

# Semi-Oceanfront Homestead Acreage with Sweeping Bay Views



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**110 Hillside Rd**  
*Sointula, Malcolm Island*  
**\$999,000** Canadian



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Discover this enchanting island property situated along the picturesque western shore of Rough Bay in Sointula.



Just the width of a frontage road separates you from the ocean—a common feature of the historic, 100-year-old island settlements in this region, guaranteeing the views as there is no development possibility on the frontage. This idyllic homestead boasts 591 feet of frontage with lovely southern and eastern exposures, offering expansive, panoramic views across the bay and along Cormorant Channel, with Vancouver Island in the background. A truly remarkable setting that captures the charm and beauty of coastal living.

Nestled at the corner of Hillside Road and 1st Street, this property offers easy access from Hillside Road. Expansive lawns surround the buildings, with forested areas along the northern side providing natural privacy. Near the residences, you'll find mature fruit trees and low-maintenance garden spaces, adding to the property's appeal. Three driveways offer convenient access points, while fencing along both roads and gated entry on the oceanside ensure privacy and direct, easy access to the beachfront.







The main residence was built in 2019 and is a 1543sqft rancher-style home situated to take full advantage of the beautiful ocean views. It has been built to be completely off-grid, with solar technology and all the comforts of a modern home, including hot water on demand, baseboard heaters and automatic sensor lights in the pantry, large closets and crawlspace.

The kitchen is central to the home and features a propane range and a large, wood cooking stove. A bar counter provides plenty of prep area as well as extra seating and the nicely lit walk-in pantry provides ample storage.

Engineered oak wood floors reflect the warmth of the natural west coast surroundings, enhanced by the additional details in the custom wood trim features throughout the home, including the beautiful ceiling showcasing the massive central main roof beam, built-in shelving and the fireplace surround. The central living space faces the oceanside, and is open to the kitchen. A wood heat-a-later fireplace brings a beautiful ambiance to the room while large windows and a sliding door let in lots of natural light.





The sliding doors lead to a large, covered deck overlooking the oceanfront, with the roof designed in such a way that no posts are required, thus nothing is blocking the ocean views. On either side of the main living space are two separate wings, each with a bedroom, bathroom and walk-in closet, both with access to the deck via sliding doors. There is a 3ft crawl space under the home.

This home has been constructed by the owner – a retired long-time general contractor – with attention to detail and quality materials. There is lots of documentation from the building process, and the build is approved through BC Housing’s owner-builder program. The owners are willing to provide a personal home warranty for the remainder of the 10 year period.

A carport with space for three vehicles is attached to the roadside of the home, providing ample room for additional storage units, firewood, or workspace.



**1543sqft rancher | 2 bedrooms | 2 bathrooms**



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**1367sqft home | 2 bedrooms | Separate driveway**

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The secondary residence, known as 120 Hillside Rd, is a charming 1367sqft 1 and a half story home, with a separate driveway and fenced off from the main home. The kitchen, living space, bathroom and main bedroom are on the first floor, with a dormer-style upper level with a bedroom on one end and office at the other. The home has been updated with baseboard heaters and hot water on demand, it also has a woodstove on tile surround in the living area. There is a covered patio with access from the living room. The home is serviced with electricity through BC Hydro power.

A small shed provides storage for this home.











### 580sqft cottage | Workshop/storage building

There is an older 580sqft cottage on the property. This is not used as a residence (per zoning regulations) but could make a lovely studio or workshop space, especially with its proximity to the corner of the property at 1st St. This building is serviced with BC Hydro electricity.

Other improvements include a detached 37 x 15 ft workshop/storage building between the cottage and the main residence, and a covered shed which used to house a sawmill at the top of the property.

Domestic water for the property comes from an artesian well just above the secondary residence. The solar power system for the main home includes 8 solar panels mounted on the garage roof and 6 storage batteries in the garage. Each building has its own septic system.

Included in the offering is a 2-year-old self-bagging John Deere ride-on lawn mower, a new electric weed eater and an older gasoline weed eater, plus the furnishings and equipment in the main home (less sellers' personal effects). The second residence is currently tenanted and the offering will not include the tenants' personal effects or appliances owned by the tenants.





