

Oceanfront Cabin and Acreage with Exceptional Views



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Strata Lot A Owen Bay
Sonora Island, Discovery Islands
\$449,000 Canadian



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6.43 acre property with 324ft highbank oceanfront. The placement of the cabin provides for amazing views to the west, across the Discovery Islands with the mountains of Vancouver Island in the background.



Also included is ownership in 18.4 acres of common property which backs this and three neighbouring acreages. There are no fees currently associated with this four lot bare land strata development.

The topography is steep at the water and behind the home, however the balance of the property is more gradually sloped. Aside from two cleared areas, the property is nicely treed and could be considered a blank slate for future development possibilities.

Owen Bay is located on the south side of Sonora Island on Okisollo Channel, just above "Hole in the Wall". Owen Bay has a long history; at one point it was a thriving coastal community of about 1200 people and home to a school and general store. It has now evolved into a quiet, coastal vacation and recreation community with a small complement of full-time residents. There are government dock facilities located in the bay and weekly barge deliveries which come in at the south end of the Owen Bay Rd.





6.425 acres | approx 324ft highbank oceanfront | 1036sqft cabin with loft

From the first bench where the cabin and bunkhouse are placed a roadway curves around to another bench where there is plenty of room for a workspace. A track loader is kept here which can be sold with the property if a buyer would like. From

this bench a road wide enough for an ATV or small truck leads to the top of the property, and from there a roadway through the common property leads to the internal road network in Owen Bay and the rest of the Owen Bay neighbourhood.

The attractive main cabin is 1036sqft, with a metal roof and wood exterior siding. Both the placement of the cabin and the layout of the living space inside were designed to take full advantage of the incredible views.

The cabin is very nicely finished, with wood trim throughout, wood flooring and lots of windows with deep wood casings letting in natural light. The vaulted ceiling of the main living space adds to the open feel and the beam that runs along the centre of the ceiling is a stress rated engineered glulam beam, adding a professional touch. This is a modern, well-kept cabin with a bedroom on the main floor and a second bedroom in the 125sqft loft. The open layout features a wood stove on a black tile flooring central to the lower level, with a corner kitchen with hot and cold running water, eating space and living space, all looking out the big windows to the incredible ocean views. A sliding door leads to the large oceanside deck. A bathroom with sink and flushing toilet is also on the main floor.



A 9x11 'bunkie' sits several feet from the main cabin, perfect for guests or as additional sleeping space for family. This small one room cabin has large ocean-facing windows, wood flooring and walls, and a covered porch. An outhouse is just behind the building.

In addition, near the main cabin there is an outdoor shower house with on-demand hot water, a small tool shed and a wood shed.

The licensed moorage includes a 30ft x 10ft dock connected to a rolling ramp which is attached to the float and adjusts with the tide. The dock is anchored to the rockface at the shore, allowing for controlled movement up and down with the tides. Stairs lead from the moorage to the cabin, while a pulley system is in place to transport goods. The location of the dock in a small bay fronting the property provides excellent protection.



Power is currently run with a small 2000 watt generator that is disconnected when not in use. The cabin is fully wired with an electrical panel installed, and a solar panel power system or larger generator system could certainly be added for increased electricity usage. Domestic water is sourced from the creek higher on the property and gravity fed to the

