

One of a Kind Oceanview Property in Tahsis



Property lines are approximate.

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114 School Hill Road
Tahsis, Vancouver Island
\$499,900 Canadian



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One of the premier locations and properties in Tahsis!

Set high up on a bank, in the heart of the Village, this property benefits from amazing, unparalleled views out and down the Tahsis Inlet. The Village of Tahsis is a road (gravel) access community on the west coast of Vancouver Island with services and amenities, and popular with fishing and outdoor enthusiasts.

This 2.8 acre property tiers down in two plateaus. The house and yard sit on the highest plateau, taking full advantage of the incredible ocean views and offering



good privacy. The second plateau has a 2816sqft newer shop and other service buildings with ample parking for large vehicles, boats, trailers, etc. The remainder of the property slopes downward from the second plateau and is covered with low maintenance natural vegetation, providing privacy from the road.

The home is a 2100sqft rancher with 4 bedrooms, 4 bathrooms, 2 kitchens and multiple living areas, making this an ideal offering for a family or group purchase.

2.8 acres | 2100sqft residence | 2816sqft shop



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Property lines are approximate.



Ocean views | Good privacy

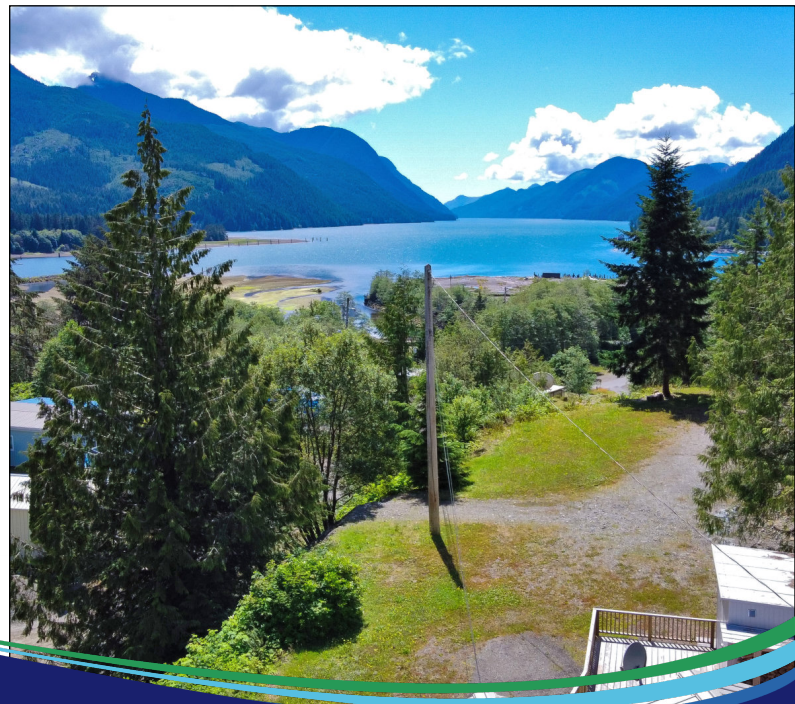
A nice deck provides outdoor seating to enjoy the views. The house is connected to municipal water and sewer and the roof is approximately 3 years old. There is baseboard heating throughout.

The impressive shop was built in 2017 and is any tradesman or toy collector's dream! It provides a massive, open over-height storage area, plenty of shelving for tools and an enclosed mezzanine along the back overlooking the shop below. This would serve well as office space or more storage. The shop is heated by propane forced air and the floor is completed with Liberty Mats ground protection mats.

The shop is serviced with underground 100 amp power and there is one 220 outlet for a welder. For backup power there is a 20kw Stamford generator with a Kubota diesel engine, sufficient to run the entire property.

The property has gated access and is protected with a hard-wired camera surveillance system.

Bring your extended family members and all their toys and go fishing. The R1 zoning permits B&Bs or short-term rentals. There is also room here for future development.