This is an amazing opportunity to own a beautiful island property, overlooking the ocean and with the potential for income generating with the secondary residence.

Malcolm Island and the town of Sointula offer a picturesque west coast lifestyle. Sointula was originally founded by Finnish immigrants in the early 1900s looking for a better way of life, and that history is still reflected in the town. It has also been an active fishing centre in the region. The community of approx. 800 offers most basic services as well as shopping, restaurants and recreational opportunities.

Accessed by ferry from Port McNeill on Vancouver Island, Sointula has shopping, fuel services, private and public docks, a library and a medical clinic among other amenities. Whale watchers and outdoor enthusiasts favour Malcolm Island for its whale rubbing beaches and hiking trails. Malcolm Island sits at the junction of Queen Charlotte Strait, Broughton Strait and Johnstone Strait off the northern end of Vancouver Island. The region is renowned for whale watching as well as excellent fishing and kayaking/boating.

This area of the British Columbia coast offers a multitude of activities. For those who love to fish and harvest seafood it is plentiful in all respects.

The natural beauty and abundance of marine and other wildlife provide endless activity for nature lovers. The region is home to a northern population of resident killer whales (Orcas), and other marine mammals including dolphins, harbour porpoise, porpoise, seals, and wintering sea lions. Other wildlife in the area includes deer, bears, shorebirds, seabirds, loons, and bald eagles. Vast numbers of salmon migrate through these waters providing excellent salmon fishing.







## 110 Hillside Rd Property Details

### Main House

- built in 2019 by owner, a retired general contractor
- high end heat exchanger
- built to be earthquake resistant (all load bearing walls are sheeted in ½" plywood that is glued and screwed or nailed with galvanized Ardox Screw nails to the stud wall, creating a very strong shear wall)
- metal roof
- flooring is high end engineered oak which can be refinished
- house comes completely furnished
- Solar power system with the solar panels, controls and batteries on and in the garage/shop. The reflective solar panels were the highest efficiency available at the time of purchase. They not only receive power when the sun shines on them, but they also harvest the energy from the reflection of the sun that goes through them. The roof below the panels has a special reflective coating thereby increasing the efficiency of the panels by 30%. The solar system generates electricity that is being stored in a battery system. There are 6 storage batteries in the garage, each of 5 KW energy, for a total of 30 KW.
- new permitted septic system

