

# Substantial Forested Property on Southern Quadra Island



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Personal Real Estate Corporation  
**250-830-4435**

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REALTOR®  
**250-203-0664**

**ED HANDJA**

Personal Real Estate Corporation  
**250-287-0011**

**129 Joyce Rd, SL7**

*Quadra Island, Discovery Islands*

**\$882,000 Canadian**



**bcoceanfront.com**





Welcome to Quadra Estates, a beautiful and diverse acreage located on the southern shores of Quadra Island. With fewer residences and larger properties, this location is a breath of fresh air!

Just minutes away from Quathiaski Cove, you'll be able to catch the ferry to Vancouver Island and explore all the outdoor activities that the area has to offer.

As you drive down the private, meandering 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 property boasts a variety of natural features that make it a real gem. Plus, a valley ravine leads to a secluded beach where you can shuck your stress away and enjoy some much-needed R&R.



This 77.27 acre exclusive community has been subdivided into a variety of diverse and appealing titles, from 5 acre highbank oceanfront pastoral lots to an inland 5 acre lot bordering the ravine towards the ocean, a 10 acre parcel which accommodates the original home and a 30 acre beautifully forested inland acreage.







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**29.9 acres | forested**

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Lot 7 offers great privacy, with large fir trees and level topography, yet shares the benefit of common access to the secluded beach front and amenities of the strata group. Zoning would permit four single family residences with suites, or three residences and a cottage. Build your rural estate on this appealing property.

Services include BC Hydro electrical power, which comes in overhead along the driveway to SL 6 and then is underground throughout and to the individual lots. You'll also have access to landline telephone service, cell phone service, and options for internet. There is a drilled well on Lot 7 that a buyer may be able to connect to for domestic water. Septic service will be the owner's responsibility.

Some of the oceanfront lot owners have begun developing their properties, with the beautiful high-end homes adding to the special nature of this island neighbourhood.

Don't miss out on the opportunity to own a piece of outdoor heaven. Quadra Estates offers a unique blend of natural beauty, convenience, and tranquility. So why not make like a tree and leaf the hustle and bustle behind? Come see for yourself why this property is the perfect place to call home.

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.



