

New Oceanfront Park Models in Beautiful Alder Bay



Park Models, Alder Bay *Vancouver Island*

each starting at: \$**244,900** Canadian

SHELLEY McKAY

Personal Real Estate Corporation
Cell (250) 830-4435

and

ED HANDJA

Personal Real Estate Corporation
Cell (250) 287-0011



Be a part of this stunning resort on Vancouver Island's east coast, where whales and eagles visit regularly and the rhythm of nature sets your daily clock.

Welcome to Orca Views, a park model community on the oceanfront with full services, miles of walking trails and beachfront, and an investor's rental pool to participate in if you choose. Live here, recreate here, or simply invest here.

Alder Bay RV Resort is a hidden gem on northern Vancouver Island, offering a fully serviced RV campground, a boat launch and marina, and many additional benefits and amenities. The developers have thoughtfully created a resort worthy of high praise, with clients coming back year after year. After careful consideration, they added the Orca Views. This is being done in phases, with Phase 1 complete and sold out. Phase 2 is now for sale, with sites moving quickly as only 8 of the 12 are still available.



Alder Bay sits between Telegraph Cove and Port McNeill on the east coast of Vancouver Island. Sitting on the edge of Broughton Strait and almost directly across from Alert Bay on Cormorant Island, the positioning of Alder Bay is such that it is one of the few places on the east side of the island that you can watch the sun set into the ocean in the summer.

The Orca Views park model development features all oceanfront sites, with stunning views and easy access to the oceanfront as well as to the amenities of the resort. At this price, these offer an affordable residential option for retirees or those who work from home or in camp, or a very nice recreational retreat purchase that can be used



bcoceanfront.com



exclusively by the owners or can be rented out for parts of the year, or even as an investment opportunity as a rental unit.

There are one and two bedroom Park Models being offered for buyers' to choose. Units feature modern, clean lines and lots of windows to take in the beautiful views and natural light. These units are approx. 535sqft in a one bedroom or two bedroom configuration, with one bathroom and an open living space with a living room and a kitchen/dining room. Appliances included are a spacesaver microwave and

a dishwasher, with the units plumbed and wired for a stacking washer/dryer as well (appliance unit not included). A covered porch provides a space to enjoy the outdoor views. Built on order, these units can be customized with additional upgrades and appliances at the buyer's cost before fabrication.

Each unit has its own BC Hydro service line and individual account for the owners. Alder Bay provides a community water system, propane service via lines to each unit, and septic service.



bcoceanfront.com



Buyers are purchasing a park model unit and signing to a 10 year agreement in the Alder Bay development, with a monthly service fee of \$750 in addition to purchase cost, which provides for services as well as use of the Resort.

Alder Bay Resort offers modern laundry and shower facilities to all resort users, as well as free wifi. There is a small shop on site for essentials and snacks, and a popular food truck provides meals onsite during the high season. Owners in Orca Views have access to the boat launch and can also inquire about space at the marina. A kayak launch provides access to the beautiful waters of the Broughton Archipelago, world renowned as a playground for kayakers and boaters with its many small islands and inlets to explore and the abundance of ocean wildlife in its waters.

In addition to personal use, the park models can also be part of the Alder Bay resort short-term rental program "Stay Alder Bay" at the owner's discretion. This is managed by the Alder Bay team for a fee, with an agreement in place between



owners and the management for the use of the home. This is a great investment boost for those who may not be able to use their site regularly but like the idea of owning in a vacation-type resort. Block off the dates you want and open up other dates to the short-term rental pool without having to worry about all the details of the rentals.





Telegraph Cove is a historical little community on the eastern coast of Vancouver Island just 30 minutes south of the larger centre of Port McNeill. The town is built on pilings raised above the water on pilings and linked by a wooden boardwalk. Telegraph Cove is a major destination during the summer months for visitors as it is the gateway to Robson Bight Provincial Park. Just across from Telegraph Cove is Broughton Archipelago Provincial Marine Park, a wilderness area consisting of a maze of several small islands, and numerous inlets.

Port McNeill is a quaint, coastal community just 20 minutes north-west of Alder Bay Resort. Port McNeill offers a

variety of convenient and essential services including a small airport, hospital and health care services and a marina amongst other conveniences and community facilities.

