

5 Acre Oceanfront Property on Southern Quadra Island



SHELLEY MCKAY
Personal Real Estate
Corporation
250-830-4435

and

ED HANDJA
Personal Real Estate
Corporation
250-287-0011

129 Joyce Rd, SL4
Quadra Island, Discovery Islands
\$862,000 Canadian



[bcoceanfront.com](http://www.bcoceanfront.com)



Welcome to Quadra Estates, a beautiful and diverse acreage located on the southern shores of Quadra Island. With fewer residences and larger properties, this location is a breath of fresh air!

Just minutes away from Quathiaski Cove, you'll be able to catch the ferry to Vancouver Island and explore all the outdoor activities that the area has to offer.

As you drive down the private, meandering forest-lined driveway, you'll feel like you've entered a whole new world. With a mix of substantial standing forest and beautiful pastoral land, this property boasts a variety of natural features that make it a real gem. Plus, a valley ravine leads to a secluded beach where you can shuck your stress away and enjoy some much-needed R&R.

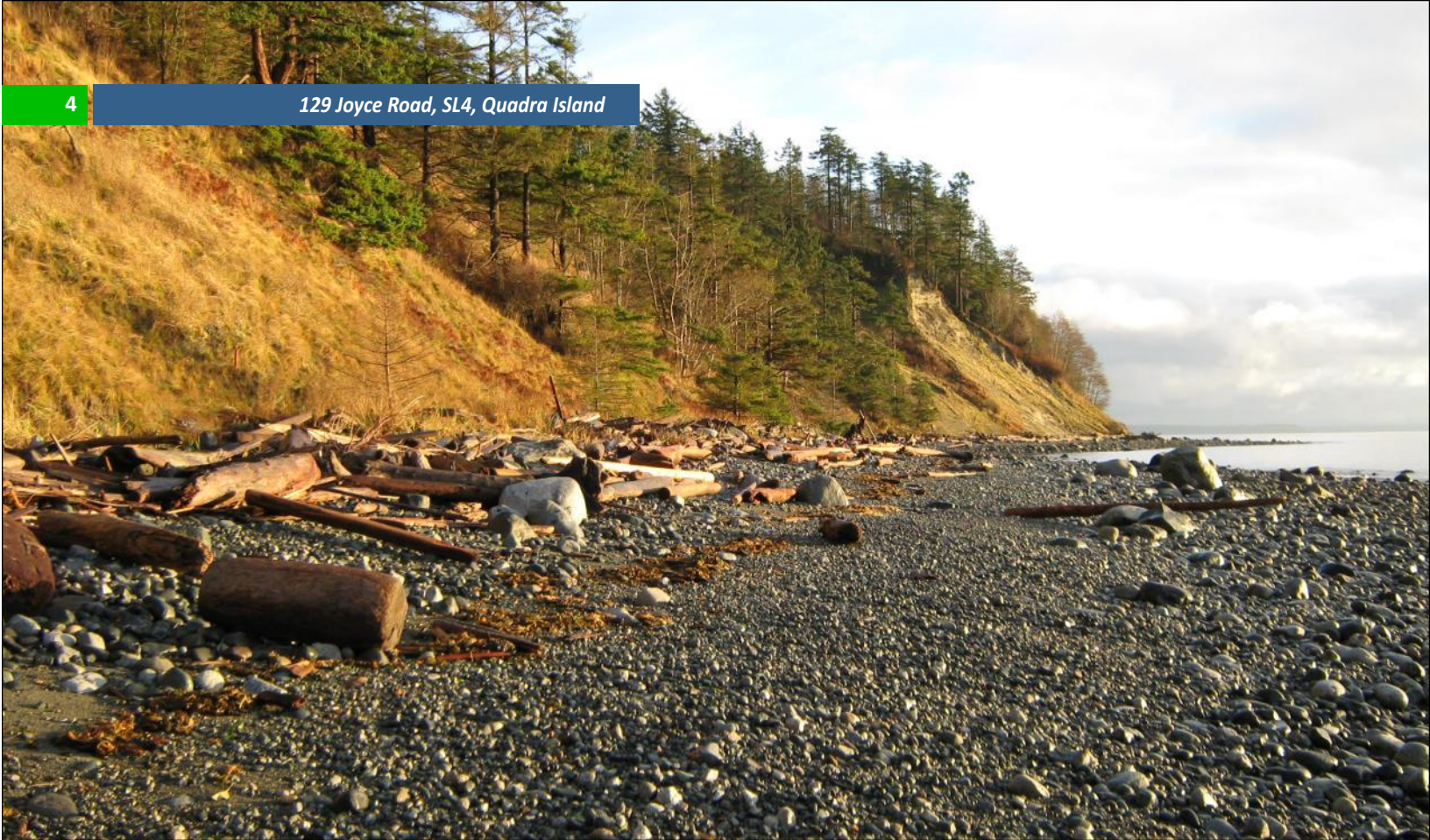
For those who love a good view, you'll be on cloud nine with the high bank frontage on the cliffs of south Quadra.



