

# Stunning Oceanfront Property with Character 4 Bedroom Home



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**310 1st St.**  
*Sointula, Malcolm Island*  
**\$689,000** Canadian



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This 1850qft home (plus basement) is situated on the southern shores of Malcolm Island, within the community of Sointula.

It offers approx. 125ft of walk-on waterfront and outstanding views to the south and west across Broughton Strait and over to Vancouver Island, with the Vancouver Island mountains as the backdrop.

Sitting on Sointula's main street's oceanside, the property is easily accessible. It is just a few minutes' drive from the ferry terminal and walking distance to the shops and services of Sointula.



The 0.28 acre property has wide lawn to the edge of the beachfront, providing walk-on access to the pebble beach out front. At the road to the right of the house there is a small carport for parking while a gate and large hedge provide privacy from the road. There is a small, fenced garden area as well as a woodshed at the bottom of the yard on the oceanside. The few large trees at the shoreline provide shade without hindering the views. This yard is a blank canvas, providing great open space for families and pets or an opportunity to create new gardens and oceanside landscaping.

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**0.28 acres | Approx. 125ft oceanfront | 1850sqft home plus basement**

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### 4 bedrooms | Separate family room | Oceanside patio

The home is an older, stucco-sided 1920s home which offers some of the character and style from that era. There have been two additions to the home over the years, where a family room and the primary bedroom on the main floor were created. The basement is walk-out from the oceanside of the home.

Rich wood floors and trim throughout provide a welcoming charm to this 1850sqft 2 story plus basement home. The front door opens to a small foyer in the middle of the home. To the left at the front of the home is the family room, a cozy wood-paneled and carpeted room perfect for watching TV and relaxing. At the back of the home to the left is the primary bedroom with baseboard heaters and windows overlooking the side and back yards, with ocean views.

To the right of the foyer a short hall leads past the laundry room and bathroom into the main living space, which consists of a kitchen, dining area and living room. Sliding doors lead from the living room out to the patio and provide gorgeous views over the beach and the ocean beyond. A small propane fireplace provides

ambient warmth in the living space, complemented by a baseboard heater. The kitchen is separated from the space by a small step, raising it up from the dining room. The wood kitchen cabinetry provides a nice bar seating area from the dining room and good counter space.





primary bedroom



living room



family room



kitchen



kitchen





Stairs off the living room lead to the upper level



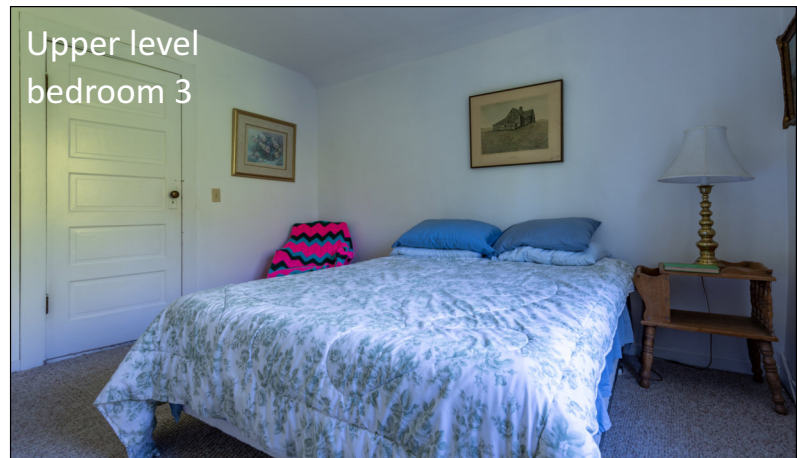
Upper level bedroom 1



Upper level bedroom 3



Upper level bedroom 2



Upper level bedroom 3



Stairs off the living room lead to the upper level, where there are three bedrooms, additional storage areas and a large open space at the top of the stairs. A window above the stairs brings natural light to this area, making it a cozy alcove for a seating space or desk.

The unfinished basement is accessed from outside the home on the oceanside. The hot water tank and wood-burning furnace are down here, as well as some shelving and workshop space.

Accessed from the living room as well as from stairs to the back yard, the patio stretches the width of the home, providing outdoor living space that takes advantage of the amazing views.

The property is on the Sointula water and sewer systems, and is serviced by BC Hydro electricity.

