

Ocean View Acreage in Quatsino



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W140 Quatsino Road
Quatsino, Vancouver Island
\$209,000 Canadian



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If you're looking for a quiet, rural lifestyle with the benefit of services such as electricity, telephone and water, the quaint coastal village of Quatsino might be your perfect choice.

This 3.76 acre property is situated in the head of Bergh Cove, central to the Village of Quatsino on Vancouver Island's NW coast. Quatsino Sound is a picturesque and spectacular north island region where fishing and outdoor opportunities abound. With beautiful forests and clear night skies, this area is perfect for a west coast retreat.

Quatsino is a boat access community, 5 miles on the water from Coal Harbour. Port Alice is another popular boat launch point. A public road (gravel) runs through the Village of Quatsino and fronts this property, separating it from the oceanfront on the other side of the road. This property is walking distance from the government dock in Bergh Cove.



The acreage is nicely treed in mixed forest, with native shrub and ground cover throughout. The property reaches back in a wedge shape with a slight rise in elevation, providing expansive views of Bergh Cove and out towards Quatsino Sound.

There are BC Hydro power poles along the road in front of the property. A professionally drilled well is on the lower eastern boundary. During the initial subdivision process, septic covenant areas were proven.





3.76 acre | acreage is nicely treed in mixed forest | expansive views

This property offers a blank canvas for someone looking to establish a coastal property, with easy access, electrical service and domestic water. Whether for a secondary residence, a fishing retreat, a family getaway or a permanent residence, Quatsino is a captivating west coast community to enjoy.

Zoning allows one home and a cabin, and two septic systems are possible on this property.

The Village of Quatsino is a historical boat-access coastal community founded in the late 1800s, with a current population of approximately 40 year-round residents plus a complement of part-time and seasonal vacationers. Coal Harbour is 9 miles south of Port Hardy and Quatsino is situated only 5 miles south from Coal Harbour by boat. The community is serviced with a local road, hydro electricity and telephone.

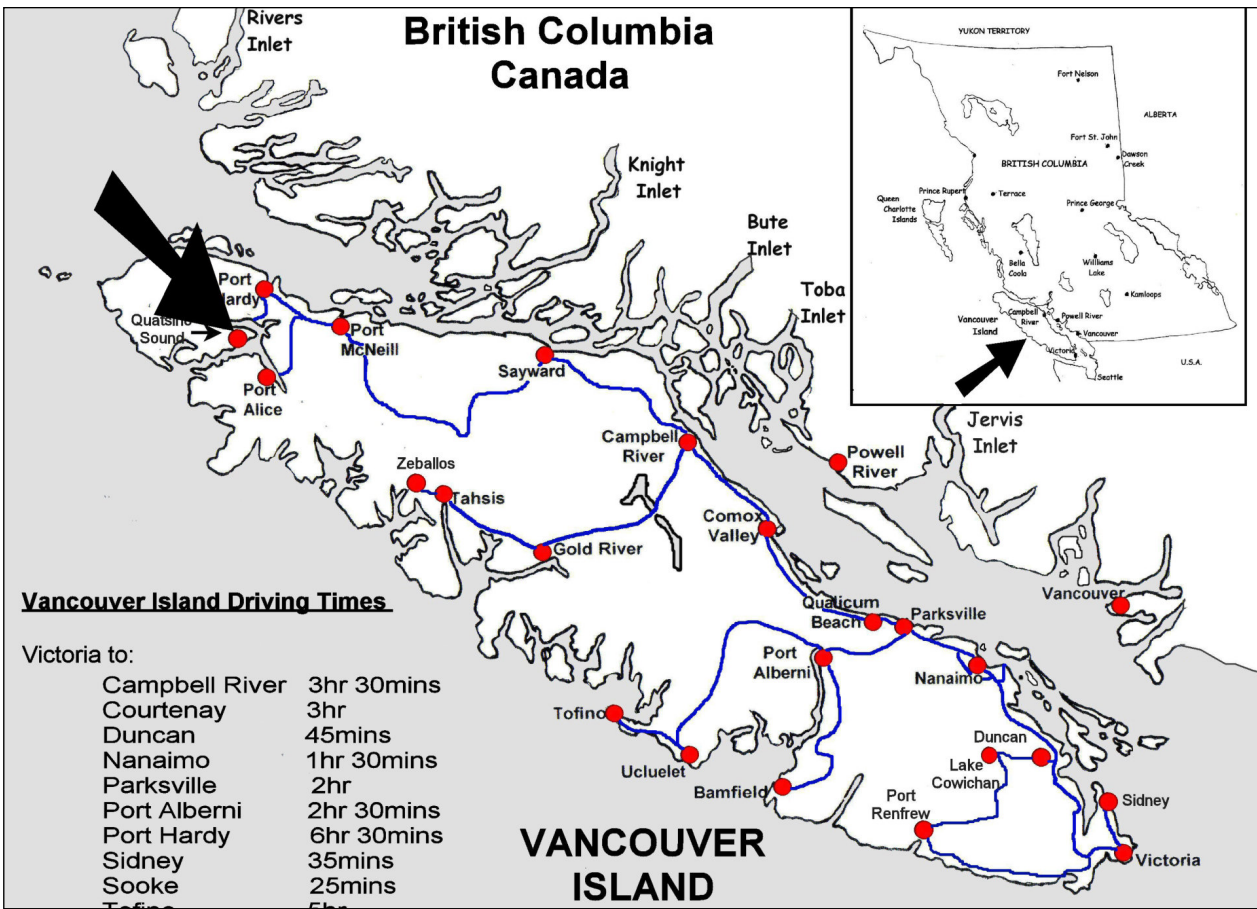
Quatsino Sound, one of the last great west coast frontiers easily accessible for the outdoor enthusiast and avid sport-fisherman, offers a great variety of activities throughout the network of protected inlets and the access