The sunny exposure and panoramic views spanning 180 degrees from the BC mainland to the snow-capped mountains of Vancouver Island will leave you feeling over the moon.

This 77.27 acre property has been subdivided into a variety of diverse and appealing titles, from 4.9 acre highbank oceanfront pastoral lots to an inland 5 acre lot bordering the ravine towards the ocean. With so many options to choose from you'll feel like a kid in a candy store.





Don't miss out on the opportunity to own a piece of outdoor heaven. Quadra Estates offers a unique blend of natural beauty, convenience, and tranquility. So why not make like a tree and leaf the hustle and bustle behind? Come see for yourself why this property is the perfect place to call home.

Quadra Island is the largest (approximately 34 km long) and most populated (approximately 2,700 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's 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

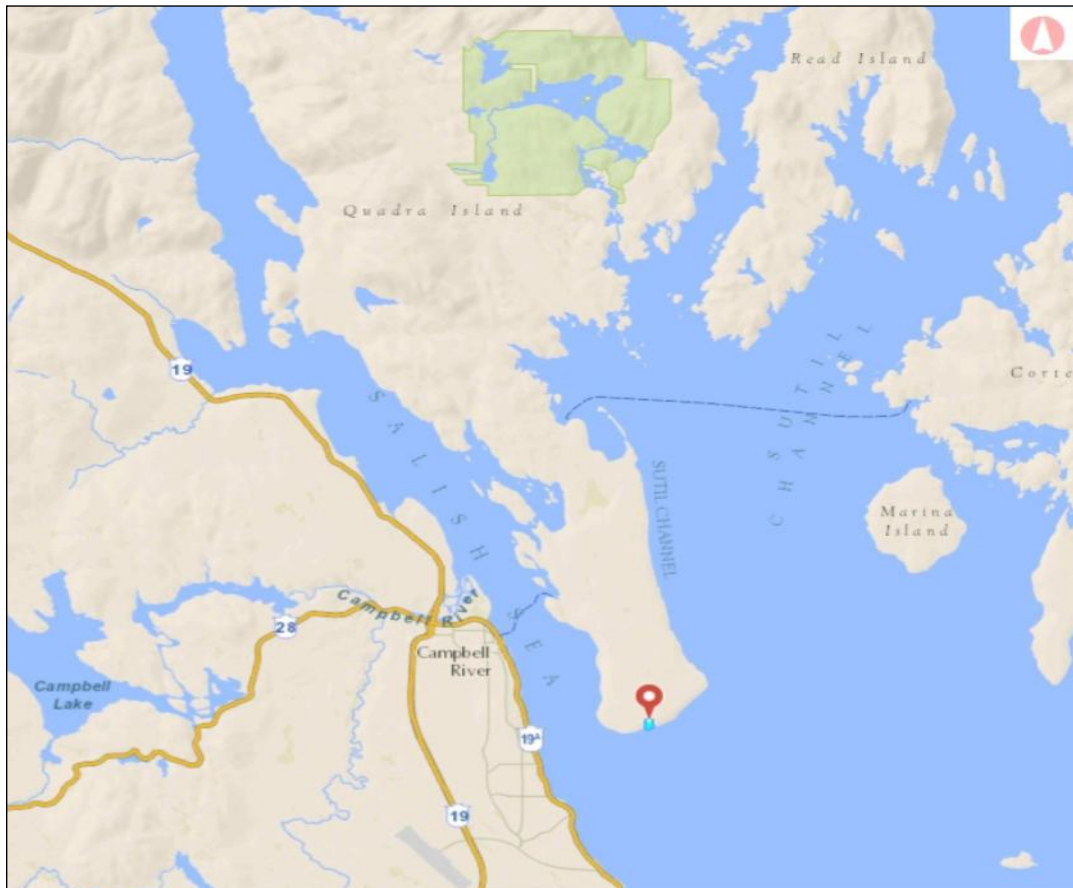
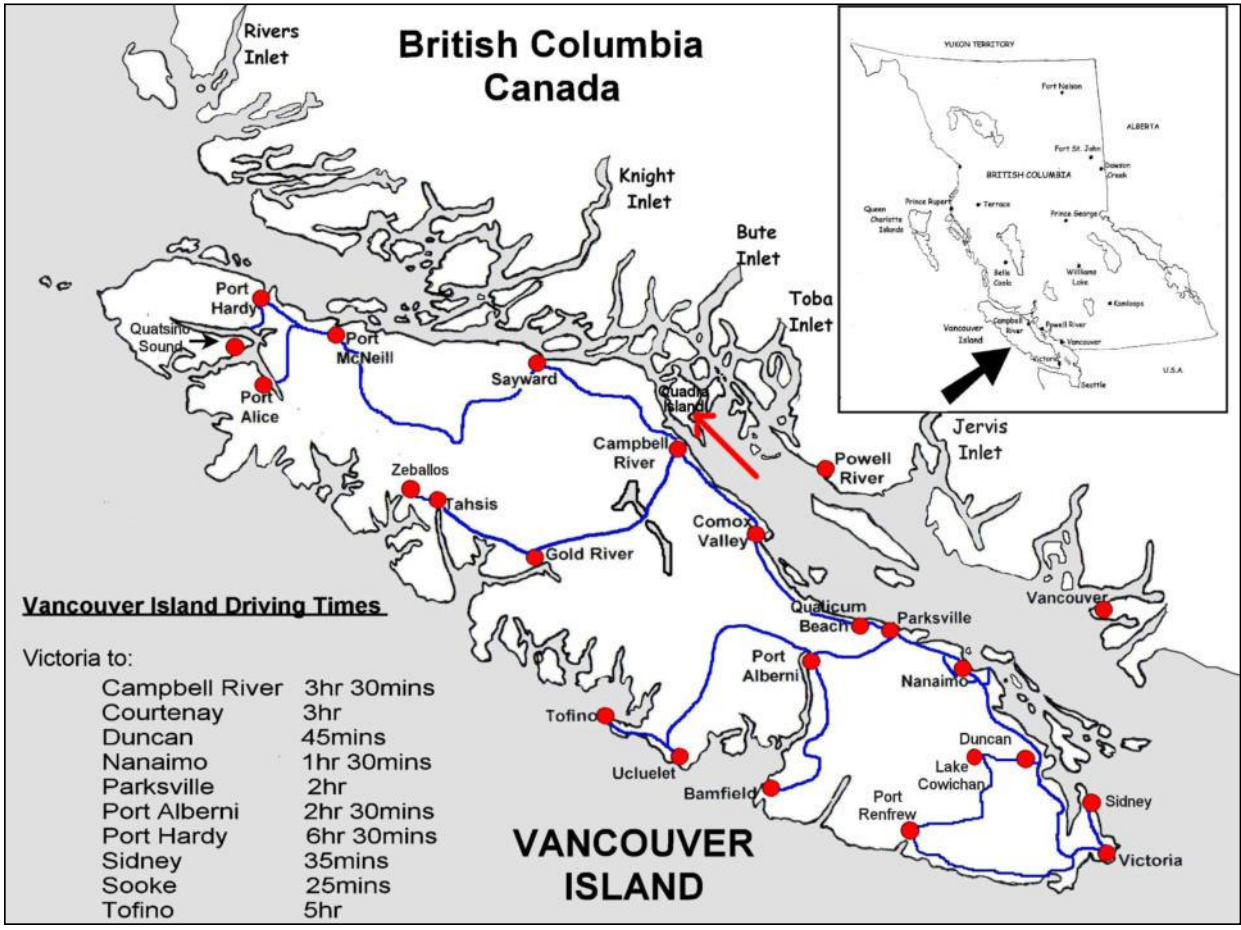
***Drilled wells |
Hydro-electric power throughout property***

