

# Rebuilt 3 Bedroom Condo Unit



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**250-287-0011**

**#117-651 North Maquinna Drive**  
*Tahsis, Vancouver Island*  
**\$90,000** Canadian



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An opportunity to acquire a newly rebuilt unit in this popular Tahsis building! This unit offers updated electrical and heating systems and will have fresh paint and flooring throughout when the build is complete.

The Tahsis Springs condo building is just a few blocks up from the ocean, in the Village of Tahsis on the west coast of Vancouver Island. This region is popular for its easy access to west coast fishing as well as with outdoor recreation enthusiasts. There is a full service marina providing moorage and a public boat launch in the village. Tahsis is accessible by gravel road, along the Tree to Sea Drive from Gold River.





**3 bedroom | 1 bathroom | First Floor Unit**

This 3 bedroom, 1 bathroom unit is on the first floor facing the street and looking across to the green space and river. It suffered a fire that has resulted in a complete rebuild of the unit, currently underway. During the rebuild the wiring and heating in the unit has been installed to the latest standards. The kitchen will have brand new counters and cabinetry, with a dishwasher connection and appliances to be negotiated. This will be the most updated unit in the building when it is complete!

On the third floor is a common patio area complete with tables and barbeques, which overlooks the Tahsis River. There is shared laundry on the second and third floors and another common patio area on the ground level. At the entrance to the building is a large foyer/seating area with tables and chairs. The large parking lot with ample space means room for boats and RVs!

The building is well-cared for and has an on-site manager. Great accommodation for either full-time living or to use as a base for fishing or outdoor recreation. Rentals and pets are allowed, making this a good investment potential.

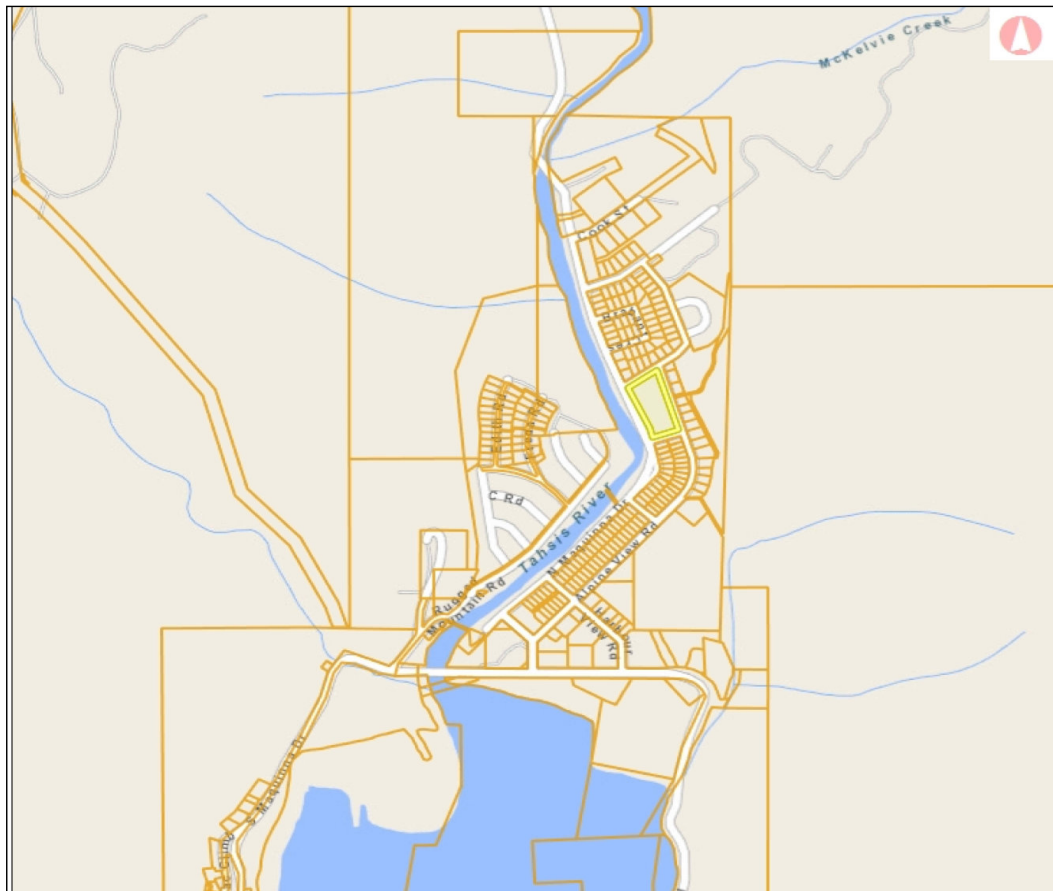
This is a court-ordered sale.





