

Rupert Arm Oceanfront Cabin



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Rupert Inlet

Northwest Vancouver Island

\$350,000 Canadian



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Homestead property on the tidal waters of Rupert Arm, used by one family for decades under a licence of occupation for a rural residence.

This property reflects a true desire to live a life closer to the land, and offers over an acre of partially forested land to escape from urban life with a full-time homesteading opportunity or make this your recreational getaway!

Rupert Inlet is an arm of Quatsino Sound on the northwest coast of Vancouver Island. This region is well known with boaters and the crabbing and prawning in this area has historically always been



excellent. The property is accessed by boat via Coal Harbour or Port Alice, or by forest service road* from Highway 19. The service centre of Port Hardy is 30 minutes away to the north while the nearby communities of Port McNeill and Port Alice also offer shopping and limited health care services.

With 882ft of walk on tidal oceanfront and 1.35 acres, this appealing property is very user friendly. The current home is on a small oceanfront clearing with a



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1344sqft two story home | 1 bed/1 bath

lawn and some garden areas near the house. The owner tells us that historically there was a much more cleared lawn area and more extensive landscaping, but mother nature has crept back in over time.

The main residence is a 1344sqft two story one bedroom home which was originally a one story cabin built in 1922 and was rebuilt once in the 1970s before being renovated and having the second story added around 15 years ago. The large primary bedroom is on the top floor, with large windows offering expansive ocean views. Thanks to the due west exposure this is an amazing place to sit and relax as you watch the sunsets over the water, and it is also a great spot for wicked storm watching!

A covered porch and foyer welcome you into the home. The main floor is open living space, with the living room at the back of the home and the dining area and kitchen at the front of the home. A central





one room cabin | workshop | off-grid power system

woodstove provides heating and ambiance for the home. The kitchen has ample cabinetry, a large double sink, an oven and range as well as a Findlay Oval cookstove. Separating the kitchen from the dining area is a large island with a butcher block countertop that matches the other kitchen countertops. A bathroom is in the corner of the home, with a separate toilet room and a bathing room with bath/shower and sink. There is also a laundry/storage room with a washing machine.

The home has beautiful wood flooring throughout. A second covered porch leads into a mudroom by the kitchen, while a glass door leads from the dining area to a partially covered deck the width of the home, which then steps down to a second deck with built in wooden bench seating and steps down to the yard. The front yard is in full afternoon thanks to the due west exposure with open views out across the inlet. A great place to spend an afternoon or evening!





A one room cabin sits adjacent to the home, which provides living space and/or sleeping space along with cabinets and a stove for cooking. There is a woodstove for heat.



