

River View Rancher and Shop on 2 Lots



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202 & Lot 18 Pandora Cres
Zeballos, west coast Vancouver Island
\$249,000 Canadian



bcoceanfront.com

ROYAL LEPAGE®
Advance Realty Ltd. 

Looking over the Zeballos River, in the Village of Zeballos on the west coast of Vancouver Island, this property provides an opportunity for someone wanting to move to the west coast, or to establish a summer base for fishing and exploring in this beautiful coastal region.

The small coastal hamlet of Zeballos is located approximately 14 nautical miles from the Pacific Ocean and one of the premier fishing regions on Vancouver Island. It is 17 nautical miles from Tahsis, a small coastal community in the neighbouring inlet to the south. People regularly visit for kayaking, mountain biking and hiking.

The property is in the heart of the Village, nestled at the foot of the mountains which surround this coastal village. It has BC Hydro electrical service as well as domestic water from the Village of Zeballos and a septic system.



With just over half an acre on the two lots, this property offers some good options. Currently one lot has the house and shop while the other lot has a boat shelter and parking on it.

The 850sqft rancher offers 3 bedrooms, one bathroom, living room, kitchen and nook, with two entryways. A covered porch and entryway welcomes you from the gravel parking out front and a small gate leads to the backyard. A driveway runs along one side of the home to the back of the property.





850 sqft rancher | 3 bedroom | 1 bath

The rancher was originally built in 1935 but has been upgraded over the years. It features a metal roof and shake wood siding. There is a crawl space under the home accessed from outside.

The living room features wood flooring and a woodstove with tile and brick surround. A large, covered entrance leads from the living room into the bright kitchen. The floors are mixed throughout, with newer laminate in the bedrooms and vinyl in the bathroom. Another porch runs along the back of the home, providing covered space for bbq, bikes, patio furniture, etc.

The 600sqft wired workshop is partially finished on the outside, but is secure with 2 doors and windows. There is a small, separate room with laundry facilities in the workshop and the rest is open workshop/garage space. There is a wood stove in the shop.

There is ample parking along one side of the home. The yard is fenced at the front and partially on the side. There are rock wall garden beds along the side between the two lots and grassed lawn along the side and back.

The second lot is slightly elevated above the first lot. It has separate driveway access with ample parking for truck and trailer. A covered boat shed is set back from the road. This lot is serviced with BC Hydro and water.