The coastal village of Tahsis is situated at the head of protected Tahsis Inlet, on the West Coast of Vancouver Island near Nootka Sound. Tahsis offers access to a number of wilderness hiking trails, caving, incredible ocean kayaking, scuba diving, wind surfing, sailing and canoeing. The area is best known for offering world-class sport fishing as massive runs of salmon migrate down the west of British Columbia to their spawning grounds in coastal streams and rivers. Anglers can also venture out to the Pacific Ocean where fishing is excellent for halibut, flounder, rockfish and lingcod. Crabs, prawns, shrimp, oysters and other seafood are also plentiful. Wildlife abounds! Black bear, wolves, cougars, Roosevelt elk and coastal black-tailed deer are frequent visitors to this area. Guests from around the world marvel at the eagles, sea lions, whales and other marine wildlife that is common in the nearby waters. The picturesque and versatile west coast village offers a full-service marina and a safe, friendly small town atmosphere that boasts an incredible blend of outdoor adventures and rugged and breathtaking scenery.







<b>5.4 Residential Multiple Zone One (RM-1)</b>	
<b>Principal Uses</b>	<b>Accessory Uses</b>
<ul style="list-style-type: none"> <li>• single-family dwellings</li> <li>• duplexes</li> <li>• boarding houses</li> <li>• townhouses</li> <li>• apartments</li> </ul>	<ul style="list-style-type: none"> <li>• accessory building or structure</li> <li>• community care facility</li> <li>• home-based business</li> <li>• professional occupations</li> <li>• bed and breakfast accommodations</li> <li>• short-term rental accommodations</li> <li>• urban agricultural use</li> </ul>
<b>Minimum Setbacks</b>	
Front yard minimum	6 metres
Rear yard minimum	10.5 metres
Side yard minimum	4.5 metres
<b>Maximum Density</b>	
Single-family dwellings, duplexes and boarding houses	18 dwelling units per hectare
Townhouses, apartments and bunkhouses	50 dwelling units per hectare
<b>Maximum Height</b>	
All buildings and structures	10 metres
<b>Maximum Lot Coverage</b>	
All buildings and structures	40%
<b>Conditions of Use</b>	
<p><b>1) Siting of Parking Areas</b></p> <p>a) parking spaces shall be located at least six (6) metres away from windows of habitable rooms at or below grade, or less than one point seven five (1.75) metres above grade;</p> <p>b) parking spaces shall be located at least two point five (2.5) metres away from windows of habitable rooms where the sill is one point seven five (1.75) metres or more above grade;</p> <p>c) no parking space or area shall be located within one point five (1.5) metres of any property line;</p> <p>d) no parking space, area or driveway shall be located within seven point five (7.5) metres of any playground.</p> <p><b>2) Playground</b></p> <p>a) a minimum landscaped area of fifty (50) square metres shall be provided for each four (4) units of three (3) bedrooms or more for the purpose of providing a playground</p> <p><b>3) Landscaping</b></p> <p>a) landscaping in the forms of grass, shrubs, plants, flowers and/or decorative boulders shall cover all portions of the site not developed with buildings, parking and driveway areas. The type and extent of landscaping and recreation areas shall be clearly indicated on plans submitted for a building permit;</p>	

**5.4 Residential Multiple Zone One (RM-1)**

- b) parking, playground and open storage areas shall be screened along all property lines, except where road vision may be impaired, by a landscaped hedge and/or fence not less than one point seven five (1.75) metres in height.





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888-286-1932  
 250-287-0011

**117 - 651 Maquinna Dr N Tahsis BC V0P 1X0**  
 MLS® No: **991619** **\$90,000** **Active**



MLS® No: **991619** List Price: **\$90,000**  
 Status: **Active** Orig Price: **\$90,000**  
 Area: **North Island** Sub Area: **NI**  
**Tahsis/Zeballos**  
 DOM: **0** Sold Price:  
 Sub Type: **Condo Apartment**  
 Pend Date: Title: **Freehold/Strata**

An opportunity to acquire a newly rebuilt unit in this popular Tahsis building! This 3 bedroom, 1 bathroom unit is on the first floor facing the street and looking across to the green space and river. It suffered a fire that has resulted in a complete rebuild of the unit, currently underway. During the rebuild the wiring and heating in the unit has been installed to the latest standards. The kitchen will have brand new counters and cabinetry, with a dishwasher connection and appliances to be negotiated. There is shared laundry on the second and third floors. The building is well-cared for and has an on-site manager. Great accommodation for either full-time living or to use as a base for fishing or outdoor recreation. Rentals and pets are allowed, making this a good investment potential. This is a court-ordered sale. The Tahsis Springs condo building is just a few blocks up from the ocean, in the Village of Tahsis on the west coast of Vancouver Island.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	12'4x7'9
Bedroom	Main	12'4x9'2
Bedroom - Primary	Main	15'11x10'2
Dining Room	Main	10'6x11'9
Kitchen	Main	7'0x7'5
Living Room	Main	12'0x15'2

