

**1- Acre Oceanfront
Quadra Island, B.C.
\$329,900 Canadian**



BEAUTIFULLY TREED UNDEVELOPED OCEANFRONT ACRE

Rarely does a property like this come available on Quadra Island. This is an exceptional 1-acre oceanfront property, undeveloped and waiting for the construction of a new home. The property is situated in a very quiet & private location - on the end of a peninsula in North Gowlland Harbour on the southwest side of Quadra Island.

The land is beautifully treed in native, mature old growth fir. The only development has been a roughed-in driveway and a portion of a building site. There is approximately 150ft of relatively low-bank oceanfront with direct southern exposure. The oceanfront portion is primarily moss-covered rock, which rises up and levels out about 20 ft above high tide.



There is road access by way of a forest service road that also provides access for existing hydro and telephone service. Domestic water source is from a drilled 240ft communal well and shared with one of the neighbouring acreages. An area suitable for a septic field was proven when the property was originally subdivided approximately 12 years ago; however a system is not in place. Design and installation for an adequate system will be the responsibility of the new owner, based on their requirements.

The property also has the benefit of private moorage. Foreshore improvements include a quality concrete and cedar dock with aluminium ramp, situated a few hundred feet to the southeast in front of the neighbouring property. This is a private dock and is shared with 3 of the neighbouring properties. This provides obvious recreational benefits, as well as an alternative to the ferry service for quick easy access to Campbell River.



The immediate area is comprised of only 5 private properties, which helps maintain your privacy. The views from this location are diverse and dramatic. To the south and southwest you look directly across Discovery Passage towards Campbell River on Vancouver Island, and beyond to the Strathcona Park & Vancouver Island mountain range.

To the southeast you look down Discovery Passage and across the protected waters of Gowlland Harbour. Discovery Passage is the beginning of the inside passage which provides an ever changing view that includes a variety of marine life including killer whales, dolphins and seals as well as an array of marine traffic. Resident bald eagles and deer are also a common sight.





This outstanding oceanfront property is situated on the southern tip of a peninsula in the Northern portion of Gowlland Harbour on Quadra Island. The exposure is due south and the views across Discovery Passage and beyond to Campbell River and Vancouver Island with Mt. Washington and the Strathcona mountain ranges as

the backdrop are spectacular. The tidal waters of Discovery Passage also provide for a variety of marine wildlife to enjoy at your doorstep. Having deer and bald eagles around is almost a daily occurrence. This area on Quadra Island is quite exclusive, in that there are very few homes in the area and properties range in size from 1 to 40 acres.



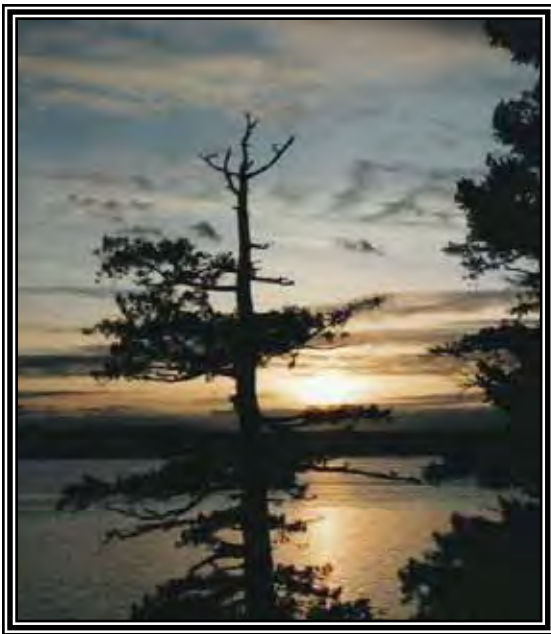
Quadra Island is the largest (approximately 34 km long) and most populated (approximately 3,800 full-time residents) of the Discovery Island group. It lies between Campbell River on Vancouver Island and the mainland coast of British Columbia, off Canada's west coast. Quadra residents enjoy a rural lifestyle surrounded by 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.