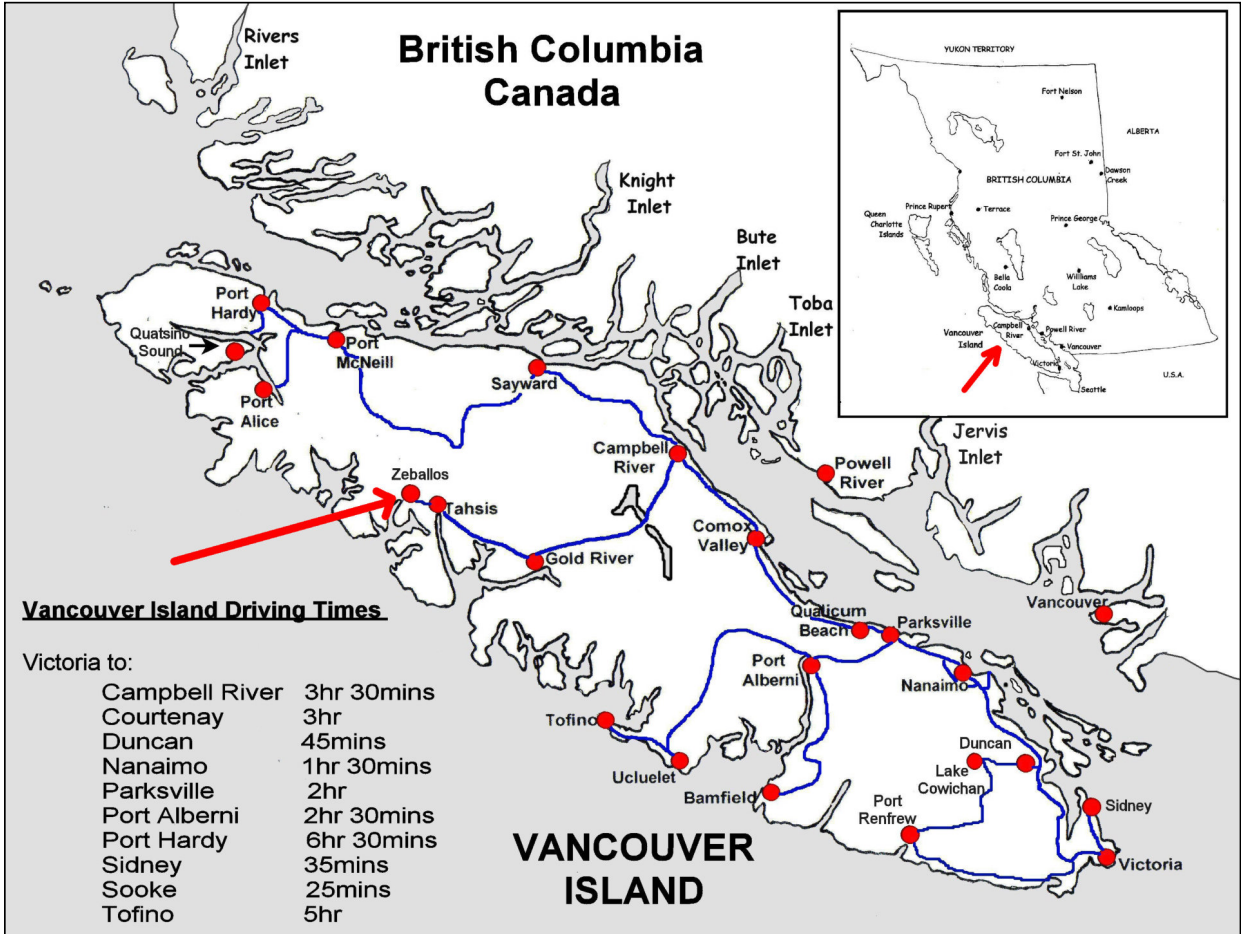


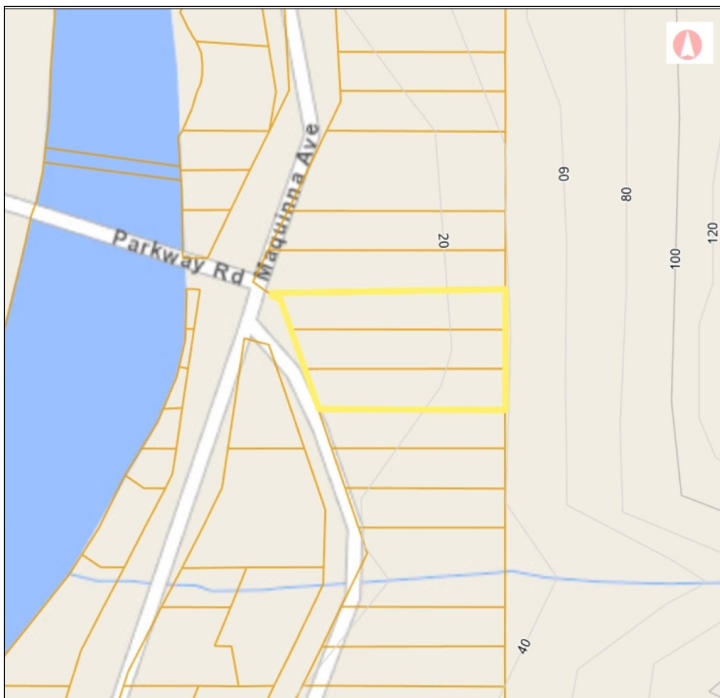
Driveway in place | 0.635 acres

Zeballos is on the west coast of Vancouver Island, accessed by road from Hwy 19 just north of Woss. This is a Forest Service gravel road and can be in varying condition throughout the year. The community of Zeballos first started with gold miners, and then became a logging hub. Now its biggest draw is tourism - as coastal explorers and fishermen come to visit the rugged west coast of Vancouver Island. There is both fresh water and salt water fishing, as the Zeballos River runs through town. The community has a population of approximately 125 and there are limited services, including a medical clinic, general store, marina and boat fuel sales. In the summer there are a number of accommodation options. Zeballos calls itself the Golden Gate to the West Coast. It offers access to Nootka Sound and the fishing on the west coast of the island, as well as the provincial parks of the northern Island (Woss, Brooks Peninsula, Cape Scott).