This property offers spectacular oceanfront and the possibility of developing a special island home, or taking over what is already in place.



Patio view





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.

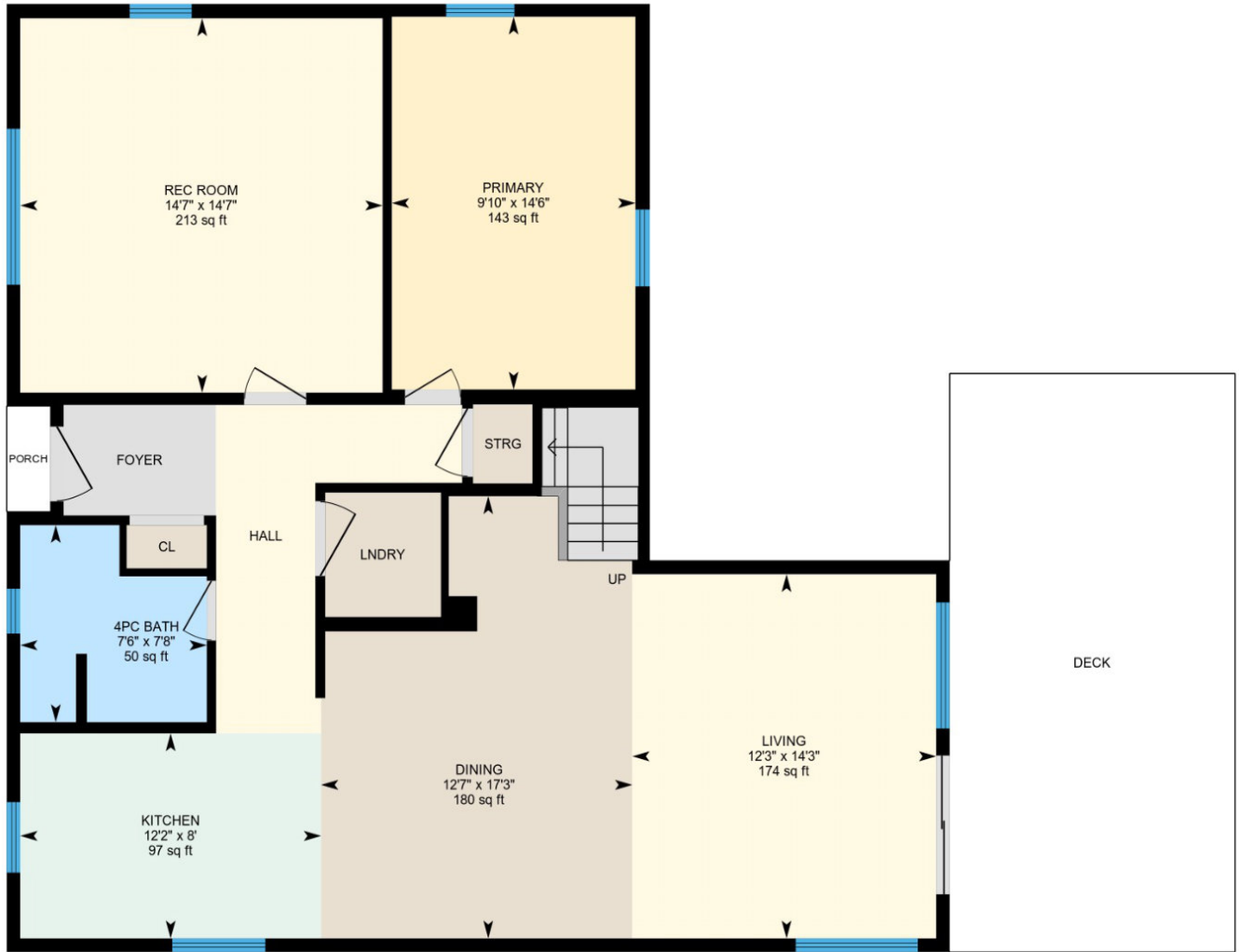
This area of the British Columbia coast offers a multitude of activities. For those who love to fish and harvest seafood it is plentiful in all respects. The natural beauty and abundance of

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.