### Second Residence

- septic tank and field
- BC Hydro power

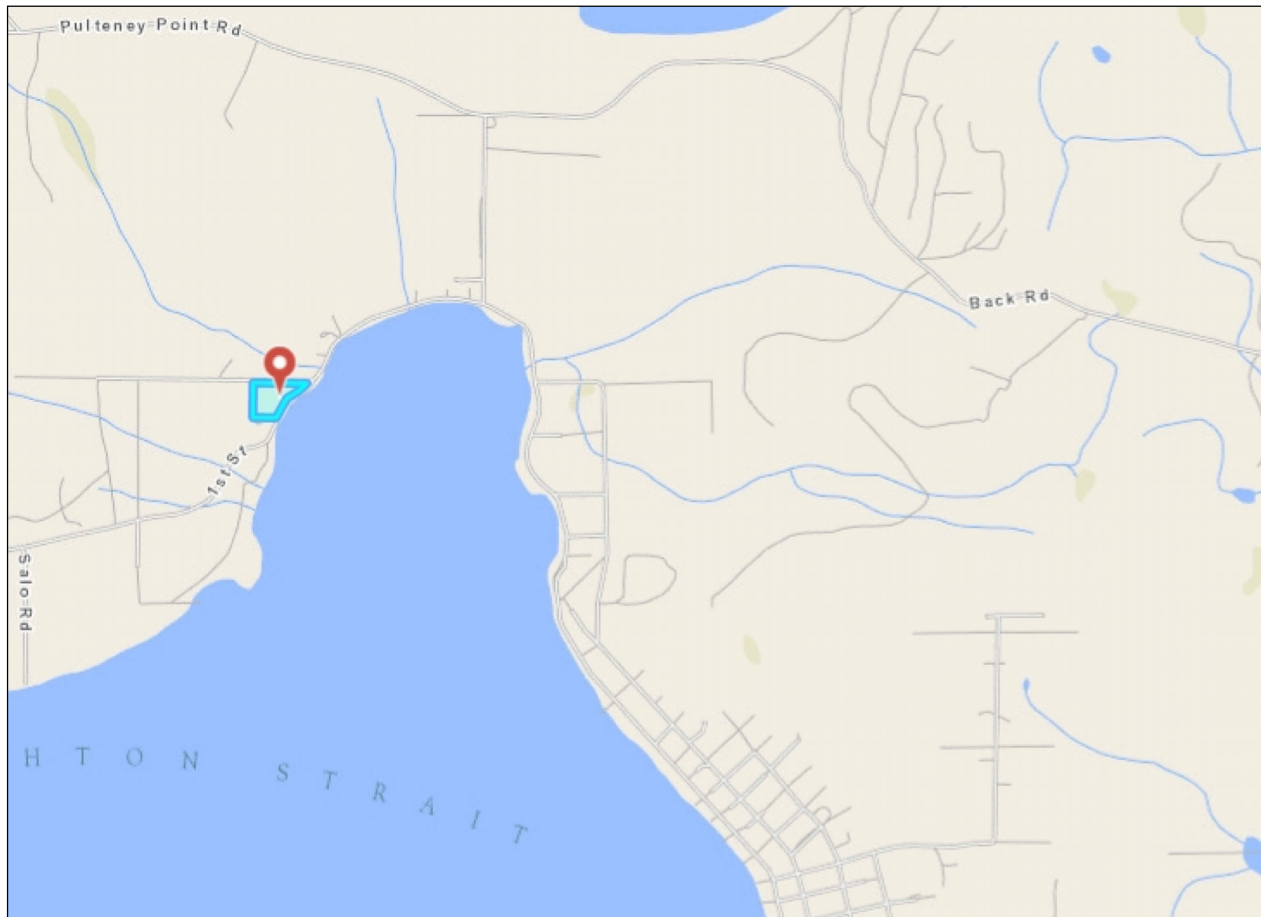
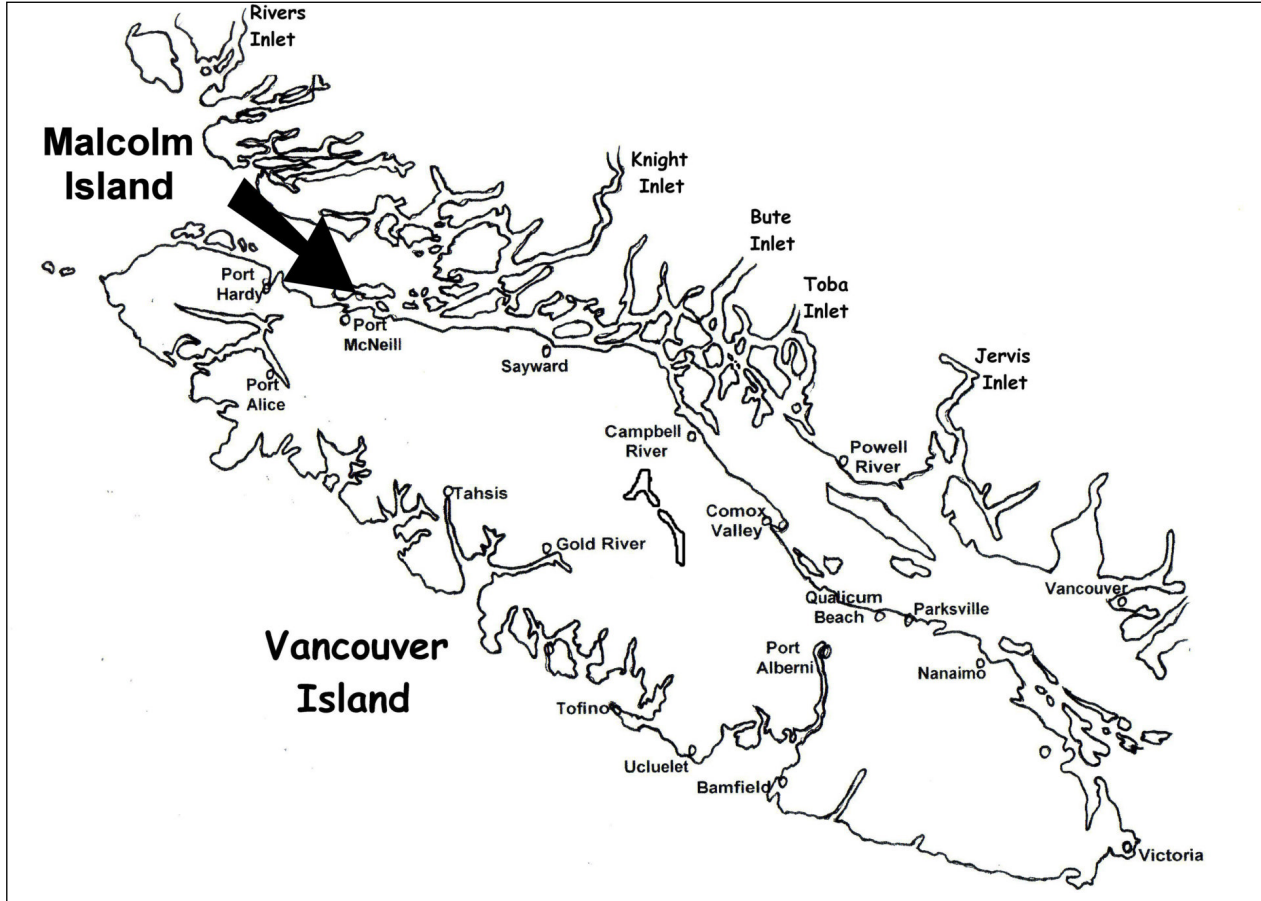
### BC Hydro

