

Stunning Ocean View Home and Established Air B'n'B



SHELLEY McKAY

Personal Real Estate Corporation

250-830-4435

AREN KNUDSEN

REALTOR®

250-203-0664

ED HANDJA

Personal Real Estate Corporation

250-287-0011

55 Poplar Rd.

Alert Bay, Cormorant Island

\$899,000 Canadian



bcoceanfront.com



2884qft 4 bedroom, 4 bathroom home built in 2016, with beautiful ocean views, an easy west coast country-style charm and lots of extras!

Located to the western edge of Alert Bay, a village of approx. 449 residents with regular ferry service from Port McNeill on Vancouver Island. Cormorant Island and Alert Bay are located on the western end of the Johnstone Strait, an area renowned for whale watching, kayaking and fishing.

This home is in a rural residential neighborhood, with two driveways leading separately to the upper and lower levels of the home. Lush gardens, including a terraced vegetable garden with fruit trees and shrubs, enhance the property.



The attractive wood exterior home faces west with extensive views from the main level of Johnstone Strait across to Vancouver Island, with the mountains of Vancouver Island in the distance. The owners currently run it as an Air B'n'B, living in the main level and renting out the lower level. There is a strong demand in Alert Bay for short-term rentals, especially with service providers such as travelling nurses, and trades such as BC Hydro workers.





2884sqft | 4 bed, 4 bath | Built in 2016

The main level entrance is from the covered parking at the top of the driveway. The home is laid out around central open-concept living space, with bedrooms and bathrooms on either side. The large kitchen features a mix of open shelving and cabinetry, with a central range hood over the glass 4-burner cooktop. Windows flank either side of the range hood, bringing lots of natural light into the counter space. Other features include a double wall oven, double sink and an island with inset microwave, cabinetry and power outlets. The dining room and living room space look out over the ocean views through large windows, and a door leads from the living space to the oceanside deck to enjoy the amazing sunsets.

The spacious primary bedroom suite is accessed from the living space. It offers a large bedroom with sliding doors out to a small alcove on the deck, a walk-in closet and a 4-piece bathroom with double sinks, glass-enclosed shower and separate tub. With beautiful ocean views, this suite offers a relaxing retreat.

On the opposite side of the home is the second bedroom with another sliding door to the deck, near the entrance into the living space. There is also a 3-piece bathroom and the laundry room here, all accessed from the main entry hallway.





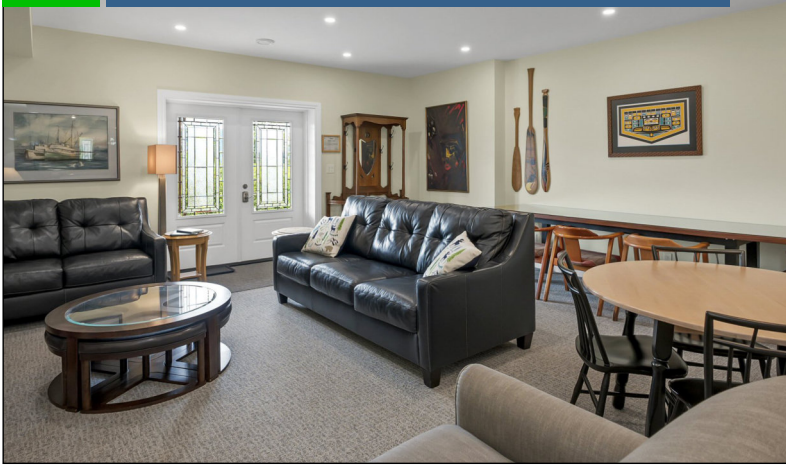
The lower level is a slightly smaller mirror of the upper level. The living space is central, with large double glassed French doors in the middle of the living room. The open concept living space has the kitchen at one end, with good counter space, a 2-burner glass cooktop with range hood, microwave, dishwasher and large fridge. A large storage room is adjacent to the kitchen. There is a larger bedroom on one side of the living space, with access to a 3-piece bathroom with enclosed shower. On the other side of the living room a hallway connects to a smaller bedroom, a 3-piece bathroom with double sinks and a glass-enclosed shower, and a laundry/utility room. Both bedrooms have large windows looking out over a patio that runs the width of the home under the upper deck, providing a large, covered area for outdoor enjoyment in all weather. This lower level is cleverly designed to create the two bed and bath sides into "lock off" spaces separate from the central living space.

At the side of the home where the terraced gardens are is a large clear-walled enclosure for a hot tub, accessed by stairs along the outside of the home.