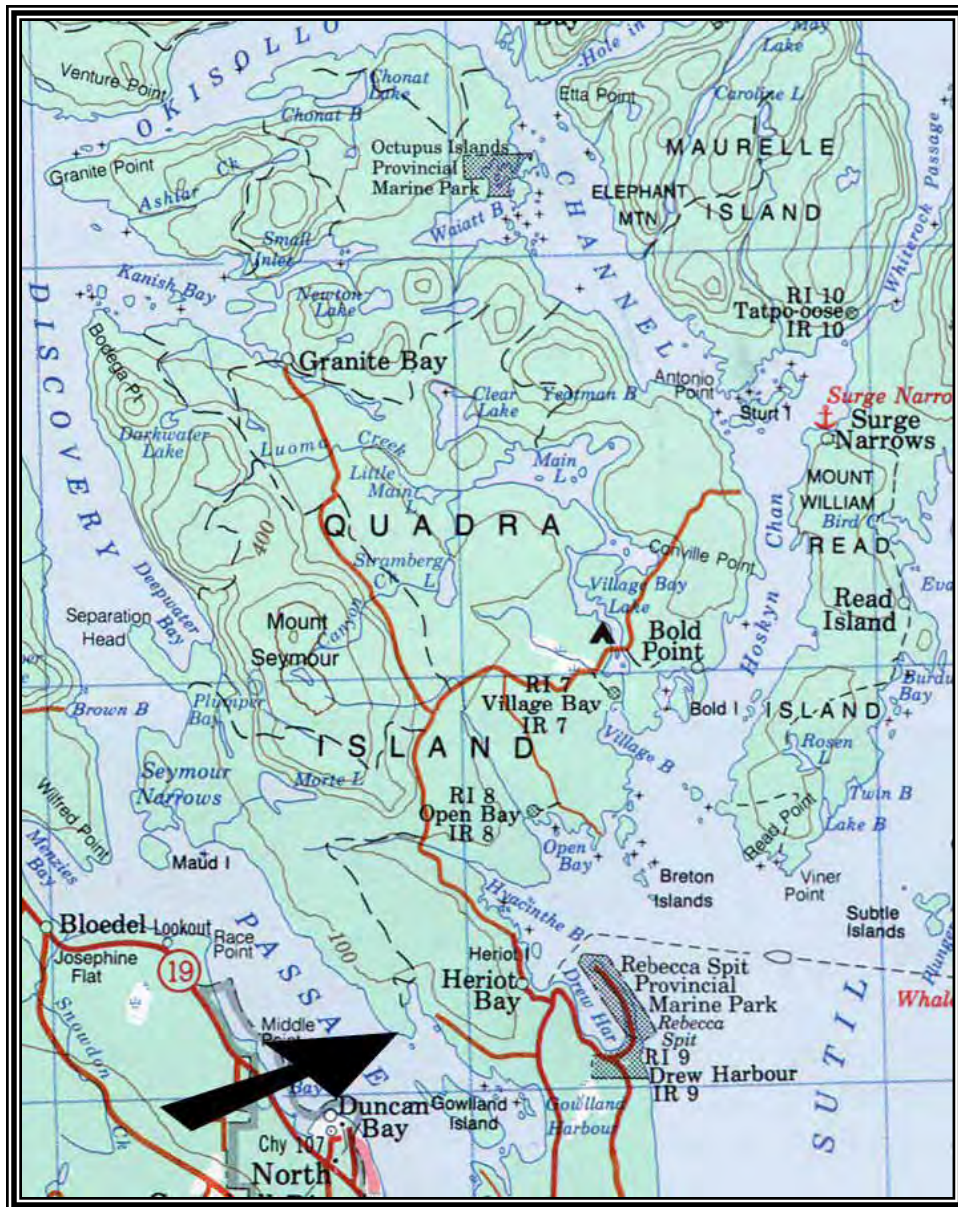
There are complete services on the island as well as a wide variety of accommodation and dining from deluxe resorts to rustic campsites. Unlimited adventure recreation includes sport fishing, diving, hiking on over 200 km of hiking trails, sea kayaking, powerboat and sailing. There are many beaches, 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.