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Gated driveway | Security system | Back up generator

The coastal village of Tahsis is situated at the head of protected Tahsis Inlet, on the West Coast of Vancouver Island near Nootka Sound. Tahsis is a road access village, with services and shopping. It has a K-12 school, a recreation centre with swimming pool, bowling alley, workout room, gym and climbing wall, post office, hardware store, convenience store with gas station and restaurant, and a mechanic. Services include a medical clinic, ambulance, coast guard station and volunteer fire department. Campgrounds and B&Bs provide accommodation.

Tahsis offers access to a number of wilderness hiking trails, caving, incredible ocean kayaking, scuba diving, wind surfing, sailing and canoeing. The area is best known for offering world-class sport fishing as massive runs of salmon migrate down the west of British Columbia to their spawning grounds in coastal streams and rivers.

Anglers can also venture out to the Pacific Ocean where fishing is excellent for halibut, flounder, rockfish and lingcod. Crabs, prawns, shrimp, oysters and other seafood are also plentiful. Wildlife abounds! Black bear, wolves, cougars, Roosevelt elk and coastal black-tailed deer are frequent visitors to this area. Guests from around the world marvel at the eagles, sea lions, whales and other marine wildlife that is common in the nearby waters. The picturesque and versatile west coast village offers a full-service marina and a safe, friendly small town atmosphere that boasts an incredible blend of outdoor adventures and some of the most rugged and breathtaking scenery in British Columbia, Canada.

Zoning: R-1 Village of Tahsis

Taxes: \$4,541 (2023)

Longitude: 49°55'N Latitude: 126°39'W



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Property lines are approximate

114 School Hill Road, Tahsis, Vancouver Island, BC

5



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114 School Hill Road, Tahsis, Vancouver Island, BC