The entire region offers tremendous outdoor activities and opportunities, which include hiking, camping, remarkable fishing, diving and gathering of all sorts of seafood literally at your doorstep. Wildlife such as whales, porpoise, sealions and eagles can be viewed on a regular basis. Incomparable Vancouver Island living!



bcoceanfront.com





bcoceanfront.com



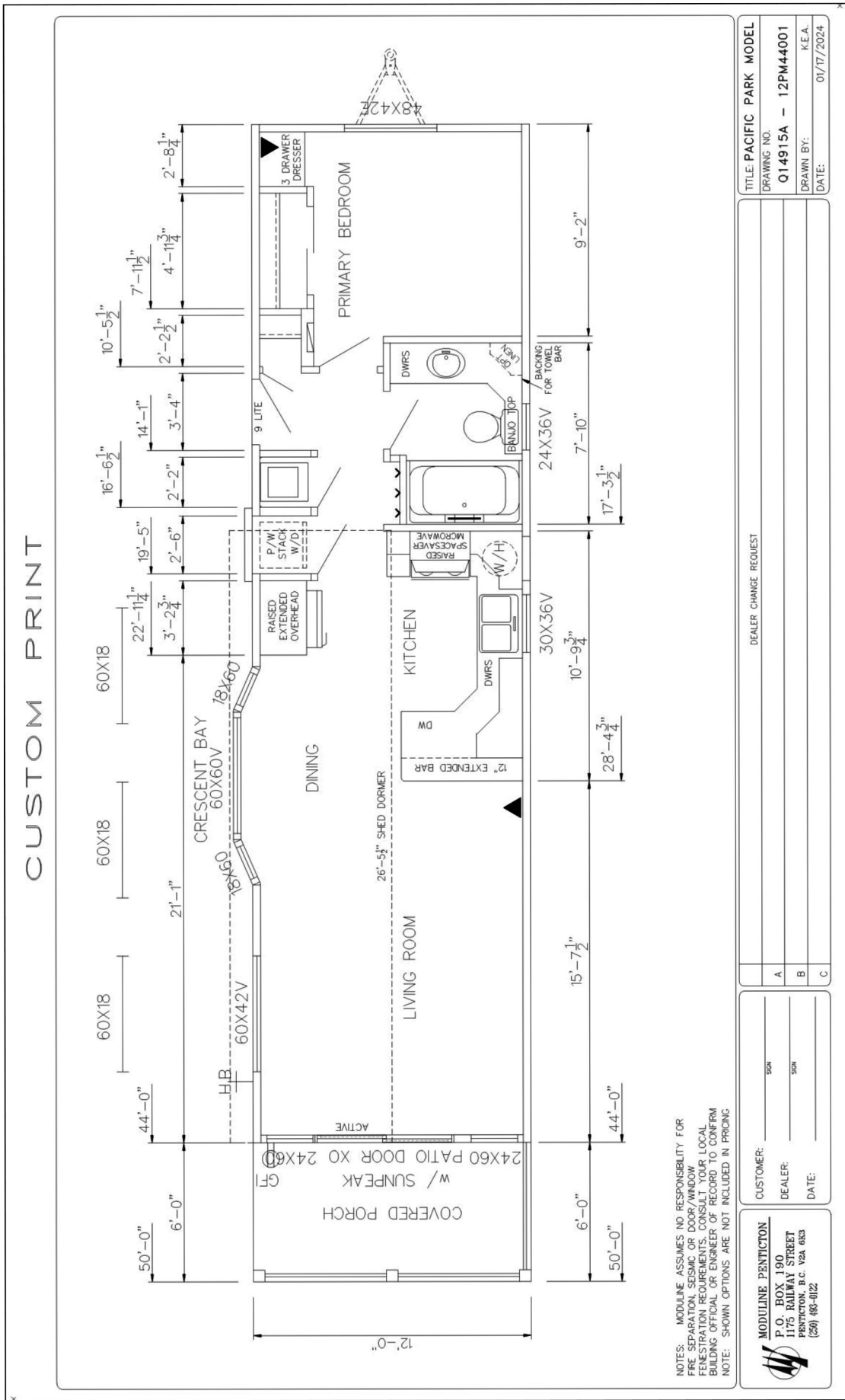
One Bedroom Park Model in Orca Views

Inclusions:

high wind shingles
 Fibre cement siding
 6' porch
 (2) 24X60F windows on either side of patio door
 single sided partial shed dormer DR side
 (3) 60X18 transom windows
 60X42 window LR side
 plumb and wire for stacker washer/dryer
 painted white drywall
 white Windsor interior trim
 dishwasher
 spacesaver microwave
 bank of drawers in kitchen
 crescent bay window dining room
 Rear exterior door with inset window
 (1) storm door
 extended kitchen counter



One Bedroom Park Model



CUSTOM PRINT

NOTES: MODULINE ASSUMES NO RESPONSIBILITY FOR PERMITS, SEPARATION DOORS, WINDOW PRESENTATION REQUIREMENTS, LOCAL BUILDING OFFICIAL OR ENGINEER OF RECORD TO CONFIRM. NOTE: SHOWN OPTIONS ARE NOT INCLUDED IN PRICING.

