

Residential Lot West Coast Vancouver Island



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Lot 17, 204 Pandora Crescent
Zeballos, Vancouver Island
\$64,900 Canadian



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Located in the Village of Zeballos, on the west coast of Vancouver Island, this residential lot provides an opportunity for someone looking to move to the west coast, or to establish a summer base on the coast.

The small coastal hamlet of Zeballos is located approximately 14 nautical miles from the Pacific Ocean and one of the premier fishing regions on Vancouver Island. It is 17 nautical miles from Tahsis, a small coastal community in the neighbouring inlet to the south.

The property is in the heart of the Village, nestled at the foot of the mountains which surround this coastal village. It has BC Hydro electrical service as well as domestic water from the Village of Zeballos. A septic system would need to be installed for development of the property.



The lot is 0.298 acres, with most of the usable space at the road as the back of the property rises up quite steeply to the mountain side behind.

Village Mixed Use zoning allows a variety of uses on this lot. The Village has indicated they would approve of this being set up as an RV lot for one family.





Undeveloped lot | Driveway in place | 0.298 acres

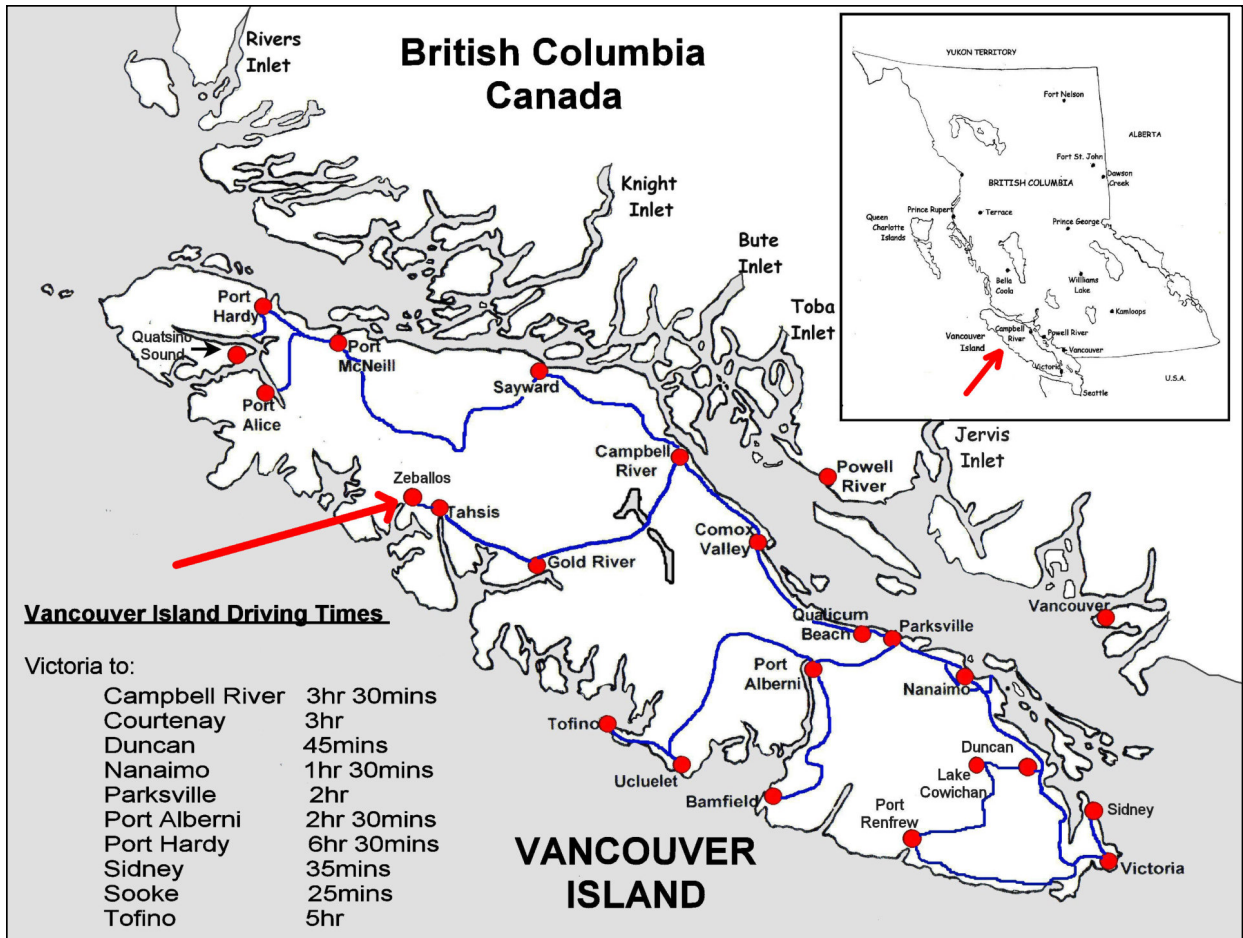
Zeballos is on the west coast of Vancouver Island, accessed by road from Hwy 19 just north of Woss. This is a Forest Service gravel road and can be in varying condition throughout the year. The community of Zeballos first started with gold miners, and then became a logging hub. Now its biggest draw is tourism - as coastal explorers and fishermen come to visit the rugged west coast of Vancouver Island. There is both fresh water and salt water fishing, as the Zeballos River runs through town.