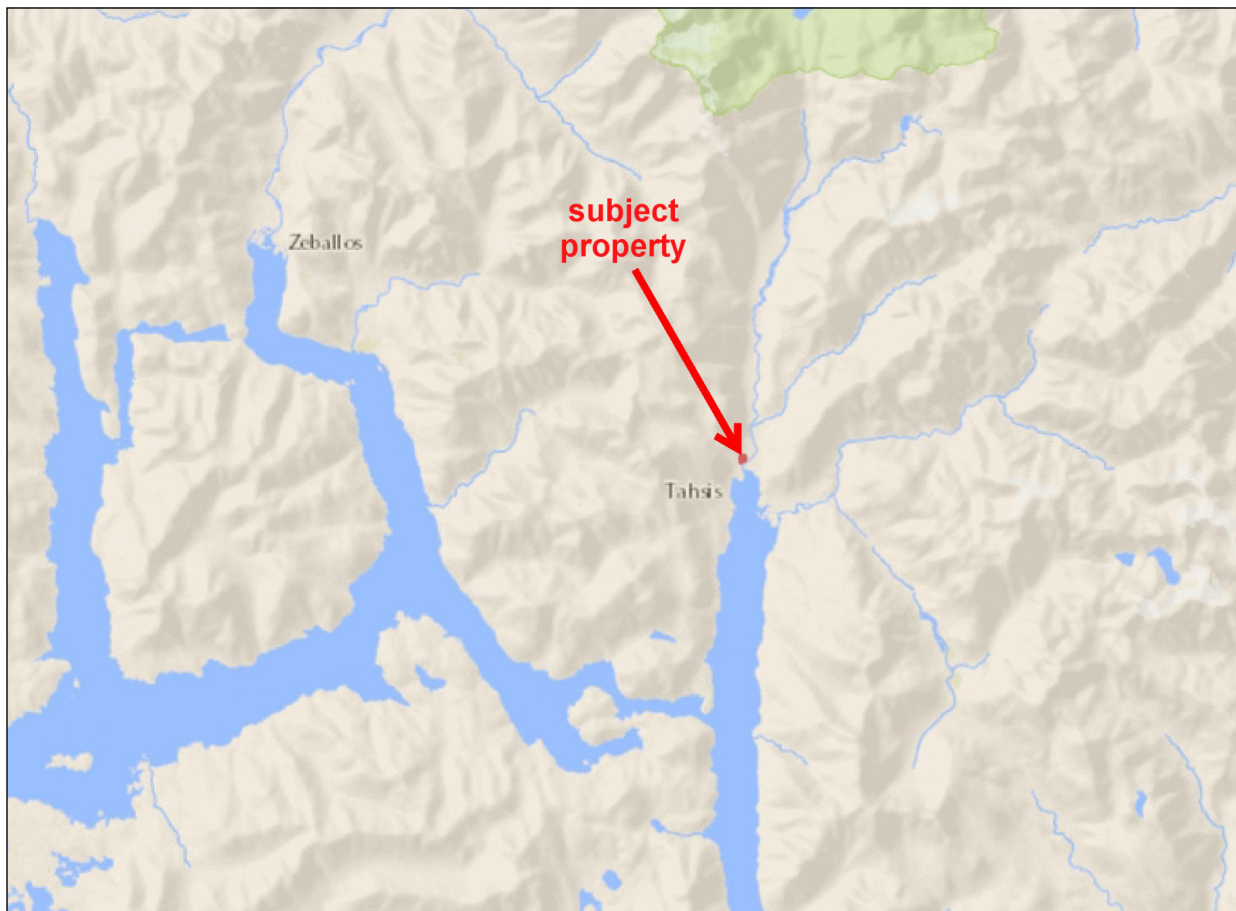
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