

# Beautifully Updated Haida Gwaii Home



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**362 Christina Place**

*Sandspit, Haida Gwaii*

**\$619,900** Canadian



**ROYAL LEPAGE**  
Advance Realty Ltd. 



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This beautiful property offers an oasis of relaxation in a region renowned for natural beauty and escape.

Located just a 5 minute walk from beaches and a golf course, with the community of Sandspit minutes away, this home offers a great opportunity for those looking to relocate to this amazing corner of BC.

Sandspit is a small community of approx. 300 people located on Moresby Island, Haida Gwaii. The community has general services, accommodations, an airport, golf course, public harbour, campground, library and food shopping. Haida Gwaii is a group of world-famous islands on the northern coast of



BC, rich in First Nations culture and a popular location for fishing adventures, outdoor exploring and kayaking.

This 1960sqft multi-level home sits on a level half acre lot just south of the village centre in a residential area. Its location on the peninsula allows for easy access to beaches both east and west, as well as to the roads that run along both sides of the spit.

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**1960sqft multi-level home | 3 bedrooms | 2 bathrooms**

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Walking up to the covered entryway, the front door opens to a vestibule that provides access to the kitchen, front room and stairs leading to the lower and upper levels. There is attractive laminate flooring throughout the main floor living space, with wood beams and accents providing a cozy, west coast feel. The front room has a vaulted ceiling and large windows, with a wood fireplace and stonework chimney feature wall on one side. The dining room flows from the front room and leads into the adjoining kitchen. A counter-top island with bar seating separates the kitchen from the living room.

The kitchen's stylish white cabinetry and windows facing the the backyard create a bright space with ample counters and cabinetry. A unique backsplash and stainless steel appliances add to the style, creating an inviting space to cook and entertain! A back door leads to the beautiful and private deck and back garden.

From the open concept main floor there are stairs leading to the upper level and lower level. On the upper level is the spacious primary bedroom and an ensuite bathroom, as well as a second bedroom and a separate bathroom. The lower level features a third bedroom, a family room/media room, and a laundry area.



The backyard is a gardener's dream. The deck off the kitchen is 20ft x 22ft and adjoining it is a 7ft wide boardwalk which goes around the back of the house to the 19ft x 16ft cement patio which is a great space for a hot tub. The deck off the kitchen has a 16ft electric retractable awning and the barbecue has its own propane line. All of this is surrounded by rose bushes, trees and shrubs, fully fenced and secluded from neighbours. A greenhouse with power and water extends the growing opportunities.

Along with the garage at the side of the home there is a large 1280sqft workshop which offers covered RV/trailer/boat parking on one side and open workspace inside.

The home has had recent renovations, which include new windows and a new roof and many cosmetic upgrades.



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### Cement patio | 7ft wide boardwalk

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362 Christina Place, Sandspit, Haida Gwaii

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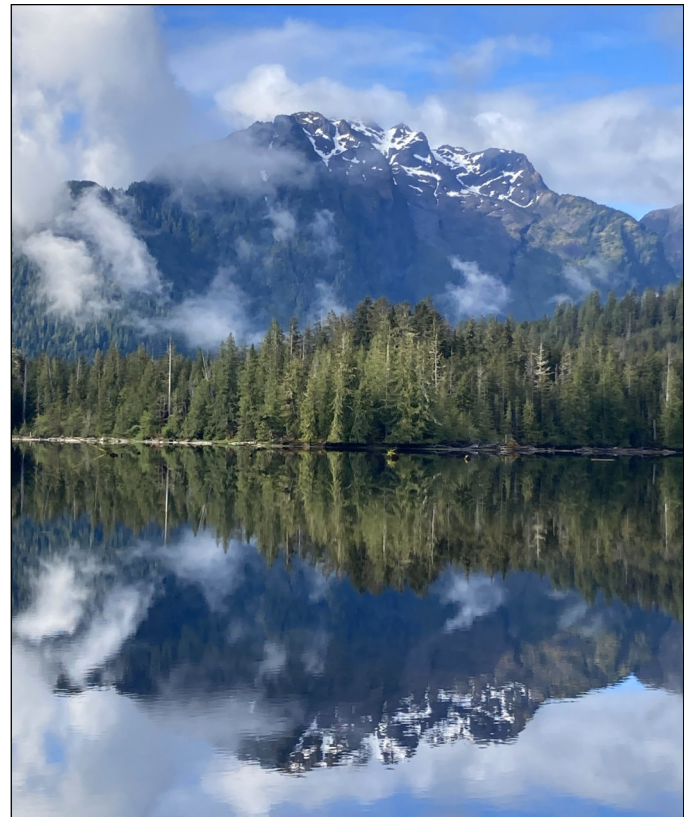