Two full suite levels | Two driveways | Attractive outdoor living spaces





This is a beautiful, comfortable home, with large living spaces. It is conveniently arranged into two full suites, perfect for a small family or couple looking to live in a fully serviced, small island community and have some additional income from a rental unit.

The Village of Alert Bay is located on Cormorant Island in the only bay on the island that provides sheltered moorage on a year-round basis. The village provides a range of services, including a health centre, pharmacy, restaurants, gift shops, liquor store, & laundry, all located within walking distance of the ferry. Alert Bay Boat Harbour provides moorage, showers and laundry facilities. Near the property is a non-commercial air strip, convenient for personal aircraft as well as for emergency services. Alert Bay is rich in cultural heritage and easily accessible by a scenic ferry ride from Port McNeill.

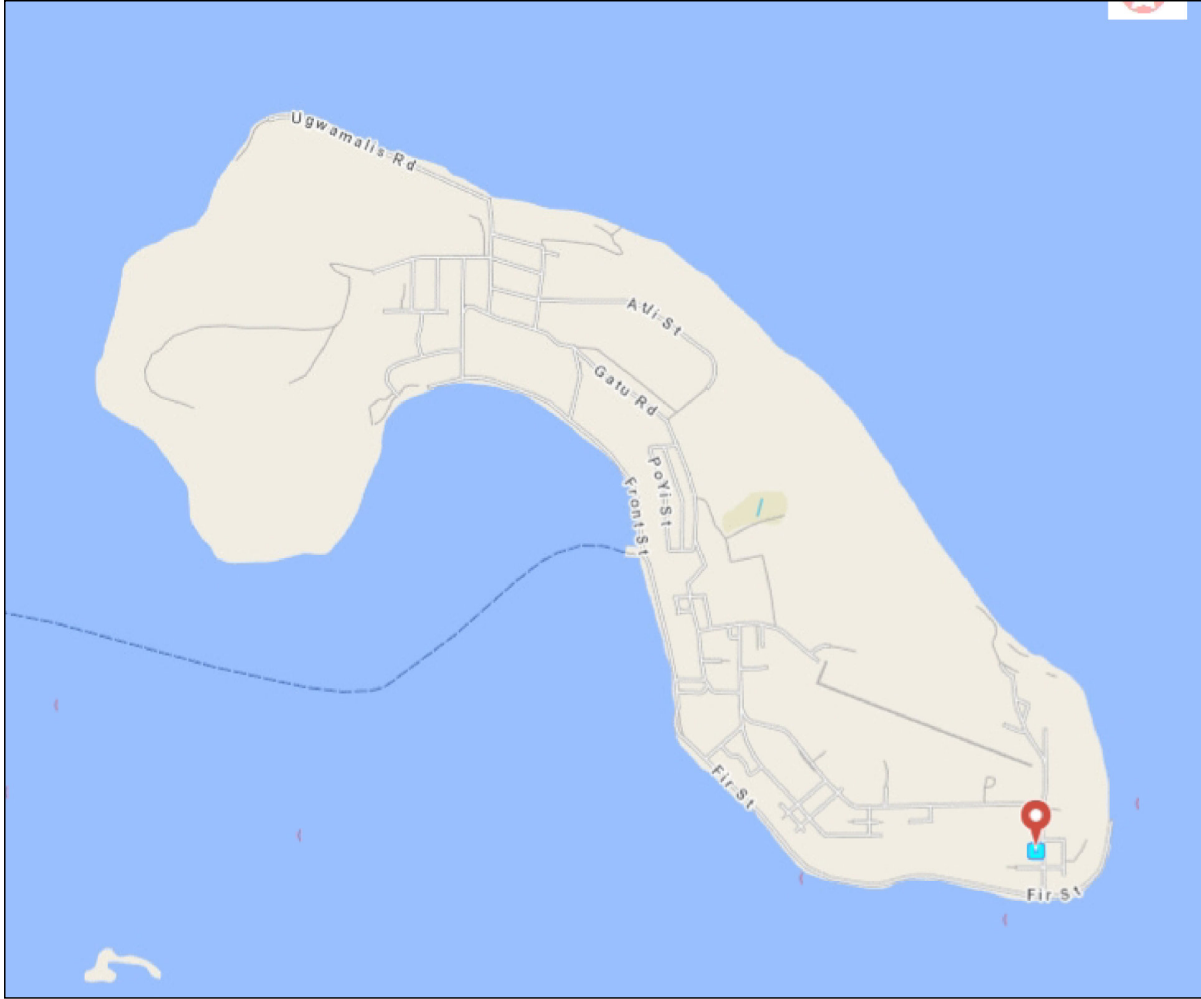
Activities such as whale watching, eco-tours, kayaking, hiking and biking are popular, and the area provides lots of great fishing opportunities.