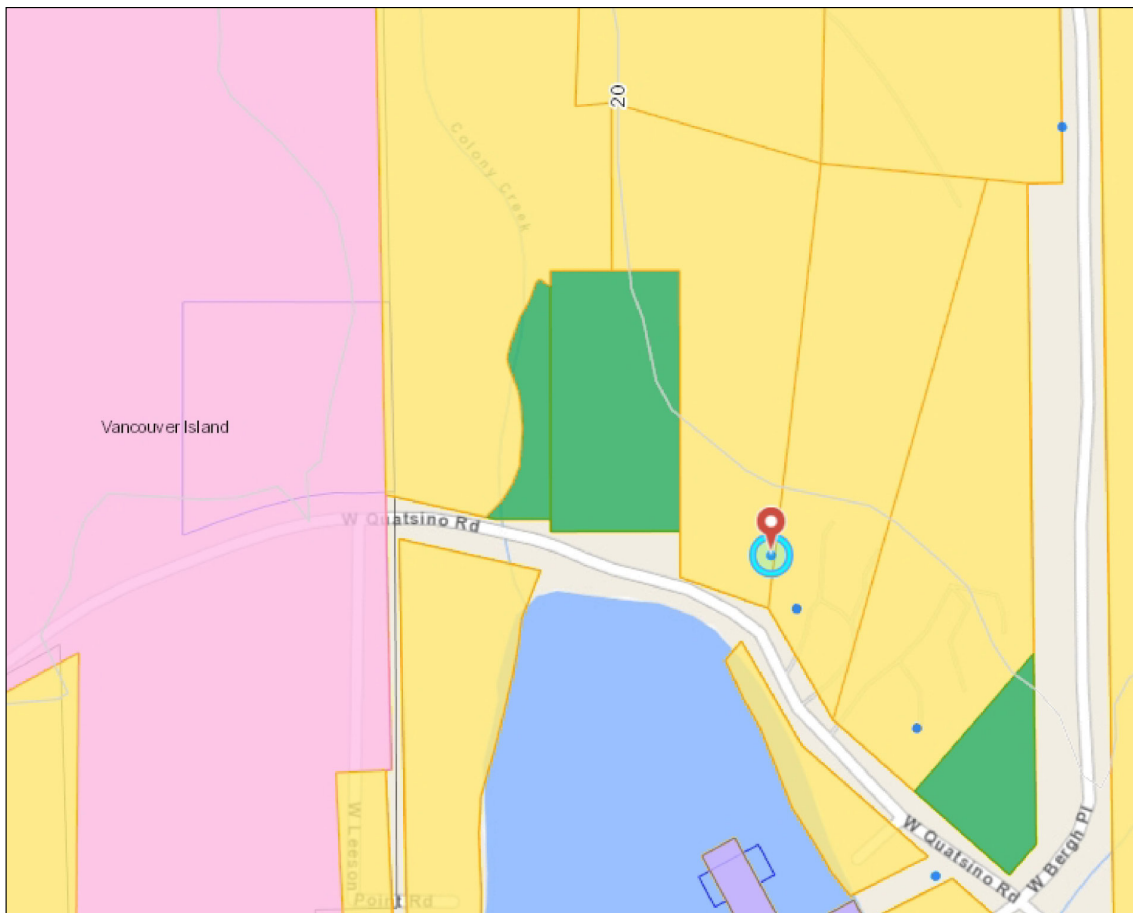


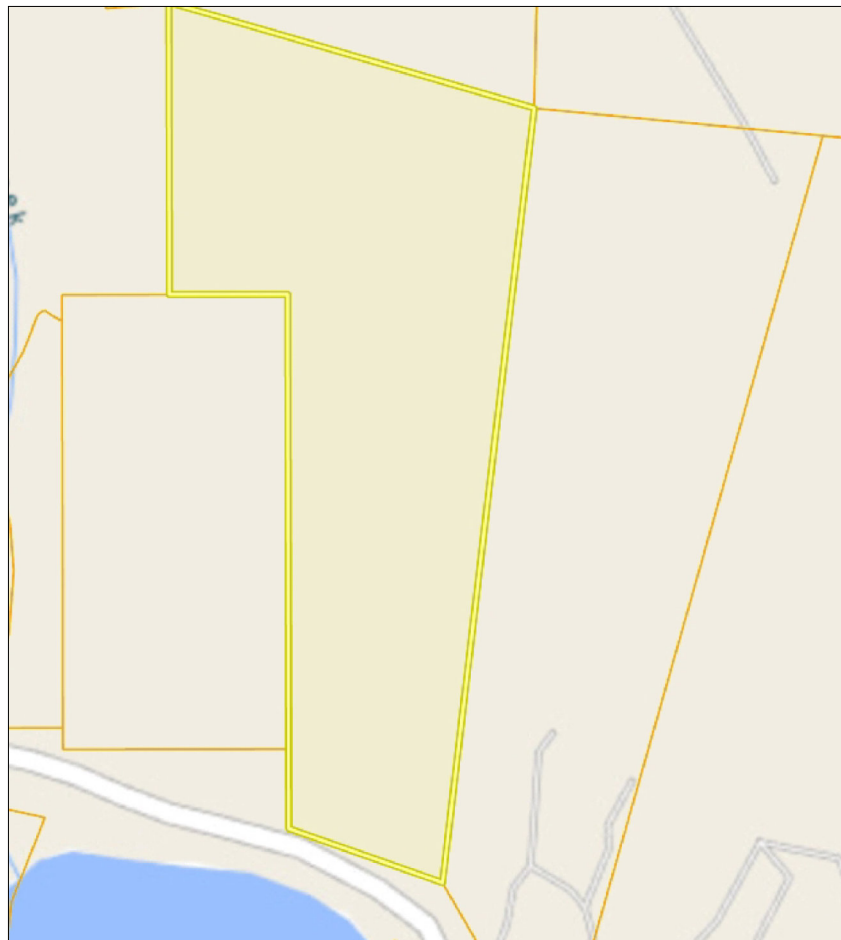


to the open west coast. As well there are numerous rivers and lakes abundant with Trout, Steelhead and spawning Salmon in the fall. Seventeen miles to the southwest out Quatsino Sound is the open west coast of Vancouver Island that offers spectacular fishing for salmon, halibut and other species. The marine life and other wildlife in addition to the beauty of the west coast are unsurpassed.











5.3.0 Residential Zones**5.3.1 Rural Residential (RR-1)**

This zone is intended to provide for single-family residential and home commerce development on rural properties in Quatsino.

