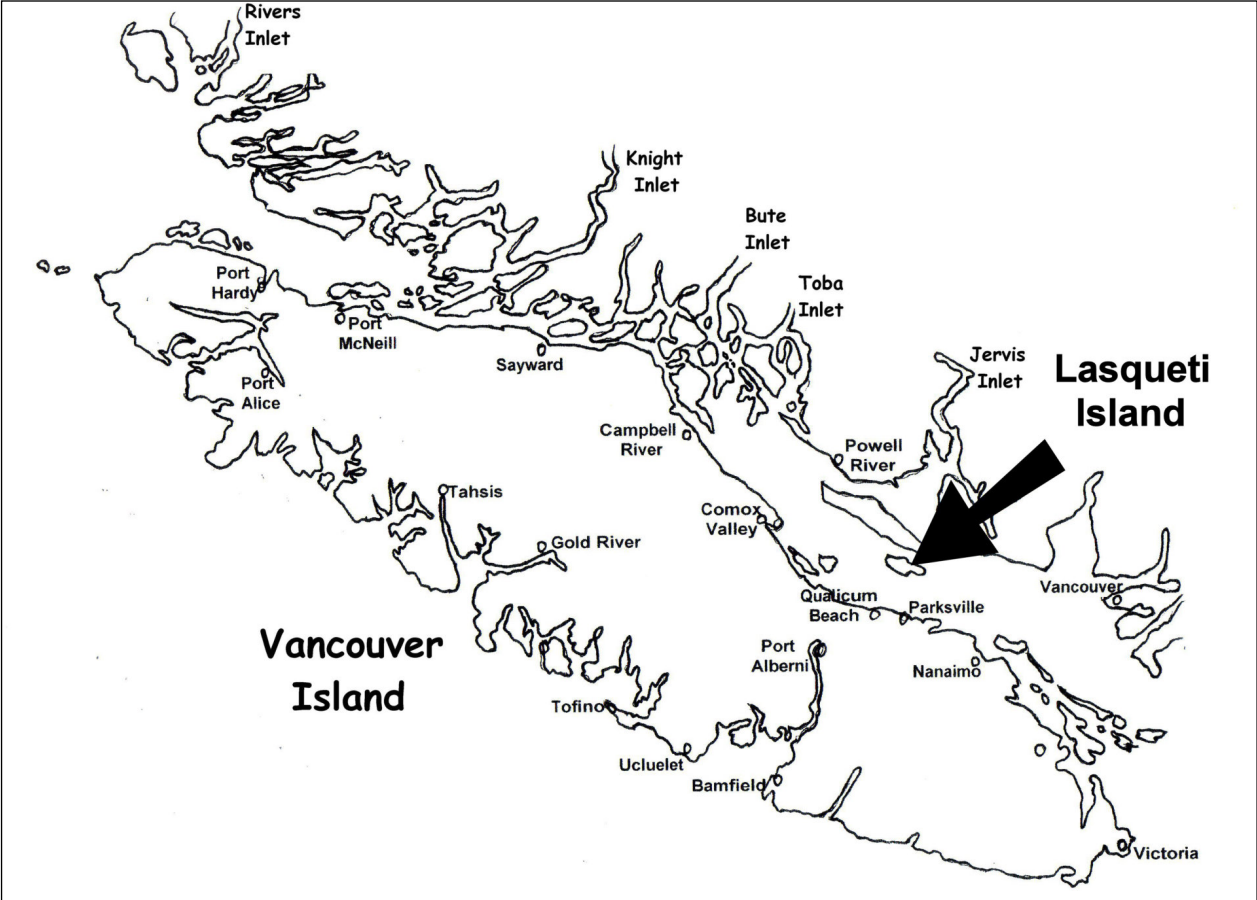
Access to the island is by boat or float plane and regularly scheduled passenger ferry service from French Creek near Parksville and Qualicum Beach on Vancouver Island to the government dock in False Bay which is located on the west end of Lasqueti Island. There is also a periodic barge service for vehicles which provides relatively convenient and easy access for both people and supplies.