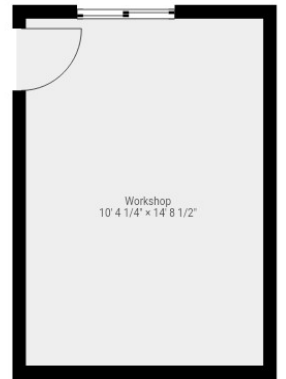
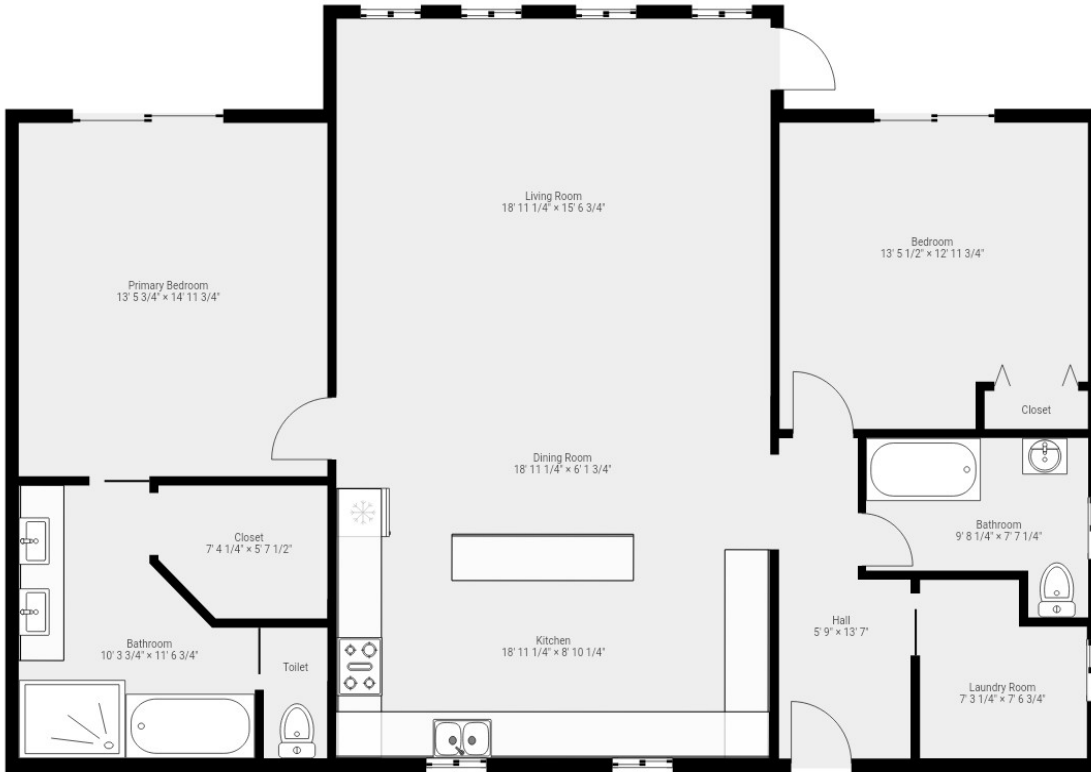
Alert Bay is the gateway to Knight and Kingcome Inlets and is close to the Broughton Archipelago Marine Park, a wilderness area consisting of a maze of several small islands, inlets and adjacent foreshore at the southern end of Queen Charlotte Strait. The numerous remote, solitary islands in the marine park provide access to some of the world's most phenomenal waterways and coastlines, with an array of indigenous marine and coastal wildlife, tremendous scenery, unlimited and unique fishing, yachting and wildlife viewing opportunities and almost endless exploring.