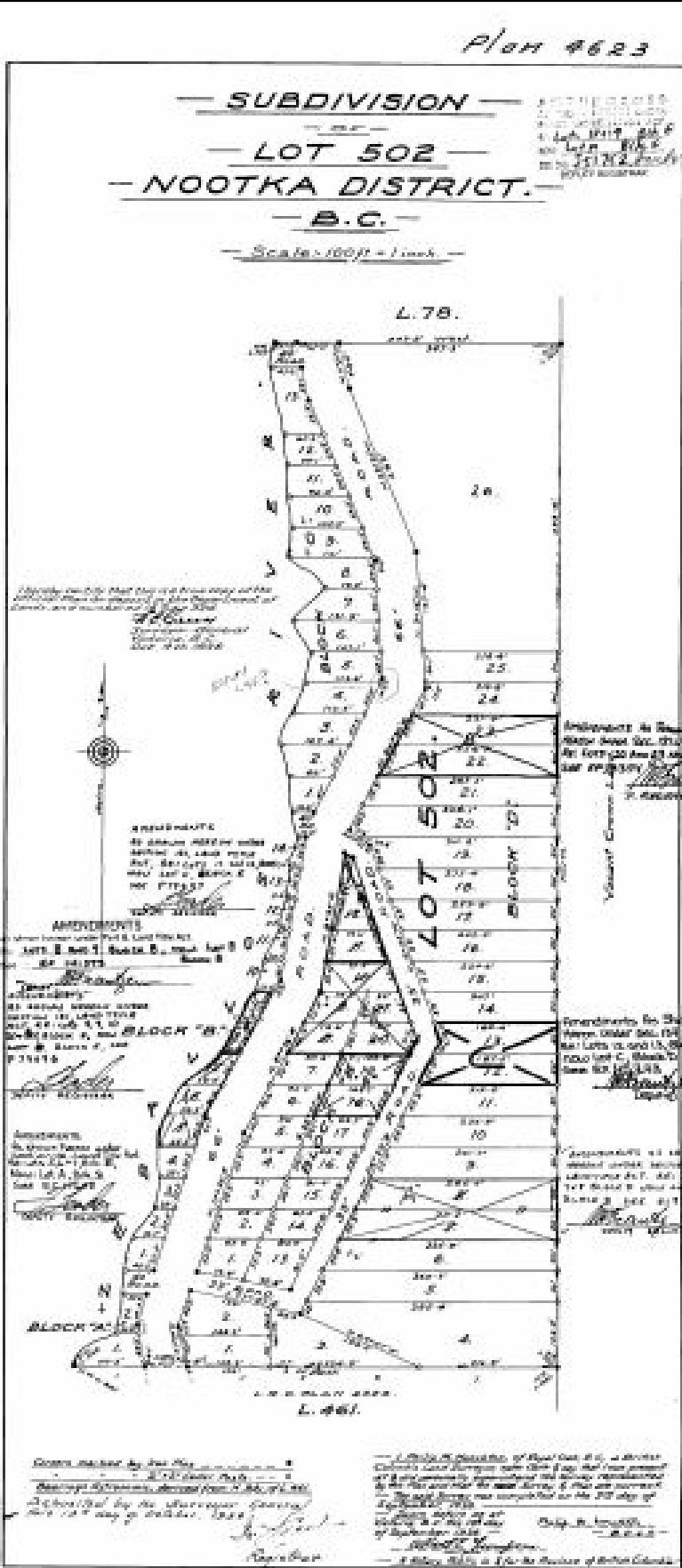






RCVD: 1998-01-29 ROST: 2023-07-24 15.02

Plan #: VP-4623 Appr #: NA Cmt #: (Altered)



2.14 Land Use Designations

Land use designations have been broken up into 6 groups: **Village Mix, Water Based Commercial - Industrial, Land Based Industrial, Tourist, Parks, and Environmentally Sensitive Area.**

Village Mix

Included in the 'Village Mix' designation are: Residential Uses, Home Based Businesses, Tourist Accommodation, Service and Retail, Educational facilities, Religious facilities, Cemeteries, Civic facilities, Government facilities, Emergency services, and Health Care facilities uses.