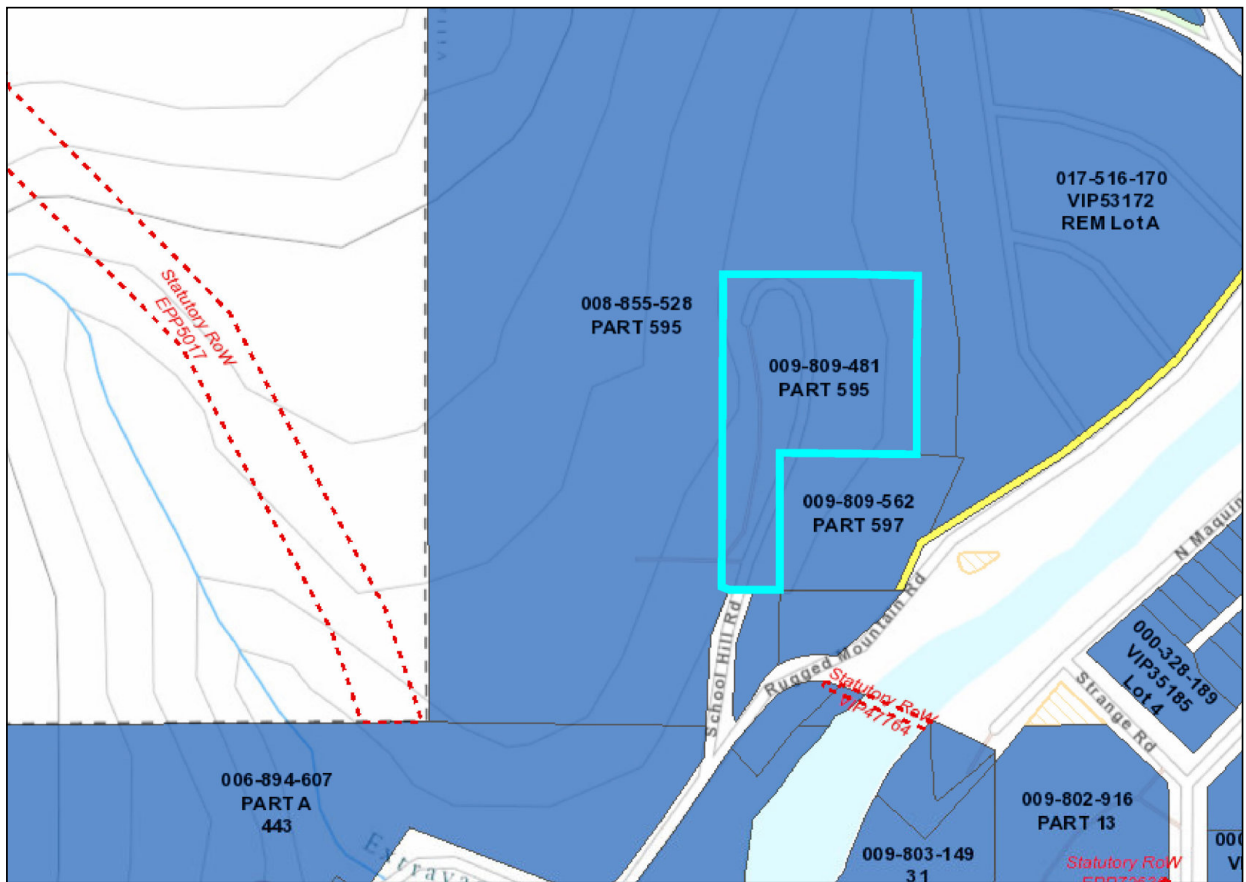