- (a) Permitted Uses
 - (i) Single-family dwellings
 - (ii) Home agriculture
 - (ii) Home commerce
 - (iv) Buildings and uses accessory to a permitted use
- (b) Minimum Lot Size
 - (i) The minimum area of any lot created by subdivision is 0.8 hectares (2 acres) or more as determined by the Medical Health Officer as sufficient for on-site services.
- (c) Minimum Setbacks
 - (i) For principal buildings and structures:
 - 9 meters (30 feet) from all front and rear lot lines
 - 4.5 meters (15 feet) from exterior lot lines
 - 2.5 meters (8 feet) from all other side lot lines
 - (ii) For accessory buildings and structures:
 - 5 meters (16 feet) from all front lot lines
 - 4.5 meters (15 feet) from exterior lot lines
 - 1.5 meters (5 feet) from all rear and other side lot lines
 - (iii) Setbacks for development adjacent to any watercourse are as required by provincial and/or federal government regulations and policies.
- (d) Development Density
 - (i) One single-family dwelling is permitted on each lot. In addition, one cabin or one campsite is permitted for every 0.8 hectares (2 acres) of land.
 - (ii) The floor area of a cabin must not exceed 37 square meters (400 square feet) in total.
 - (iii) Campsites must have a minimum area of 56 square meters (600 square feet).
 - (iv) Buildings and accessory structures must not cover more than 50% of a lot up to 0.8 hectares (2 acres). An additional 20% lot coverage is permitted for any lot over 0.8 hectares (2 acres).
- (e) Conditions of Use
 - (i) Home commerce must be in accordance with Section 4.6.0 of this Bylaw.

- (ii) Where home commerce involves light industrial activities, a five meter (16 feet) vegetated buffer area must be provided to lessen the potential for impacts on adjacent properties. Buffer areas must be in accordance with Section 3.2.0 of this Bylaw.
- (iii) Parking and loading must be in accordance with Section 3.1.0 of this Bylaw.
- (iv) Principal buildings must be serviced by a community sewer and community water system or a water and septic disposal system constructed to the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.



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ROYAL LEPAGE
 Advance Realty Ltd. ♦
 888-286-1932
 250-286-3293

W-140 Quatsino Rd Quatsino BC V0N 2V0
 MLS® No: **950579** **\$209,000** **Active**



Forested, undeveloped property in Bergh Cove, central to the Village of Quatsino on Vancouver Island's NW coast. Quatsino is a boat access community, 5 miles on the water from Coal Harbour. Port Alice is another popular boat launch point. A public road (gravel) runs through the village and fronts this property, separating it from the oceanfront on the other side of the road. This property is walking distance from the government dock in Bergh Cove. The acreage is nicely treed in mixed forest, with native shrub and ground cover throughout. The property reaches back in a wedge shape with a slight rise in elevation, providing expansive views of Bergh Cove and out towards Quatsino Sound. There are BC Hydro power poles along the road in front of the property and a professionally drilled well is on the lower eastern boundary. During the initial subdivision process, septic covenant areas were proven. Zoning allows one home and a cabin, and two septic systems are possible on this property.

MLS® No: **950579**
 Status: **Active**
 Area: **North Island**
 DOM: **0**
 Sub Type: **Land**
 Pend Date:

List Price: **\$209,000**
 Orig Price: **\$209,000**
 Sub Area: **NI Port Hardy**
 Sold Price:
 Title: **Freehold**

Interior

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

Exterior/Building

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

Lot

Lot SqFt: 163,786	Lot Acres: 3.76	Dimensions:	Shape:	
Park Type: Open	Park Spcs: 1	View: Mountain(s), Ocean	Waterfront:	Water: Well: Drilled
Carport Spcs: 0	Garage Spcs: 0	Services:		
Sewer: Septic Needed, None	Restrictions:			
Lot Ftrs: Acreage, Private, Quiet Area, Rural Setting				

Legal/Public Records

Assessed: \$136,000	Assess Yr: 2023	Taxes: \$566	Tax Year: 2023
PID: 026-897-041	Roll No: 15475.235	Zoning: RR-1	Zone Desc: Residential
Plan Number: VIP82199	Lot: 3 Block:	District Lot:	Land District:
Legal Description: Lot 3 Section 36 Township 18 Rupert District Plan VIP82199			

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation
250-830-4435



Ed Handja

Personal Real Estate Corporation
250-287-0011



Zoning: RR-1
Regional District of Mount Waddington

2023 Taxes: \$566

Latitude: 50' 32"N Longitude: 127' 37"W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

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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.



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