- power lines run to the secondary residence and the cottage building
- the line to the cottage is also connected to the main house
- there are individual switches for the two buildings on the system, the main house is currently shut off

### Domestic Water

- artesian spring on property, runs continuously and overflow is directed off property via a drainage pipe to the beachfront
- water is piped directly from the spring
- separate water lines for the rental and the main house
- cottage has water from a line run from the main house











# 110 Hillside Rd, Sointula, BC

House Exterior Area 1543.32 sq ft



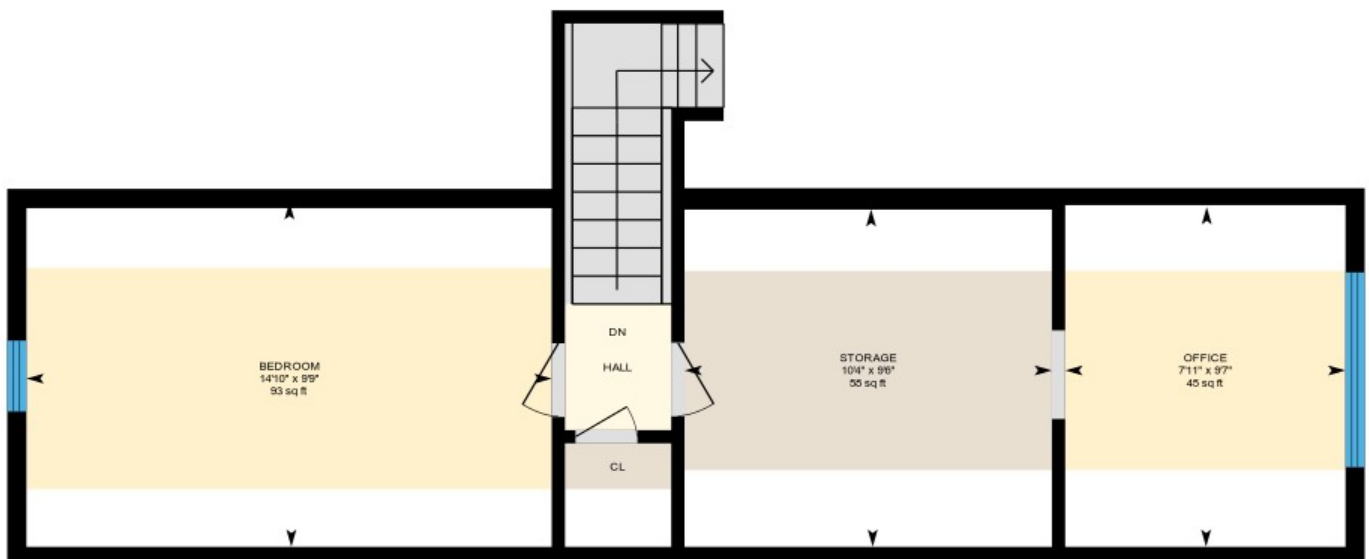


### 110 Hillside Rd, Sointula, BC

Main Floor Exterior Area 1063.34 sq ft



Upper Floor Exterior Area 304.05 sq ft  
Excluded Area 128.96 sq ft





#### 5.4.2 (R2) Medium Density Residential

##### (a) General Purpose

This zone is generally intended to provide for unserviced residential lots for single detached dwellings and accessory home occupation and home agriculture uses that do not adversely affect adjacent land uses. These lots are primarily in the Villen subdivision and Rough Bay areas and may be subdivided and developed to the minimum permitted size of 1.0 hectare (2.47 acres).

##### (b) Permitted Uses

The following uses only are permitted in this zone:

- i) Single Detached Dwelling and accessory buildings and structures;
- ii) Accessory uses:
  - Home Agriculture
  - Cottage Dwelling
  - Home Occupation
  - Bed and Breakfast
  - Home Industry - only on a lot that is 2 hectares (4.94 acres) or larger

*(Amended by Bylaw No. 921)*

##### (c) Subdivision Requirements

- i) The minimum area of any lot created by subdivision shall be 1 hectare (2.47 acres)
- ii) The minimum frontage is 24.38 metres (80 feet)

##### (d) Minimum Setbacks

- i) For principal buildings and structures:
  - 7.0 metres (22.97 feet) from all front and rear lot lines.
  - 3.0 metres (9.8 feet) from all side lot lines and where a building flanks on a roadway, except that no building or object more than 1.0 metre (3.3 feet) in height shall exist within the triangular area formed by intersecting road rights-of-way and a straight line joining the points on a line 9.0 metres (29.5 feet) from the intersection of the rights-of-way.
  - 15.0 metres (48.75 feet) from, and 1.5 metres (4.92 feet) elevation above the natural boundary of any lake, watercourse, and 2.0 metres (6.56 feet) elevation above the natural boundary of the sea, except where the owner submits to the Mount Waddington Regional District designs and certification by a Professional Engineer showing that the structure would be safe as otherwise constructed.
- ii) For accessory buildings and structures:
  - 5 metres (16.4 feet) from all front lot lines
  - 1.5 metres (4.875 feet) from all rear and side lot lines
  - Setbacks for development adjacent to any watercourse are as required by the provincial or federal government agency having jurisdiction.

##### (e) Development Density

- i) One single detached dwelling is permitted on each lot.
- ii) One cottage dwelling is permitted on each lot having an area of 1.0 hectare (2.47 acres) or more. The floor area of the cottage dwelling must not exceed 79 square metres (850.36 square feet) in total.



- iii) One temporary dwelling may be approved for occupation while the single detached dwelling is under construction. The temporary dwelling must be removed 30 days after the single detached dwelling is occupied.  
*(Amended by Bylaw No. 837)*
- (f) Lot Coverage
  - i) The maximum lot coverage of all buildings and structures shall not exceed 15%.
- (g) Conditions of Use
  - i) Home Occupation and Home Industry must be in accordance with Section 4 of this Bylaw.
  - ii) Parking and loading must be in accordance with Section 3.1 of this Bylaw.
  - iii) Principal buildings must be serviced by separate on-site wells, or community water supply, and separate septic disposal systems for each single-family dwelling, constructed to the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.





