

**968 April Point Road
Quadra Island, British Columbia
\$575,000 Canadian**



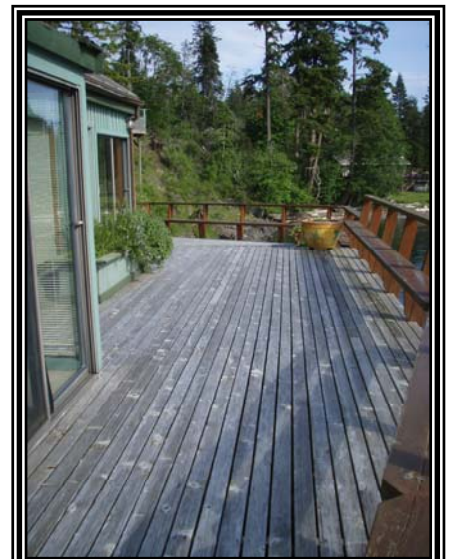
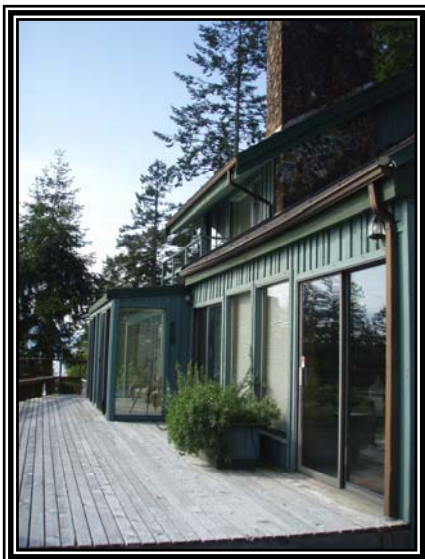
**An Affordable Opportunity to Purchase a
Substantial Oceanfront Residence.**

Offered for sale is a **4100sqft** luxurious oceanfront residence with its own 60ft of private moorage in a resort community setting.



The setting is beautiful and provides **180°** of sunny southwest ocean and mountain views from all areas of the home as well as from the expansive decks across the entire front of the home.

This specific location and area is truly one of the most outstanding on the coast and offers some very unique conveniences. The city of Campbell River on Vancouver Island is a full service community that is a short trip across Discovery Passage with private boat or regular scheduled ferry service.



World renowned April Point Resort is literally a few minutes walk away. At April Point you can enjoy gourmet dining, world class spa facilities or make arrangements for your fishing or other outdoor adventures. April Point also provides a free shuttle service to their Painter's Lodge Resort facility in Campbell River.



This comfortably appointed, tastefully detailed residence is a west coast design 4 level split. The house is comprised of a well appointed gourmet kitchen plus a mix of living areas including a spacious living room, sun room, games

room, home office and a separate private sitting area. There are 3 generous sized bedrooms as well as 4 full baths. The lower level is fully outfitted with top quality gym equipment.



Unique finishing features include natural materials such as tile floors, post and beam woodwork, a two storey stone fireplace, edge grain fir kitchen cabinets, granite counter tops and stainless steel appliances.

Recent substantial upgrades include: a new roof, new windows and siding on the ocean side, new high-efficiency boiler and **60ft** of dock. This residence is tastefully furnished throughout with high quality custom made furnishings imported

from Mexico. These can be included, to be negotiated separately.



Currently the title for the land is a 20 year lease, 16 remaining, with the option to renew for another 20 years. The owners will have the option to acquire a fee simple title at fair market value should the property be subdivided in the future. Vendor may consider financing.



Quadra Island is the largest (approximately 34 km long) and most populated (approximately 3,800 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 residents enjoy a rural lifestyle surrounded by breathtaking coastal scenery and 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. Quadra is becoming known for its arts community as well as a premier destination for unlimited adventure recreation including 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 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 Quathiaski Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.