**Interior**

Beds: <b>3</b>	Baths: <b>1</b>	Kitchens: <b>1</b>	Fireplaces: <b>0</b>	Storeys: <b>3</b>
FinSqFt Total: <b>1,010</b>	UnFin SqFt: <b>0</b>	SqFt Total: <b>1,010</b>	Basement: <b>No</b>	Addl Accom: <b></b>
2pc Ensuities: <b>0</b>	3pc Ensuities: <b>0</b>	4+pc Ensuities: <b>0</b>	Beds or Dens: <b>3</b>	Laundry: <b>Common Area</b>
Layout: <b>Condo</b>		Appl Incl: <b></b>		
Heating: <b>Baseboard, Electric</b>		Cooling: <b>None</b>		
Intr Ftrs: <b>Dining Room</b>				

**Exterior/Building**

Built (Est): <b>1974</b>	Front Faces: <b>Southwest</b>	Storeys: <b>3</b>	Bldg Warranty: <b></b>
Construction: <b>Stucco &amp; Siding, Vinyl Siding</b>	Access: <b>Road: Paved, Road: Unpaved</b>	Foundation: <b>Poured Concrete</b>	Roof: <b>Asphalt Torch On</b>
Lgl NC Use: <b></b>			Bldg Style: <b></b>
Exterior Ftrs: <b></b>			

**Lot**

Lot SqFt: <b>0</b>	Lot Acres: <b>0.00</b>	Dimensions: <b></b>	Shape: <b></b>
Park Type: <b>Open</b>	Park Spcs: <b>1</b>	View: <b>River</b>	Waterfront: <b></b>
Carport Spcs: <b>0</b>	Garage Spcs: <b>0</b>	Services: <b></b>	Water: <b>Municipal</b>
Sewer: <b>Sewer Connected</b>	Restrictions: <b></b>		
Lot Ftrs: <b>Central Location</b>			

**Legal/Public Records**

Assessed: <b>\$92,200</b>	Assess Yr: <b>2025</b>	Taxes: <b>\$1,001</b>	Tax Year: <b>2024</b>
PID: <b>018-985-998</b>	Roll No: <b>00655.116</b>	Zoning: <b>RM-1</b>	Zone Desc: <b>Residential</b>
Plan Number: <b>VIS3463</b>	Lot: <b>17</b> Block: <b></b>	District Lot: <b>595</b>	Land District: <b></b>
Legal Description: <b>Strata Lot 17, District Lot 595, Nootka District, Strata Plan VIS3463 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1.</b>			

**Strata**

Strata/Pad Fee: <b>\$349</b>	Strata/Pad Fee Year: <b>2024</b>	Prop Mgr: <b>Bayview Strata &amp; Rental Services</b>	Mgr Phone: <b></b>
Complex: <b></b>	Bldgs/Cmplx: <b>1</b>	Str Lots/Cmplx: <b>60</b>	Str Lots/Bldg: <b>60</b>
Balc SqFt: <b></b>	Patio SqFt: <b></b>	LCP SqFt: <b></b>	Stor SqFt: <b></b>
Park SqFt: <b></b>	Park Incl: <b>1</b>	Park Cmn Sp: <b>0</b>	Park LCP Spc: <b>0</b>
Depr Rpt?: <b>Yes</b>	Plan Type: <b>Building</b>	Lvl's in Unit: <b>1</b>	Unit's Level: <b>Ground Level</b>
Subdivision Name: <b>Tahsis Springs</b>			
Rent Allwd?: <b>Some Rentals</b> See Bylaws			
Yngst Age: <b>0</b>			
Pets Allwd: <b>Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit</b> rsnbl No.fish/other small aquarium animals/small caged mammals;up to 2 caged birds; 1 dog or 1 cat.			
BBQs Allwd: <b>Yes</b>			
Smoking Byl: <b>No</b>			
Unit Incl: <b>Parking Stall</b>			
Assmt Incl: <b>Caretaker</b>			
Shrd Am: <b>Common Area, Secured Entry, Shared BBQ</b>			

## The BC Oceanfront Real Estate Team



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Zoning: RM-1  
Residential Multiple Zone

Taxes: \$1,001 (2024)

Longitude: 49°92'N Latitude: 126°65'W

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ROYAL LEPAGE Advance Realty  
(CampblRiv)

972 Shoppers Row  
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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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