The community has a population of approximately 125 and there are limited services, including a medical clinic, general store, marina and boat fuel sales. In the summer there are a number of accommodation options. Zeballos calls itself the Golden Gate to the West Coast. It offers access to Nootka Sound and the fishing on the west coast of the island, as well as the provincial parks of the northern Island (Woss, Brooks Peninsula, Cape Scott).



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2.14 Land Use Designations

Land use designations have been broken up into 6 groups: **Village Mix, Water Based Commercial - Industrial, Land Based Industrial, Tourist, Parks, and Environmentally Sensitive Area.**

Village Mix

Included in the 'Village Mix' designation are: Residential Uses, Home Based Businesses, Tourist Accommodation, Service and Retail, Educational facilities, Religious facilities, Cemeteries, Civic facilities, Government facilities, Emergency services, and Health Care facilities uses.

These uses are regulated as follows:

- Maximum height - three stories will be strongly encouraged
- The design and height of the building will be compatible with the adjacent buildings to promote visual harmony.
- Commercial activities shall not create a requirement for on street parking.
- Storage of materials, equipment, containers or finished products must be either in an enclosed building or screened from view by vegetation or a wooden fence.

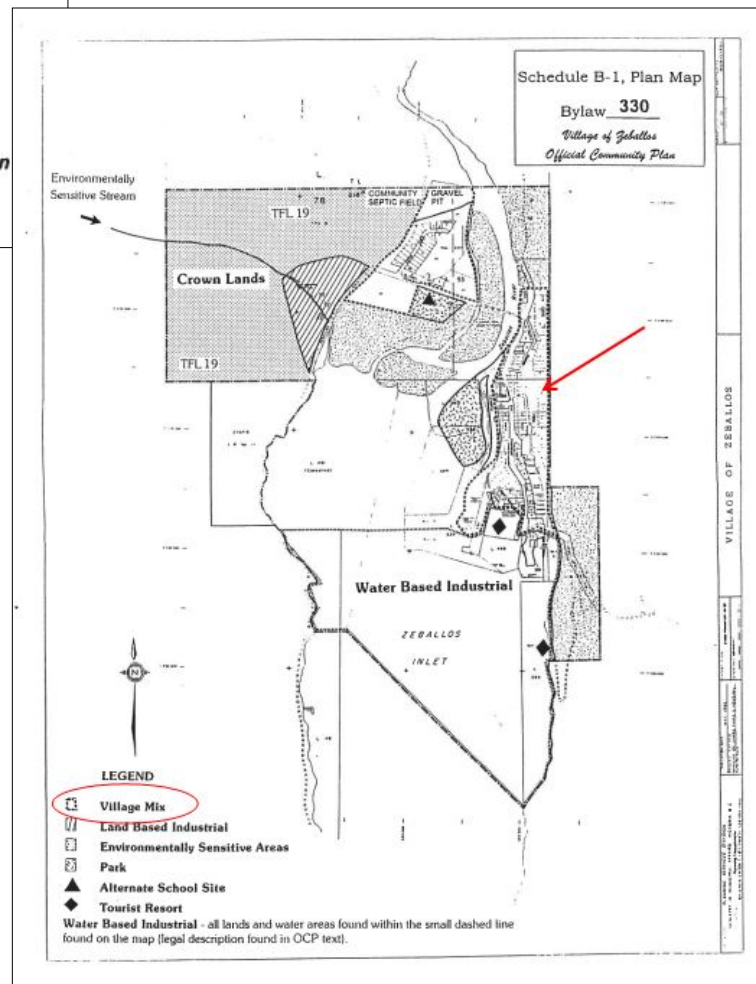
Areas designated for "Village Mix" are shown on Schedule B-1 Plan Map.