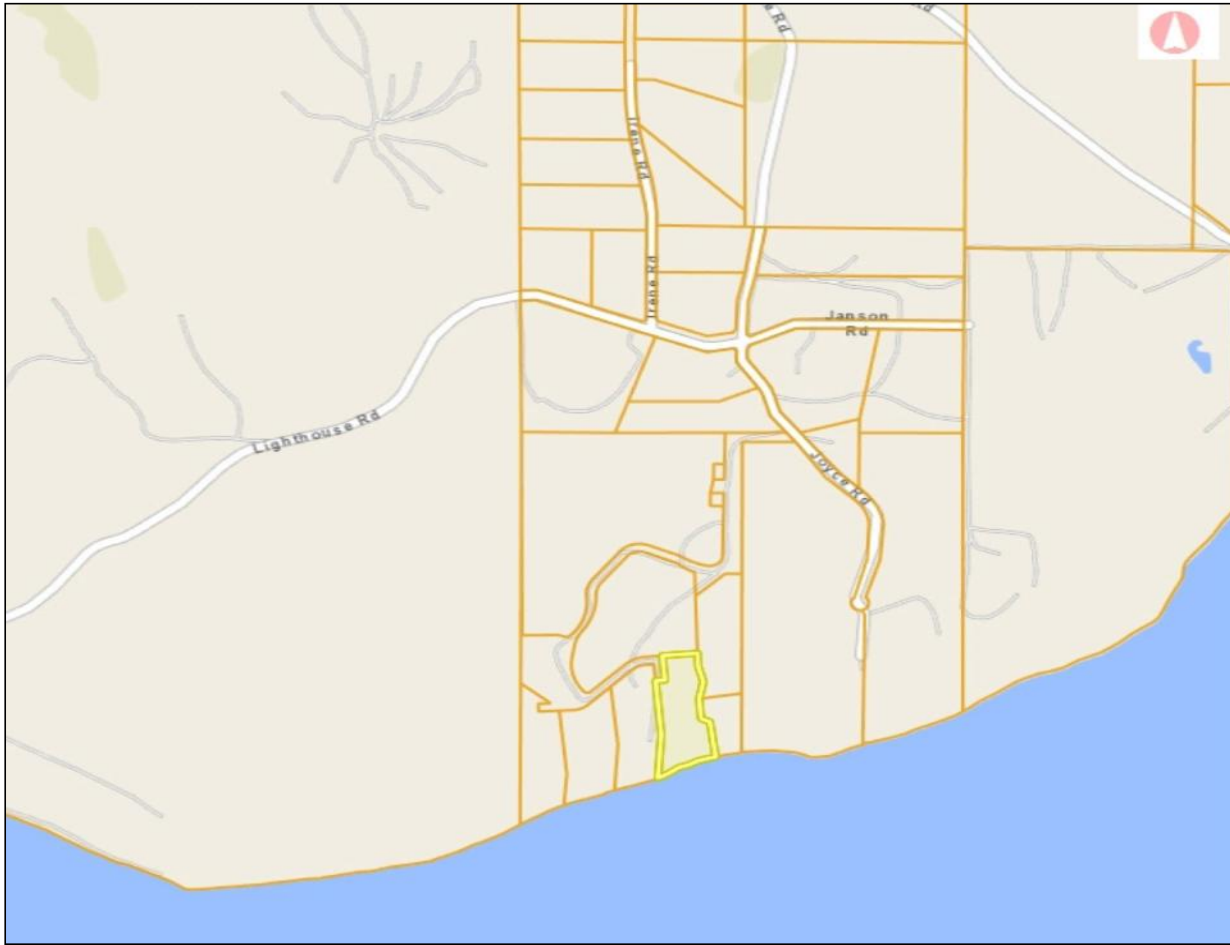
and sailing. There are many beaches, sheltered coves, protected channels and islets along the intricate shoreline and the rich waters fed by large tidal exchanges nourish abundant marine life. All regular services are available on Quadra and the full service community of Campbell River on Vancouver Island is just a 10-minute ferry ride away from Quathiaski Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.