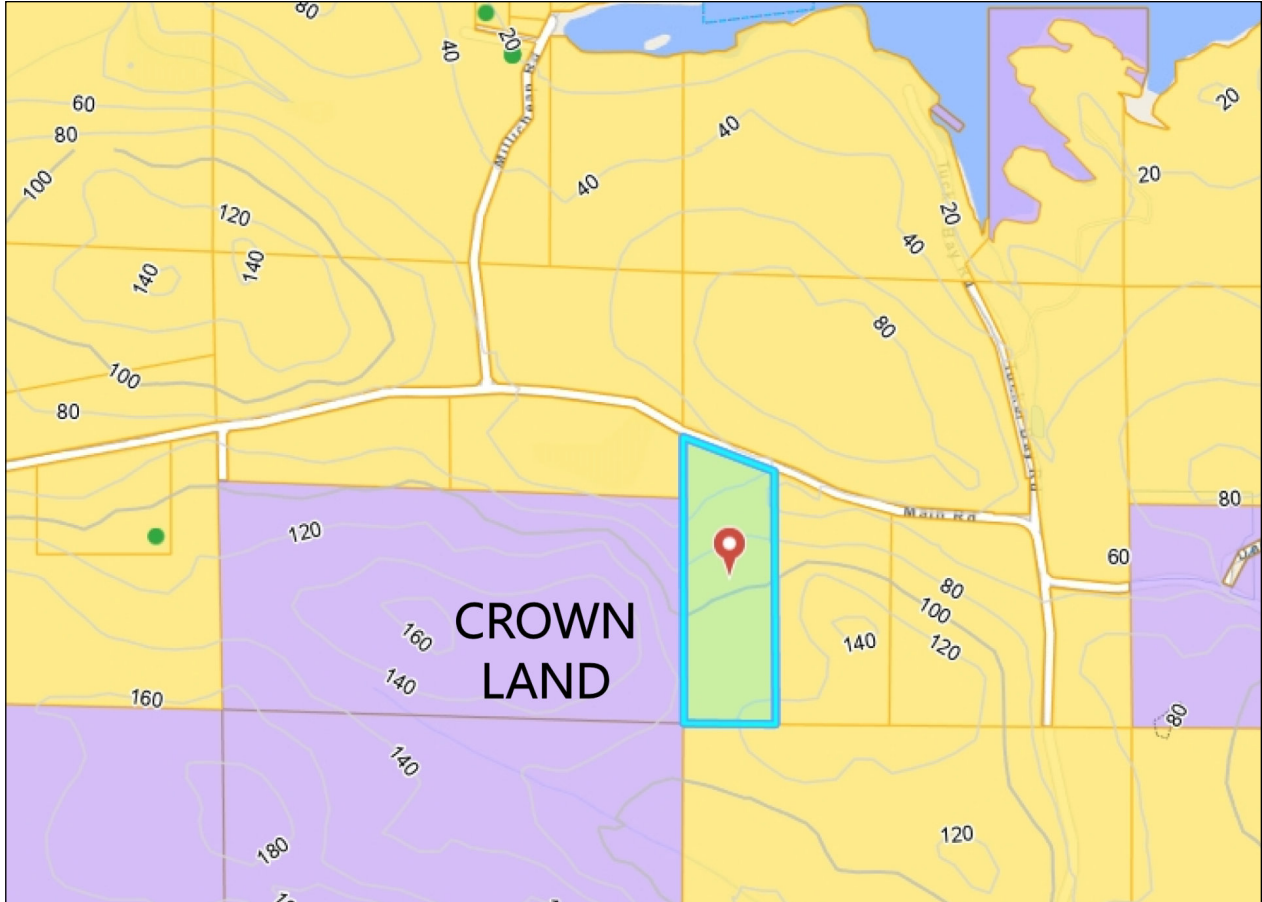
Lasqueti Island is part of the Gulf Islands, which include approximately 400 islands. These islands are located on the eastern side of Vancouver Island in the Strait of Georgia.











