

Boutique Oceanfront Resort



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Lot 34 Whiskey Cove

Denny Island

\$1,395,000 Canadian



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Nestled into the shores of Whiskey Cove on Denny Island, this coastal retreat and fishing lodge offers a cozy comfort and access to some of the best fishing on the central coast.



Denny Island sits in the Great Bear Rainforest on the BC Central Coast, offering a wilderness experience with the convenience of services and easy access.

The community of Shearwater on the island is a service hub for the fishing and boating enthusiasts who frequent the area, and Denny Island is a quick ride by boat from Bella Bella, which is serviced by regular flights from Vancouver. In the summer there

are also float plane and boat charters providing service to the area on a frequent basis. Shearwater is additionally serviced by BC Ferries.

This offering is for Whiskey Cove Resort, with a 2695sqft main residence and 457sqft guest cabin, a shop, a garage, substantial moorage, and all the equipment and furnishings to run the property.





2695sqft home | 4 bedrooms/2 bathrooms | fully furnished

While currently operating as Whiskey Cove Resort and used primarily for fishing vacations and as rentals for service workers in the area (such as Coast Guard and Helijet), this property could also serve as a family residence, a group retreat, or a rental/B&B. The residence offers a comfortable and versatile space, while a cabin provides additional attractive accommodation.

This 1 acre property offers approx. 175ft of low bank, grassy oceanfront overlooking Whiskey Cove and out to several smaller islands in the channel between Denny Island and larger Chatfield and Cunningham Islands. Substantial moorage accommodates several boats, protected by a large breakwater, all licensed, and with power supply and fresh water.

The gravel driveway curves down to the just above the oceanfront portion of the property, with open parking above the residences. There is a large, over height garage at the top of the driveway for vehicle





approx. 175ft of oceanfront | 0.97 acres | substantial licensed moorage

or RV storage. A path with stairs leads to the buildings and dock area.

The main residence has been crafted with amazing attention to detail, offering a cozy home with high-end finishings. Details such as wood trim throughout, wide plank flooring, wood paneling in some rooms, vaulted ceilings, bay windows, and built-in shelving add an attractive touch.

The home is nicely laid out, with common living spaces on one side of the main floor. These spaces offer lots of room to relax and enjoy the ocean views through the large windows. A bay window in the living room provides a welcoming spot to simply watch the water. The dining room accommodates large groups and has French doors out to the deck where there is lots of room for outdoor dining and entertaining. A gas tabletop fireplace on the deck provide ambiance and warmth in the evenings.



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There are 4 bedrooms, two on the main floor and two on the second floor. The main floor bedrooms offer privacy on the opposite side of the home from the living spaces, with a 3 piece bathroom in between them. The back bedroom is set up as a two level space, with a set of stairs along the back wall leading to an open space above that is currently set up as a playroom with a bunk bed, but could be a sitting room, crafting room, or extra bedroom.



The upper level is split into two separate spaces. Stairs from the front of the home lead up to a large loft with a bedroom on one side. Additional space in the loft includes a seating area on a raised mezzanine and a large storage space. The loft overlooks the living room.

The fourth bedroom is accessed from a staircase off the dining room. This is a large, bright room, with a wood vaulted ceiling and high windows letting in





natural light. There are built in shelves by the closet and along the wall under the window.

The kitchen is central to the home, offering a bright space for cooking and entertaining, with a large peninsula countertop for food prep or seating. A farmhouse kitchen sink, light wood floors and cabinetry, and large windows plus a glass paneled door to the outside all add to the welcoming ambiance of this space.

An additional bathroom with a tiled shower, a large laundry room and a storage room are at the back of the residence.

Next to the home, but separated by wood privacy panels, is the cabin. This space is set up as a one bedroom bachelor suite, with a large bed, kitchenette, living area, bathroom and seating area. The living area has a pull out couch for additional sleeping space. Outside is a small deck set up with a bbq and seating area. Windows look out to the ocean





views at the front of the cabin, and it has been set up in such a way to provide privacy yet easy access to the main residence if desired.



At the water's edge, across from the cabin, is the one room shop affectionately known as the man cave. In here is everything needed for the fishing charter side of the property, including large chest freezers, extra fishing gear, fishing tackle for purchase, and work benches. This could be a great shop for a private residence as well.

A pier leads from the decks at the main residence to the ramp down to the docks. There is 383 lineal feet of dock space, with new floats under the main dock. There is also a boat buoy bumper system, a fish cleaning station, an icehouse with ice makers and freezers, 50amp electrical service, and fresh water washdown. All of this is nicely protected behind the large breakwater, and all licensed with specific permission for moorage.