Access to Quadra Island is via regularly scheduled passenger/car ferry service from Campbell River to Quathiaski Cove. From here it is a 20-minute drive – the last 6 kms of this drive is on a private Forest Service road that helps maintain the overall privacy that this location has to offer. Properties on the west side of Quadra Island offering this variety of features seldom come available.



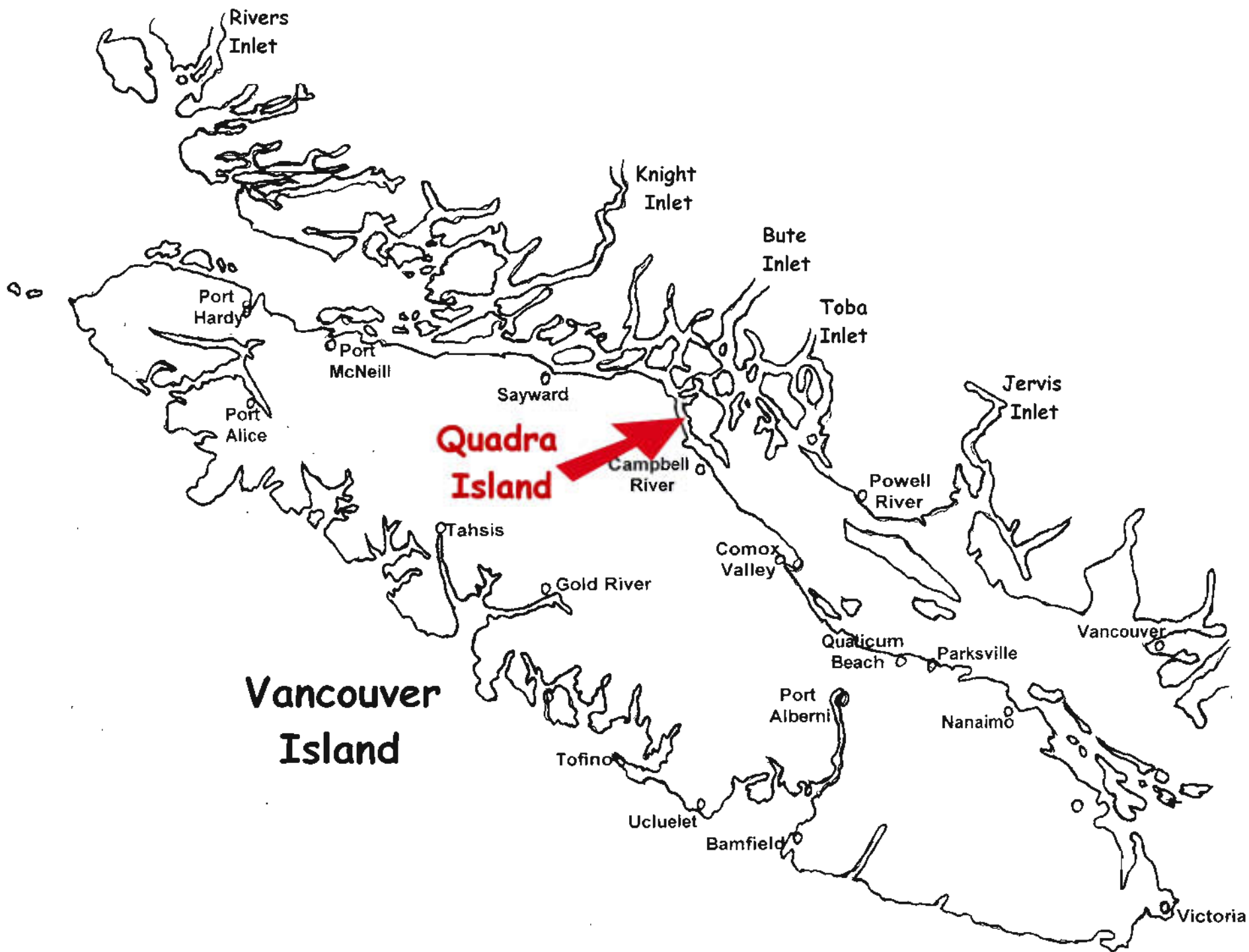


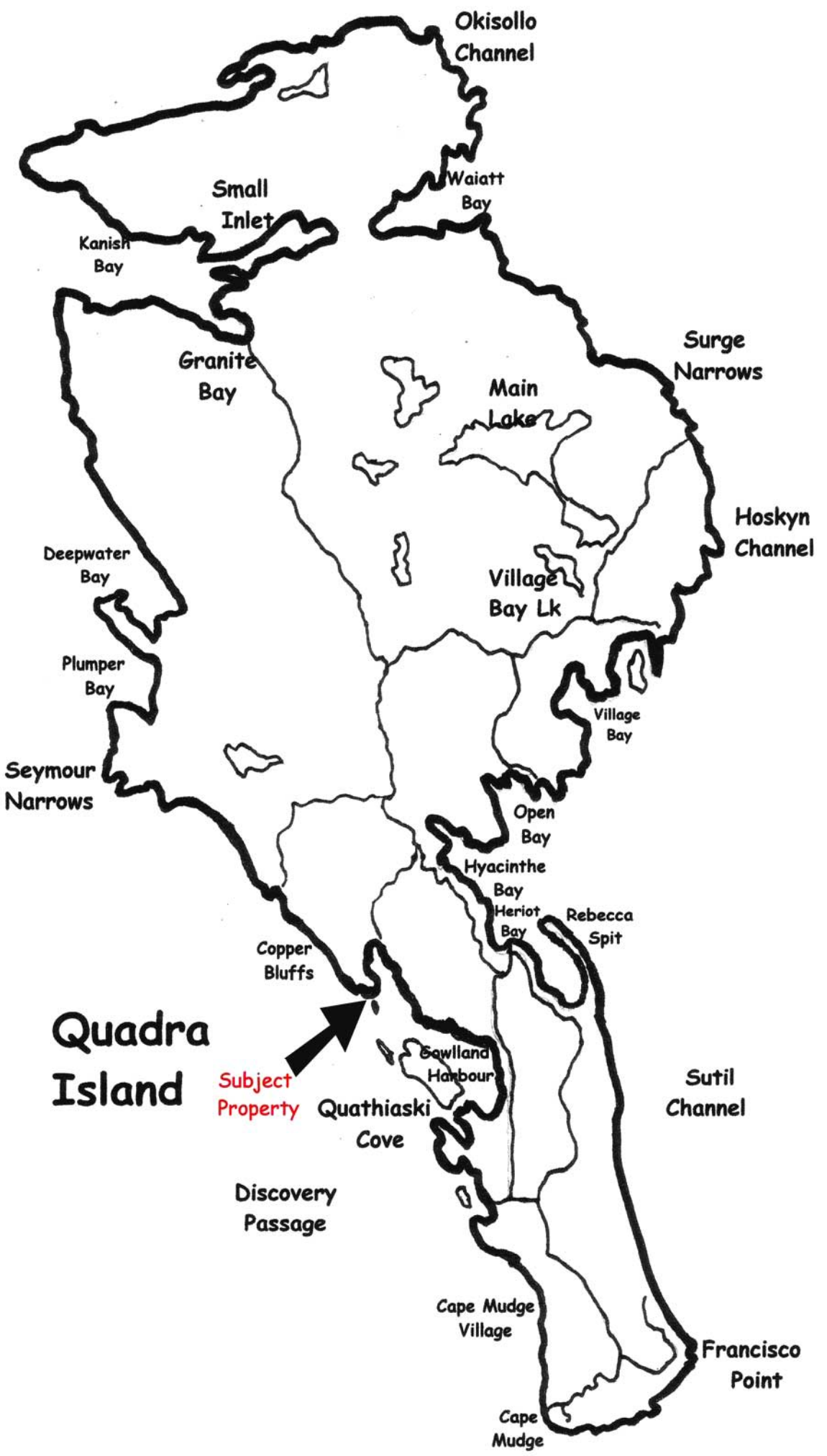
2008 Taxes: \$1195.33
Zoning: RU-1 & AC-1
Strathcona Regional District
Latitude: 50° 55' Longitude: 125° 15'

Listing Salesperson:
Ed Handja P.R.E.C.
 1-800-563-7322 or cell (250) 287-0011
www.bcoceanfront.com

Coast Realty Group (CR) Ltd.
 1211 Cypress St., Campbell River, B.C. V9W 2Z3
 Office: (250) 287-2000 Fax: (250) 287-7090

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. Ed Handja and his team will make all efforts to assist clients through this process.