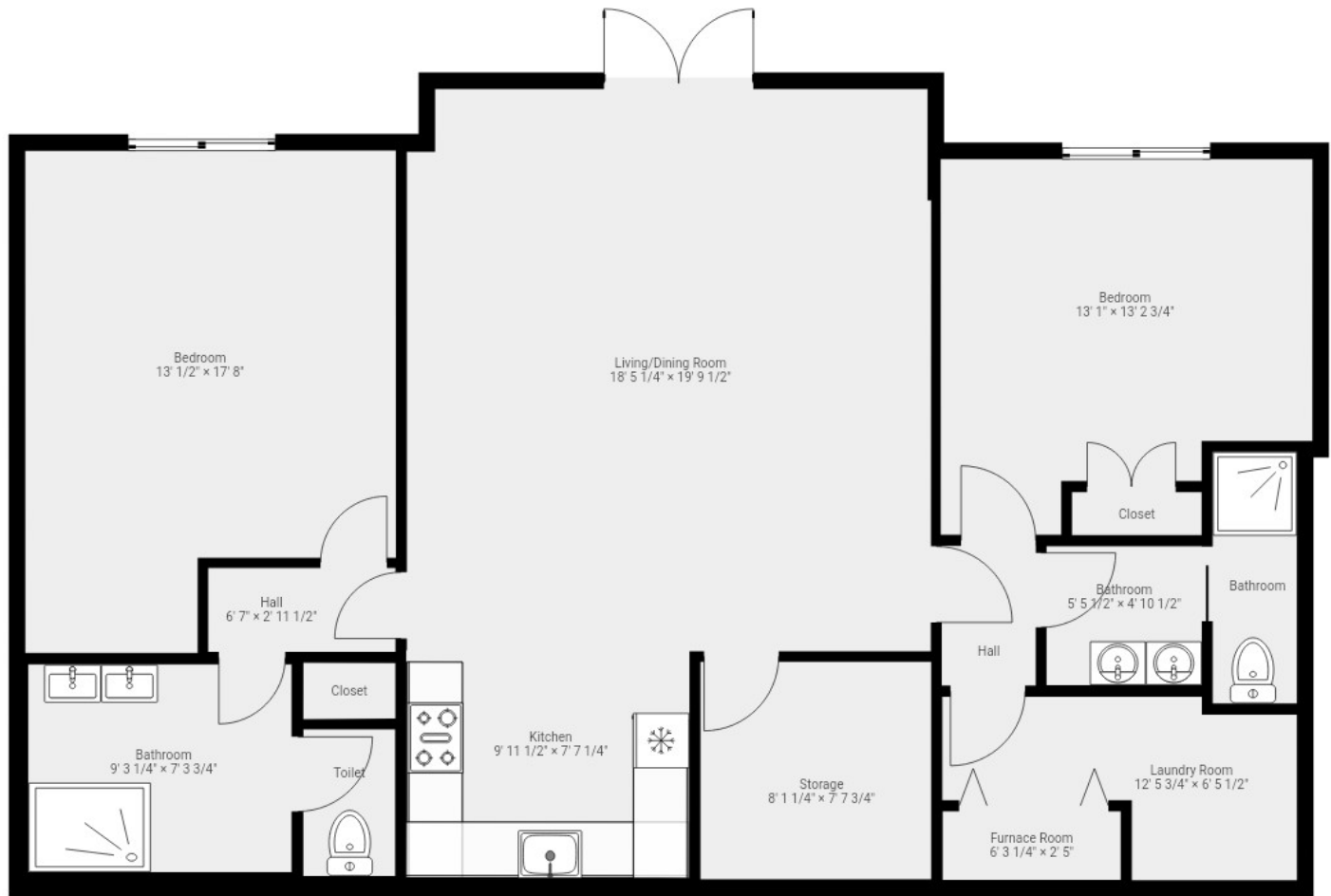








Main Level



Lower Level

B6

RURAL RESIDENTIAL ZONE (RR)

B.4.0 Permitted Uses:

In a Rural Residential (RR) Zone only the following uses are permitted:

- (1) All of the uses permitted in the Residential (R1) Zone;
- (2) The keeping of livestock;
- (3) The growing of vegetables for consumption or sale;
- (4) Greenhouses and nurseries for production of produce for consumption or sale;
- (5) Cottage Trades and Home occupations as defined in Section 1.3.0 of this By-Law.
- (6) Public utility installations and structures.
- (7) Dog Kennels permitted only on lots of one hectare or larger

B.4.1 Standards:

- (1) Uses permitted under clause (1) of Section B.4.0 are subject to all of the conditions and standards of the R1 Zone as applicable.

B.4.2 Minimum Site Area:

- (1) The minimum site area shall be (1100m²).

