

Substantial Forested Property on Southern Quadra Island



SHELLEY McKAY

Personal Real Estate Corporation

250-830-4435

&

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REALTOR®

250-203-0664

129 Joyce Rd, SL7
Quadra Island, Discovery Islands
\$792,000 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.





29.9 acres | forested

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. 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



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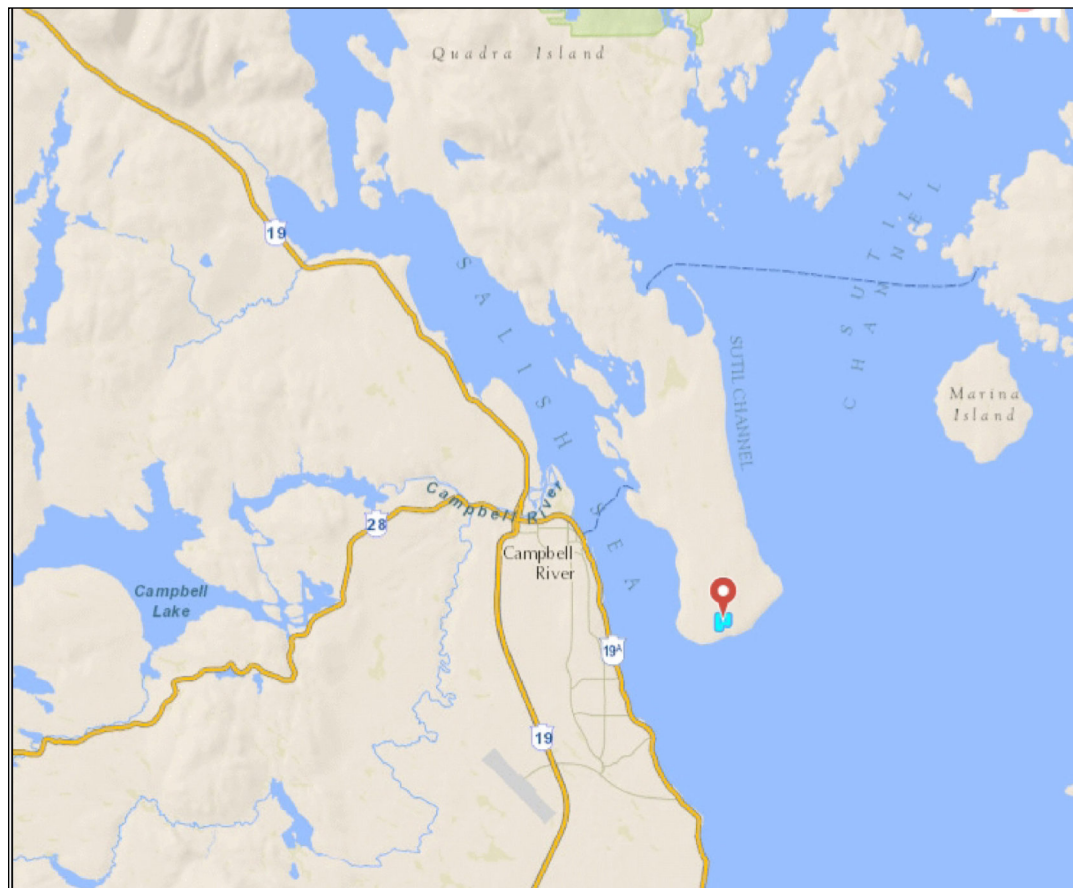
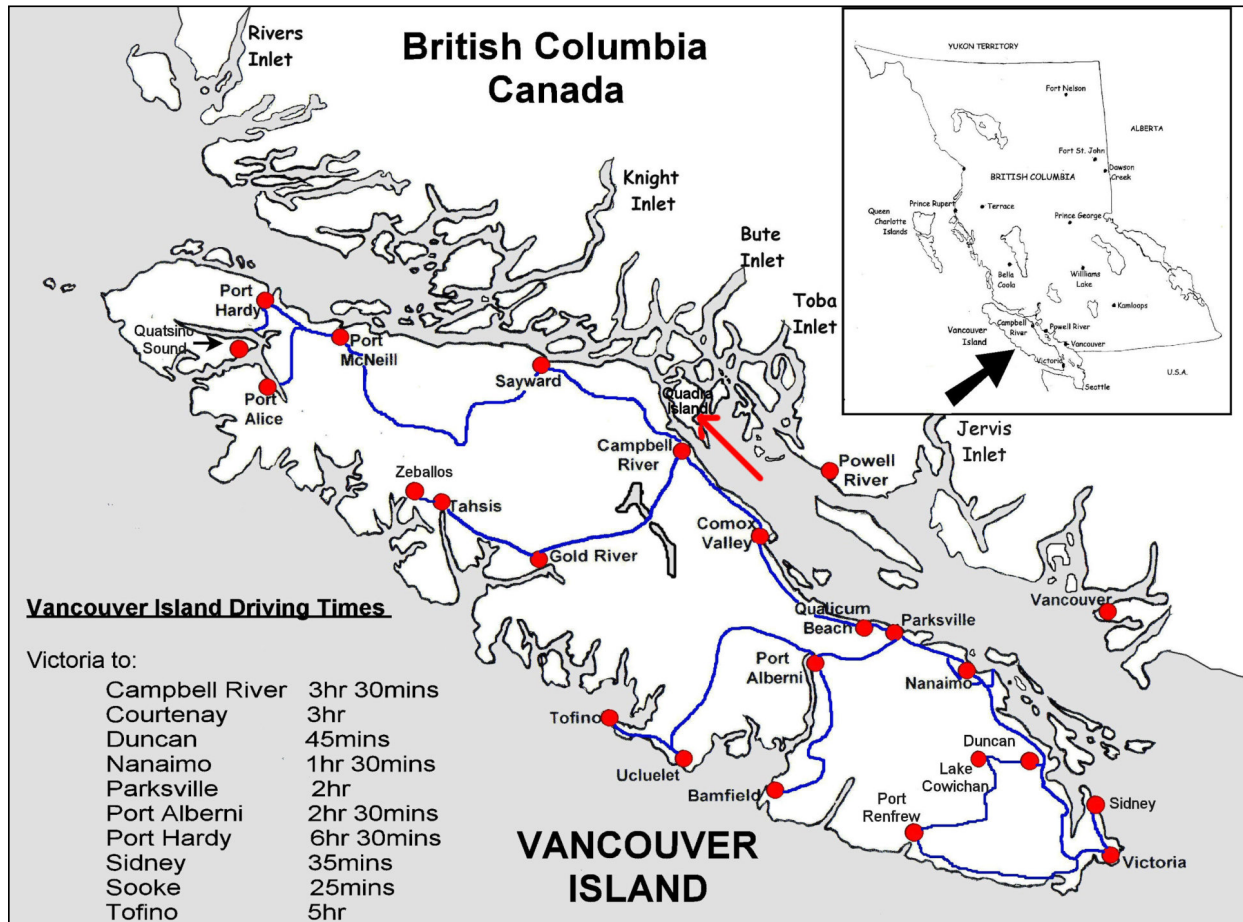
the intricate shoreline and the rich waters fed by large tidal exchanges nourish abundant marine life. All regular services are available on Quadra and the full service community of Campbell River on Vancouver Island is just a 10-minute ferry ride away from Quathiaske Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.