SHEET 2 OF 3 SHEETS

DETAIL A

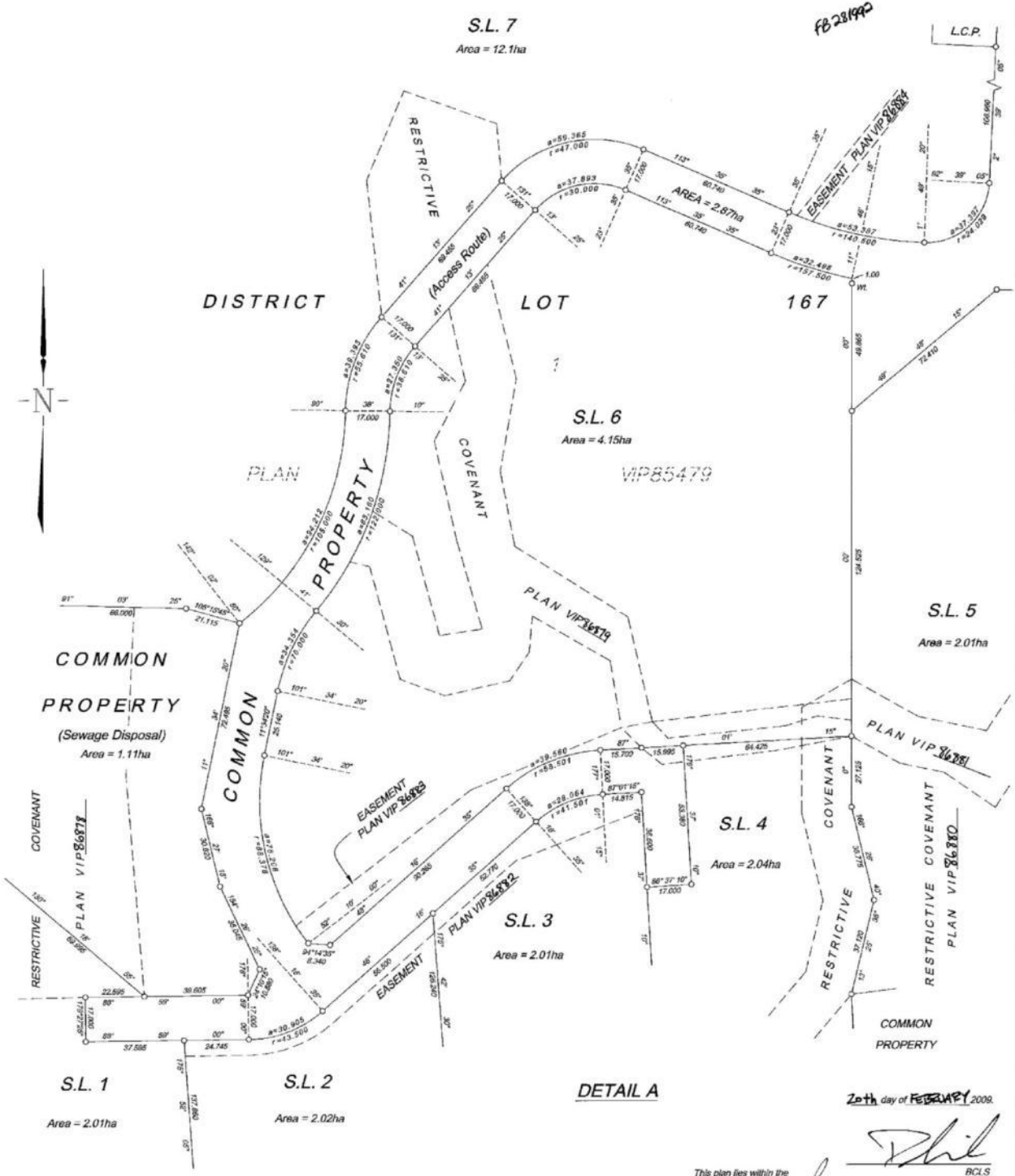
BARE LAND STRATA PLAN VIS 6824



The intended plot size of this plan is 432 mm in width by 560mm in height (C size) when plotted at a scale of 1:1000.

Deposited in the Land Title Office at Victoria B.C. this 10th day of July 2009.

A. Brace per CB Registrar



FB 281990

L.C.P.

S.L. 5
Area = 2.01ha

S.L. 6
Area = 4.15ha
VIP 85479

S.L. 4
Area = 2.04ha

S.L. 3
Area = 2.01ha

S.L. 2
Area = 2.02ha

S.L. 1
Area = 2.01ha

S.L. 7
Area = 12.1ha

20th day of FEBRUARY 2009

Phil R.C.L.S.

This plan lies within the Strathcona Regional District.

ORIGINAL

FILE: C819

BARE LAND STRATA PLAN VIS 6824

This plan need not comply with Section 81(a)(1) of the Bare Land Strata Regulations, BC Reg. 75/78 Dated MAY 12 2009.

Deposited in the Land Title Office at Victoria B.C. this _____ day of _____, 2009.

[Signature]
for Minister of Transportation and Infrastructure

Registrar

Approved as a bare land strata plan under Section 243 of the Strata Property Act.

[Signature] May 12, 2009
Provincial Approving Officer for the Minister of Transportation and Infrastructure.

(2 DOCUMENTS)
