

Recreational Oceanfront Cabin



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Lot B, Hunts Inlet
Porcher Island, northern BC Coast
\$349,900 Canadian



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Discover the beauty of Porcher Island and the northern BC coast from this family-friendly home in Hunts Inlet!



Separated from Haida Gwaii by Hecate Strait, Porcher Island sits south of Prince Rupert on the rugged BC Coast. At approximately 200 square miles, Porcher has a diverse topography, with a mountainous interior and large rivers.

Hunts Inlet sits at the northern end of Porcher Island. The small enclave of homes is about halfway down the inlet, on the west side. It features an exclusive collection of oceanfront homes with a government dock and main ATV gravel road connecting the community.

The 6.38 acre property is at the southern end of the community, and offers approximately 108ft of walk-on oceanfront as well as a private dock. The common roadway bisects the lower portion of the property, providing easy access to the government dock at the north end of the community. The remainder of the property is in its natural state of vegetation.





1300sqft rancher | 3 bedroom/1 bathroom | approx. 108ft oceanfront

The 1300sqft home offers bright, open living spaces with high ceilings. The living room features a free-standing wood stove, wood floors and large windows overlooking the oceanfront. The kitchen has ample storage including a pantry built in to the cabinetry, a double sink and a propane range. A sliding door in the kitchen leads out to the oceanfront deck while another door at the side of the kitchen leads to the covered portion of the deck.

The two larger bedrooms are along the back of the home, with a smaller bedroom and 3 piece bathroom on the front side. The bathroom has cabinets, a toilet, a shower and jetted tub, with an oceanside window. A mud room entrance at the back houses the washing machine and the propane fridge as well as providing lots of space for rain gear and outdoor items.







Propane appliances | solar panels and generator for electrical power | running water

The home is being sold with all major furnishings and sundry items, excluding a few personal pieces.

The wood walkways around the home feature wood milled onsite, and the very private backyard has a firepit and garden area as well as forest. There is a detached workshop, a woodshed, a generator building, outhouse and covered ATV parking.

Power is either propane (fridge, stove, hot water) or solar and generator electricity, including the space heaters. There is an oil heater in one of the bedrooms, but the current owners have not used it. Domestic water is gravity-fed rainwater collection, with a 2000 gallon storage tank.

The home is on pilings, with open storage underneath. The metal roof was put on in 2022.