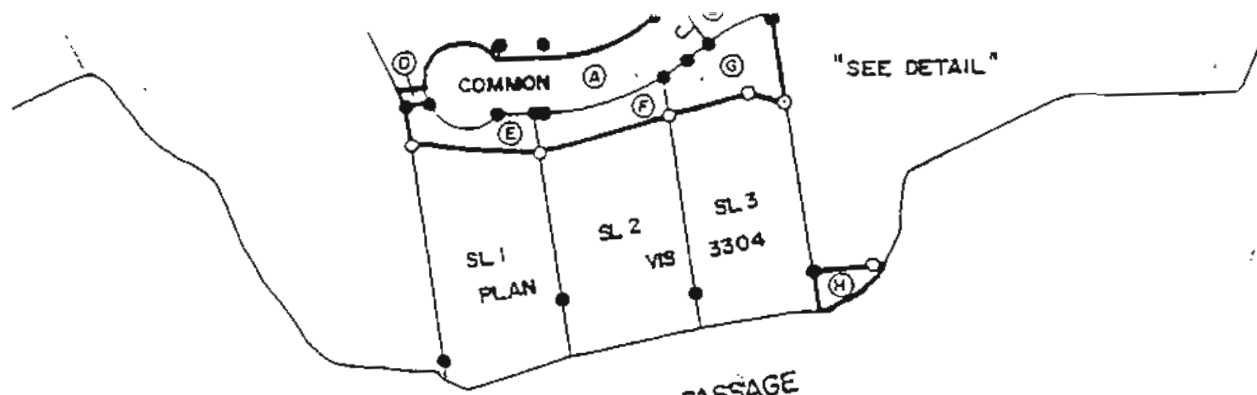


Quadra Island

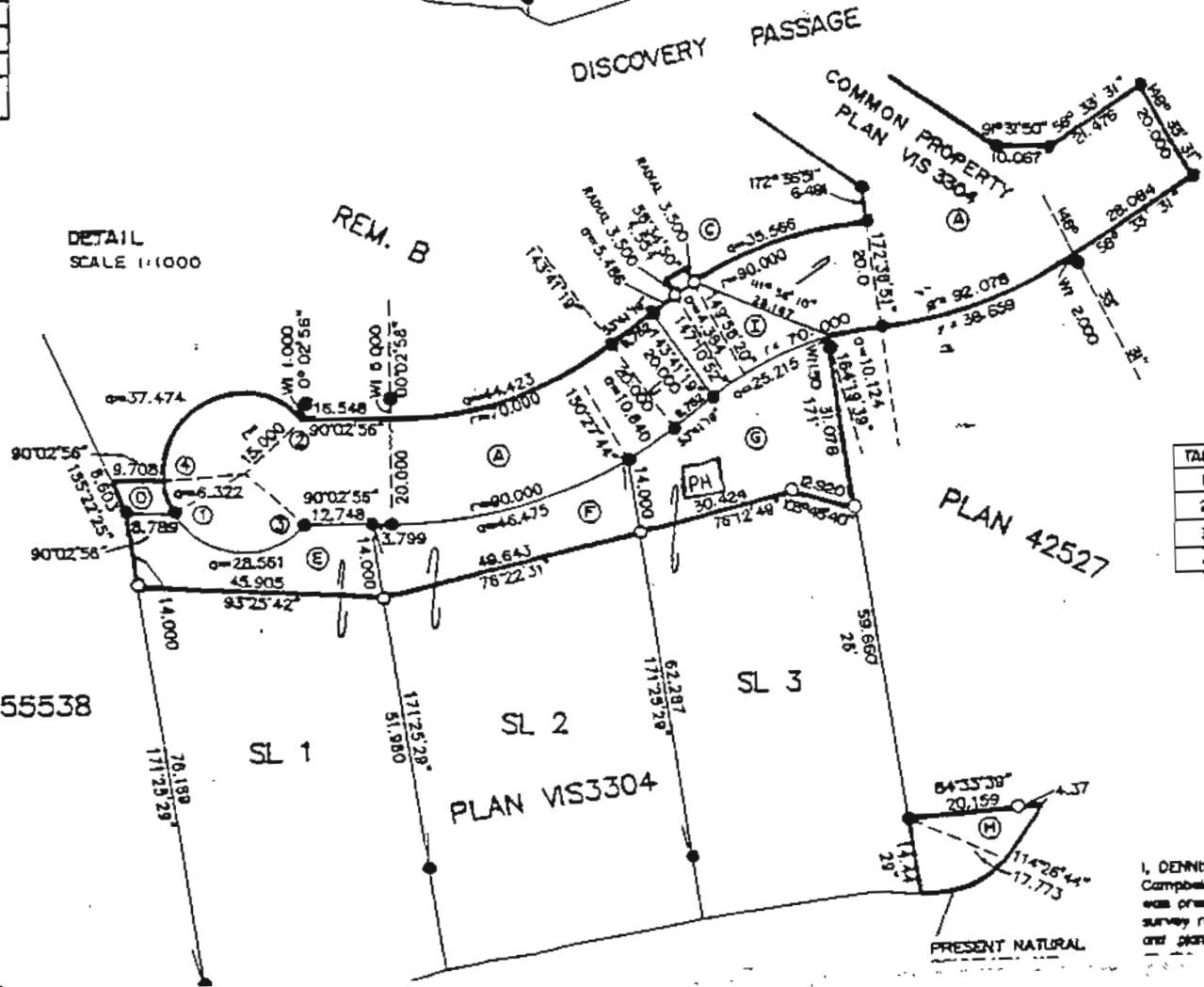
Subject Property

Discovery Passage

BOOK OF REFERENCE		
EASEMENT	PARCEL	AREA
A	COMMON PROPERTY PLAN VIS 3304	1.50 ha
B	REM. B PLAN 42527	764 m ²
C	REM. B PLAN 42527	16 m ²
D	REM. B PLAN 42527	54 m ²
E	SL 1 PLAN VIS 3304	515 m ²
F	SL 2 PLAN VIS 3304	578 m ²
G	SL 3 PLAN VIS 3304	946 m ²
H	REM. B PLAN 42527	224 m ²
I	COMMON PROPERTY PLAN VIS 3304	343 m ²