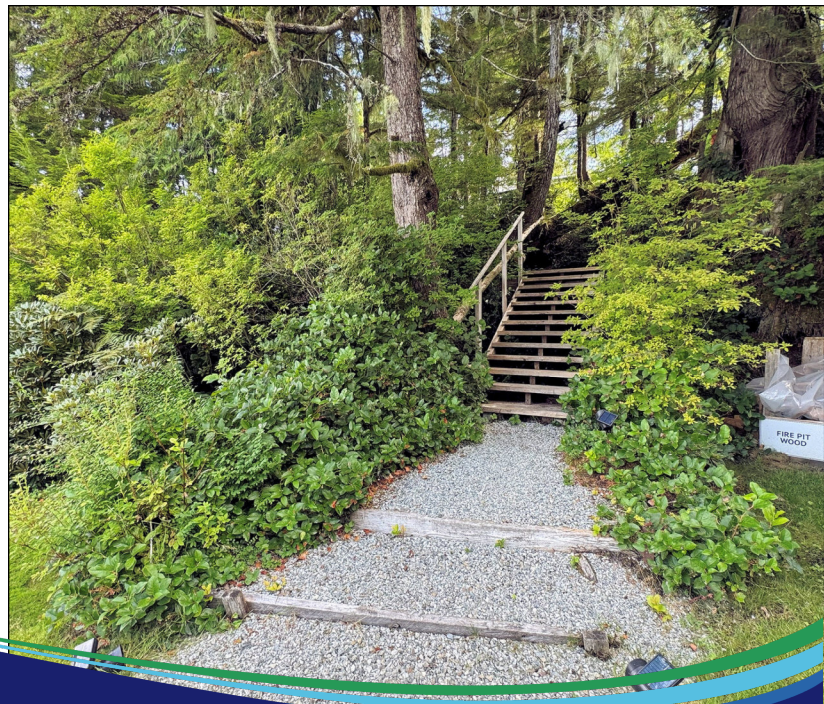


This property has been meticulously maintained, well thought out and is turn-key ready for a new owner. Whether one chooses to continue the resort and build on the fishing business, or use the property as a personal retreat/residence, everything you would need to run the property is already here.

The community of Shearwater on Denny Island offers a grocery store, marine services, post office, and other visitor amenities. There is a small permanent resident community as well as a larger seasonal population on the island, which has a rich history of First Nation use and also military use in WW2. There is a Coast Guard base on the island and an aerodrome with a runway that is mostly used in summer.

Denny Island attracts fishing enthusiasts from all over, with regulations that are very different from the southern BC areas, allowing for more fish to be retained over a longer season.

Part of the Central Coast Regional District, Denny Island is closely linked to Bella Bella on nearby Campbell Island and is connected to the larger region through the BC Ferries service. This area is sparsely populated, with the regional district servicing a population of less than 4,000 residents. The region covers a swath of islands, coastal inlets and mainland oceanfront that are part of one of the largest temperate rainforest ecosystems in the world.







Guest cabin



Guest Cabin



Guest Cabin



Shop (Man Cave)



Shop (Man Cave)



Shop (Man Cave)



Garage



Garage



gravel parking area



WHISKEY COVE RESORT

INCLUSIONS/EXCLUSIONS

Inclusions List:

Icehouse at top of dock:

- Two commercial ice machines – shaved and cubed ice
- Two small freezers
- Gas powered wheelbarrow

Man Cave/workshop at Beach:

- Glass case freezer
- Small upright freezer
- Fishing tackle
- Bait
- Fish packing boxes – Uninsulated and insulated different sizes
- Large chest freezer
- Small drink fridge/freezer
- Commercial Vacuum Sealer – Vac VA500
- Vacuum seal bags (different sizes)
- Fish processing/Cutting table
- Knife sharpening station & tools
- Tool chests & tools
- Spare fishing rods/nets
- Spare floater coats

Main House/Red Snapper Cabin

- All furniture, appliances, guest computer, marine radio, artwork, supplies and sundry items
- Wood splitter
- Tools, pressure washer, lawn mower

Garage/Shop at Roadside

- 2008 Chevy avalanche - red

Exclusions:

- Two mounted fish in main house
- Taxidermy Birds



WHISKEY COVE RESORT **SYSTEMS**

Water

Rainwater catchment – 3 cisterns totalling 8,000 gallons of water with Ultraviolet water purifying system.
Rainwater catchment - 270 Gallon tank for making ice (on deck)

Septic

Three chamber tank from dwellings to outflow. Pipe is run underground out past the moorage.

Power

Power is supplied by BC Hydro. Denny island gets their power from Ocean Falls. If the power goes down Denny Island has its own generators that will maintain power until it is restored.

Heat

Main house – Woodstove, baseboard heat, mini split heat pump.
Red Snapper cabin – Baseboard heat.