While the property is situated on the east coast of Moresby Island there is easy, quick access to the open ocean to the west via Skidegate Inlet which separates Moresby Island and Graham Island.

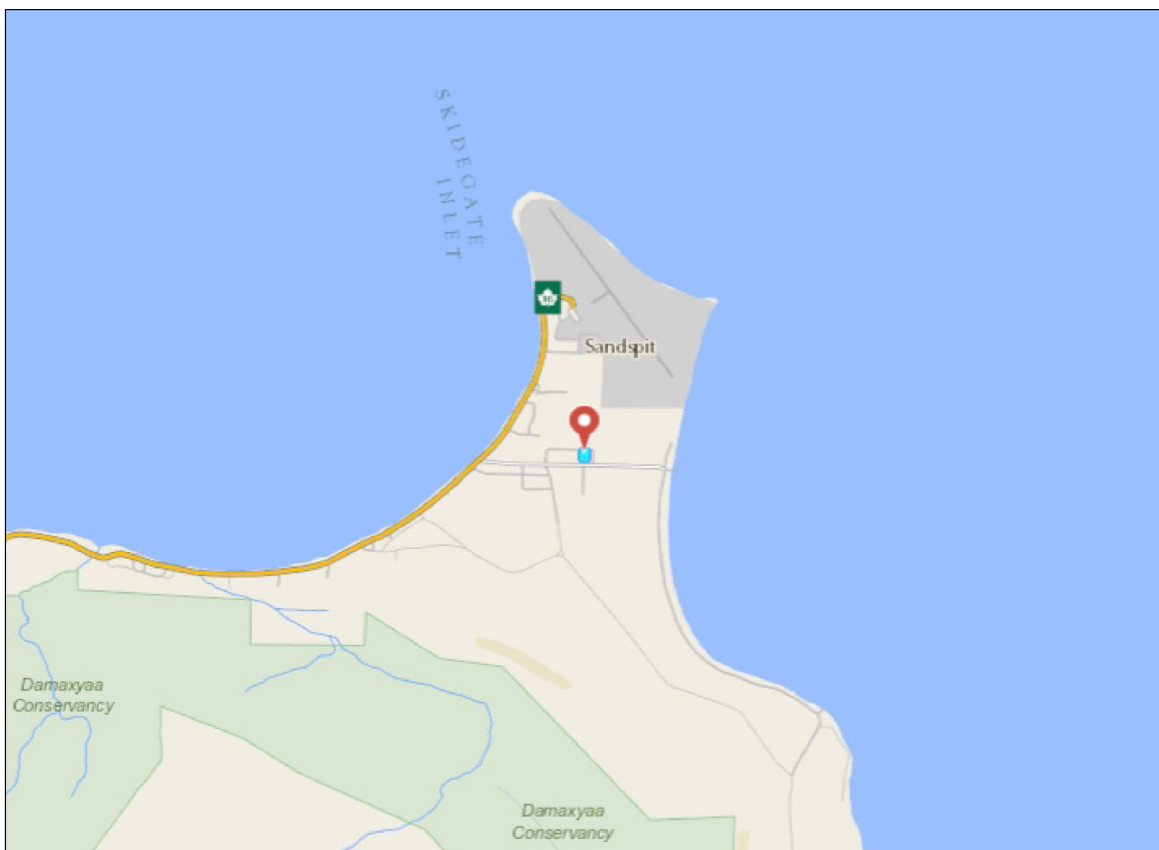
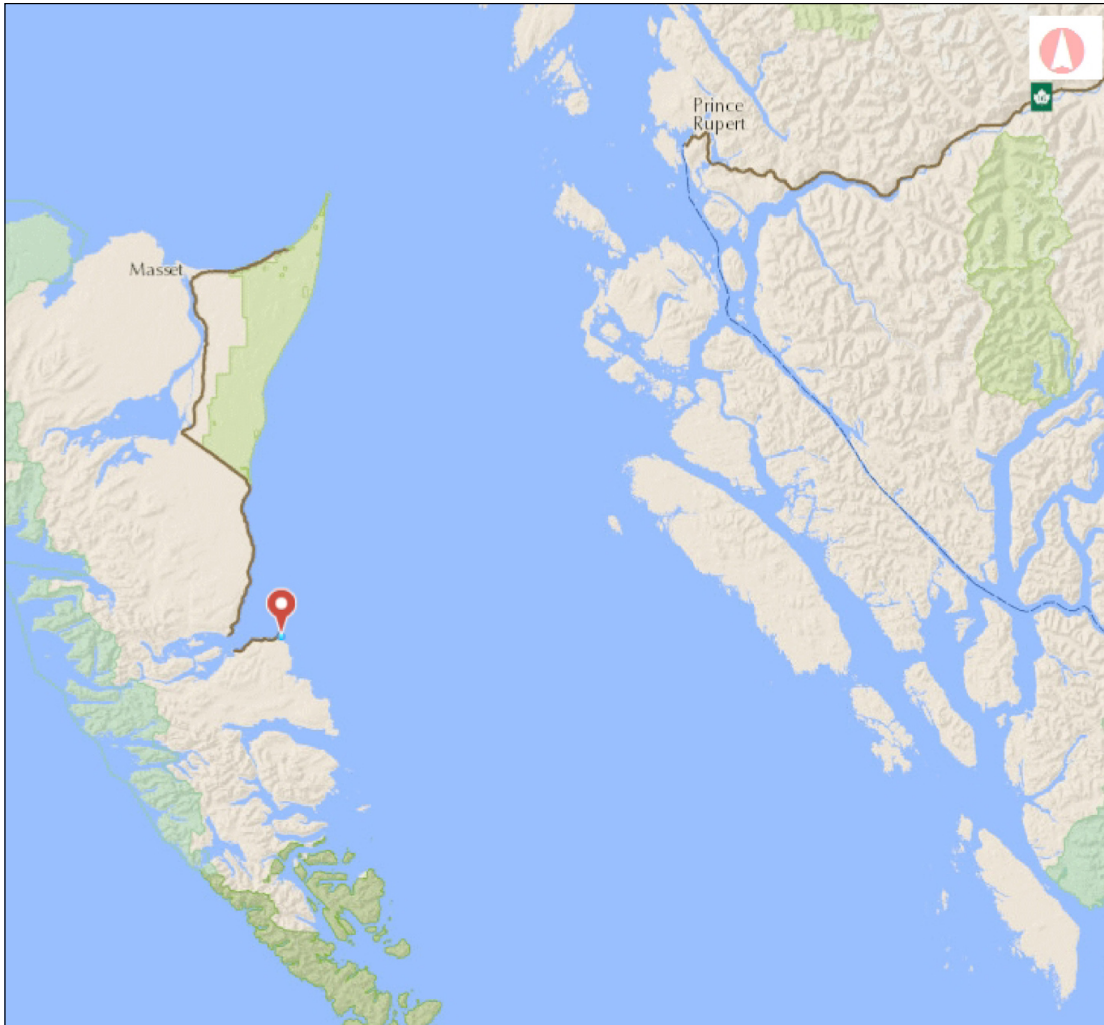
Sandspit is the only town on Moresby Island and is served by ferry from Graham Island as well as by air at the Sandspit Airport. The region offers spectacular scenery, rich First Nations culture, outstanding west coast fishing and miles of beaches to explore.