MODULINE PENTICTON
 P.O. BOX 190
 1175 RAILWAY STREET
 PENTICTON, B.C. V2A 0K3
 (250) 485-0122

CUSTOMER: _____
 DEALER: _____
 DATE: _____

DEALER CHANGE REQUEST

A	_____
B	_____
C	_____

TITLE: PACIFIC PARK MODEL
 DRAWING NO. 014915A - 12PM44001
 DRAWN BY: K.E.A.
 DATE: 01/17/2024





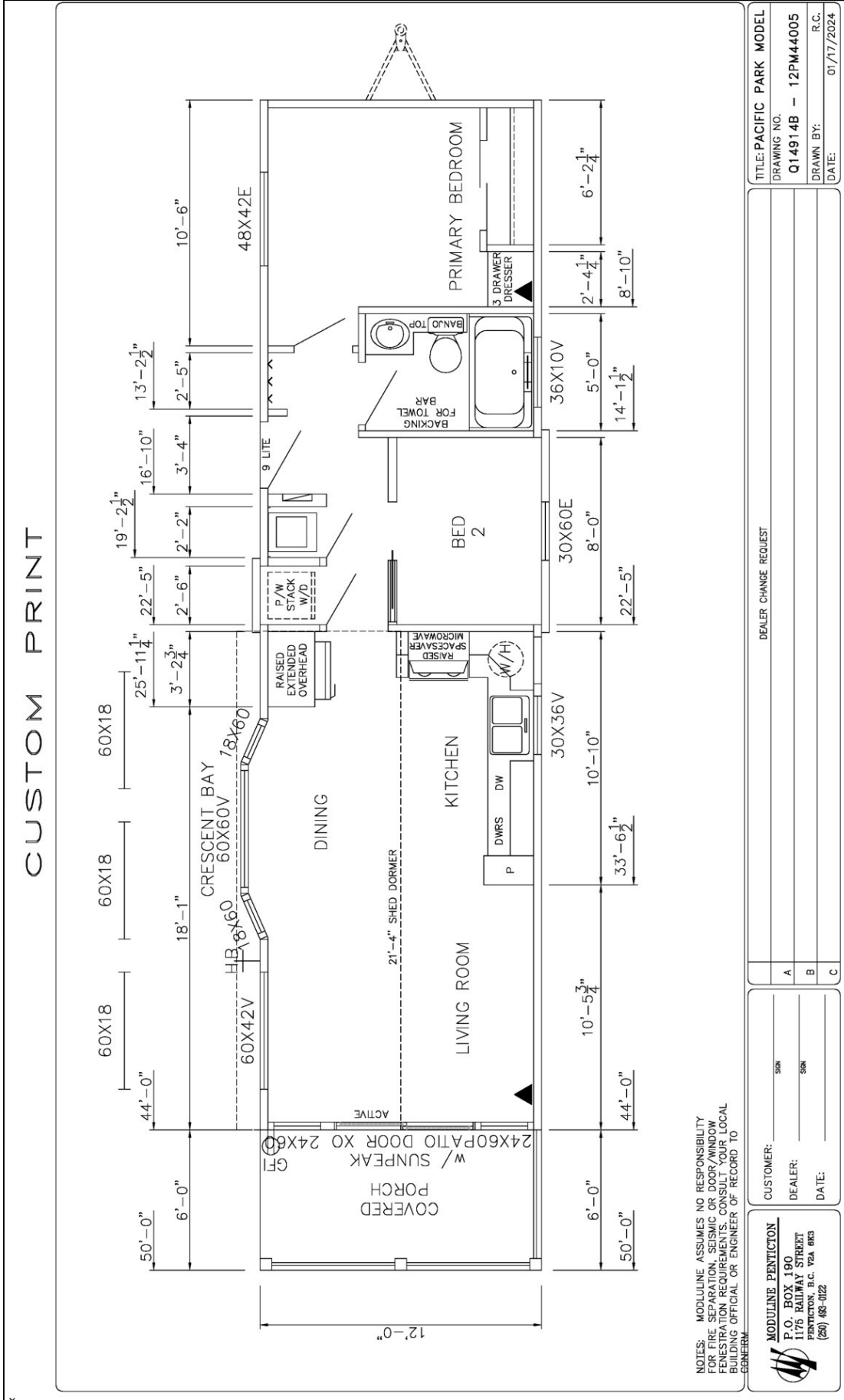
Two Bedroom Park Model in Orca Views

Inclusions:

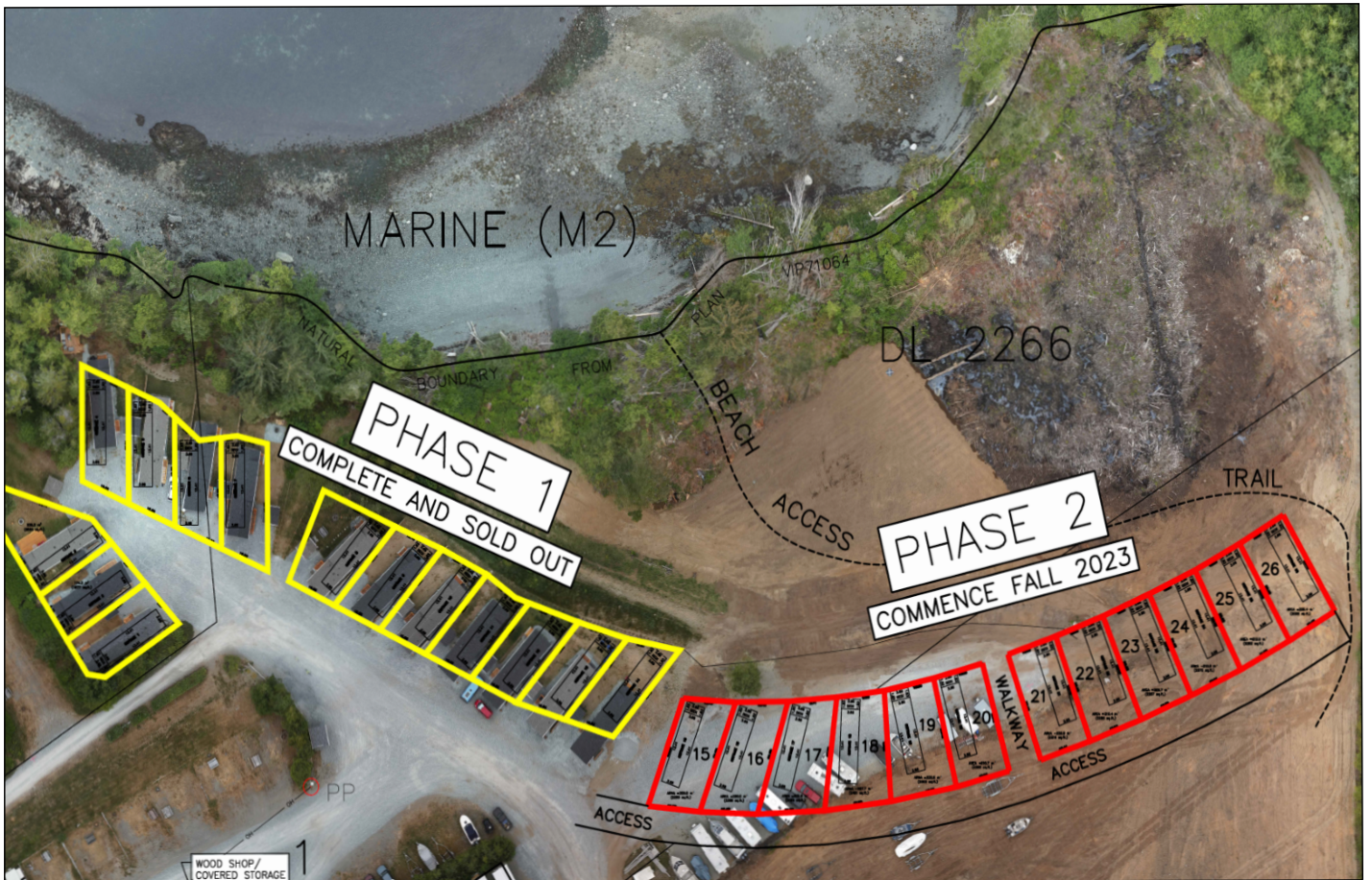
high wind shingles
 Fibre cement siding
 6' porch
 (2) 24X60F windows on either side of patio door
 single sided partial shed dormer DR side
 (3) 60X18 transom windows
 60X42 window on LR side
 plumb and wire for stacker washer/dryer
 painted white drywall
 white Windsor interior trim
 dishwasher
 spacesaver microwave
 bank of drawers in kitchen
 crescent bay window dining room
 rear exterior door with inset window
 (1) storm door