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**110 Hillside Rd Sointula BC V0N 3E0**  
 MLS® No: **979943** **\$999,000** **Active**



MLS® No: **979943** List Price: **\$999,000**  
 Status: **Active** Orig Price: **\$1,199,000**  
 Area: **Islands** Sub Area: **Isl Sointula**  
 DOM: **105** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold**

Enchanting island property along the shore of Rough Bay in Sointula, where just the width of a frontage road separates you from the ocean. This idyllic homestead boasts lovely southern and eastern exposures, offering expansive, panoramic ocean views with Vancouver Island in the background. Expansive lawns surround the buildings, with forested areas along the northern side providing natural privacy. Near the residences, you'll find mature fruit trees and low-maintenance garden spaces, adding to the property's appeal. The main residence was built in 2019 and offers modern comfort and amazing views. A secondary residence offers income potential as a rental. In addition there is a shop, large carport, small cottage studio and covered shed. Three driveways offer convenient access points, while fencing along both roads and gated entry on the oceanside ensure privacy and easy access to the beachfront.

Room	Level	Dims/Pieces
Bedroom	Main	15'7x27'0
Bedroom - Primary	Main	15'8x27'3
Ensuite	Main	3-Piece
Ensuite	Main	3-Piece
Kitchen	Main	14'3x7'3
Laundry	Main	11'0x7'2
Living Room	Main	26'10x19'4
Walk-in Closet	Main	4'10x9'1
Walk-in Closet	Main	4'11x9'8

#### Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **2** Storeys:  
 FinSqFt Total: **1,543** UnFin SqFt: **0** SqFt Total: **1,543** Basement: **No** Addl Accom: **Exists**  
 2pc Ensuites: **0** 3pc Ensuites: **2** 4+pc Ensuites: **0** Beds or Dens: **2** Laundry: **In House**  
 Layout: **Rancher** Appl Incl: **Oven/Range Gas, Range Hood, Refrigerator, Washer**  
 Heating: **Baseboard, Electric, Solar, Wood** Cooling: **None**  
 Intr Ftrs: **Ceiling Fan(s), Dining/Living Combo, Storage**

#### Exterior/Building

Built (Est): **2019** Front Faces: **South** Storeys: Bldg Warranty:  
 Construction: **Cement Fibre, Frame Wood, Insulation All** Foundation: **Poured Concrete** Roof: **Metal**  
 Insulation: **Ceiling, Insulation: Partial, Insulation: Walls**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style: **West Coast**  
 Exterior Ftrs: **Balcony/Deck, Fenced, Garden, Lighting, Wheelchair Access**

#### Lot

Lot SqFt: **163,786** Lot Acres: **3.76** Dimensions: Shape:  
 Park Type: **Garage Double, Open** Park Spcs: **4** View: **Mountain(s), Ocean** Waterfront: **Ocean** Water: **Well: Artesian**  
 Carport Spcs: **0** Garage Spcs: **2** Services: **Electricity Available**  
 Sewer: **Septic System** Restrictions:  
 Lot Ftrs: **Acreage, Cleared, Easy Access, Family-Oriented Neighbourhood, Irregular Lot, Landscaped, Level, Marina Nearby, No Through Road, Quiet Area, Recreation Nearby, Rural Setting, Sloping, Southern Exposure**

#### Legal/Public Records

Assessed: **\$1,017,000** Assess Yr: **2025** Taxes: **\$4,371** Tax Year: **2024**  
 PID: **004-353-030** Roll No: **14352.000** Zoning: **R2** Zone Desc: **Residential**  
 Plan Number: **14122** Lot: **1** Block: District Lot: Land District:  
 Legal Description: **Lot 1, Section 20, Malcolm Island, Rupert District, Plan 14122**





## The BC Oceanfront Real Estate Team



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Zoning: R2  
Medium Density Residential

Taxes: \$4,371.00 (2024)

Longitude: 50°43N Latitude: 127°32W

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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.*