DETAIL
SCALE 1:1000

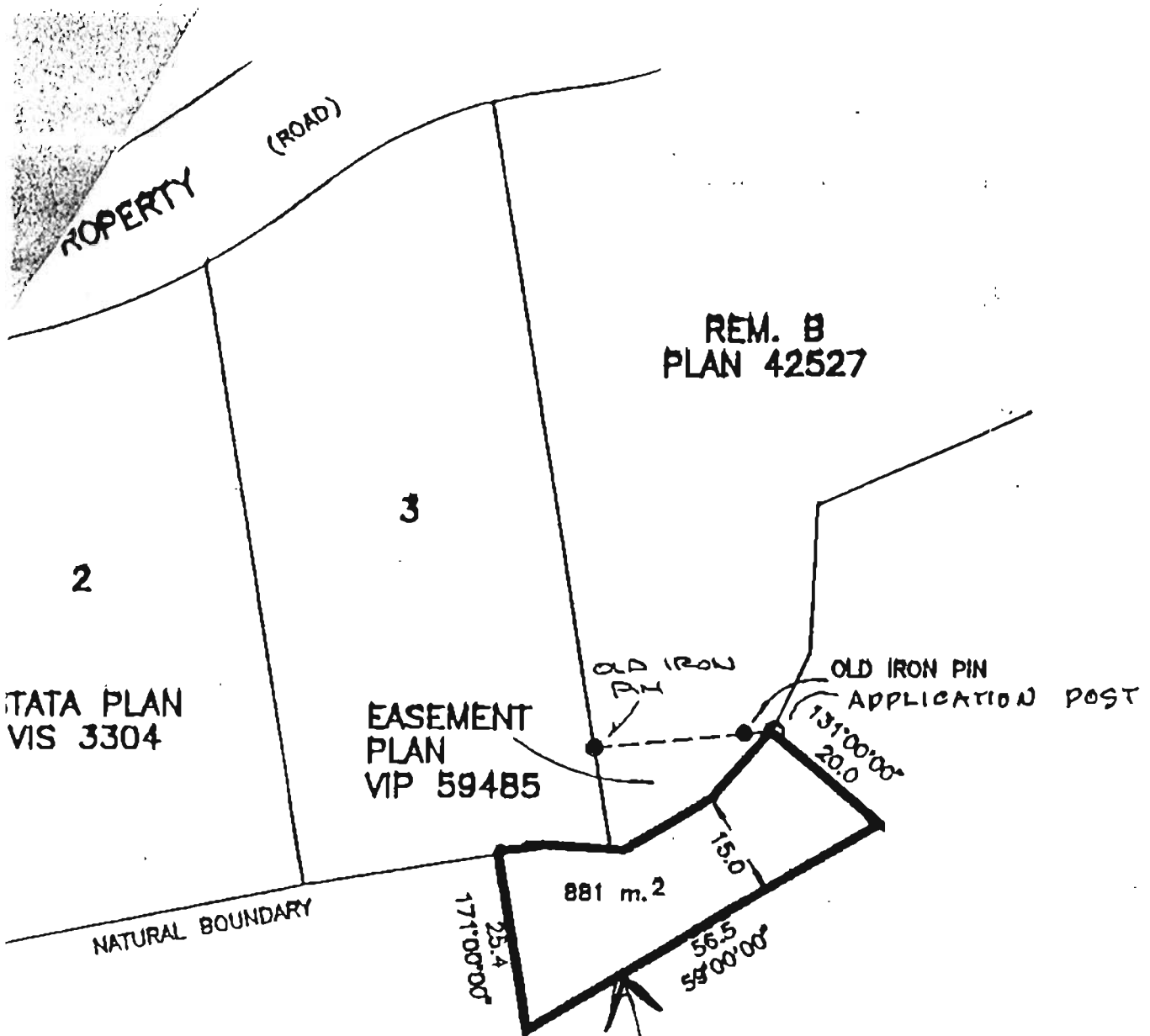


1	60° 57' 12"
2	48° 14' 19"
3	311° 51' 33"
4	85° 06' 00"

1
PLAN VP55538

I, DENNIS TRILL, British Columbia Land Surveyor of Campbell River, in British Columbia certify that I was present at and personally superintended the survey represented by this plan and that the same are correct. The survey was completed

INC.



DISCOVERY PASSAGE

PLAN SCALE 1:1000

10' X 40' DOCK
 ANCHORED IN THIS
 LOCATION

KAY 286 9669
 PAM: UNITE

11.2**RURAL ONE (RU-1)****11.2.1 PERMITTED USES**

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Single *family dwelling*;
- d) Accessory *buildings* and *structures*;
- e) Silviculture.

11.2.2 CONDITIONS OF USE

- a) More than one (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of the bylaw are complied with.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 60.0 square metres (645.85 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres).
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum area of 4.0 hectares (9.88 acres) with one additional single *family* residential *building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

11.2.3 LOT AREA

- a) The minimum *lot* area in the Rural One (RU-1) shall be 4.0 hectares (9.88 acres).
- b) *Repealed (#1391)*

11.2.4 SETBACKS

- a) 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 3.0 metres (9.84 feet) from a side *lot* line.

- b) No **building** used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or **stream**.

11.2.5 **LOT COVERAGE**

The maximum **coverage** of all **buildings** and **structures** on a **lot** shall be 15%.

End - RU-1