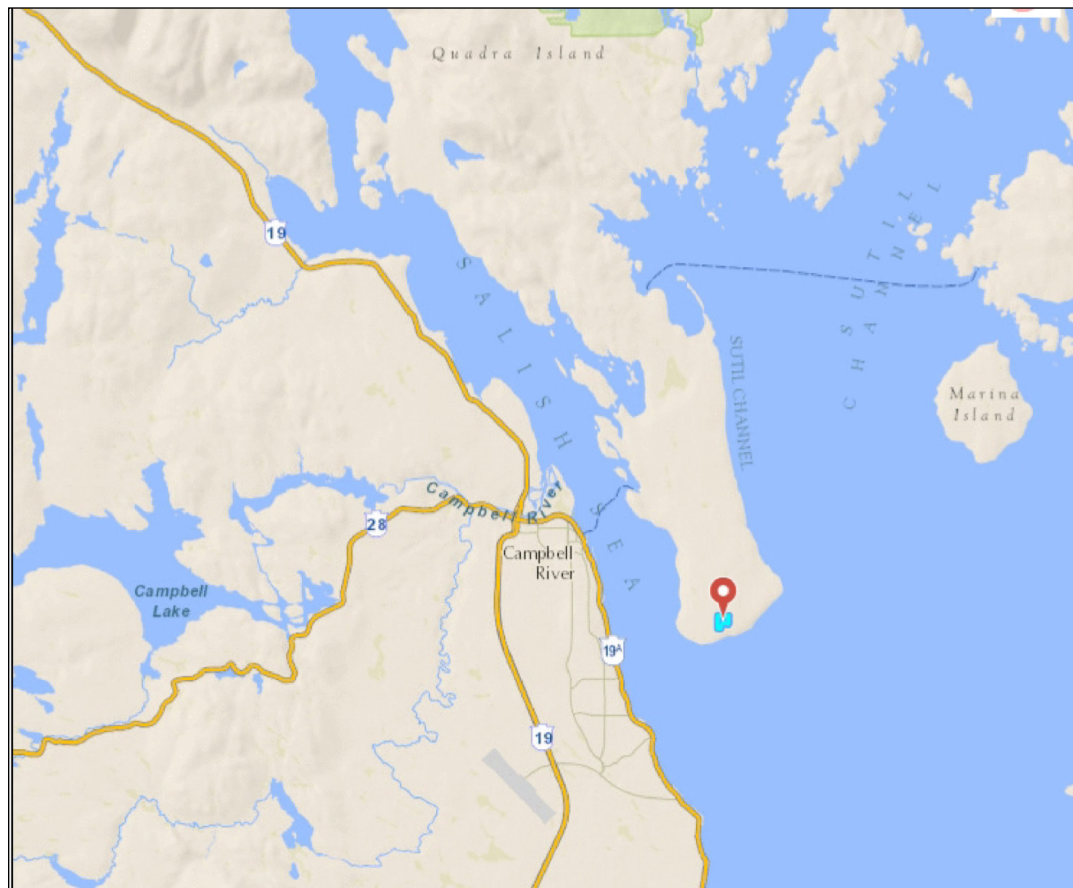
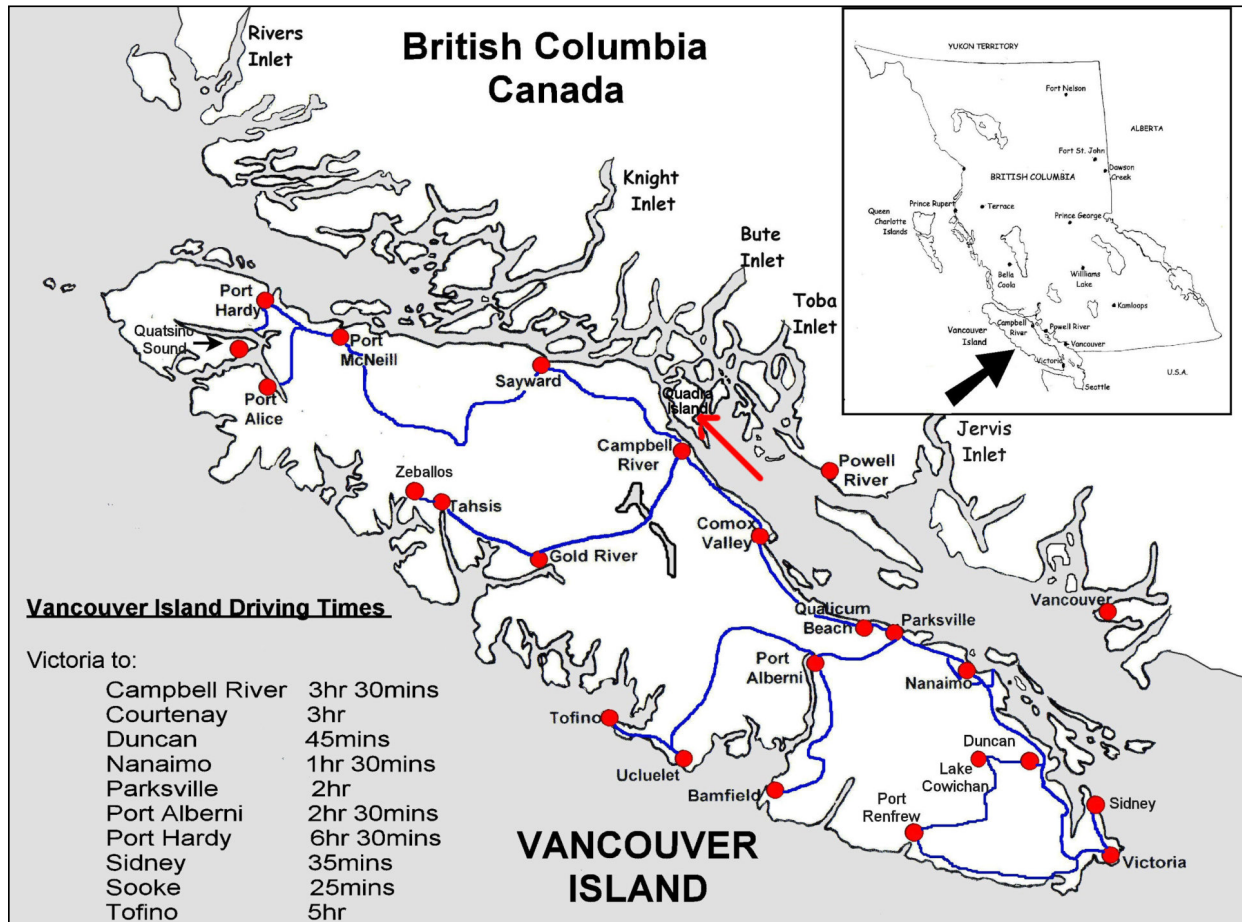