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**REFERENCE PLAN OF
PART OF LOT 597
NOOTKA DISTRICT**

SCALE: 1 INCH = 100 FEET

LEGEND

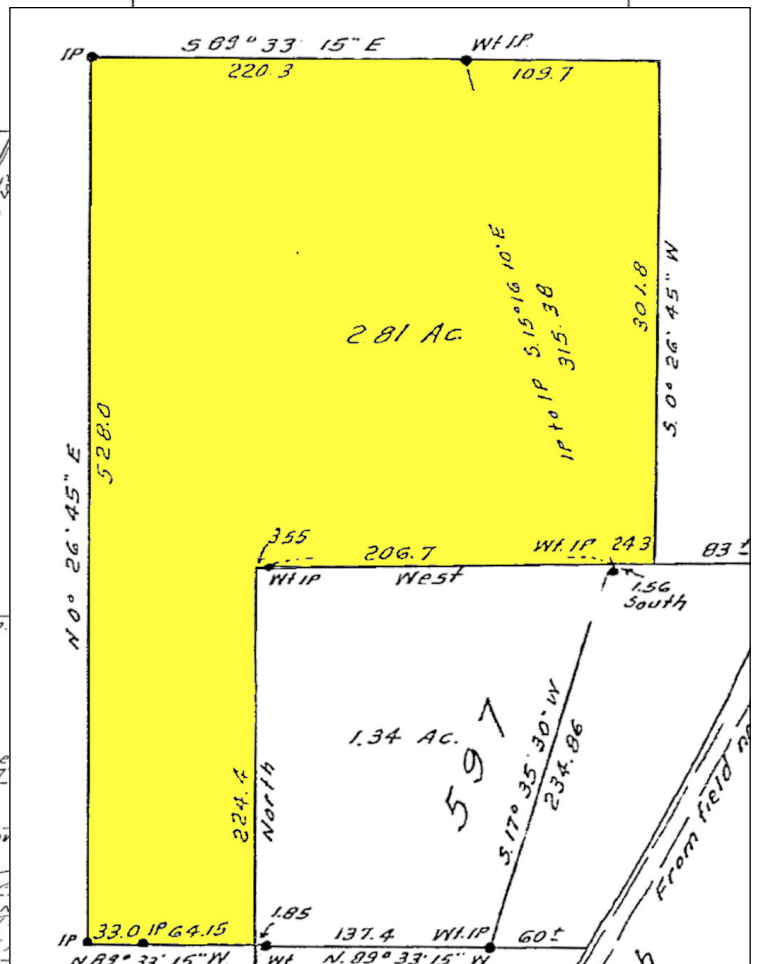
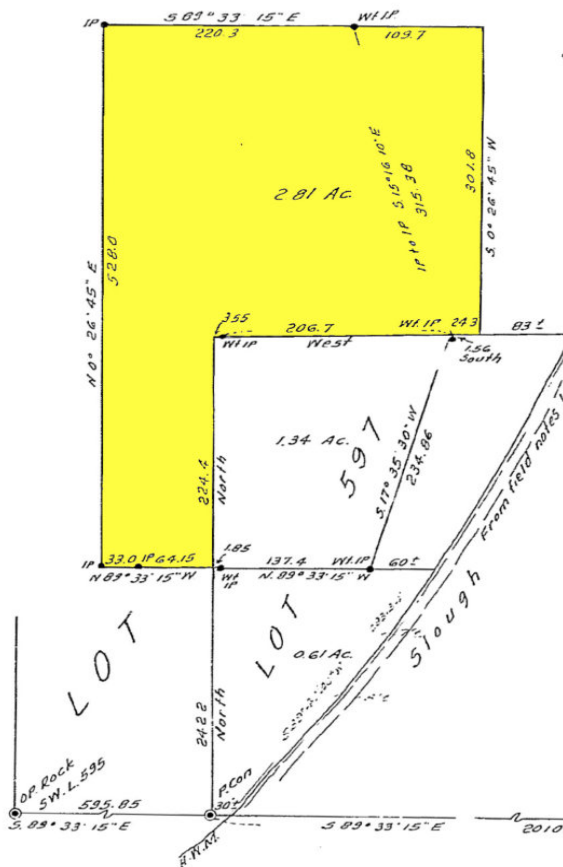
- OP Rock denotes old rock post found
- OPP denotes old pipe post found
- P.Con. denotes post set in concrete
- IP denotes iron post set
- Wt. IP denotes witness iron post set