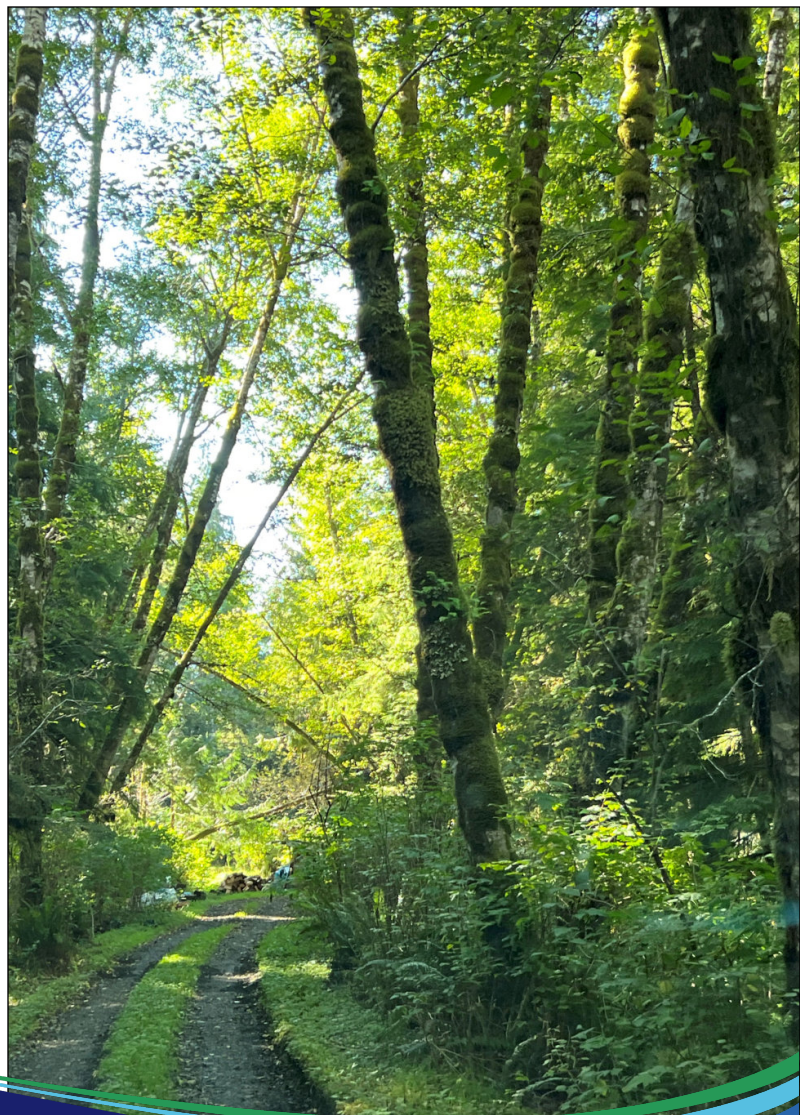
Behind the home is a workshop and storage shed, and there are two greenhouses in the garden area. The garden includes a large raspberry patch, multiple trees, plants and bushes planted by the family over the years.

Water pulled from a creek on the property is used for washing and bathing. Electricity is provided through an off-grid system that utilizes a micro-hydro turbine on the creek as well as a solar panel-battery system and a backup generator. The stove and hot water tank are propane appliances.



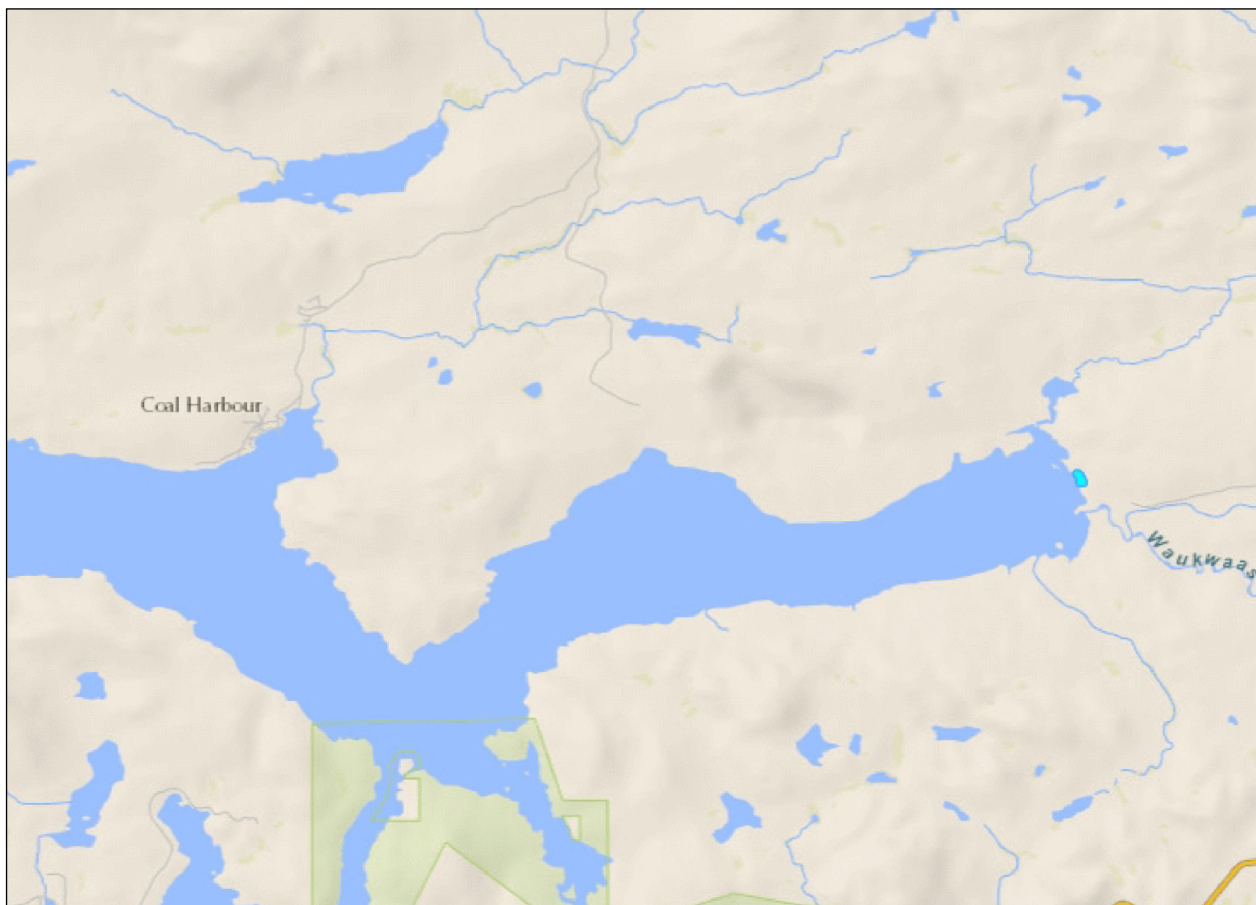
Quatsino Sound is one of the last great west coast frontiers easily accessible to the outdoor enthusiast and avid sport-fisherman. The region offers a great variety of activities, such as kayaking and recreational boating, throughout the network of protected inlets and the access to the open west coast. As well there are numerous rivers and lakes abundant with trout, steelhead and spawning salmon in the fall. Seventeen miles to the southwest out Quatsino Sound is the open west coast of Vancouver Island that offers spectacular fishing for salmon, halibut and other species. The marine life and other wildlife in addition to the beauty of the west coast are unsurpassed.