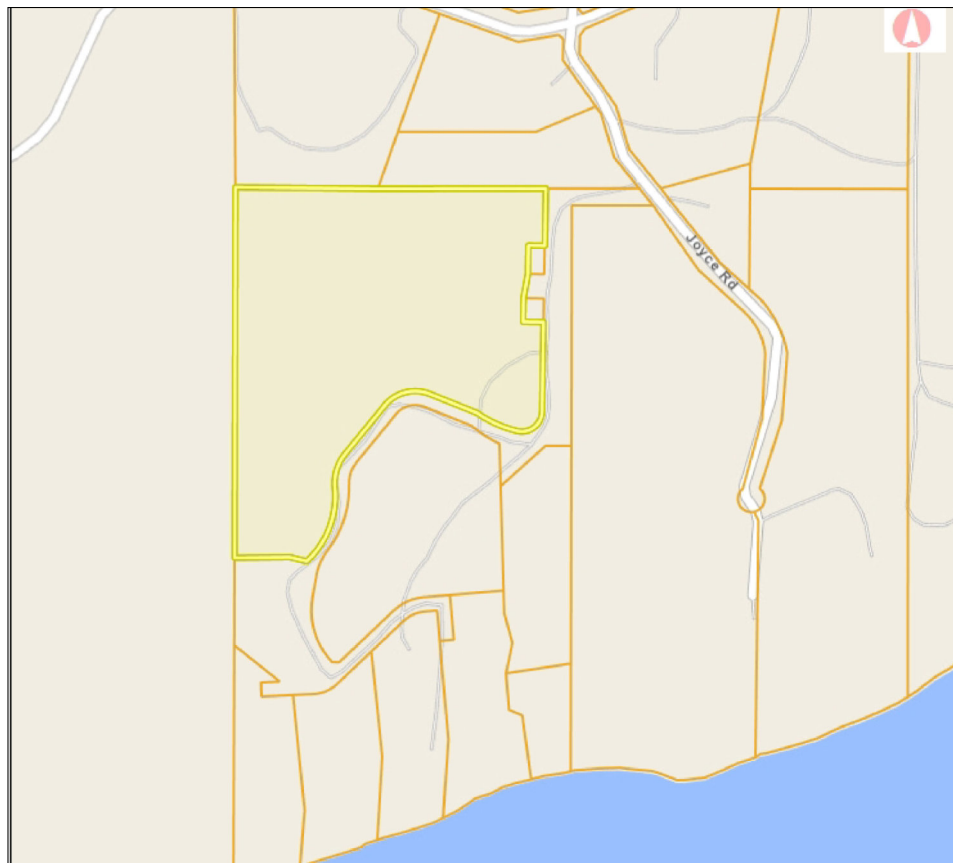
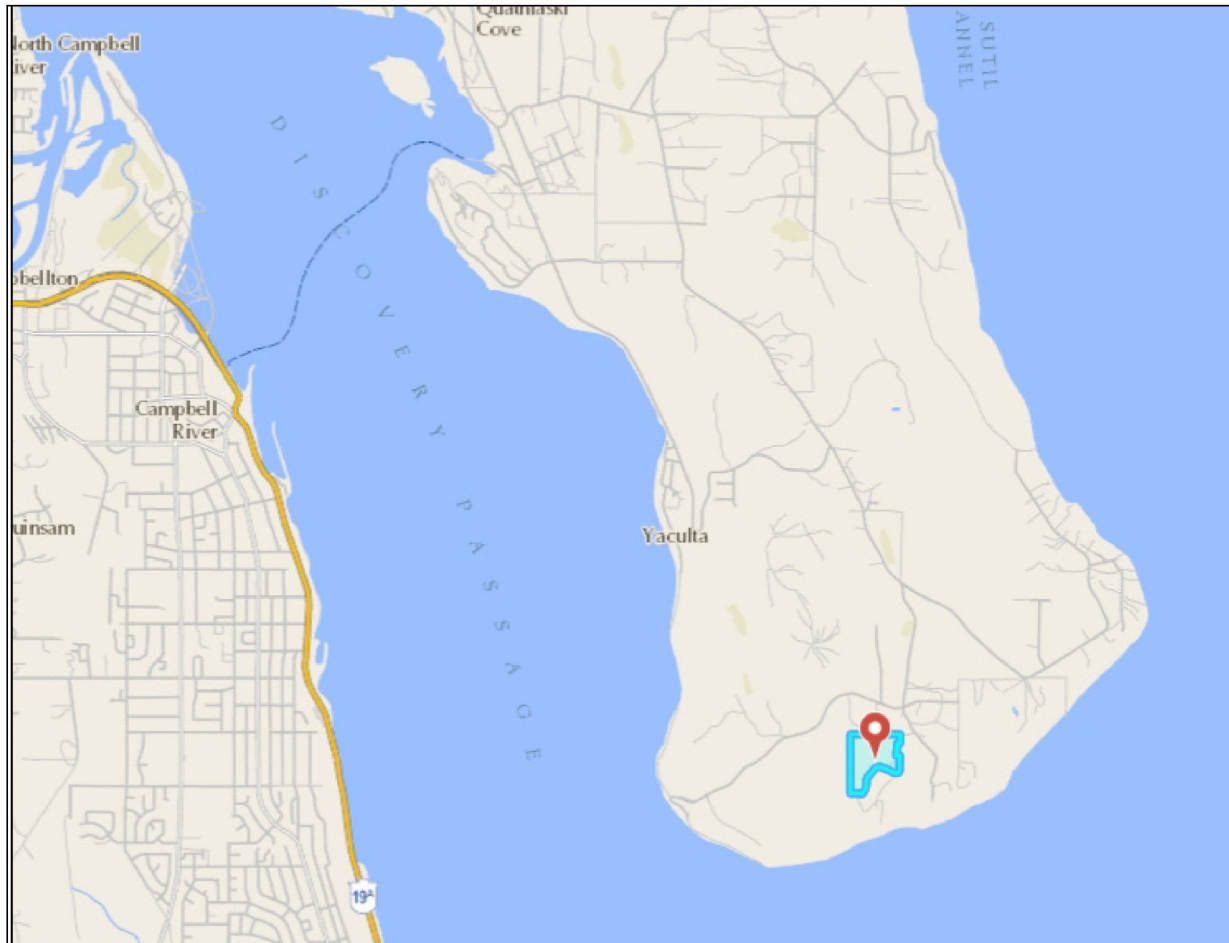


























