

5 Acre Oceanfront Property on Southern Quadra Island



129 Joyce Rd, SL3
Quadra Island, Discovery Islands
\$795,000 Canadian

SHELLEY McKAY
Personal Real Estate Corporation
250-830-4435

AREN KNUDSEN
REALTOR ®
250-203-0664



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ROYAL LEPAGE
Helping you is what we do.

Welcome to Quadra Estates, on the southern shores of Quadra Island. The development is nestled into a quiet neighbourhood and located just minutes away from Quathiaski Cove, where you can find services and amenities, as well as the ferry to Vancouver Island.

As you drive down the private, forest-lined driveway, you'll feel like you've entered a whole new world. With a mix of substantial standing forest and beautiful pastoral land, this small community boasts a variety of natural features including a valley ravine path that leads to a secluded beach to the benefit of all the owners in Quadra Estates.



SL3 is a 4.97 acre high bank oceanfront lot that offers a private, peaceful island sanctuary away from the hustle and bustle of everyday life. The high bank frontage on the cliffs of south Quadra provides beautiful panoramic views over the waters of Georgia Strait, spanning 180 degrees from the BC mainland to the snow-capped mountains of Vancouver Island.





Quadra Island is the largest (approximately 34 km long) and most populated (approximately 2,700 full-time residents) of the Discovery Island group. It lies between Campbell River on Vancouver Island and the mainland coast of British Columbia, off Canada's west coast. Quadra's residents enjoy a rural lifestyle surrounded by a clean unspoiled environment. The breathtaking wilderness scenery, mild temperate climate, and natural beauty make it a popular destination for visitors from around the world. There are complete services on the island as well as a wide variety of accommodation and dining from deluxe resorts to rustic campsites. Unlimited adventure recreation includes sport fishing, diving, hiking on over 200 km of hiking trails, sea kayaking, powerboat and sailing. There are many beaches, sheltered coves, protected channels and islets along the intricate shoreline and the rich waters fed by large tidal exchanges nourish abundant marine life. All regular services are available on Quadra and the full service community of Campbell River on Vancouver Island is just a 10-minute ferry ride away from Quathiaski Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.

Drilled wells |

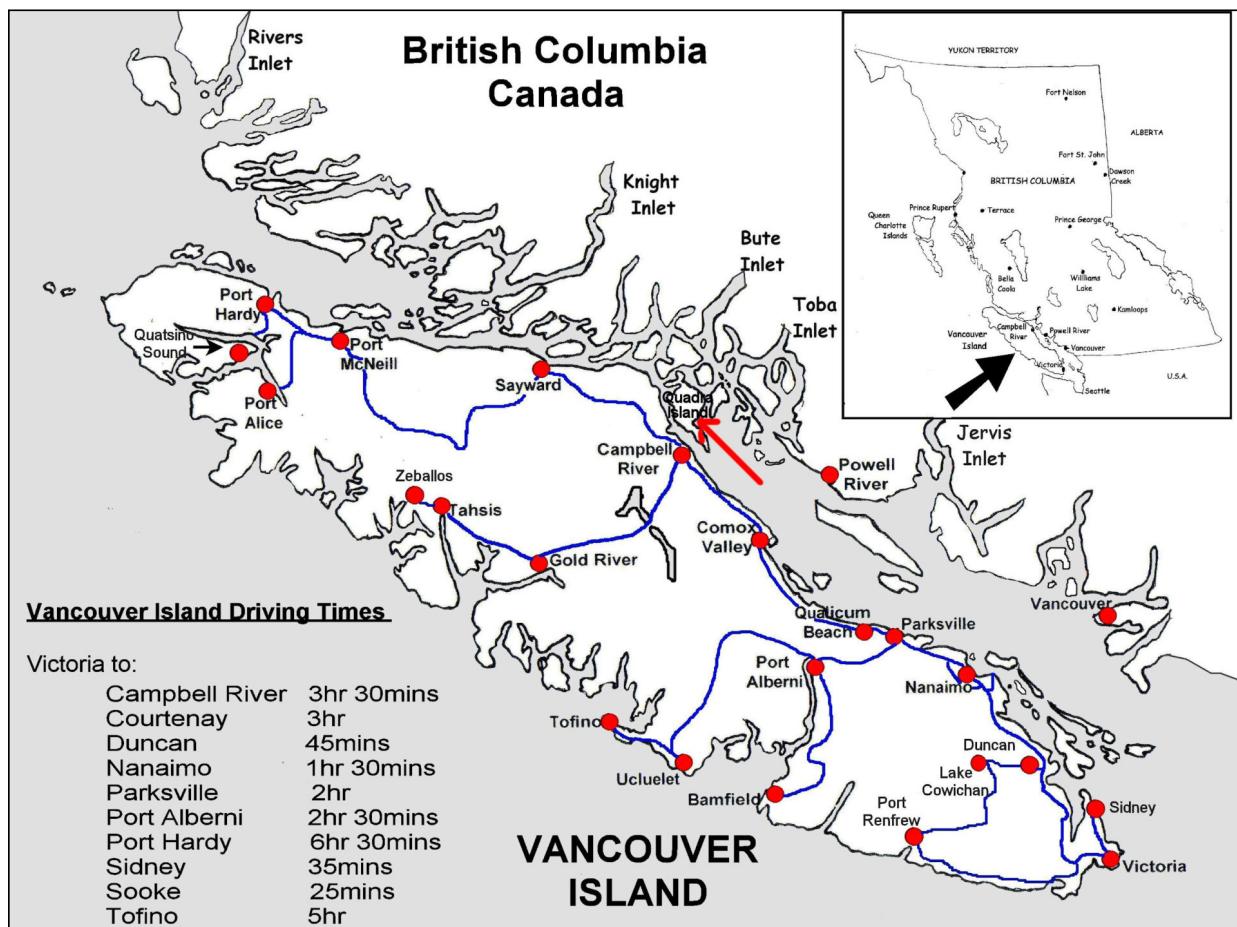
Hydro-electric power throughout property