domestic water from creek | licensed, protected moorage | flushing toilet



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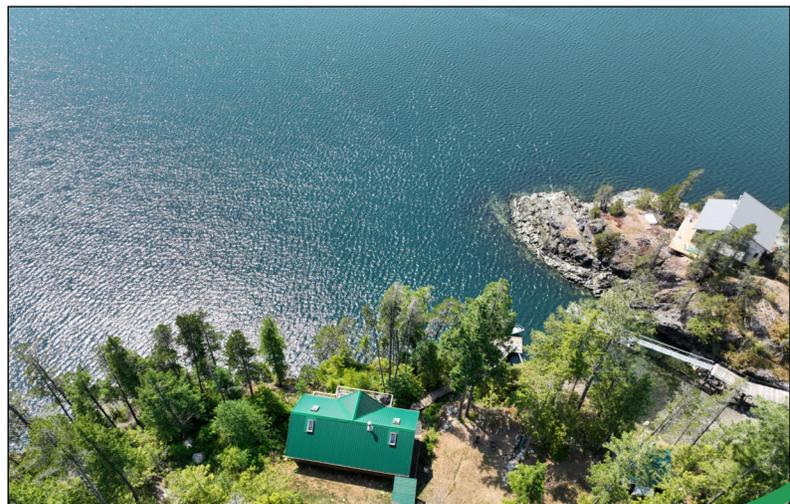
cabin and shower house via a water line which follows the road on the property.

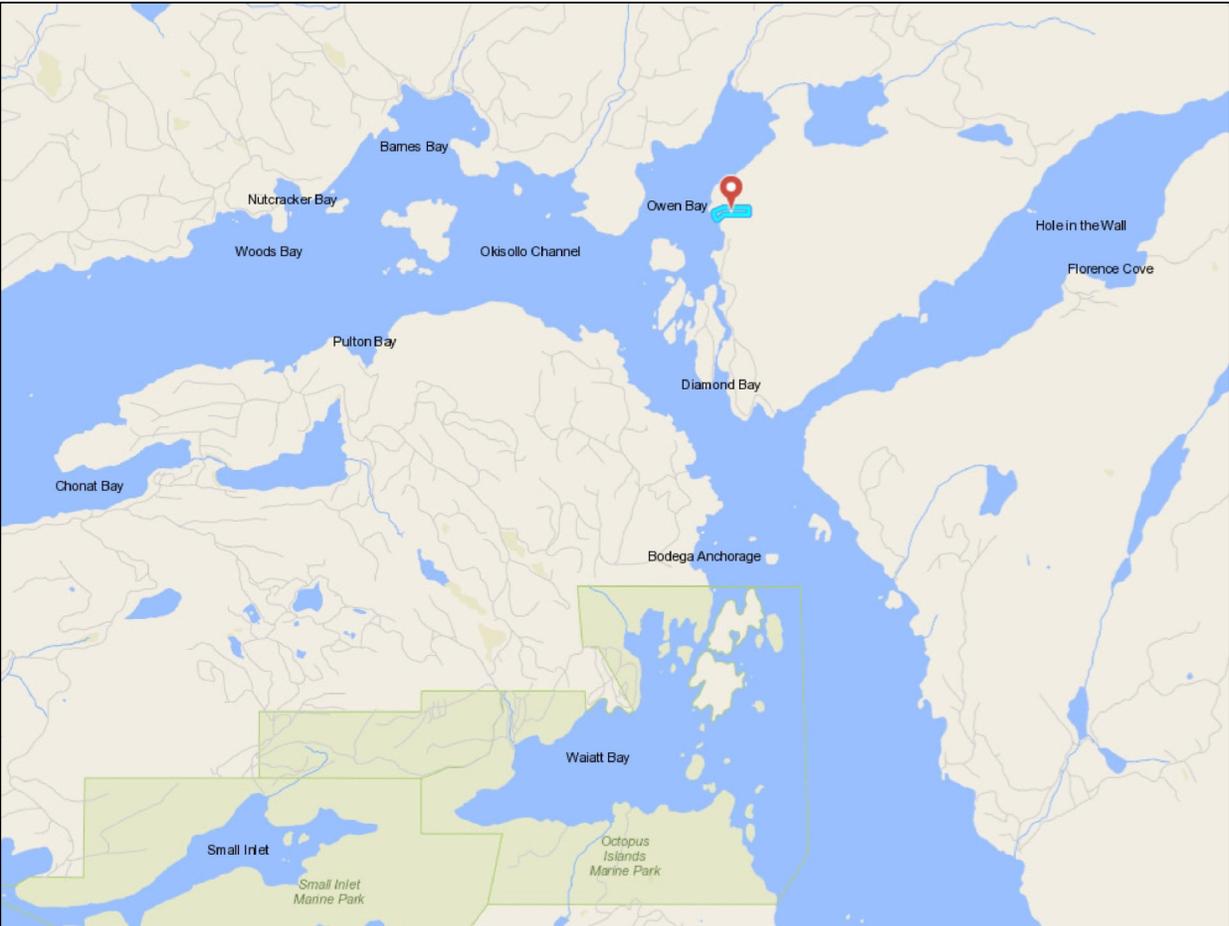
This is a turn-key oceanfront cabin and includes the furniture and sundry items. With licensed moorage, domestic water and bathroom facilities already in place this attractive property is a great opportunity!