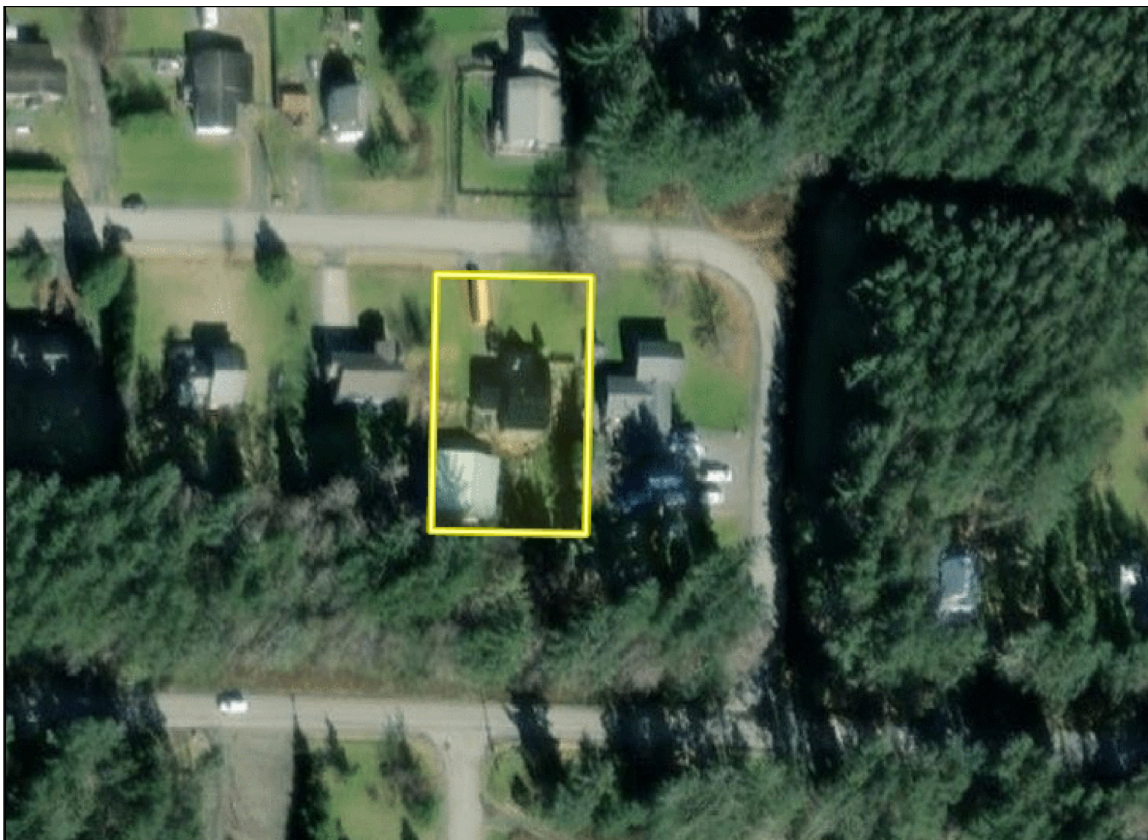
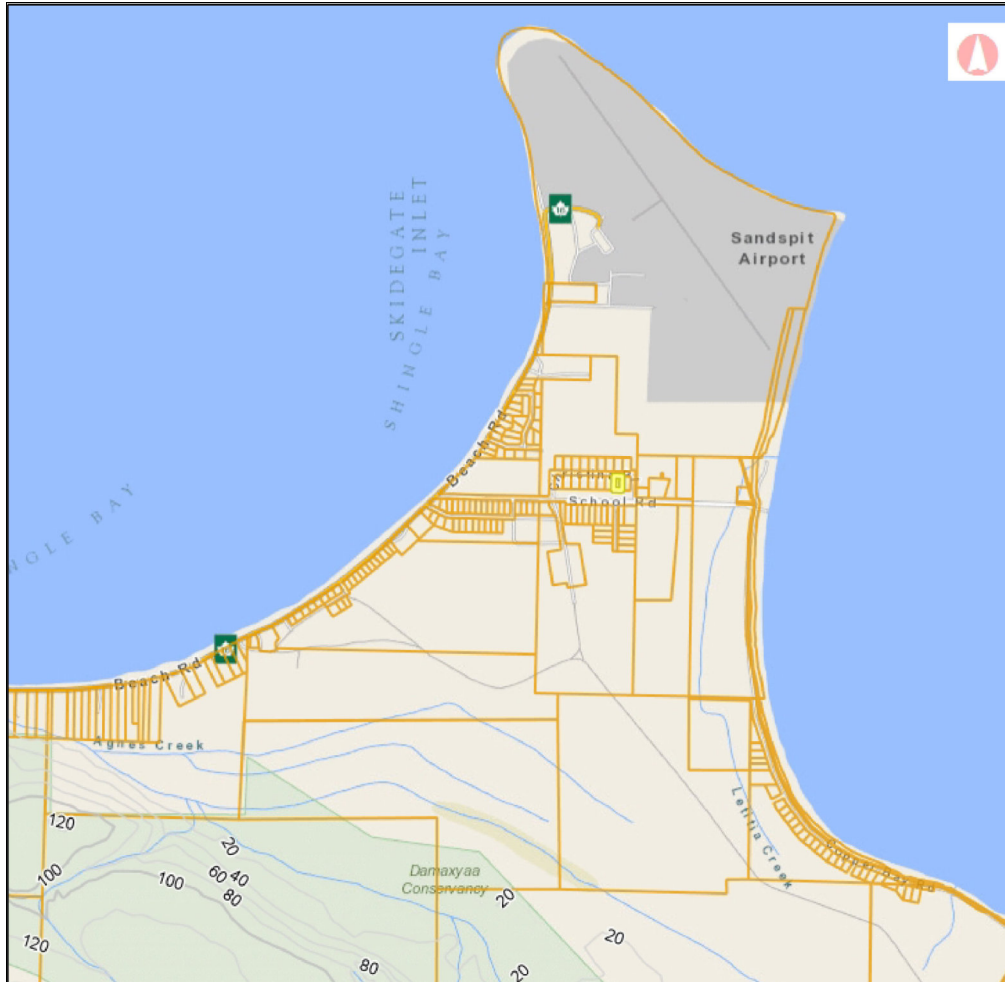
Graham Island to the north and Moresby Island to the south are the two largest islands of a group of 1,884 islands in the "Galapagos of the North" archipelago just south of the Alaska panhandle. A 20-minute ferry ride connects Graham and Moresby Islands. The islands are relatively isolated, recreation and native culture being the main attractions. Sport fishing, hiking, camping, kayaking, boating, whale watching, beachcombing and sightseeing are the major recreational activities. Marine and wildlife diversity of the surrounding waters and forests make it an ecological marvel. The economy is largely resource-based with logging, commercial fishing, mining, and tourism being the main industries.