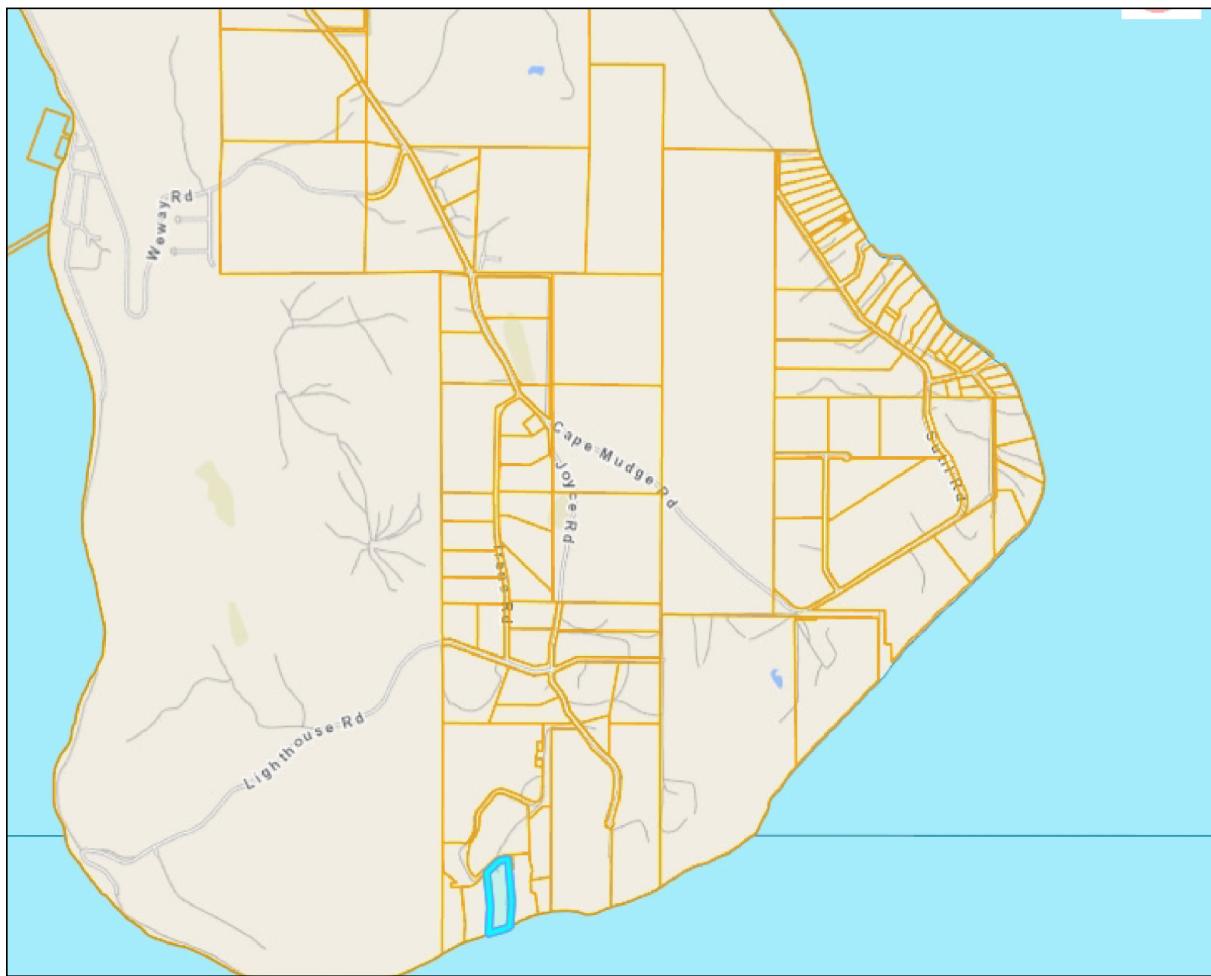




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BARE LAND STRATA PLAN VIS 6824