Zoning: C-2
2011 Taxes: N/A
Latitude: 50° 03'
Longitude: 125° 14'

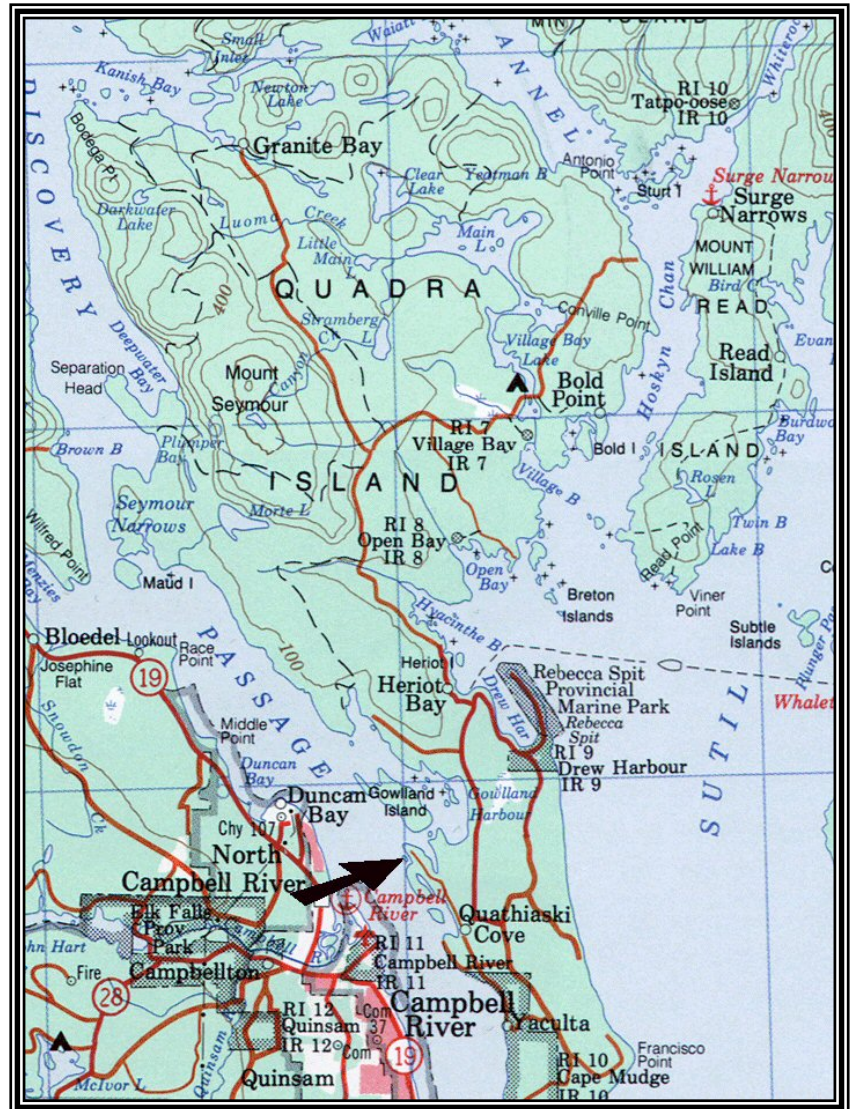
BC Oceanfront Team

Ed Handja
Personal Real Estate Corporation
 Cell (250) 287-0011