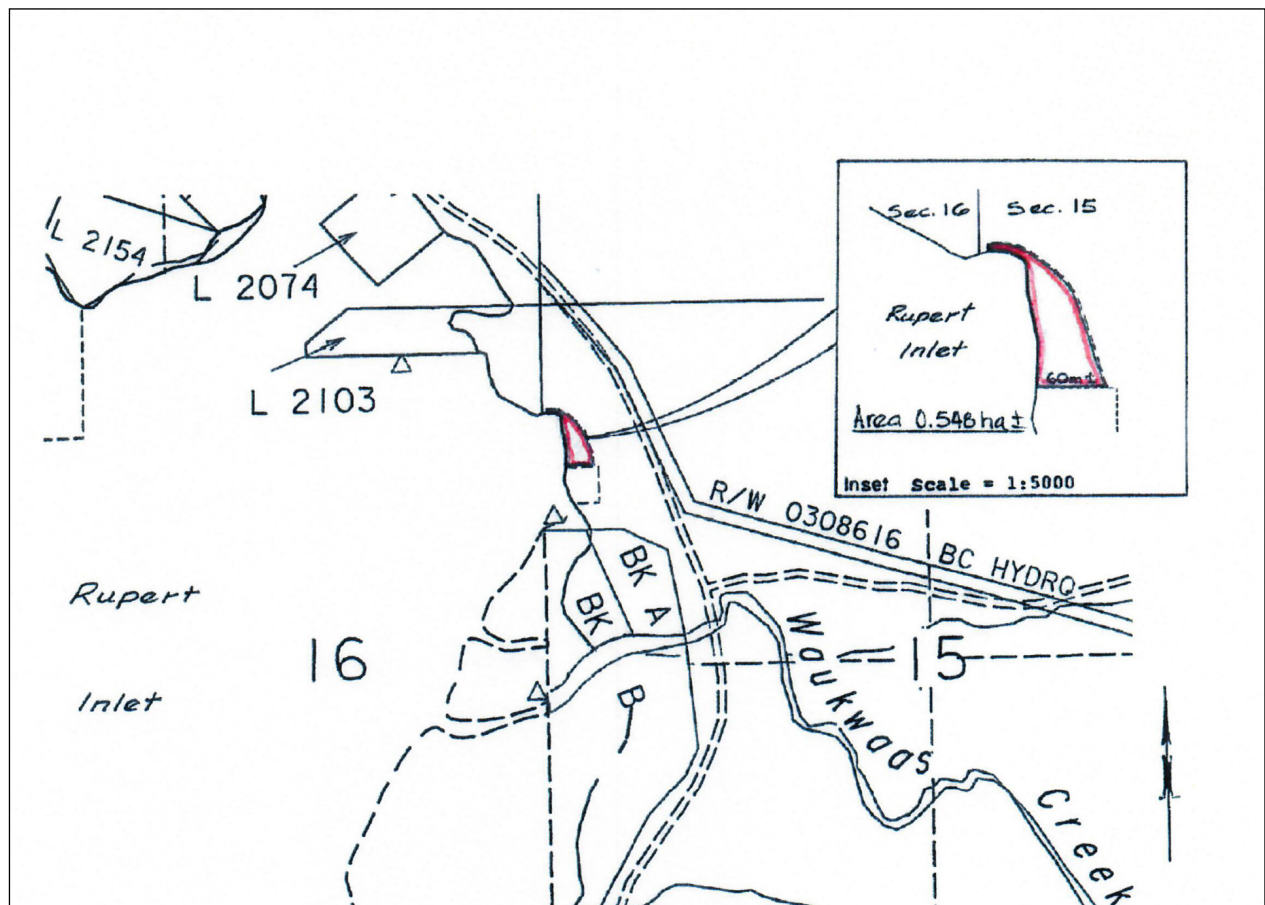
*Forest service roads are considered limited service, as there is no guarantee that the roads will be in usable shape year-round or be regularly maintained.