Dock

Specific permission (file #5406097)
Electrical – 50amp
Fresh water washdown
New floats replaced/added under main dock
Boat buoy bumper system
Fish cleaning station
383 lineal feet of dock space

Additional

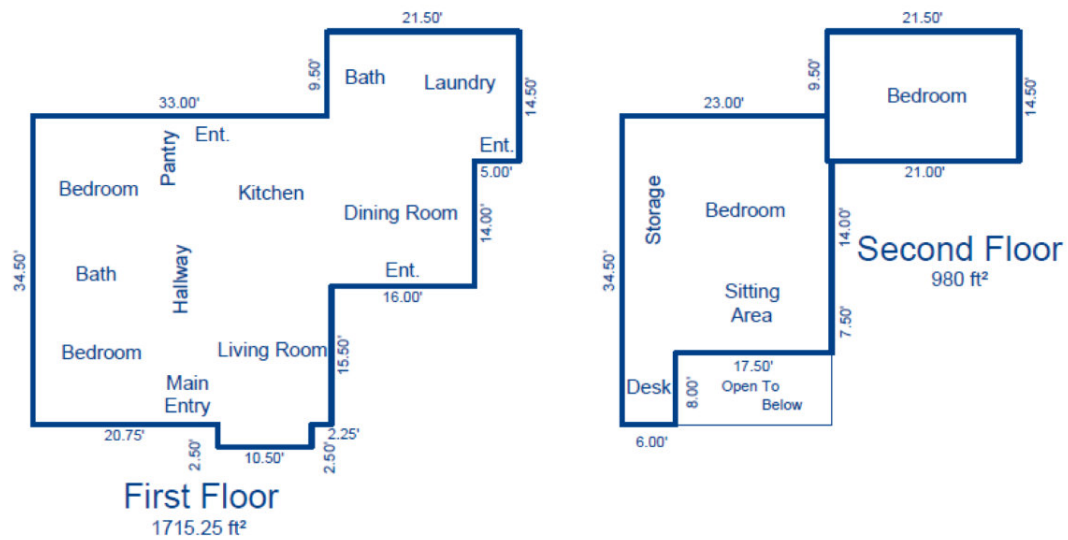
The home is plumbed for propane – the cooktop in the kitchen is propane. There are bottles of varying sizes under the home (60, 30, 20) included in the purchase.

Lorax Security Camera System.



WHISKEY COVE RESORT FLOOR PLANS

Main Lodge:

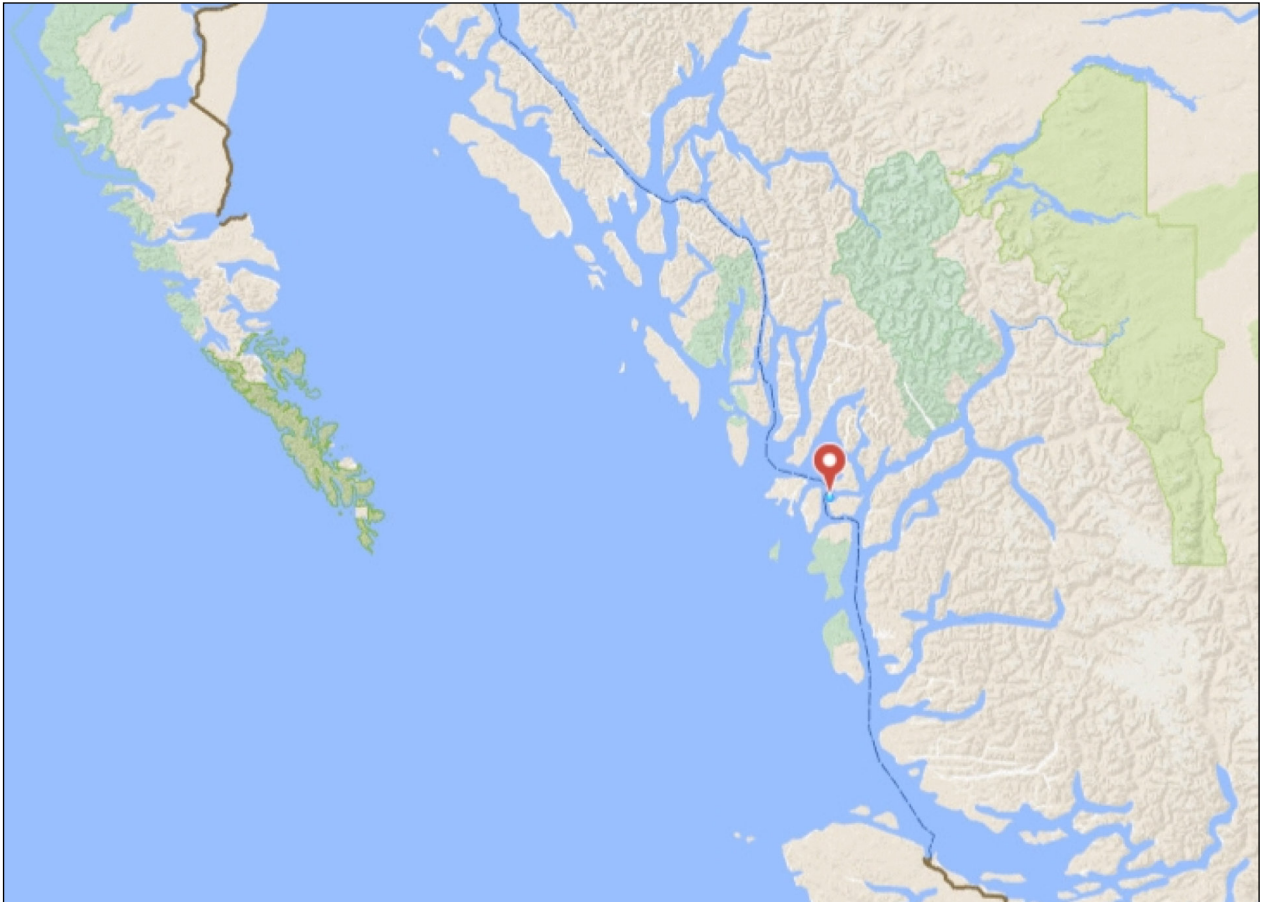


Red Snapper Cabin:



Man Cave:








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**LOT-34 WHISKEY COVE - VOT 1B0****MLS®: R3161462**

Area	Williams Lake (Zone 27)	Bedrooms	4
Sub Area	Bella Coola/Hagensborg	Bathrooms	2
City/Town	Bella Coola	Ensuite	
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$1,395,000
Taxes	\$3,020 (2026)	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	Freehold, Registered Owner		
Compl. Date			

Total # Rooms	12	Age	41	Style of Home	2 Storey
Municipal Charges		Year Built	1985	Exterior Finish	Wood
Renovations		Fin. Levels	2	Roof	Metal
Year of Reno		Price per Sqft	\$517.63	Flooring	
Fireplaces	1	R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel	Wood			Foundation	Other
Suite	None			Water Supply	
Crawl/Bsmt Hgt				Sewer Type	Septic
Bsmt Area	None			Heating/Fuel	Baseboard, Electric, Wood
Amenities					
Features Incl.	Fixtures Not Leased, Air Conditioning, Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Free Standing F/P or Woodstove, Freezer, Microwave, Oven-Built In, Refrigerator				
Fixtures Leased	No				
Site Influences	View Property, Private Setting, Rural Setting, Waterfront Property				
Outdoor Area	Balcony; Patio or Decks				
Services	Elec-Avail				
Legal Desc	LOT 34 DISTRICT LOT 1740 RANGE 3 COAST DISTRICT PLAN 13843				
Restrictions					

Sqft Fin.	2,695	Sqft Unfin.		PID Number	000-118-478	Zoning	N/A
Grand Total	2,695			Frontage (metric)	53.34	Lot Size (Sqft)	42,253
ROOMS				Frontage (ft)	175	Lot Size (acres)	0.97
				Lot Depth (ft)	317	Dist to Trans	
				Directional Exp.		Dist to School	
				View Desc.	MOUNTAIN & OCEAN		
				Out Buildings			
				Total Prkng	10		
				Covered Prkng	2		
				Parking	Det.Grge/Carport, Open		
				Driveway			
				Prkng Access			
				Mortgagee	Amount	Payment	Interest Rate
				1st			Due Date
				2nd			

Number Of Units	Bach./Studio	Financial	
1 Bdrm	3 Bdrm	Income As At	Less Oper. Exp.
2 Bdrm	Other Units	Income Per Year	Net Oper. Inc.

Denny Island oceanfront property, with attractive main residence, guest cabin, shop, garage, substantial moorage, and equipment and furnishings included. Crafted with amazing attention to detail, the main residence features high-end finishings, common living spaces offer lots of room to relax and enjoy the ocean views through the large windows, and four bedrooms providing plenty of room for family and friends. A spacious, partially covered deck provides great outdoor entertaining and seating space. The guest cabin is set up as a self-sufficient bachelor suite, with a separate deck and seating area. With lawn to the edge of the ocean, a substantial, licensed dock system, and a workshop at the ocean's edge, this is an amazing property in this stunning region of the BC Coast. see MLS#C8081770 Listed By: Royal LePage Advance Realty (VIREB)

The BC Oceanfront Real Estate Team



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Zoning: no zoning
(Central Coast Regional District)

Taxes: \$3,020 (2025)

Longitude: 52° 9'N Latitude: 128° 5'W

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ROYAL LEPAGE Advance Realty
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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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