Bearings are astronomic and are derived from Plan of L 597 Nootka Dist.

PLAN NO. **17338**

Deposited in the Land Registry Office
of Victoria, B.C.
this ____ day of ____ 195

REGISTRAR



I, W.G. Douglas of the City of Vancouver,
British Columbia Land Surveyor make oath
and say that I was present at and did personally
superintend the survey represented by this
plan and that the survey and plan are correct.
The said survey was completed on the 9th
day of July 1957

W.G. Douglas
B.C.L.S.

Sworn before me at Vancouver, B.C.
this 17th day of November 1958

J. J. Dowling
A Notary Public in and for the
Province of British Columbia

Approved
this 17th

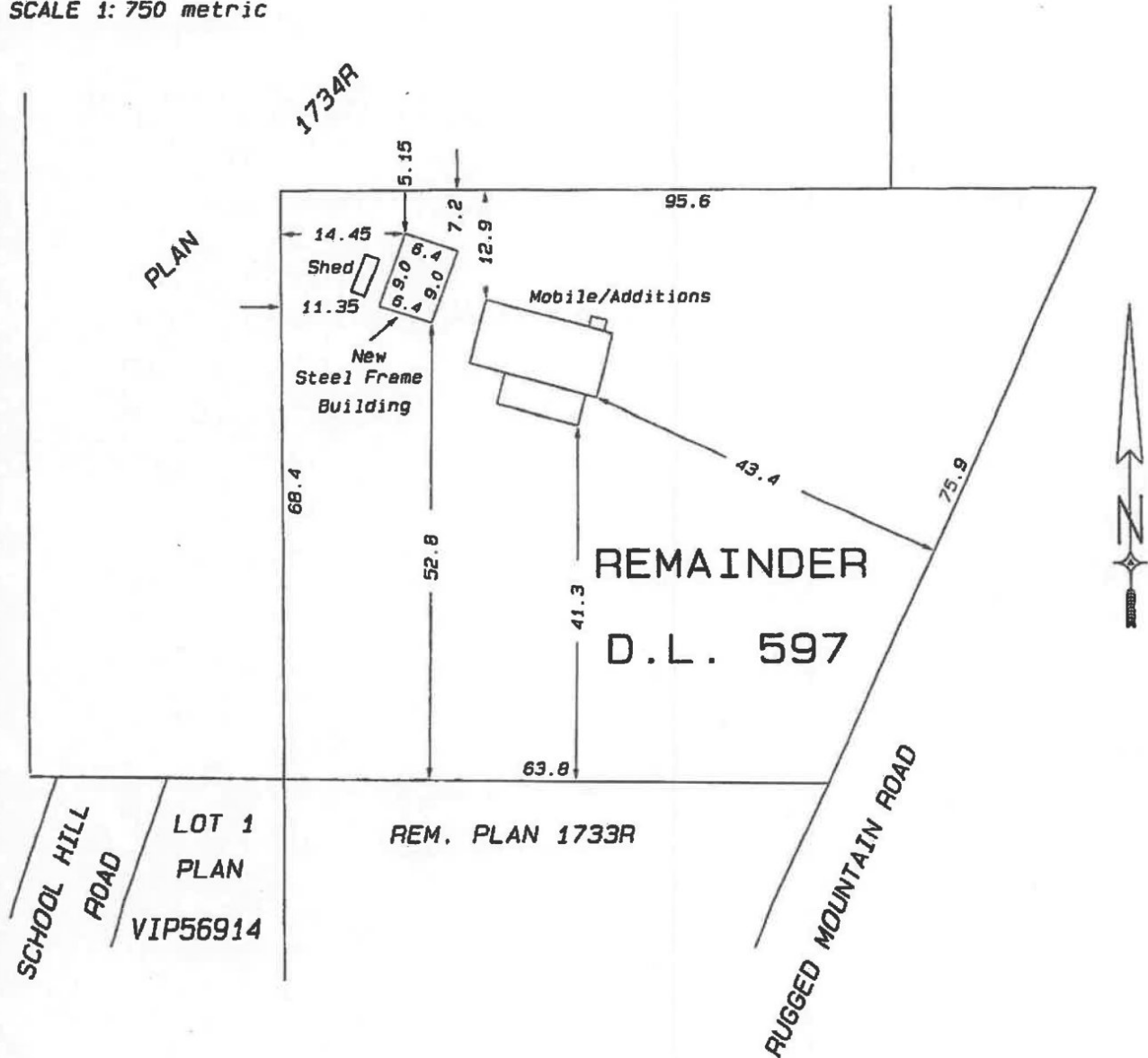
APPROVED

W. J. T. ...
Official PWA
Tahsis R.
OWNER
(that is to say)

M^cElhenney M^cRae, Smith & Nash
Surveyors & Engineers
1200 West Pender Street File 1212
Vancouver, British Columbia Job T-4

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE FOR :
DISTRICT LOT 597, NOOTKA DISTRICT, EXCEPT THAT PART IN PLAN 1733R

SCALE 1: 750 metric



LOT DIMENSIONS HAVE BEEN DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEY
 THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND
 FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE.
 THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR CORNERS

This document is not valid unless originally signed and sealed

Chicalo - Burrridge Land Surveying
 and Geomatics Ltd.

2 - 1330 Dogwood Street
 Campbell River, B.C. V9W 3A6
 ph. (250) 287-4865 fax 287-9502
 Our File: LC06-120 DRWG: 06120MC.dat

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Certified correct,
 This 14th day of August , 2006.

B.C. Land Surveyor

PART FIVE: ZONES

5.1 Regulations for Each Zone

- 1) The Tables set out in this part set out the regulations that must be complied with in each zone, including but not limited to regulations for:
 - a) permitted principal and accessory uses;
 - b) minimum setbacks;
 - c) maximum lot coverage;
 - d) maximum density;
 - e) conditions of use.