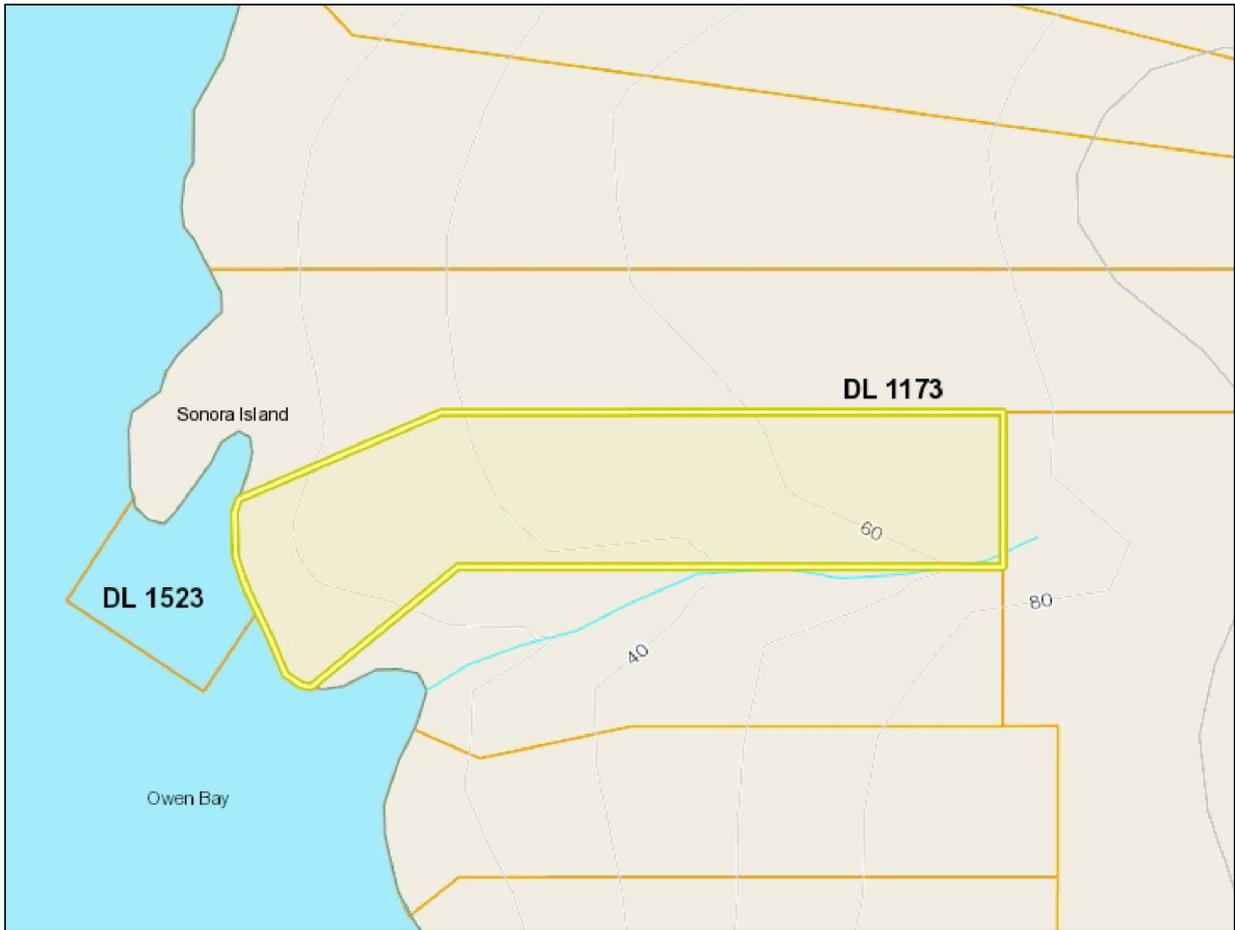
Sonora Island is one of the Discovery Islands, a group of rugged islands located between Vancouver Island and mainland British Columbia on the west coast of Canada. It is accessible by about a 1-hour water taxi ride from Campbell River on Vancouver Island. This area offers all types of outdoor recreation and sport activities - fishing, boating, diving, and wildlife viewing, and the availability of seafood such as crab, prawns, clams and oysters are all within this region. The Octopus Island Group Marine Park is only minutes away.