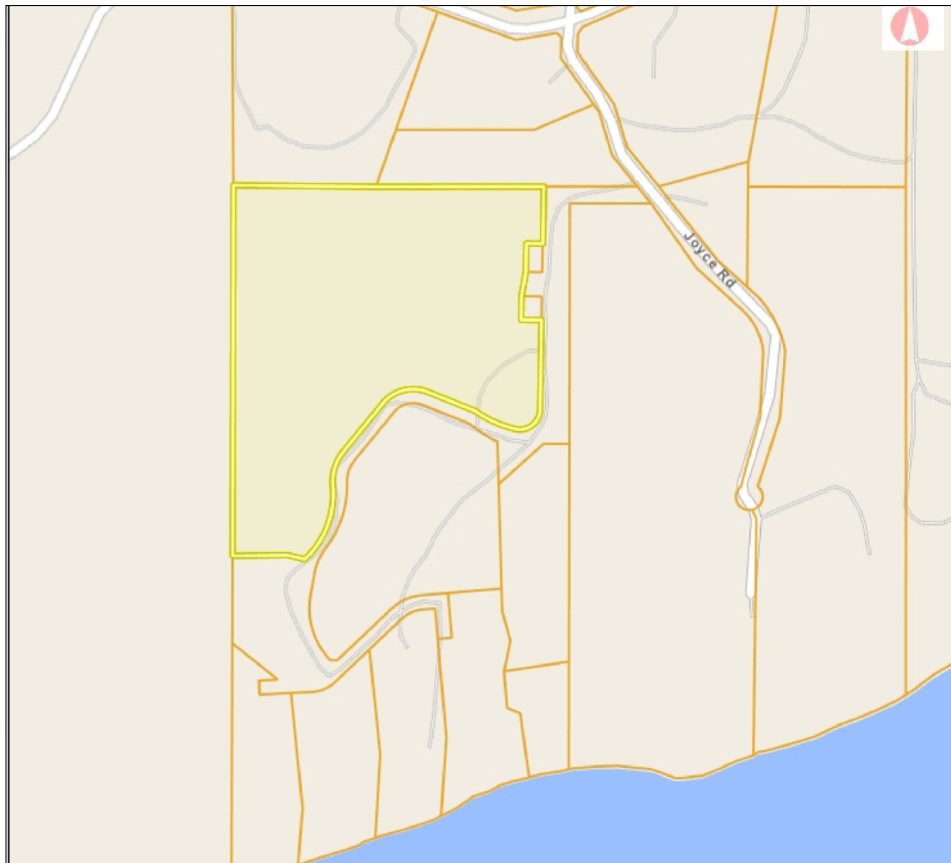
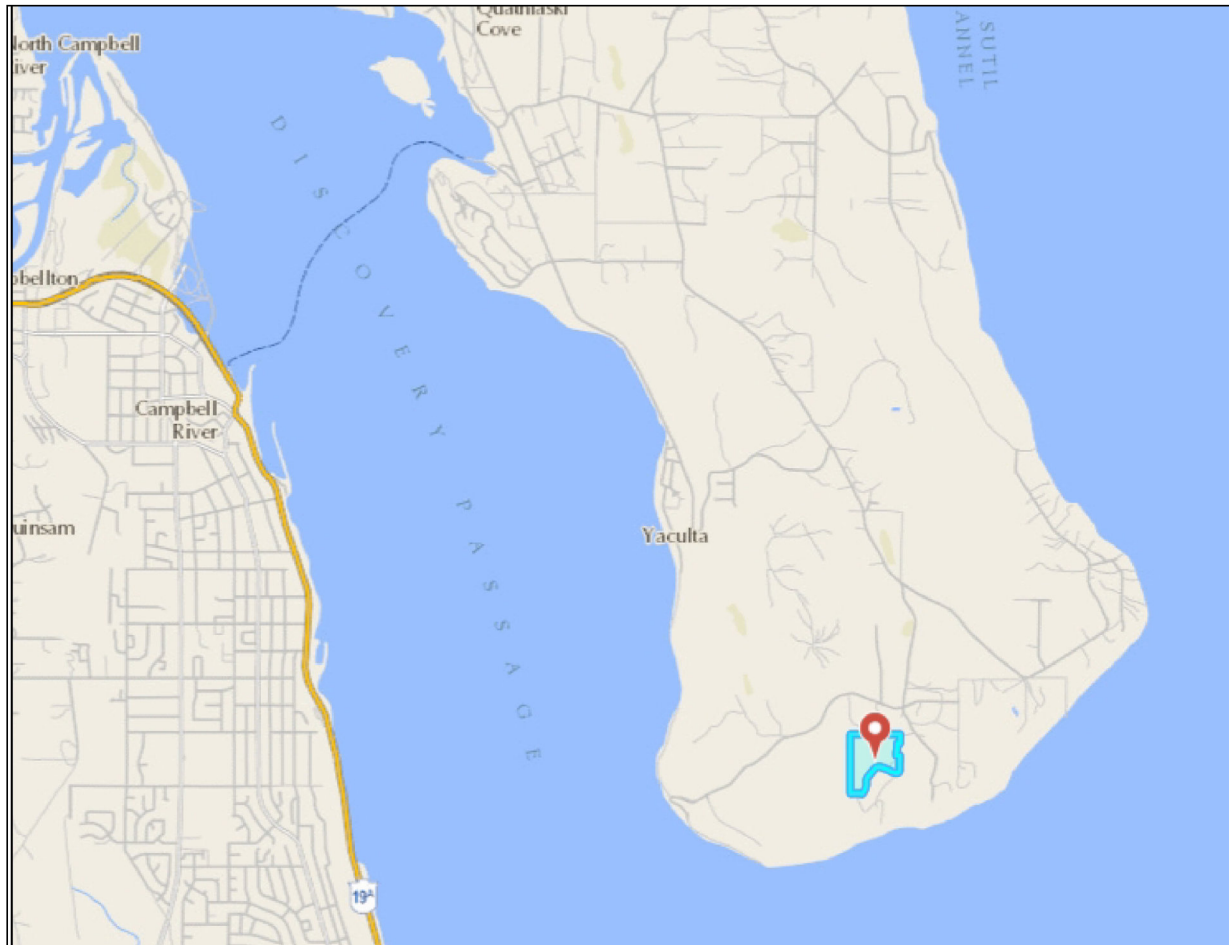