Access to the Queen Charlotte Islands is by ferry from Prince Rupert on the BC mainland, by air from Vancouver to Sandspit and by air from Prince Rupert to Sandspit. Chartering of private planes or boats is also an option.











## **SECTION 8.0 URBAN RESIDENTIAL DISTRICT, R-2**

### **Uses Permitted**

**8.1** In the R-2 district the following uses are permitted and all others are prohibited:

**.1 Principal Uses**

- detached single family dwelling
- multi-family dwelling

**.2 Accessory Uses**

- secondary suites under 115 m<sup>2</sup> in gross floor area
- accessory residential buildings and uses
- Home-based Business

### **Lot Area**

**8.2** Each lot shall have an area of not less than.

- 650 m<sup>2</sup> where community water and community sewer systems are provided; or
- 1,000 m<sup>2</sup> where a community water system is provided; or
- 1,300 m<sup>2</sup> where no services are provided.

### **Siting of Buildings and Structures**

**8.3** No building or structure shall be sited less than:

- 7 metres from a front lot line
- 5 metres from a rear lot line
- 3.5 metres from a side lot line or 4.5 metres where the side lot line flanks a street



### **Height of Buildings and Structures**

**8.4** The height of buildings and structures shall not exceed:

- 9 metres for residential use.
- 5 metres for accessory buildings

### **Residential Density**

**8.5** The maximum residential density shall be two (2) dwelling units on lots less than or equal to 2,400 m<sup>2</sup>. One (1) bonus dwelling unit is permitted on lots greater than 2,400 m<sup>2</sup>, for a maximum of three (3) units.