The Discovery Islands waterways connect the Strait of Georgia with Johnstone Strait and the Queen Charlotte Strait. These islands and the intricate watercourses that weave between them are home to some of the most impressive scenery on the BC coast such as snowcapped mountains and deep inlets fed by tumbling glaciers as a backdrop, calm protected channels and picturesque islets, boiling tidal rapids and historical homestead cabins and communities.









SCHEDULE 'A' of BYLAW NO. 1460
"ELECTORAL AREA 'J' —DESOLATION SOUND RURAL LAND USE BYLAW, 1993"

9.2.1 Upland Areas

9.2.1.1

RURAL ONE (RU—1)

i) **PERMITTED USES**

#2959

#2982 The following principal use is permitted:

- a) On any lot of 4.0 hectares (9.88 acres) or less, one single family residential dwelling, and one secondary dwelling subject to a maximum floor area of 80.0 square metres (861.14 square feet) shall be permitted; and
- b) For each additional 4.0 hectares (9.88 acres) of land in a parcel, above the minimum parcel size, one additional dwelling and one additional secondary dwelling subject to a maximum floor area of 80.0 square metres (861.14 square feet) shall be permitted.

iii) **SUBDIVISION**

- c) The minimum lot size for subdivision purposes shall be 4.0 hectares (9.88 acres).
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ROYAL LEPAGE
 Advance Realty Ltd.
 888-286-1932
 250-286-3293

Lot A Owen Bay Sonora Island BC VOP 1W0
 MLS® No: **937642** **\$449,000** **Active**



MLS® No: **937642** List Price: **\$449,000**
 Status: **Active** Orig Price: **\$449,000**
 Area: **Islands** Sub Area: **Isl Small**
Islands (Campbell River Area)
 DOM: **136** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold/Strata**

Oceanfront cabin with amazing views! This 6.43 acre oceanfront property offers licensed moorage, an attractive 1036sqft cabin with loft, additional one room cabin, shower house, domestic water source and road access throughout the property and further into Owen Bay. The cabin is very nicely finished, with wood trim throughout and lots of windows letting in natural light. It offers a modern, open layout with a sliding door to a large oceanside deck. The main bedroom and a bathroom with sink and flushing toilet are on the main floor, with a second bedroom in the loft. The 9x11ft one room cabin has large ocean-facing windows, wood flooring and walls, and a covered porch. Near the main cabin is an outdoor shower house with on-demand hot water, a small tool shed and a woodshed. This is a turn-key oceanfront cabin and includes the furniture and sundry items. Also includes ownership in 18.4 acres common property. Boat access property in a beautiful Discovery Islands location!