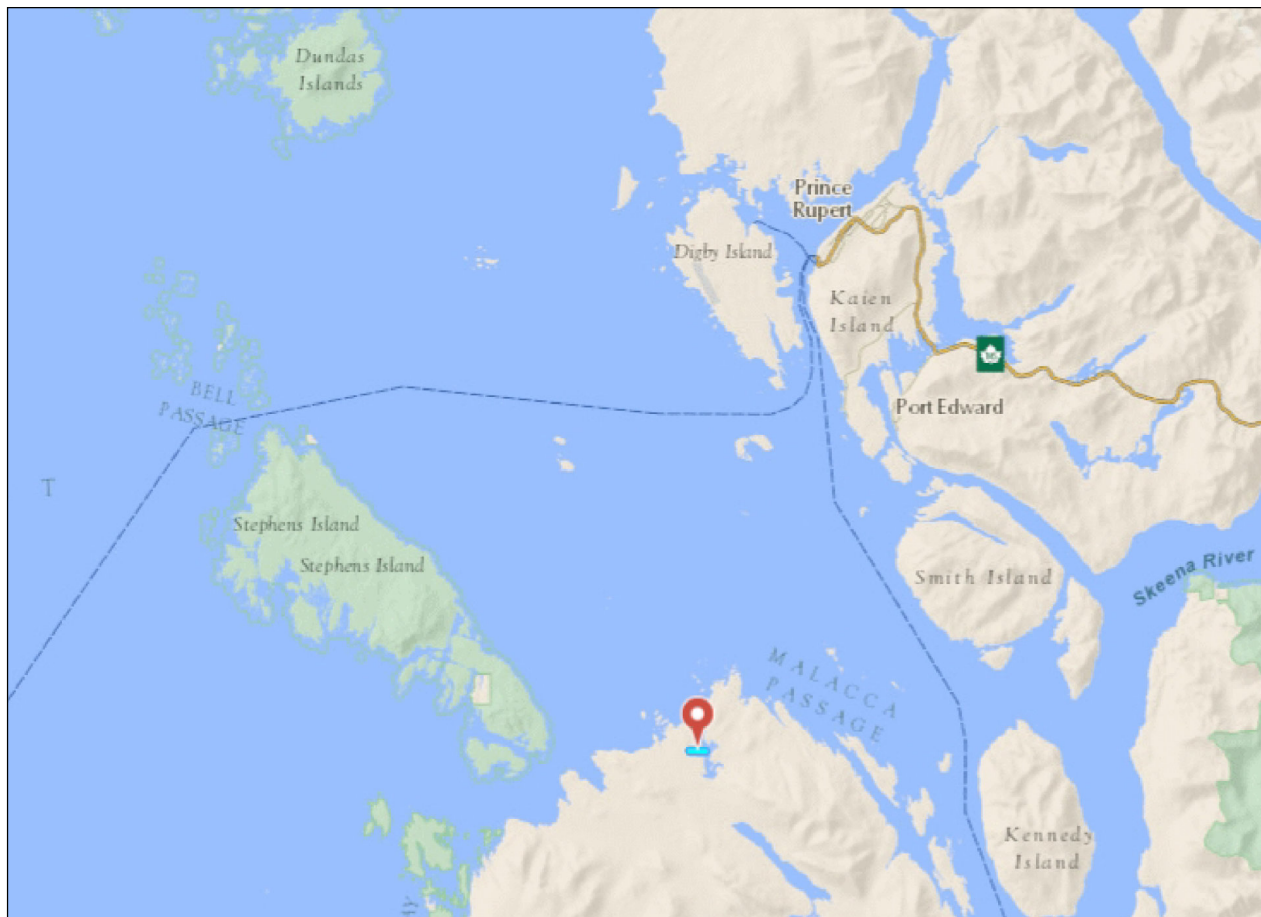
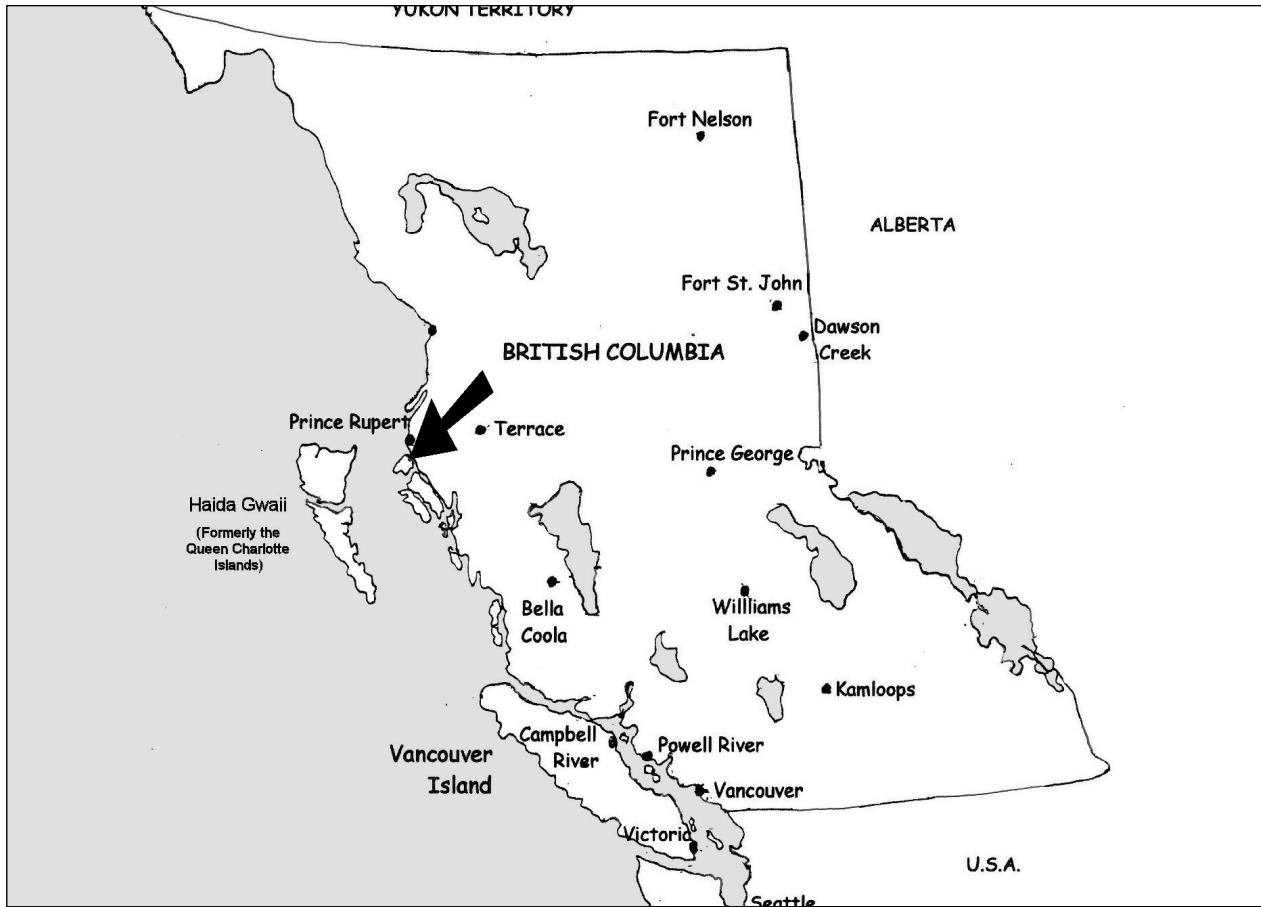
Boat access only | private dock | eastern exposure