BARE LAND STRATA PLAN VIS **6824**

This plan need not comply with Section 8(f)(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.

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

(2 DOCUMENTS)  
The registered owners designated hereon declare that they  
have entered into covenants in favour of Her Majesty the  
Queen in right of the Province of British Columbia as  
represented by the Ministry of Environment under section  
219 of the Land Title Act.


The registered owners designated hereon declare that they  
have entered into covenants in favour of Her Majesty the  
Queen in right of the Province of British Columbia as  
represented by the Vancouver Island Health Authority  
under section 219 of the Land Title Act.

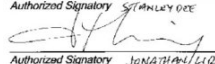
The registered owners designated hereon declare that they  
have entered into a covenant in favour of Her Majesty the  
Queen in right of the Province of British Columbia as  
represented by the Strathcona Regional District under  
section 219 of the Land Title Act.

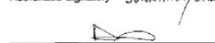
(2 DOCUMENTS)  
The registered owners designated hereon declare that they  
have entered into covenants in favour of Her Majesty the  
Queen in right of the Province of British Columbia as  
represented by the Ministry of Transportation and  
Infrastructure under section 219 of the Land Title Act.

Registered Owner:

QUADRA ESTATES LTD.  
(Inc. No. 0754118)

Authorized Signatory  STANLEY ODE

Authorized Signatory  JONATHAN LAIDLAW

Witness as to both signatures  JONATHAN LAIDLAW


Signature

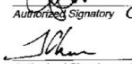
Occupation

201-388 W. 8<sup>th</sup> AVENUE, VAN. BC.  
Address

Mortgage and Assignment of Rents:

HSBC Bank Canada

Authorized Signatory  Chris Sheppard

Authorized Signatory  JODY CHAN

Witness as to both signatures  Brendon Hastings

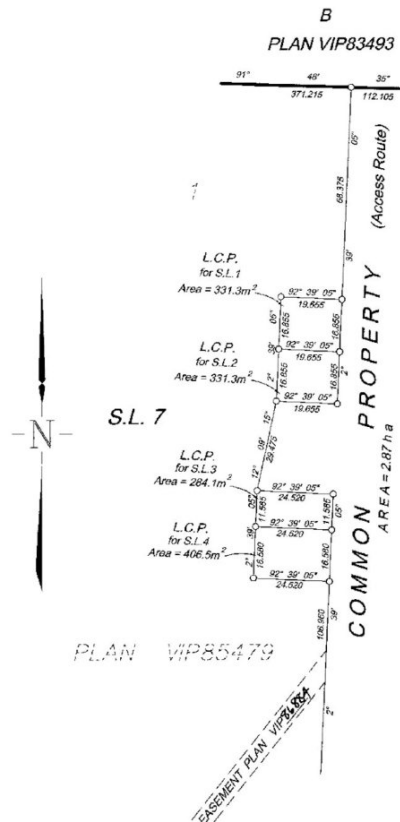
Commercial Financial Officer

Occupation

HSBC Bank Canada

Address  
115 West Georgia Street  
Vancouver, B.C. V6C 3G2

PLAN VIP83493




DETAIL B

20 0 20 40 60 80 100 metres

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



**11.2****RURAL ONE (RU-1)****11.2.1 PERMITTED USES**SRD  
#555

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

**11.2.2 CONDITIONS OF USE**SRD  
#555

- 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*.