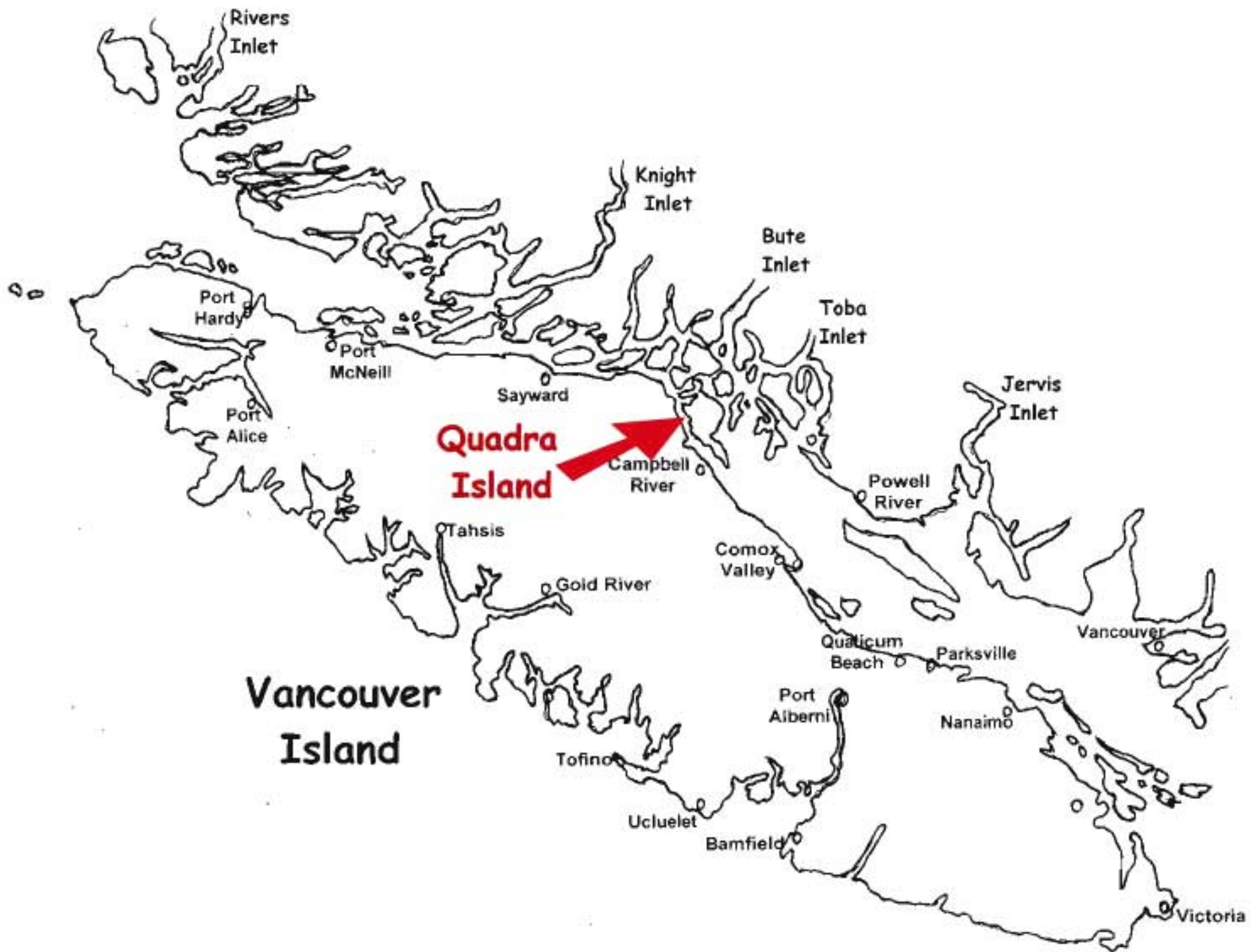
Shelley McKay
 Cell (250) 830-4435
 (Licensed Associate)

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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.