Water Based Industrial

Included in the "Water Based Industrial" designation are: Service, Retail, Processing, Repairs, Bulk Storage, and Distribution and Maintenance of Goods uses. **This designation is focused on providing services for the logging, fisheries, and aquaculture industries and may include compatible public retail/commercial services.**

Areas designated for "Water Based Industrial"

All those water areas south of the line drawn from the northwest to the northeast corner of water Lot 48 to the northwest corner of BLK A of Lot 634, following the boundary between BLK A and BLK B to the southwest corner of BLK C, and land areas found in Lot 501, Lot 61 and land areas on the west side of the old logging road in Lot 593 are designated as Water Based Industrial as shown on Schedule B-1 Plan Map.





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17 - 204 Pandora Cres Zeballos BC VOP 2A0
 MLS® No: **939021** **\$64,900** **Active**



In Zeballos, on the west coast of Vancouver Island, this residential lot provides an opportunity for someone looking to move the west coast, or to establish a summer base on the coast. The Village of Zeballos is located approximately 14 nautical miles from the Pacific Ocean and one of the premier fishing regions on Vancouver Island. This property is in the heart of the Village, nestled at the foot of the mountains which surround this coastal village. It has BC Hydro electrical service as well as domestic water from the Village of Zeballos. A septic system would need to be installed for development of the property. The lot is 0.298 acres, with most of the usable space at the road as the back of the property rises up quite steeply to the mountain side behind. Zoning allows a variety of uses on this lot. The Village has indicated they would approve of this being set up as an RV lot for one family.

MLS® No: **939021** List Price: **\$64,900**
 Status: **Active** Orig Price: **\$74,900**
 Area: **North Island** Sub Area: **NI**
Tahsis/Zeballos
 Sold Price:
 DOM: **265**
 Sub Type: **Land**
 Pend Date: Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
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:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: Road: Paved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 12,632	Lot Acres: 0.29	Dimensions:	Shape:	Water: Municipal
Park Type: Open	Park Spcs: 2	View: Mountain(s)	Waterfront:	
Carpport Spcs: 0	Garage Spcs: 0	Services: Electricity Available, Phone Available		
Sewer: Septic Needed, None	Restrictions:			

Lot Ftrs: **Quiet Area, Recreation Nearby, Rural Setting**

Legal/Public Records

Assessed: \$9,450	Assess Yr: 2023	Taxes: \$149	Tax Year: 2023
PID: 004-715-977	Roll No: 00108024	Zoning: Village Mix	Zone Desc: Residential
Plan Number: 4623	Lot: 17 Block: D	District Lot: 502	Land District:

Legal Description: **Lot 17, Block D, of Lot 502, Nootka District, Plan 4623**

The BC Oceanfront Real Estate Team



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Zoning: Village Mixed
Village of Zeballos

Taxes (2023): \$149.09

Longitude: 49°59'N Latitude: 126°50W

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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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