The registered owners designated hereon declare that they have entered into covenants in favour of Her Majesty the Queen in right of the Province of British Columbia as represented by the Ministry of Environment under section 219 of the Land Title Act.

The registered owners designated hereon declare that they have entered into covenants in favour of Her Majesty the Queen in right of the Province of British Columbia as represented by the Vancouver Island Health Authority under section 219 of the Land Title Act.

The registered owners designated hereon declare that they have entered into a covenant in favour of Her Majesty the Queen in right of the Province of British Columbia as represented by the Strathcona Regional District under section 219 of the Land Title Act.

(2 DOCUMENTS)
The registered owners designated hereon declare that they have entered into covenants in favour of Her Majesty the Queen in right of the Province of British Columbia as represented by the Ministry of Transportation and Infrastructure under section 219 of the Land Title Act.

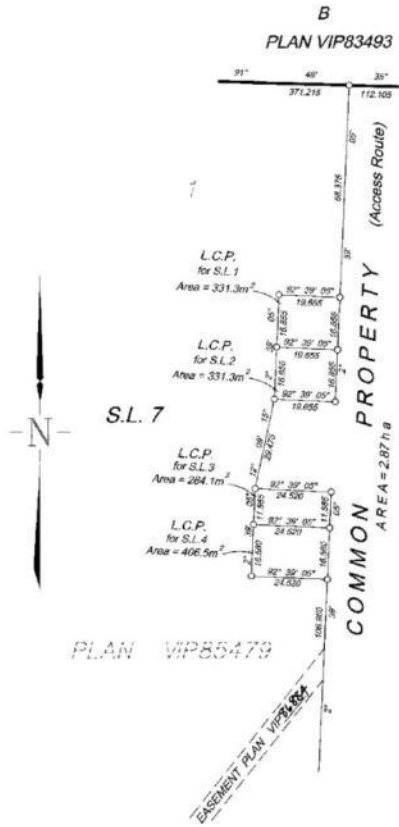
Registered Owner:
QUADRA ESTATES LTD.
(Inc. No. 0764118)