**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*.




[www.bcoceanfront.com](http://www.bcoceanfront.com)

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[theteam@bcoceanfront.com](mailto:theteam@bcoceanfront.com)

888-286-1932

250-287-0011

**SL7 - 129 Joyce Rd Quadra Island BC VOP 1N0**MLS® No: **1014776** **\$882,000** **Active**

Welcome to Quadra Estates, a beautiful development located on the southern shores of Quadra Island. With a mix of substantial standing forest and beautiful pastoral land, this development boasts a variety of natural features that make it a real gem including a valley ravine leading to a secluded beach. This 77.27 acre exclusive community has been subdivided into a variety of diverse and appealing titles, including Lot 7: a 29.9 acre beautifully forested inland acreage offering great privacy, with large fir trees and level topography, sharing the benefit of common access to the secluded beach front and amenities of the strata. Zoning would permit more than one residence on this lot. There is BC Hydro electrical service to the lot. Sewer and water for Lot 7 will be the new owner's responsibility, drilled well on property to be verified by buyer. Quadra Estates offers a blend of natural beauty, convenience, and tranquility. Come see why this property is the perfect place to call home.

MLS® No: **1014776**Status: **Active**Area: **Islands**DOM: **0**Sub Type: **Land**

Pend Date:

List Price: **\$882,000**Orig Price: **\$882,000**Sub Area: **Isl Quadra****Island**

Sold Price:

Title: **Freehold/Strata****Interior**Beds: **0**

FinSqFt Total:

2pc Ensuities: **0**

Layout:

Heating:

Intr Ftrs:

Baths: **0**

UnFin SqFt:

3pc Ensuities: **0**Kitchens: **0**

SqFt Total:

4+pc Ensuities: **0**

Appl Incl:

Cooling:

Fireplaces:

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

Addl Accom:

Laundry:

**Exterior/Building**

Built (Est):

Construction:

Lgl NC Use:

Exterior Ftrs:

Front Faces:

Access: **Marine, Road: Paved**Storeys: **0**

Foundation:

Bldg Warranty:

Roof:

Bldg Style:

**Lot**Lot SqFt: **1,302,444**Park Type: **Open**Carport Spcs: **0**Sewer: **Septic Needed**Lot Acres: **29.90**Park Spcs: **3**Garage Spcs: **0**Restrictions: **Building Scheme**

Dimensions:

View:

Shape:

Waterfront:

Water: **Well: Drilled**Services: **Electricity Available, Phone Available**Lot Ftrs: **Acreage, Park Setting, Private, Quiet Area, Rural Setting, In Wooded Area, Wooded Lot****Legal/Public Records**Assessed: **\$882,000**PID: **027-966-569**Plan Number: **VIS6824**Assess Yr: **2025**Roll No: **18144050**Lot: **Strata Lot 7** Block:Taxes: **\$3,760**Zoning: **RU-1**

District Lot:

Tax Year: **2025**Zone Desc: **Residential**

Land District:

Legal Description: **Strata Lot 7 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: **\$0**

Complex:

Balc SqFt:

Park SqFt:

Depr Rpt?: **No**Subdivision Name: **Quadra Estates**Rent Allwd?: **Some Rentals**Yngst Age: **0**

Pets Allwd:

BBQs Allwd: **Yes**

Smoking Byl:

Unit Incl:

Assmt Incl: **Caretaker**

Shrd Am:

Strata/Pad Fee Year: **2025**Bldgs/Cmplx: **0**

Patio SqFt:

Park Incl: **0**Plan Type: **Bare Land****N/A****Yes, See Amended Disclosure Statement**

Prop Mgr:

Str Lots/Cmplx: **7**

LCP SqFt:

Park Cmn Sp: **0**

Lvls in Unit:

Mgr Phone:

Str Lots/Bldg: **0**

Stor SqFt:

Park LCP Spc: **0**

Unit's Level:





## The BC Oceanfront Real Estate Team



**Shelley McKay**  
Personal Real Estate Corporation  
250-830-4435

Zoning: RU-1  
Strathona Regional District

Taxes (2025): \$3,760

Longitude: 50°0'N Latitude: 125°10'W

[www.bcoceanfront.com](http://www.bcoceanfront.com)

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.*



**Aren Knudsen**  
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