Rivers Inlet

Knight Inlet

Bute Inlet

Toba Inlet

Jervis Inlet

Port Hardy

Port Alice

Port McNeill

Sayward

Quadra Island

Campbell River

Powell River

Tahsis

Gold River

Comox Valley

Quaticum Beach

Parksville

Vancouver

Vancouver Island

Tofino

Port Alberni

Nanaimo

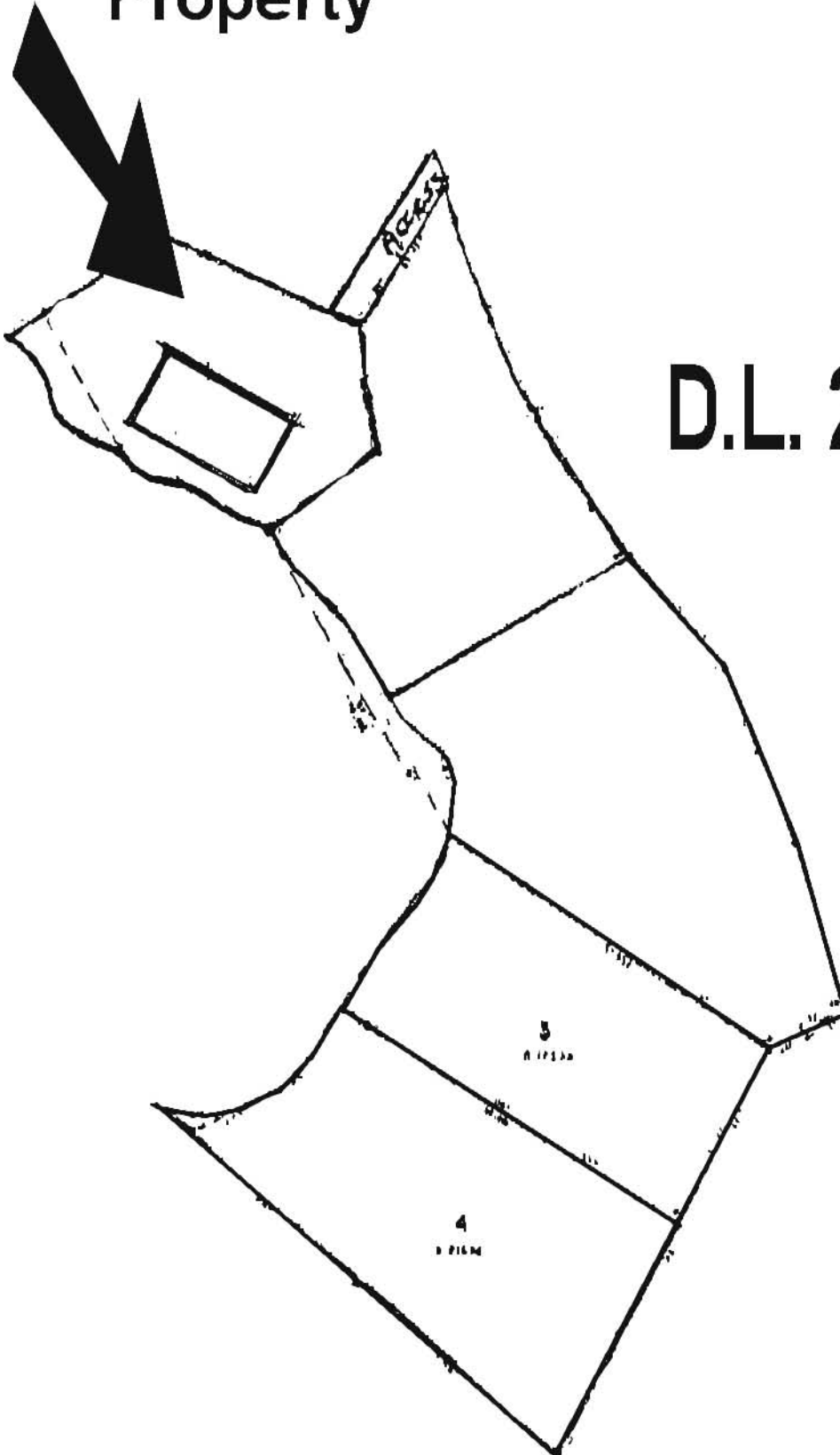
Ucluelet

Bamfield

Victoria

SCHEDULE "A"

**Subject
Property**



D.L. 209

11.6**COMMERCIAL TWO (C-2)****11.6.1 PERMITTED USES**

- a) Single *family* residential use *accessory to* the Principal commercial use;
- b) Motels, *resorts* and accessory uses;
- c) Hotels and accessory uses;
- d) Service stations;
- e) Campgrounds and tourist trailer sites subject to:
 - i) A maximum density of 25 sites per 1.0 hectare (2.47 acres);
 - ii) A 10.0 metre (32.8 feet) landscaped buffer strip along all property lines.

11.6.2 CONDITIONS OF USE

More than one (1) commercial *building* may be located on a *lot*, subject to all other requirements of this zone, and bylaw.

11.6.3 LOT AREA

The minimum *lot* area for the Commercial Two (C-2) zone shall be 4000.0 square metres (0.99 acres).

11.6.4 SETBACKS

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 4.5 metres (14.76 feet) from a side *lot* line. Notwithstanding the above, where a separate residential *dwelling* is placed on a *lot*, the *side yard* minimum shall be 1.75 metres (5.74 feet) from a side *lot* line for that *building* only.

11.6.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 35%.

END - C-2