| Room | Level | Dims/Pieces |
|---------------------|--------|-------------|
| Bathroom | Main | 2-Piece |
| Bedroom | Main | 9'5x12'0 |
| Dining/Living Combo | Main | 21'3x22'6 |
| Entrance | Main | 8'6x10'0 |
| Kitchen | Main | 12'4x10'0 |
| Bedroom | Second | 9'5x13'3 |

| Interior | | | | |
|--|------------------------|--------------------------|------------------------|---------------------------|
| Beds: 2 | Baths: 1 | Kitchens: 1 | Fireplaces: 1 | Storeys: |
| FinSqFt Total: 1,036 | UnFin SqFt: 0 | SqFt Total: 1,036 | Basement: No | Addl Accom: Exists |
| 2pc Ensuites: 0 | 3pc Ensuites: 0 | 4+pc Ensuites: 0 | Beds or Dens: 2 | Laundry: None |
| Layout: Rancher | | Appl Incl: | | |
| Heating: Wood | | Cooling: None | | |
| Intr Ftrs: Dining/Living Combo, Furnished, Vaulted Ceiling(s) | | | | |

| Exterior/Building | | | |
|---------------------------|--|-------------------------------------|--|
| Built (Est): 2008 | Front Faces: West | Storeys: | Bldg Warranty: |
| Construction: Wood | Access: Marine | Foundation: Pillar/Post/Pier | Roof: Metal |
| Lgl NC Use: | Exterior Ftrs: Balcony/Deck, Low Maintenance Yard | | Bldg Style: Cottage/Cabin, West Coast |

| Lot | | | |
|---|------------------------|---------------------------------|--------------------------|
| Lot SqFt: 279,655 | Lot Acres: 6.42 | Dimensions: | Shape: |
| Park Type: None | Park Spcs: 0 | View: Mountain(s), Ocean | Waterfront: Ocean |
| Carport Spcs: 0 | Garage Spcs: 0 | | Water: Other |
| Sewer: Holding Tank | Restrictions: | Services: | |
| Lot Ftrs: Acreege, Dock/Moorage, Foreshore Rights, Private, Quiet Area, Rocky, Rural Setting | | | |

| Legal/Public Records | | | |
|---|---------------------------|---------------------------|-------------------------------------|
| Assessed: \$401,000 | Assess Yr: 2023 | Taxes: \$1,178 | Tax Year: 2023 |
| PID: 026-246-899 | Roll No: 18644.500 | Zoning: RU-1 | Zone Desc: Rural Residential |
| Plan Number: V155756 | Lot: A Block: | District Lot: 1173 | Land District: |
| Legal Description: Strata Lot A DL 1173 Sayward District Strata Plan V155756, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on form V (see plan as to limited access) together with Specific Permission #1413367 | | | |

| Strata | | | |
|--|-------------------------------|--------------------------|----------------|
| Strata/Pad Fee: \$0 | Strata/Pad Fee Year: 0 | Prop Mgr: | Mgr Phone: |
| Complex: | Bldgs/Cmplx: | Str Lots/Cmplx: 4 | Str Lots/Bldg: |
| Balc SqFt: | Patio SqFt: | LCP SqFt: | Stor SqFt: |
| Park SqFt: | Park Incl: | Park Cmn Sp: | Park LCP Spc: |
| Depr Rpt?: No | Plan Type: Bare Land | Lvls in Unit: | Unit's Level: |
| Rent Allwd?: Unrestricted | No restrictions | | |
| Yngst Age: 0 | No restrictions | | |
| Pets Allwd: Aquariums, Birds, Caged Mammals, Cats, Dogs | No restrictions | | |
| BBQs Allwd: Yes | | | |
| Smoking Byl: No | | | |
| Unit Incl: | | | |
| Assmt Incl: | | | |
| Shrd Am: | | | |

The BC Oceanfront Real Estate Team



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250-830-4435



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Zoning: RU-1
Strathcona Regional District

Taxes: \$1,178 (2023)
Strata Fees: \$0

Longitude: 50°18'N Latitude: 125°13'W

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ROYAL LEPAGE Advance Realty
(Campbell River)

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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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