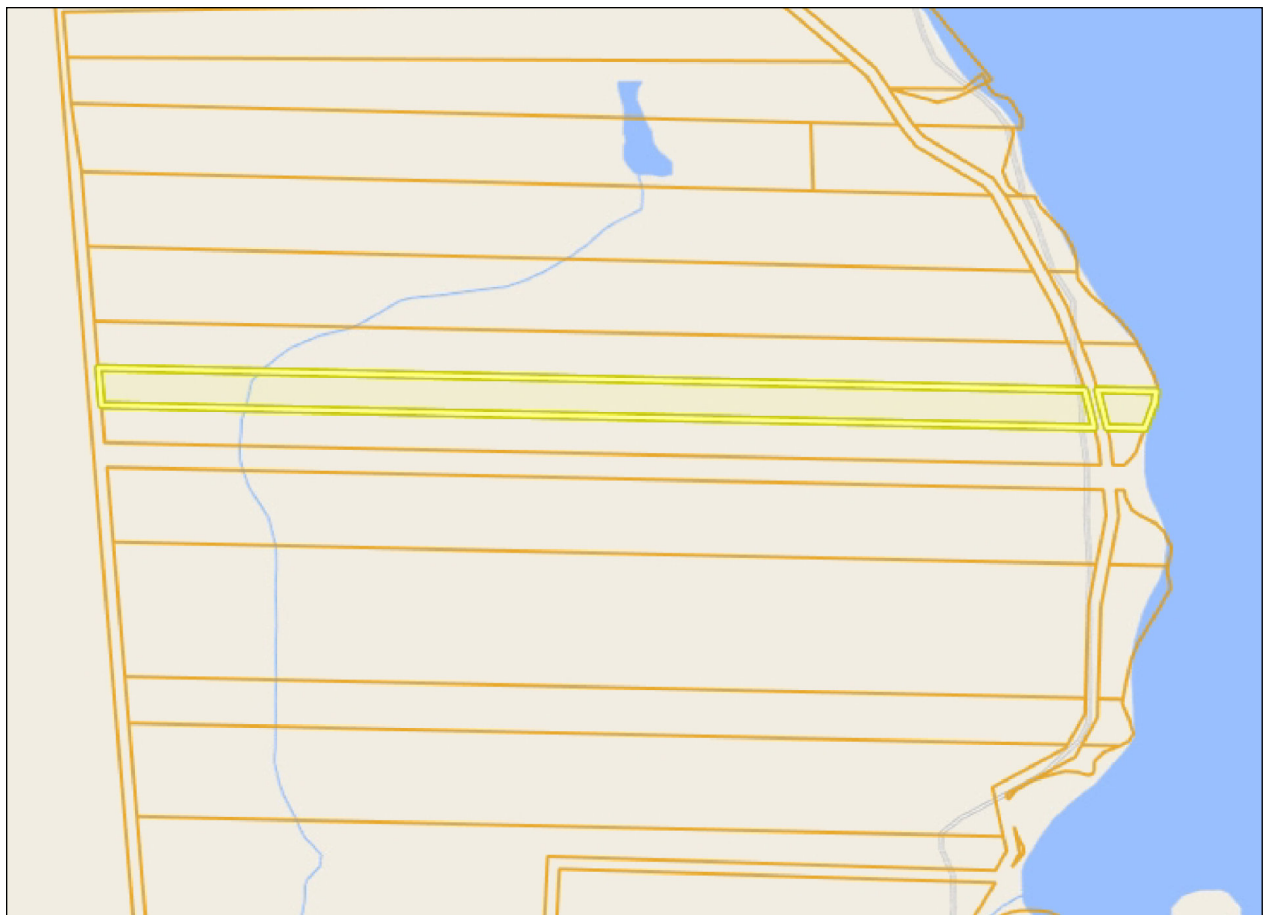
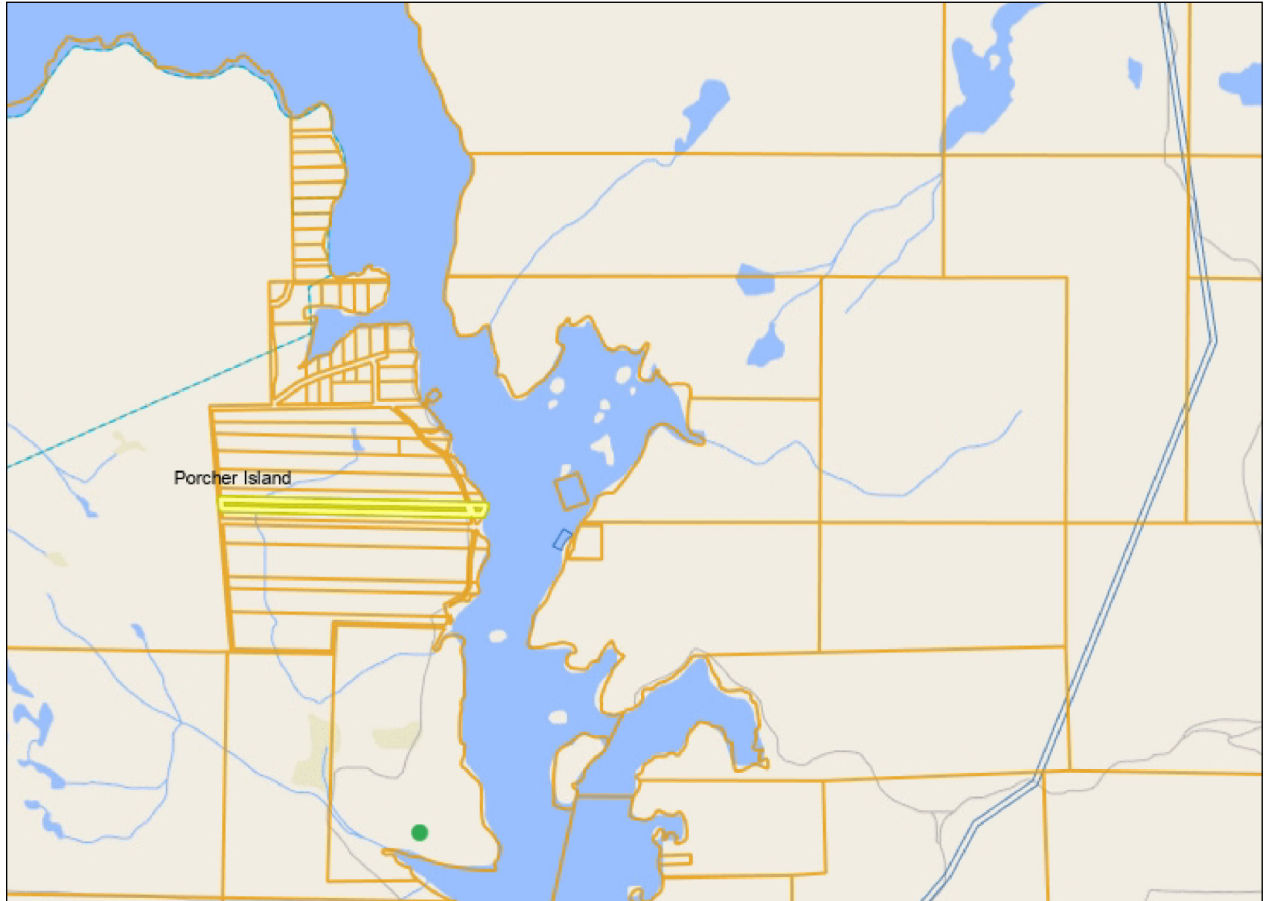
There is a dockside fish cleaning station with running water and two sea kayaks included in the sale. The Alaskan mill on site is not included in the offering.