### **Lot Coverage**

**8.6** The maximum lot coverage shall be 35% of the lot area.

### **Conditions of Use**

**8.7** Only one (1) single-family dwelling (with or without one (1) secondary suite) or one (1) duplex shall be permitted on lots under 2,400 m<sup>2</sup>.



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<b>362 CHRISTINA PL - V0T 1T0</b>		<b>MLS@: R2969273</b>	
Area	Prince Rupert (Zone 52)	Bedrooms	3
Sub Area	Skidegate & Sandspit	Bathrooms	2
City/Town		Ensuite	
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$619,900
Taxes	\$2,071 (2024)	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	Freehold, Registered Owner		
Compl. Date			

Total # Rooms	9	Age	45	Style of Home	3 Level Split
Municipal Charges		Year Built	1980	Exterior Finish	Wood
Renovations	Partly	Fin. Levels	3	Roof	Metal
Year of Reno	2023	Price per Sqft	\$316.28	Flooring	Laminate, Mixed, Tile
Fireplaces	1	R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel	Wood			Foundation	Concrete Slab
Suite	None			Water Supply	City/Municipal
Crawl/Bsmt Hgt				Sewer Type	Septic
Bsmt Area	Partly Finished			Heating/Fuel	Forced Air, Oil, Wood

**Amenities** Garden Area, Green House, In Suite Laundry, Storage, Workshop Detached  
**Features Incl.** Fixtures Not Leased, Clothes Washer/Dryer/Fridge/Stove/DW, Fireplace Insert, Storage Shed  
**Fixtures Leased** No  
**Site Influences** Flood Plain - No, Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby  
**Outdoor Area** Fenced Yard  
**Services** Elec-Avail, Sewer-Septic, Water-Avail  
**Legal Desc** LOT 11 DISTRICT LOT 160 QUEEN CHARLOTTE DISTRICT PLAN 9548  
**Restrictions**

Sqft Fin.	1,960	Sqft Unfin.		PID Number	004-352-441	Zoning	R-2
Grand Total	1,960			Frontage (metric)		Lot Size (Sqft)	21,780
<b>ROOMS</b>				Frontage (ft)		Lot Size (acres)	0.50
	Bsmt	Main	Above	Below		Dist to Trans	
Fin. Sqft		680	632	648	Directional Exp.	Dist to School	
Bathroom			3pc		View Desc.		
Bathroom			3pc		Out Buildings		
Bedroom			10'8x10'0	13'11x10'5	Total Prkng		
Dining Room		10'6x10'6			Covered Prkng		
Dining Room		10'6x10'6			Parking		
Kitchen		16'3x11'0			Driveway		
Laundry				10'9x8'9	Prkng Access		
Living Room		20'2x12'0			Mortgagee	Amount	Payment
Primary Bedroom		24'x11'			1st		Interest Rate
Recreation Room				24'4x10'9	2nd		Due Date

<b>Number Of Units</b>	Bach./Studio	<b>Financial</b>	
1 Bdrm	3 Bdrm	Income As At	Less Oper. Exp.
2 Bdrm	Other Units	Income Per Year	Net Oper. Inc.

Beautiful home and property just a short walk from beaches and a golf course, with the community of Sandspit minutes away. Attractive laminate flooring throughout the main living space, as well as wood trim and accents. The kitchen is well equipped with stainless steel appliances, stylish white cabinetry and a counter-top island with bar seating. On the upper level is the spacious primary bedroom and an ensuite bathroom, as well as a second bedroom and separate bathroom. The lower level features a third bedroom, a family room/media room, and a laundry area. A large deck off the kitchen is surrounded by beautiful gardens. The greenhouse has power and water and the 1280sqft workshop offers covered RV/trailer/boat parking on one side. Recently renovated, including new windows and roof. Listed By: Royal LePage Advance Realty (VIREB)

## The BC Oceanfront Real Estate Team



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Zoning: R-2

Urban Residential, North Coast Regional District

Taxes: \$2,071 (2024)

Longitude: 53°24N Latitude: 131°81W

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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.*



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