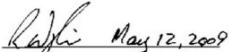
This plan need not comply with Section 8(l)(a)(i) of the Bare Land Strata Regulations, BC Reg. 75/78
Dated MAY 12, 2009.


for Minister of Transportation and Infrastructure

Deposited in the Land Title Office at Victoria B.C.
this _____ day of _____, 2009.

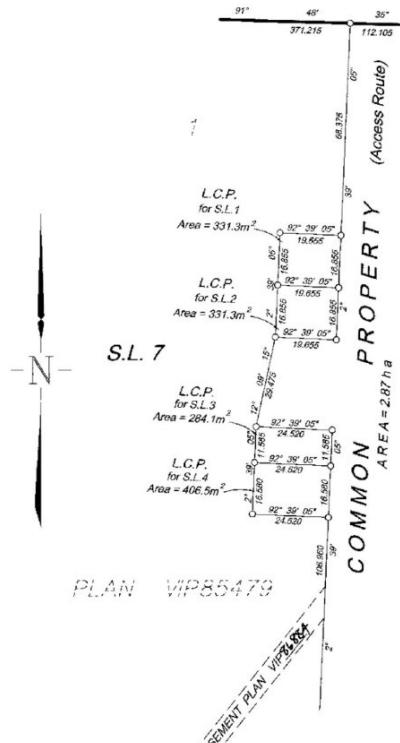
Registrar

Approved as a bare land strata plan under
Section 243 of the Strata Property Act.


Rapha May 12, 2009
Provincial Approving Officer for the Minister
of Transportation and Infrastructure.

PLAN VIP83493

B



Registered Owner:
QUADRA ESTATES LTD.
(Inc. No. 0754116)

Authorized Signatory STANLEY DCE

Authorized Signatory JONATHAN LIEKKA


Witness as to both signatures DANIEL LO

Leisure
Occupation

201-388 W. 8th Avenue, V6C 2C6
Address

Mortgages and Assignment of Rents:
HSBC Bank Canada

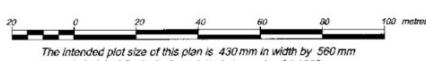
Authorized Signatory Chris Sheppard


Authorized Signatory JODY CHAN


Witness as to both signatures Brendon Hastings
(Commercial Financial) Officer

Occupation
HSBC Bank Canada
Address 115 West Georgia Street
Vancouver, B.C. V6C 3G2

DETAIL B



The intended plot size of this plan is 430 mm in width by 560 mm in height (C size) when plotted at a scale of 1:1000.

This plan lies within the
Strathcona Regional District.

20th day of FEBRUARY, 2009.


BCLS

ORIGINAL

FILE: C813

11.2**RURAL ONE (RU-1)****11.2.1****PERMITTED USES**

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Residential Use;
- d) Accessory **buildings** and **structures**;
- e) Silviculture.

SRD
#555

11.2.2**CONDITIONS OF USE**

- a) More than one (1) **principal building** shall be permitted on a **lot**, provided that all other requirements of the bylaw are complied with.
- b) Residential use is limited to: one (1) single **family dwelling** and one (1) **secondary suite** per **lot**; or
- c) One (1) single **family dwelling** and one (1) **secondary suite**; and one (1) **accessory dwelling unit** where the **lot** has a minimum area of 4000 sq. m (0.99 acres); or
- d) Two (2) single **family dwellings** and one (1) **secondary suite** per single **family dwelling** are permitted where the lot has a minimum area of 4 hectares (9.88 acres) with one (1) additional single **family dwelling** and one (1) additional **secondary suite** for each additional 4 hectares (9.88 acres) to a maximum of five (5) single **family dwellings**.

SRD
#555

11.2.3**LOT AREA**

- a) The minimum **lot** area in the Rural One (RU-1) shall be 4.0 hectares (9.88 acres).
- b) *Repealed*

#1391

11.2.4**SETBACKS**

- a) Except where otherwise specified in this bylaw:
 - 1) **Front yard** shall be a minimum of 7.5 metres (24.6 feet) from a front **lot** line;
 - 2) **Rear yard** shall be a minimum of 7.5 metres (24.6 feet) from a rear **lot** line;
 - 3) **Side yard** shall be a minimum of 3.0 metres (9.84 feet) from a side **lot** line.
- b) No **building** used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or **stream**.