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## PART 4 ZONE PROVISIONS CREATION OF ZONES

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### 4.1. CREATION OF ZONES

BL 84, 2010 The Lasqueti Island Local Trust Area is divided into the following zones which are shown on Schedule B:

LAND BASED	LB
INSTITUTIONAL 1	IN1
COMMERCIAL 1	C1
COMMERCIAL 2	C2
COMMERCIAL 3	C3
INDUSTRIAL 1	I1
INDUSTRIAL 2	I2
INDUSTRIAL 3	I3
INDUSTRIAL 4	I4
INDUSTRIAL 5	I5
WATERSHED PROTECTION	WP
MARINE CONSERVATION	M-1
MARINE GENERAL	M-2
MARINE COMMERCIAL	M-3
MARINE MARICULTURE	M-4
MARINE INDUSTRIAL	M-5
MARINE TRANSPORTATION	M-6
MARINE BOAT RAMP	M-7
MARINE BARGE RAMP	M-8
MARINE MULTI USE RAMP	M-9

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### 4.2. LAND BASED (LB)

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**(1) Permitted Uses**

Except where otherwise regulated in this Bylaw, the following uses and no others shall be permitted on any parcel of land:

- (a) Residential;
- (b) Agriculture;
- (c) Forestry;
- (d) Mariculture facilities;
- (e) Home enterprise, subject to Subsection 3.6;
- (f) Slipways.

**(2) Maximum Number and Size of Buildings and Structures**

Except where otherwise regulated in this Bylaw, the following buildings and structures and no others are permitted on any parcel of land.

- (a) Dwellings, subject to Subsection 3.9;
- (b) Agricultural accessory buildings and structures necessary for the operation of a farm, including accessory buildings that contain temporary living quarters for transient agricultural workers;
- (c) Accessory buildings and structures;
- (d) Other non-residential buildings and structures to accommodate the permitted uses set out in this zone.

**(3) Regulations**

BL 84, 2010

Sewage generated in the Institutional1 zone may be disposed of on an adjacent Land Based zoned lot

BL104  
03/2025**(4) Site Specific Regulations**

- (a) The regulations listed in Subsections (1) through (3) of this Section apply to the land identified on Schedule B (Land Use Zoning Map) by the Site Specific Zone listed in the table in Article (b) of this Subsection, except as varied by the relevant Site Specific Regulation.
- (b)

Site Specific Zone	Site Specific Regulation
LB (1)	In addition to the Permitted Uses listed in Subsection (1) of this Section, fibre-optic cable telecommunication public service utility is a permitted use.

84, 2010

**4.3. Institutional 1 (IN1)****(1) Permitted Uses**

The uses permitted in Section 4.2 plus the following uses and no others are permitted in the Institutional 1 zone:

**(a) Permitted Principal Uses**

- (i) Nurses Station
- (ii) Health Centre
- (iii) Assisted Living Housing

**(b) Permitted Accessory Uses**

- (i) Employee Accommodation

**(2) Maximum Number and Size of Buildings and Structures**

The buildings and structures permitted in Section 4.2, plus the following buildings and structures and no others are permitted in the Institutional 1 zone:

- (a) One assisted living building, with a maximum of 15 bedrooms;
- (b) Six senior and/or assisted living units which may be connected to other senior and/or assisted living units but are separate and detached from the assisted living building, provided that each unit does not contain more than one bedroom and one kitchen per unit;
- (c) Other buildings to accommodate the permitted uses set out in this zone, including but not limited to a dining hall, kitchen, recreation and administrative offices, all of which may be within one or more of the buildings noted in (a) and (b) above; and,
- (d) Accessory buildings, such as woodsheds, and pump/utility sheds.

**(3) Minimum Setback Requirements for Buildings and Structures**

The minimum setback for buildings or structures except for a sign, fence, or pump/utility house is:

- (a) 5 metres (16.4 feet) from any parcel line.