These uses are regulated as follows:

- Maximum height - three stories will be strongly encouraged
- The design and height of the building will be compatible with the adjacent buildings to promote visual harmony.
- Commercial activities shall not create a requirement for on street parking.
- Storage of materials, equipment, containers or finished products must be either in an enclosed building or screened from view by vegetation or a wooden fence.

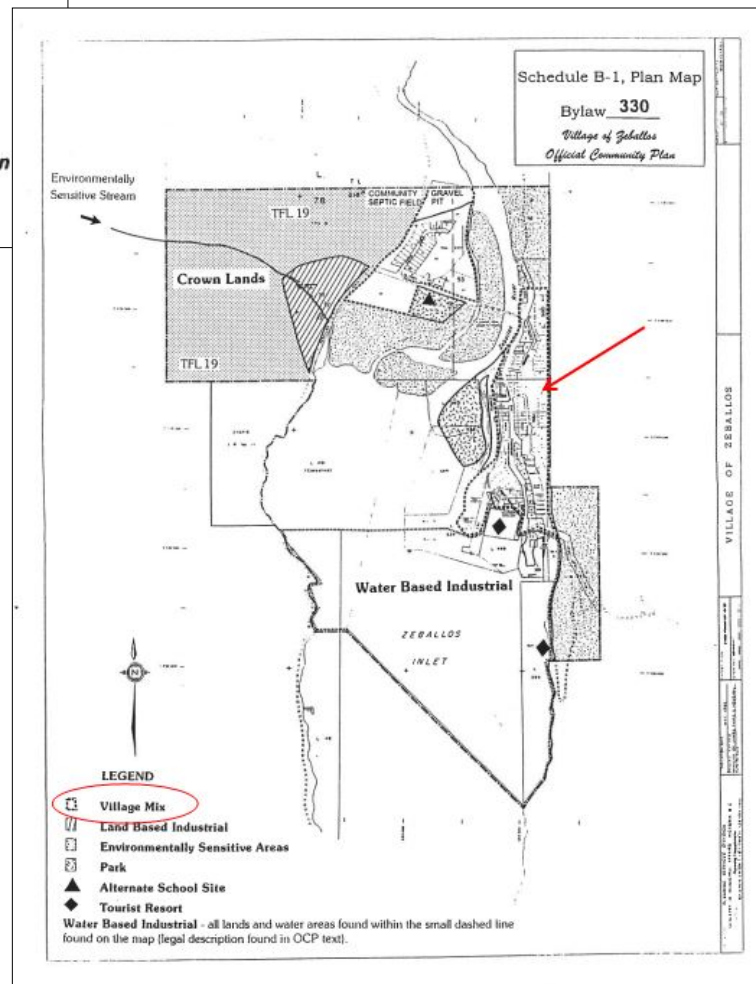
Areas designated for "Village Mix" are shown on Schedule B-1 Plan Map.