This home and property offers a cozy getaway with room for family and friends, ready to make your own this summer!

Porcher Island is approximately 25 miles wide, a private and picturesque coastal location just a few miles from the mouth of the magnificent Skeena River, and approximately 16 nautical miles from Prince Rupert. This region of the coast is one of the most spectacular and richest when it comes to the abundance of wildlife and fishing. From massive runs of Pacific salmon to monster halibut, Dungeness and Alaskan King crab, marine mammals and mainland wildlife – this area has it all!











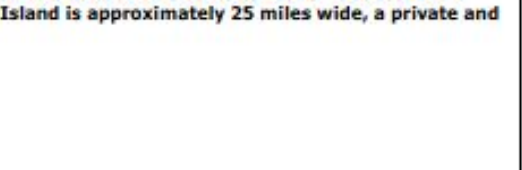
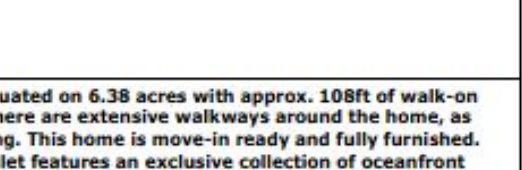
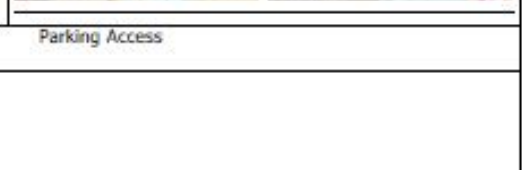
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LOT-B HUNTS INLET**MLS® 2899670**

Area	Prince Rupert (Zone 52)		Bedrooms	3
Sub Area	Prince Rupert - Rural		Bathrooms	1
City/Town	Prince Rupert		Ensuite	
Property Type	Single Family		Kitchens	1
Listing Status	Active		List Price	\$349,900
Taxes	\$851 (2024)		Sale Price	
Complex/Subdiv			Sale Date	
Prop. Disclosure				
Title	Freehold, Registered Owner			
Possession				
Total # Rooms	5	Age	34	
Municipal Charges		Year Built	1990	
Renovations		Fin. Levels	1	
Year of Reno		Price per Sqft	\$269.15	
Fireplaces	2	R/I Fireplaces		
Fireplace Fuel	Gas - Propane, Wood			
Suite	None			
Crawl/Bsmt Hgt				
Bsmt Area	None			
Style of Home	Rancher/Bungalow		Exterior Finish	Vinyl
Roof	Metal		Flooring	Laminate, Mixed, Vinyl/Linoleum
Construction	Frame - Wood		Foundation	Other
Water Supply	Other		Heating/Fuel	Solar, Wood
Sewer Type	Other			
Sqft Fin.	1,300		Sqft Unfin.	
Grand Total	1,300			
	Bsmt	Main	Above	Below
Fin. Sqft		1,300		
Bathroom		3pc		
Bedroom		13'x13'		
Bedroom		10'x11'6"		
Bedroom		20'x7'		
Kitchen		11'6x16'		
Living Room		20'x22'		
PID Number	012-509-647		Zoning	N/A
Frontage (metric)	32.92		Lot Size (Sqft)	277,913
Frontage (ft)	108		Lot Size (acres)	6.38
Lot Depth (ft)			Dist to Trans	
Directional Exp.	Rear Yard-West		Dist to School	
View Desc.	OCEAN			
Out Buildings				



Total Parking	2	Covered Parking		Parking Access
Driveway		Parking	Other	
Amenities	None			
Features Incl.	Fixtures Not Leased, Clothes Washer, Dishwasher, Stove			
Site Influences	View Property, Marina Nearby, Recreation Nearby, Rural Setting			
Outdoor Area	None			
Services	No Services			
Legal Desc.	LOT B DISTRICT LOT 1969 RANGE 5 COAST DISTRICT PLAN 1952			
Restrictions				
Listing Broker	Royal LePage Advance Realty (VIREB)			

Discover the beauty of the northern BC coast from this family-friendly home in Hunts Inlet! Situated on 6.38 acres with approx. 108ft of walk-on oceanfront and a private dock, the home offers bright, open living spaces with high ceilings. There are extensive walkways around the home, as well as a detached workshop, woodshed, generator building, outhouse and covered ATV parking. This home is move-in ready and fully furnished. Two sea kayaks and a dockside fish cleaning table included in sale. New roof in 2022. Hunts Inlet features an exclusive collection of oceanfront homes with a government dock and main ATV gravel road connecting the community. Porcher Island is approximately 25 miles wide, a private and picturesque coastal location approximately 16 nautical miles from Prince Rupert.



Zoning: No Zoning
North Coast Regional District

Taxes: \$696.02 (2023)

Longitude: 54°3'N Latitude: 130°26'W

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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.

The BC Oceanfront Real Estate Team



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