Two Bedroom Park Model









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



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

15 - 1 Alder Bay Rd Port McNeill BC V0N 2R0
 MLS® No: **952381** **\$244,900** **Active**



MLS® No: **952381** List Price: **\$244,900**
 Status: **Active** Orig Price: **\$244,900**
 Area: **North Island** Sub Area: **NI Port McNeill**
 DOM: **1** Sold Price:
 Sub Type: **Manufactured Home**
 Pend Date: Title: **Pad Rental**

Welcome to Orca Views at Alder Bay, a park model community on the oceanfront with full services, miles of walking trails and beachfront, and an investor's rental pool to participate in if you choose. Live here, recreate here, or simply invest here. Alder Bay RV Resort is a hidden gem, offering a fully serviced RV campground, boat launch and marina, and many additional benefits and amenities. The one and two bedroom park models being offered feature modern, clean lines and lots of windows to take in the beautiful views and natural light. Built on order, these units can be customized with additional upgrades and appliances at the buyer's cost. Buyers are purchasing a park model unit with a specific oceanfront site and signing to a 10 year agreement in the Alder Bay development, with a monthly service fee, which provides for services as well as use of the Resort. Alder Bay sits between Telegraph Cove and Port McNeill. NOTE: Photos are of units in Phase 1.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	9'2"x12'0"
Kitchen	Main	10'9"x6'0"
Living Room	Main	15'7"x12'0"
Patio (Unfin)	Main	6'0"x12'0"

Interior

Beds: 1	Baths: 1	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 536	UnFin SqFt: 0	SqFt Total: 536	Basement: No	Add Accom: None
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 1	Laundry: In House
Layout: Rancher		Appl Incl: Dishwasher, Oven/Range Gas, Refrigerator		
Heating: Forced Air, Propane		Cooling: None		
Intr Ftrs:				

Exterior/Building

Built (Est): 2024	Front Faces: West	Storeys:	Bldg Warranty:
Construction: Vinyl Siding, Wood	Access: Marine, Road: Paved	Foundation: Other	Roof: Asphalt Shingle
Lgl NC Use:			Bldg Style: West Coast
Exterior Ftrs: Balcony/Deck			

Lot

Lot SqFt: 0	Lot Acres: 0.00	Dimensions:	Shape:	Water: Cooperative
Park Type: Open	Park Spcs: 1	View: Mountain(s), Ocean	Waterfront: Ocean	
Carpport Spcs: 0	Garage Spcs: 0	Services: Electricity Connected, Phone Available, Underground Utilities		
Sewer: Septic System: Common	Restrictions:			
Lot Ftrs: Dock/Moorage, Family-Oriented Neighbourhood, Marina Nearby, Quiet Area, Recreation Nearby, Walk on Waterfront				

Legal/Public Records

Assessed: \$0	Assess Yr: 2024	Taxes: \$0	Tax Year: 2023
PID: N/A	Roll No: Alder Bay	Zoning: TR	Zone Desc: Other
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: See Schedule A.			

Strata

Strata/Pad Fee: \$750	Strata/Pad Fee Year: 2024	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx:	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?:	Plan Type:	Lvls in Unit:	Unit's Level:
Rent Allwd?: Unrestricted			
Yngst Age: 0			
Pets Allwd: Birds, Cats, Dogs	Approval for dogs, cats and etc. required		
BBQs Allwd: Yes			
Smoking Byl: Unknown			
Unit Incl:			
Assmt Incl:			
Shrd Am:			

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation
250-830-4435



Ed Handja

Personal Real Estate Corporation
250-287-0011



Monthly Agreement Fee: \$750/month

Latitude: 50°55' N Longitude: 126°91' W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampbIRiv)

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.



bcoceanfront.com