**(4) Regulations Pertaining to the Institutional 1 Zone**

- (a) Access to and from the Institutional 1 zone shall be permitted by easement over an adjacent titled property;
- (b) A maximum of 5 bedrooms may be occupied by health centre and assisted living staff at any one time;



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888-286-1932  
250-201-2226

**Lot 1 Main Rd Lasqueti Island BC VOR 2JO**  
MLS® No: **1041655** **\$750,000** **Active**



20 acre property with a 1316sqft home built in 2020 plus accessory buildings, on beautiful Lasqueti Island. Inviting rancher with open living space, a vaulted ceiling finished with pine tongue-and-groove, skylights and attractive vinyl plank flooring that flows through all the main spaces of the home. Most of the wood was cut and milled on the island/property. Turnkey ready, with a dual solar and stream generator power system that is backed up by a gas generator, propane appliances, water treatment, and hot water on demand. Additional buildings include a 500sqft shop with power, a one room tiny house with power, and a bunkie (no services). Crown land on one side of the property ensures good privacy and the location provides quick, easy access to island amenities and services. A mooring buoy in False Bay and pick up truck on the island are included. Bring your boat - this is a great package and a well-built, easy care island residence! All BC Housing requirements have been met.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	12'10X14'5
Bedroom - Primary	Main	12'10X13'3
Dining/Living Combo	Main	17'11X20'8
Ensuite	Main	4-Piece
Kitchen	Main	12'7X12'11
Laundry	Main	10X7

MLS® No: **1041655** List Price: **\$750,000**  
Status: **Active** Orig Price: **\$750,000**  
Area: **Islands** Sub Area: **Isl Lasqueti Island**  
DOM: **0** Sold Price:  
Sub Type: **Single Family Detached**  
Pend Date: Title: **Freehold**

**Interior**

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys:  
FinSqFt Total: **1,316** UnFin SqFt: **0** SqFt Total: **1,316** Basement: **No** Addl Accom: **Exists**  
2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **2** Laundry: **In House**  
Layout: **Rancher** Appl Incl: **Dishwasher, Dryer, Freezer, Hot Tub, Oven/Range Gas, Refrigerator, Washer, Water Filters**  
Heating: **Propane, Wood, Other** Cooling: **None**  
Intr Ftrs: **Ceiling Fan(s), Dining/Living Combo, Vaulted Ceiling(s)**

**Exterior/Building**

Built (Est): **2020** Front Faces: **Northwest** Storeys:  
Construction: **Frame Wood, Insulation All, Wood** Foundation: **Poured Concrete** Roof: **Metal**  
Lgl NC Use: Access: **Air, Marine, Road: Unpaved** Bldg Style: **West Coast**  
Exterior Ftrs: **Balcony/Patio, Garden, Low Maintenance Yard, Water Feature**

**Lot**

Lot SqFt: **872,071** Lot Acres: **20.02** Dimensions:  
Park Type: **Detached, Driveway** Park Spcs: **10** View:  
Carport Spcs: **0** Garage Spcs: **0** Shape:  
Sewer: **Septic System** Restrictions: Services: Waterfront: Water: **Cistern, Other**  
Lot Ftrs: **Acreage, Central Location, Marina Nearby, Private, Quiet Area, Recreation Nearby, Rectangular Lot, Rural Setting, In Wooded Area**

**Legal/Public Records**

Assessed: **\$316,000** Assess Yr: **2026** Taxes: **\$1,493** Tax Year: **2025**  
PID: **001-300-202** Roll No: **16676.000** Zoning: **Land Base Use** Zone Desc: **Residential**  
Plan Number: Lot: Block: District Lot: Land District:  
Legal Description: **Lot 1 Section 14 Lasqueti Island Nanaimo District Plan 30048**

## The BC Oceanfront Real Estate Team



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**Aren Knudsen**

**REALTOR®**

250-203-0664




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Zoning: Land Base Use  
(Islands Trust - Lasqueti Island)

Taxes: \$1,493 (2025)

Longitude: 49° 29'N Latitude: 124° 16'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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