5.2 Residential Zone One (R-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> single-family dwellings 	<ul style="list-style-type: none"> accessory building or structure community care facility home-based business professional occupations bed and breakfast accommodations short-term rental accommodations urban agricultural use
Minimum Setbacks	
Front yard minimum	6 metres
Rear yard minimum	2 metres
Side yard minimum	1.5 metres (except where the side yard flanks a street in which case the minimum yard distance shall be 3 metres)
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
All buildings and structures	35%



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 Shelley McKay* 250-830-4435
 Ed Handja* 250-287-0011
 theteam@bcoceanfront.com



ROYAL LePAGE
 Advance Realty Ltd.
 888-286-1932
 250-286-3293

114 School Hill Rd Tahsis BC V0P 1X0

MLS® No: **946201** **\$499,900** **Active**



MOTIVATED SELLER! This property benefits from amazing, unparalleled views out and down the Tahsis Inlet. The acreage is tiered in two plateaus. The house and yard sit on the highest plateau, taking full advantage of the incredible ocean views and offering good privacy. The second plateau has a 2816sqft shop and other service buildings with ample parking for large vehicles, boats, trailers, etc. The balance of the property is covered in natural vegetation and slopes down to the road. The home offers 4 bedrooms, 4 bathrooms, 2 kitchens and multiple living areas, making this an ideal offering for a family or group purchase. A nice deck provides outdoor seating to enjoy the views. The impressive shop was built in 2017. It provides an open over-height storage area, plenty of shelving for tools and an enclosed mezzanine along the back overlooking the shop below. The property has gated access and is protected with a hard-wired camera surveillance system.

Room	Level	Dims/Pieces
Living Room	Lower	12'10x14'5
Bathroom	Main	3-Piece
Bathroom	Main	3-Piece
Bathroom	Main	3-Piece
Bathroom	Main	3-Piece
Bedroom	Main	10'4x12'10
Bedroom	Main	10'5x13'2
Bedroom	Main	7'4x10'8
Bedroom - Primary	Main	11'0x10'6
Dining Room	Main	13'6x14'4
Entrance	Main	4'11x6'3
Entrance	Main	6'2x4'6
Family Room	Main	15'5x14'3
Kitchen	Main	5'7x9'8
Kitchen	Main	5'11x9'8
Laundry	Main	15'6x7'5
Living Room	Main	14'6x9'8

MLS® No: **946201**
 Status: **Active**
 Area: **North Island**

List Price: **\$499,900**
 Orig Price: **\$499,900**
 Sub Area: **NI**
Tahsis/Zeballos
 Sold Price:
 Title: **Freehold**

DOM: **49**
 Sub Type: **Single Family Detached**
 Pend Date:

Interior

Beds: 4	Baths: 4	Kitchens: 2	Fireplaces: 0	Storeys:
FinSqFt Total: 2,100	UnFin SqFt: 0	SqFt Total: 2,100	Basement: No	Addl Accom: Potential
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 0	Beds or Dens: 4	Laundry: In House
Layout: Rancher				
Heating: Baseboard, Electric				
Intr Ftrs: Dining Room, Eating Area				
Appl Incl: Dishwasher, F/S/W/D				
Cooling: None				

Exterior/Building

Built (Est): 1980	Front Faces: South	Storeys:	Bldg Warranty:
Construction: Vinyl Siding		Foundation: Pillar/Post/Pier, Poured Concrete	Roof: Metal
Lgl NC Use:	Access: Road: Paved, Road: Unpaved	Bldg Style:	
Exterior Ftrs: Balcony/Deck, Security System			

Lot

Lot SqFt: 122,404	Lot Acres: 2.81	Dimensions:	Shape:	Water: Municipal
Park Type: Open	Park Spcs: 6	View: Mountain(s), Ocean	Waterfront:	
Carport Spcs: 0	Garage Spcs: 0	Services: Electricity Connected		
Sewer: Sewer Connected	Restrictions: Easement/Right of Way			
Lot Ftrs: Acreage, Irregular Lot, Marina Nearby, Private, Quiet Area, Recreation Nearby, Southern Exposure				

Legal/Public Records

Assessed: \$387,000	Assess Yr: 2023	Taxes: \$4,541	Tax Year: 2023
PID: 009-809-481	Roll No: 00701.050	Zoning: R-1	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: That part of District Lot 595, Nootka District, shown outlined in red on Plan 1734R			

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation

250-830-4435



Ed Handja

Personal Real Estate Corporation

250-287-0011



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**ROYAL LEPAGE Advance Realty
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**972 Shoppers Row
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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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