Water Based Industrial

Included in the "Water Based Industrial" designation are: Service, Retail, Processing, Repairs, Bulk Storage, and Distribution and Maintenance of Goods uses. **This designation is focused on providing services for the logging, fisheries, and aquaculture industries and may include compatible public retail/commercial services.**

Areas designated for "Water Based Industrial"

All those water areas south of the line drawn from the northwest to the northeast corner of water Lot 48 to the northwest corner of BLK A of Lot 634, following the boundary between BLK A and BLK B to the southwest corner of BLK C, and land areas found in Lot 501, Lot 61 and land areas on the west side of the old logging road in Lot 593 are designated as Water Based Industrial as shown on Schedule B-1 Plan Map.





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202 - 204 Pandora Cres Zeballos BC VOP 2A0
 MLS® No: **971774** **\$249,000** **Active**



Zeballos residential property on just over half an acre. 850sqft rancher and 600sqft shop on one lot with a boat shelter and parking on the other lot. The home offers 3 bedrooms, one bathroom, living room, kitchen and nook. The living room features wood flooring and a woodstove with tile and brick surround. The 600sqft wired workshop is partially finished on the outside, but is secure with 2 doors and windows. There is a small, separate room with laundry facilities in the workshop and the rest is open workshop/garage space. This property has BC Hydro electrical service as well as domestic water from the Village of Zeballos and a septic system. The second lot has separate driveway access with ample parking for truck and trailer. A covered boat shed is set back from the road. This lot is serviced with BC Hydro and water. Zeballos is on the west coast of Vancouver Island, accessed by forest service road. Lots of opportunity and possibilities here to establish a west coast home!

Room	Level	Dims/Pieces
Laundry	Lower	10'0x10'0
Bathroom	Main	3-Piece
Bedroom	Main	8'8x9'1
Bedroom	Main	8'0x9'9
Bedroom - Primary	Main	9'4x11'3
Dining Room	Main	12'11x4'7
Entrance	Main	4'10x3'8
Entrance	Main	3'9x4'5
Kitchen	Main	12'11x7'9
Living Room	Main	19'4x12'9

MLS® No: **971774** List Price: **\$249,000**
 Status: **Active** Orig Price: **\$249,000**
 Area: **North Island** Sub Area: **NI**
Tahsis/Zeballos
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **3** Baths: **1** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **852** UnFin SqFt: **0** SqFt Total: **852** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **3** Laundry: **Other**
 Layout: **Rancher** Appl Incl:
 Heating: **Baseboard, Electric, Wood** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1935** Front Faces: **West** Storeys:
 Construction: **Frame Wood, Wood** Foundation: **Other** Bldg Warranty:
 Lgl NC Use: Access: **Road: Paved** Roof: **Metal**
 Exterior Ftrs: **Balcony/Deck** Bldg Style:

Lot

Lot SqFt: **27,443** Lot Acres: **0.63** Dimensions: Shape:
 Park Type: **Open** Park Spcs: **2** View: **River** Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **0** Services: **Electricity Connected, Phone Connected**
 Sewer: **Septic System** Restrictions:
 Lot Ftrs: **Quiet Area, Recreation Nearby, Rural Setting**

Legal/Public Records

Assessed: **\$213,000** Assess Yr: **2024** Taxes: **\$0** Tax Year: **2023**
 PID: **004-715-993** Roll No: **000108.024** Zoning: **Village Mix** Zone Desc: **Residential**
 Plan Number: **4623** Lot: **18, 19** Block: **D** District Lot: **502** Land District:
 Legal Description: **Lots 18 - 19 Block D, of Lot 502, Nootka District, Plan 4623.**

The BC Oceanfront Real Estate Team



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Personal Real Estate Corporation

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Ed Handja

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Zoning: Village Mixed Use
Village of Zeballos

Longitude: 49°59'N Latitude: 126°50'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.



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