Authorized Signatory *[Signature]*
Authorized Signatory *[Signature]*

Witness as to both signatures *[Signature]*
Witness as to both signatures *[Signature]*
Occupation
201-308 W. 8th AVENUE, VAN. BC.
Address

Mortgage and Assignment of Rents:
HSBC Bank Canada

Authorized Signatory *[Signature]* Chris Sheppard
Authorized Signatory *[Signature]* JOBY CHAN
Witness as to both signatures *[Signature]* Brendon Hastings
Commercial Financial Officer
Occupation
HSBC Bank Canada
Address 115 West Georgia Street
Vancouver, B.C. V6C 3G2



DETAIL B
The intended plot size of this plan is 430 mm in width by 560 mm in height (C size) when plotted at a scale of 1:1000.

This plan lies within the Strathcona Regional District.

20th day of FEBRUARY 2009
[Signature]
RCLS

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 80.0 square metres (861.1 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres). #2887
- 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



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



888-286-1932
 250-286-3293

SL4 - 129 Joyce Rd Quadra Island BC V0P 1N0
 MLS® No: **973012** **\$862,000** **Active**



Welcome to Quadra Estates, a beautiful property located on the southern shores of Quadra Island. With a mix of substantial standing forest and beautiful pastoral land, the property boasts a variety of natural features including a valley ravine that leads to a secluded beach. This 77.27 acre property has been subdivided into 7 diverse and appealing strata titles, from 4.9 acre highbank oceanfront pastoral lots to an inland 5 acre lot bordering the ravine towards the ocean. Currently, the last of the four oceanfront properties is offered for sale. SL4 offers ocean views from this private, peaceful island sanctuary. It has direct access to the trailhead for the path leading to the secluded beach below. The seller has a number of reports and evaluations such as environmental, geotechnical, and detailed surveys which simplifies the process for development planning, and there is BC Hydro power underground to the lot. Come see for yourself why this is the perfect place to call home.

MLS® No: **973012**
 Status: **Active**
 Area: **Islands**

List Price: **\$862,000**
 Orig Price: **\$862,000**
 Sub Area: **Isl Quadra Island**
 Sold Price:

DOM: **0**
 Sub Type: **Land**
 Pend Date:

Title: **Freehold/Strata**

Interior

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

Lot

Lot SqFt: 219,542	Lot Acres: 5.04	Dimensions:	Shape:	
Park Type: Open	Park Spcs: 2	View: Mountain(s), Ocean	Waterfront: Ocean	Water: Well: Drilled
Carport Spcs: 0	Garage Spcs: 0			
Sewer: Septic Needed	Restrictions:	Services: Electricity Available, Phone Available, Underground Utilities		
Lot Ftrs: Park Setting, Private, Quiet Area, Rocky, Rural Setting, Sloping, Southern Exposure				

Legal/Public Records

Assessed: \$697,000	Assess Yr: 2024	Taxes: \$2,424	Tax Year: 2023
PID: 027-966-534	Roll No: 18144.035	Zoning: RU-1	Zone Desc: Residential
Plan Number: VIS6824	Lot: 4 Block:	District Lot: 167	Land District:
Legal Description: Strata Lot 4, Plan VIS6824, District Lot 167, Sayward Land District, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on form V.			

Strata

Strata/Pad Fee: \$0	Strata/Pad Fee Year: 2024	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx: 0	Str Lots/Cmplx: 7	Str Lots/Bldg: 0
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl: 0	Park Cmn Sp: 0	Park LCP Spc: 0
Depr Rpt?: No	Plan Type: Bare Land	Lvls in Unit:	Unit's Level:
Subdivision Name: Quadra Estates			
Rent Allwd?: Some Rentals	N/A		
Yngst Age: 0	N/A		
Pets Allwd:	Yes, see Disclosure Statement		
BBQs Allwd: Yes	N/A		
Smoking Byl: Unknown	N/A		
Unit Incl: Other			
Assmt Incl: Caretaker			
Shrd Am:			



Zoning: RU-1
Strathona Regional District

Taxes (2023): \$2,424

Longitude: 49°59'N Latitude: 125°10'W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

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.

The BC Oceanfront Real Estate Team



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