MARINE ZONE (MAR-1)

(Added by Bylaw No. 920)

A.26.0 OBJECTIVE

This zone is intended to apply to the vast majority of the marine areas throughout the Regional District. It allows a limited number of uses in the interest of protecting the marine environment and ensuring the Regional District of Mount Waddington has adequate input as part of the processes related to new or expanded development proposals that relate to the marine environment (e.g. finfish aquaculture, resorts, etc.). This zone is not intended to regulate or otherwise interfere with transient marine activities such as commercial fishing, recreation fishing, boating and navigation, etc. which are regulated by the Government of Canada and do not require the development of infrastructure works to support them.

A.26.1 PERMITTED USES

- a) Accessory uses associated with upland based forestry, including, but not limited to: log dump, booming and storage; helicopter drop site; barge ramp; docking systems; and, float camp to provide temporary accommodation for forestry workers;
- b) A dock as per section 3.1.5(c) of this Bylaw; (*Amended by Bylaw No. 925*)
- c) Marine navigational aids installed by the Province of British Columbia or Federal Government or agents thereof, or as required by and with the permission of the respective agency having jurisdiction; and,
- d) Restoration or enhancement of the intertidal zone with the prior written approval of Fisheries and Oceans Canada, where applicable.

A.26.2 CONDITIONS OF USE

Permitted uses shall only be established upon the prior issuance of a Crown land tenure for said uses, where required by the Province of British Columbia.

A.26.3 NON-CONFORMING STATUS

Where a marine area or a building or structure located in a marine area is lawfully used as of June 20, 2017, and is subject to the Marine Zone (MAR-1) as of that date, but does not comply with the provisions of the Marine Zone (MAR-1), such use, building or structure shall be deemed to be a non-conforming and can be continued to be used subject to the provisions of the Local Government Act related to non-conforming use and other continuations.