PART 11 - ZONES

BYLAW NO. 1213 • "QUADRA ISLAND ZONING BYLAW, 1990"

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11.2.5

LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 15%.

End - RU-1

PART 11 - ZONES



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Shelley McKay Personal Real Estate Corporation 250-830-4435
 Aren Knudsen 250-203-0664



888-286-1932
 250-201-2226

[SL3 - 129 Joyce Rd Quadra Island BC V0P 1N0](#)
 MLS® No: 1023402 \$795,000 Active



MLS® No: 1023402

Status: **Active**

Area: **Islands**

DOM: **0**

Sub Type: **Land**

Pend Date:

List Price: **\$795,000**

Orig Price: **\$795,000**

Sub Area: **Isl Quadra**

Island

Sold Price:

Title: **Freehold/Strata**

Welcome to Quadra Estates, on the southern shores of Quadra Island! SL3 is a 4.97 acre oceanfront lot with high bank frontage providing panoramic views over the waters of Georgia Strait, spanning 180 degrees from the BC mainland to the snow-capped mountains of Vancouver Island. Services include BC Hydro electrical power. There are a number of reports and evaluations, such as geotechnical, available, simplifying the process for development planning. In addition, the acreages have been evaluated and are suitable for the installation of septic systems, which will be the buyer's responsibility for each strata lot. This listing is a resale, therefore GST is not applicable to the purchase price. Quadra Estates offers a unique blend of natural beauty, convenience, and tranquility with a variety of natural features including a valley ravine path that leads to a secluded beach to the benefit of all the owners in Quadra Estates.

Interior

Beds: **0**
 FinSqFt Total:
 2pc Ensuites: **0**
 Layout:
 Heating:
 Intr Ftrs:

Baths: **0**
 UnFin SqFt:
 3pc Ensuites: **0**

Kitchens: **0**
 SqFt Total:
 4+pc Ensuites: **0**
 Appl Incl:
 Cooling:

Fireplaces:
 Basement: **No**
 Beds or Dens: **0**

Storeys:
 Addl Accom:
 Laundry:

Exterior/Building

Built (Est):
 Construction:
 Lgl NC Use:
 Exterior Ftrs:

Front Faces:
 Access: **Road: Paved**

Storeys:
 Foundation:
 Bldg Warranty:
 Roof:
 Bldg Style:

Lot

Lot SqFt: **213,444**
 Park Type:

Lot Acres: **4.90**
 Park Spcs: **0**

Dimensions:
 View: **Mountain(s), Ocean**

Shape:
 Waterfront: **Ocean**

Water: **To Lot, Well: Drilled**

Carport Spcs: **0**
 Sewer: **Septic Needed, None**
 Lot Ftrs: **Acreage, Southern Exposure**

Garage Spcs: **0**
 Restrictions:

Services: **Electricity Available, Phone Available, Underground Utilities**

Legal/Public Records

Assessed: **\$670,000**
 PID: **027-966-526**
 Plan Number:

Assess Yr: **2025**
 Roll No: **18144030**
 Lot: Block:

Taxes: **\$2,856**
 Zoning: **RU1**
 District Lot: **167**

Tax Year: **2025**
 Zone Desc: **Rural Residential**
 Land District:

Legal Description: **SL3 DL167 Sayward District Strata Plan VIS6824 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.**

Strata

Strata/Pad Fee: **\$75**
 Complex:
 Balc SqFt:
 Park SqFt:
 Depr Rpt?: **No**
 Rent Allwd?: **Some Rentals**
 Yngst Age: **0**
 Pets Allwd:
 BBQs Allwd: **Yes**
 Smoking Byl: **Unknown**
 Unit Incl:
 Assmt Incl: **Caretaker**
 Shrd Am:

Strata/Pad Fee Year: **0**
 Bldgs/Cmplx:
 Patio SqFt:
 Park Incl:
 Plan Type: **Bare Land**
 * **Rental Notes**

Prop Mgr:
 Str Lots/Cmplx: **7**
 LCP SqFt:
 Park Cmn Sp:
 Lvl in Unit:

Mgr Phone:
 Str Lots/Bldg:
 Stor SqFt:
 Park LCP Spc:
 Unit's Level:

See Developer's Disclosure Statement
See Developer's Disclosure Statement
See Developer's Disclosure Statement

The BC Oceanfront Real Estate Team



Shelley McKay
Personal Real Estate Corporation
250-830-4435



Aren Knudsen
REALTOR®
250-203-0664



Zoning: RU-1
Strathcona Regional District

Taxes (2025): \$2,856

Longitude: 49°59'N Latitude: 125°10'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
250-286-3293 | 1-888-286-1932

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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