B7

B.4.3. Minimum Yard Dimensions:

- (1) Each site shall have front, side, and rear yards with depths and widths of not less than the following:
 - (a) Front yard depth - 7.5m
 - (b) Each side yard width - 4.5m
 - (c) Rear yard depth - 7.5m

B.4.4. Site Coverage:

1. Buildings and structures shall not cover more than (40%) of the site area.
2. No building shall be erected to a height in excess of eleven meters (11m).



www.bcoceanfront.com
 Shelley McKay* 250-830-4435
 Aren Knudsen 250-203-0664
 Ed Handja* 250-287-0011
 theteam@bcoceanfront.com



888-286-1932
 250-287-0011

55 Poplar Rd Alert Bay BC V0N 1A0
 MLS® No: **974110** **\$899,000** **Active**



Impressive and attractive home with beautiful ocean and sunset views, west coast country-style charm and lots of extras! Both levels of the home are laid out around central open-concept living space, with bedrooms and bathrooms on either side. On the upper level the large kitchen features a central range hood, a double wall oven, and an island with inset microwave, cabinetry and power outlets. The dining/living room look out over the ocean views with access to the full-width oceanside deck. The spacious primary bedroom suite has a walk-in closet and a 4-piece bathroom. On the opposite side of the home is the second bedroom. Both bedrooms have sliding doors to the deck. The lower level has French doors leading into the open concept living space with the kitchen opposite the entrance and a bedroom and bathroom on either side of the living space. Two driveways provide ample parking. The owners currently run it as an Air BnB, living in the main level and renting out the lower level.

| Room | Level | Dims/Pieces |
|---------------------|-------|-------------|
| Bathroom | Lower | 4-Piece |
| Bathroom | Lower | 4-Piece |
| Bedroom | Lower | 13'1x13'2 |
| Bedroom | Lower | 13'0x17'8 |
| Dining/Living Combo | Lower | 18'5x19'9 |
| Kitchen | Lower | 9'11x7'7 |
| Laundry | Lower | 12'5x6'5 |
| Storage | Lower | 8'1x7'7 |
| Bathroom | Main | 3-Piece |
| Bathroom | Main | 5-Piece |
| Bedroom | Main | 13'5x12'11 |
| Bedroom | Main | 13'5x14'11 |
| Dining Room | Main | 18'11x6'1 |
| Kitchen | Main | 18'11x10'1 |
| Laundry | Main | 7'3x7'6 |
| Living Room | Main | 18'11x15'6 |
| Workshop | Other | 10'4x14'8 |

MLS® No: **974110** List Price: **\$899,000**
 Status: **Active** Orig Price: **\$899,000**
 Area: **Islands** Sub Area: **Isl Alert Bay**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **4** Baths: **4** Kitchens: **2** Fireplaces: **0** Storeys:
 FinSqFt Total: **2,885** UnFin SqFt: **0** SqFt Total: **2,885** Basement: **Yes** Addl Accom: **Exists**
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **4** Laundry: **In House**
 Layout: **Main Level Entry with Upper Level(s)**
 Heating: **Electric, Forced Air, Heat Pump**
 Intr Ftrs: **Soaker Tub** Cooling: **Central Air**

Exterior/Building

Built (Est): **2016** Front Faces: **South** Storeys:
 Construction: **Frame Wood, Wood** Foundation: **Poured Concrete** Roof: **Metal**
 Lgl NC Use: Access: **Road: Paved** Bldg Warranty:
 Exterior Ftrs: **Balcony/Deck, Balcony/Patio** Bldg Style: **West Coast**

Lot

Lot SqFt: **13,068** Lot Acres: **0.30** Dimensions:
 Park Type: **Carpport, Driveway, Open** Park Spcs: **6** View: **Mountain(s), Ocean** Shape:
 Carport Spcs: **1** Garage Spcs: **0** Waterfront: Water: **Municipal**
 Sewer: **Sewer Connected** Restrictions: Services:

Legal/Public Records

Assessed: **\$539,500** Assess Yr: **2024** Taxes: **\$4,693** Tax Year: **2023**
 PID: **029-657-547** Roll No: **00647.025** Zoning: **RR** Zone Desc: **Rural Residential**
 Plan Number: **EPP55118** Lot: Block: District Lot: Land District:
 Legal Description: **Lot 1 Section 69 Cormorant Island Rupert District Plan EPP55118**

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation
250-830-4435



Aren Knudsen

REALTOR®
250-203-0664



Ed Handja

Personal Real Estate Corporation
250-287-0011



Zoning: RR
Rural Residential (Village of Alert Bay)

Taxes: \$4,692.53 (2023)

Longitude: 50°78'N Latitude: 126°90'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.



bcoceanfront.com