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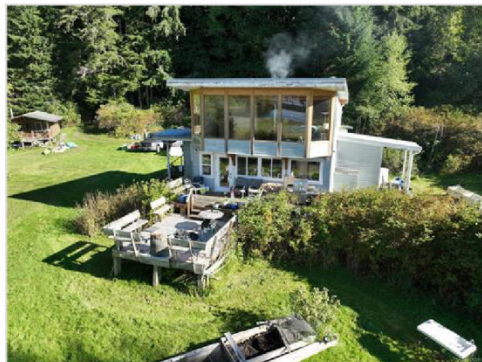
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0 Rupert Inlet Port Alice BC VON 2N0

MLS® No: **1017781** **\$350,000** **Active**

Homestead property on the tidal waters of Rupert Arm, used by one family for decades under a licence of occupation for a rural residence. With 882ft of walk on tidal oceanfront and 1.35 acres, this appealing property is very user friendly. Two story main residence, with large bedroom on the top floor overlooking the oceanfront. Bright main floor with central wood stove, open living space. Well equipped kitchen, 3 piece bathroom. Large deck facing the oceanfront. With western exposure the home is positioned to enjoy beautiful sunsets as well as watch storms over the water. Off grid electrical system. Additional one room sleeping cabin with cooking facilities, two greenhouses and a workshop/storage building. Rupert Inlet is an arm of Quatsino Sound on the northwest coast of Vancouver Island. Excellent crabbing and prawning in this area! The property is accessed by boat via Coal Harbour or Port Alice, or by forest service road from Hwy 19. Full-time living or a recreational getaway!

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Dining Room	Main	12x12
Kitchen	Main	12x12
Laundry	Main	4x4
Living Room	Main	12x14
Bedroom - Primary	Second	18'5"x16

MLS® No: **1017781**
 Status: **Active**
 Area: **North Island**
 DOM: **0**
 Sub Type: **Single Family Detached**
 Pend Date:
 List Price: **\$350,000**
 Orig Price: **\$350,000**
 Sub Area: **NI Port Alice**
 Sold Price:
 Title: **Other**

Interior

Beds: 1	Baths: 1	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 1,344	UnFin SqFt: 0	SqFt Total: 1,344	Basement: Yes	Addl Accom: Potential
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 1	Laundry: In House
Layout: Main Level Entry with Upper Level(s)				
Heating: Wood				
Intr Ftrs:				

Exterior/Building

Built (Est): 1977	Front Faces: West	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls		Foundation: Pillar/Post/Pier	Roof: Metal
Lgl NC Use: Yes	Access: Marine, Road: Unpaved		Bldg Style: West Coast
Exterior Ftrs: Balcony/Deck			

Lot

Lot SqFt: 58,806	Lot Acres: 1.35	Dimensions:	Shape:	
Park Type: Other	Park Spcs: 2	View: Ocean	Waterfront: Ocean	Water: Other
Carport Spcs: 0	Garage Spcs: 0			
Sewer: Septic System	Restrictions:	Services:		
Lot Ftrs: Acreage, Park Setting, Quiet Area, Recreation Nearby, Rural Setting, Walk on Waterfront				

Legal/Public Records

Assessed: \$196,700	Assess Yr: 2025	Taxes: \$755	Tax Year: 2025
PID:	Roll No: 26043.100	Zoning: MAR-1	Zone Desc: Other
Plan Number:	Lot: Block:	District Lot:	Land District: Rupert
Legal Description: Section 15, Township 4, Rupert Land District, N/W 1/4, Residential Purposes, Lease/Permit/Licence #V922314			

Strata

Strata/Pad Fee: \$941	Strata/Pad Fee Year: 2024	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx:	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?:	Plan Type:	Lvls in Unit:	Unit's Level:
Rent Allwd?: No Rentals			
Yngst Age: 0			
Pets Allwd: Aquariums, Birds, N/A			
Caged Mammals, Cats, Dogs			
BBQs Allwd: Yes			
Smoking Byl: Unknown			
Unit Incl:			
Assmt Incl:			
Shrd Am:			



Zoning: MAR-1
Regional District of Mount Waddington

Taxes: \$755.24 (2025)

Longitude: 50° 35'N Latitude: 127° 25'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.*

The BC Oceanfront Real Estate Team



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