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BARE LAND STRATA PLAN VIS 6824

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.

[Signature]
for Minister of Transportation and Infrastructure

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

[Signature]
Registrar

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

[Signature] 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 *[Signature]* STEPHEN DICE

Authorized Signatory *[Signature]* JONATHAN LUDWIG

Witness as to both signatures *[Signature]* DANIEL LO

Signature
Occupation

201-388 W. 8th AVENUE, VAN. BC.
Address

Mortgage and Assignment of Rents:

HSBC Bank Canada

Authorized Signatory *[Signature]* Chris Sheppard

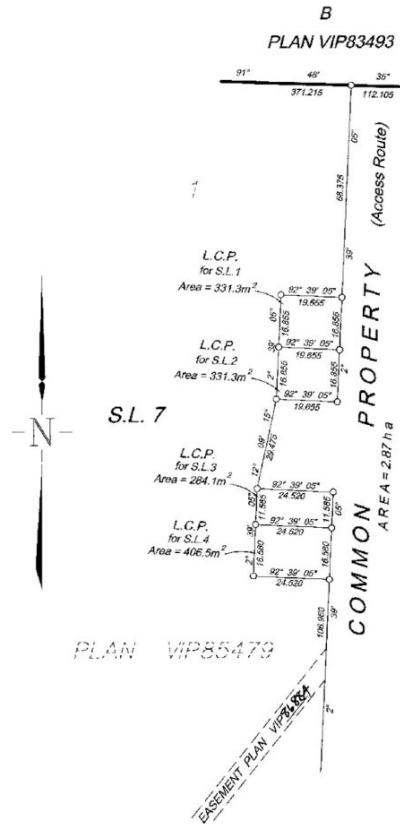
Authorized Signatory *[Signature]* JOBY CHAN

Witness as to both signatures *[Signature]* 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.

[Signature]
BCLIS

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 USESRD
#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*.


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Aren Knudsen 250-203-0664

theteam@bcoceanfront.com


888-286-1932
250-201-2226

SL7 - 129 Joyce Rd Quadra Island BC V0P 1N0

MLS® No: **1014776** **\$792,000** **Active**



This 30 acre beautifully forested inland acreage offers great privacy, with large fir trees and level topography, and easy access to the secluded beach front and amenities of the strata group. Welcome to Quadra Estates, a beautiful development located on the southern shores of Quadra Island. With a mix of substantial standing forest, beautiful pastoral land, and stunning high bank oceanfront, this property 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. There is BC Hydro electrical service to the lot. Sewer and water for Lot 7 will be the owner's responsibility. Quadra Estates offers a unique blend of natural beauty, convenience, and tranquility. Come see for yourself why this property is the perfect place to call home.

MLS® No: **1014776**
Status: **Active**
Area: **Islands**

DOM: **304**
Sub Type: **Land**
Pend Date:

List Price: **\$792,000**
Orig Price: **\$882,000**
Sub Area: **Isl Quadra Island**
Sold Price:

Title: **Freehold/Strata**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys: 0
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 0	Beds or Dens: 0	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys: 0	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: Marine, Road: Paved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 1,302,444	Lot Acres: 29.90	Dimensions:	Shape:	
Park Type: Open	Park Spcs: 3	View:	Waterfront:	Water: Well: Drilled
Carport Spcs: 0	Garage Spcs: 0			
Sewer: Septic Needed	Restrictions: Building Scheme	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	Assess Yr: 2025	Taxes: \$3,760	Tax Year: 2025
PID: 027-966-569	Roll No: 18144050	Zoning: RU-1	Zone Desc: Residential
Plan Number: VIS6824	Lot: Strata Lot 7 Block:	District Lot:	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	Strata/Pad Fee Year: 2025	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx: 0	Str Lots/Cmplx: 7	Str Lots/Bldg: 0
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl: 0	Park Cmn Sp: 0	Park LCP Spc: 0
Depr Rpt?: No	Plan Type: Bare Land	Lvls in Unit:	Unit's Level:
Subdivision Name: Quadra Estates			
Rent Allwd?: Some Rentals	N/A		
Yngst Age: 0			
Pets Allwd:	Yes, See Amended Disclosure Statement		
BBQs Allwd: Yes			
Smoking Byl:			
Unit Incl:			
Assmt Incl: Caretaker			
Shrd Am:			



Zoning: RU-1
Strathona Regional District

Taxes (2025): \$3,760

Longitude: 50°0'N Latitude: 125°10'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
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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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