### 310 1st Street, Sointula, BC

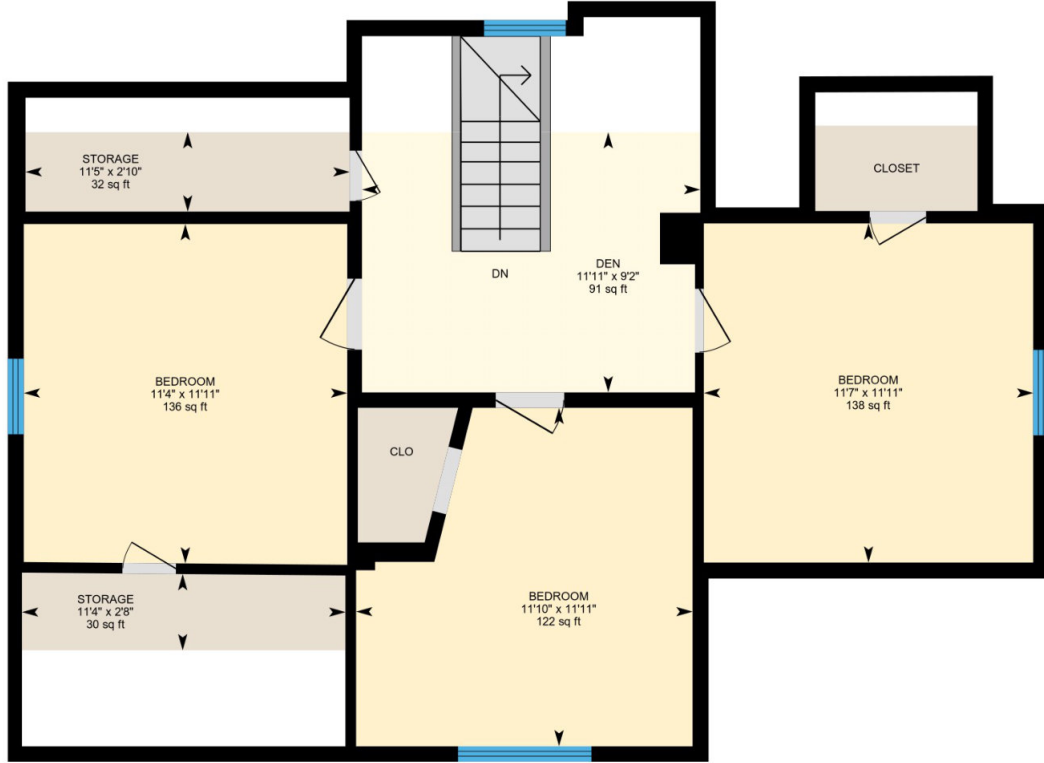
Main Floor Exterior Area 1136.74 sq ft





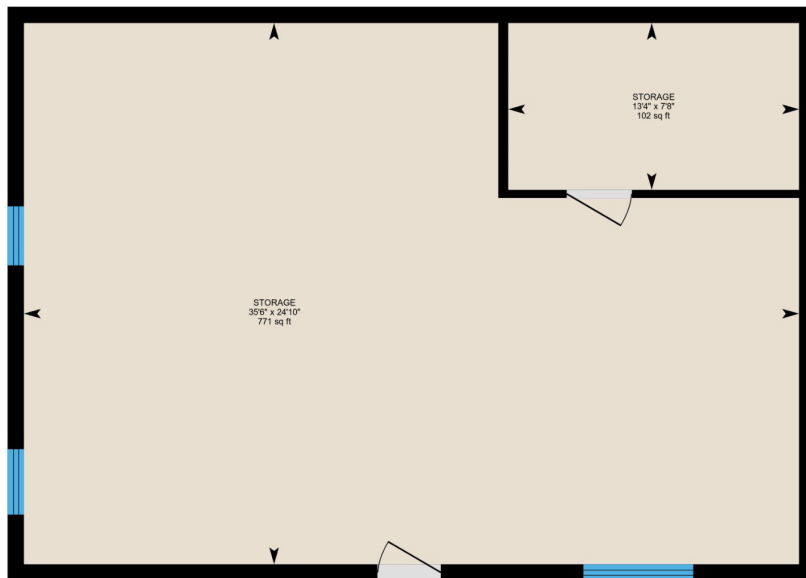
### 310 1st Street, Sointula, BC

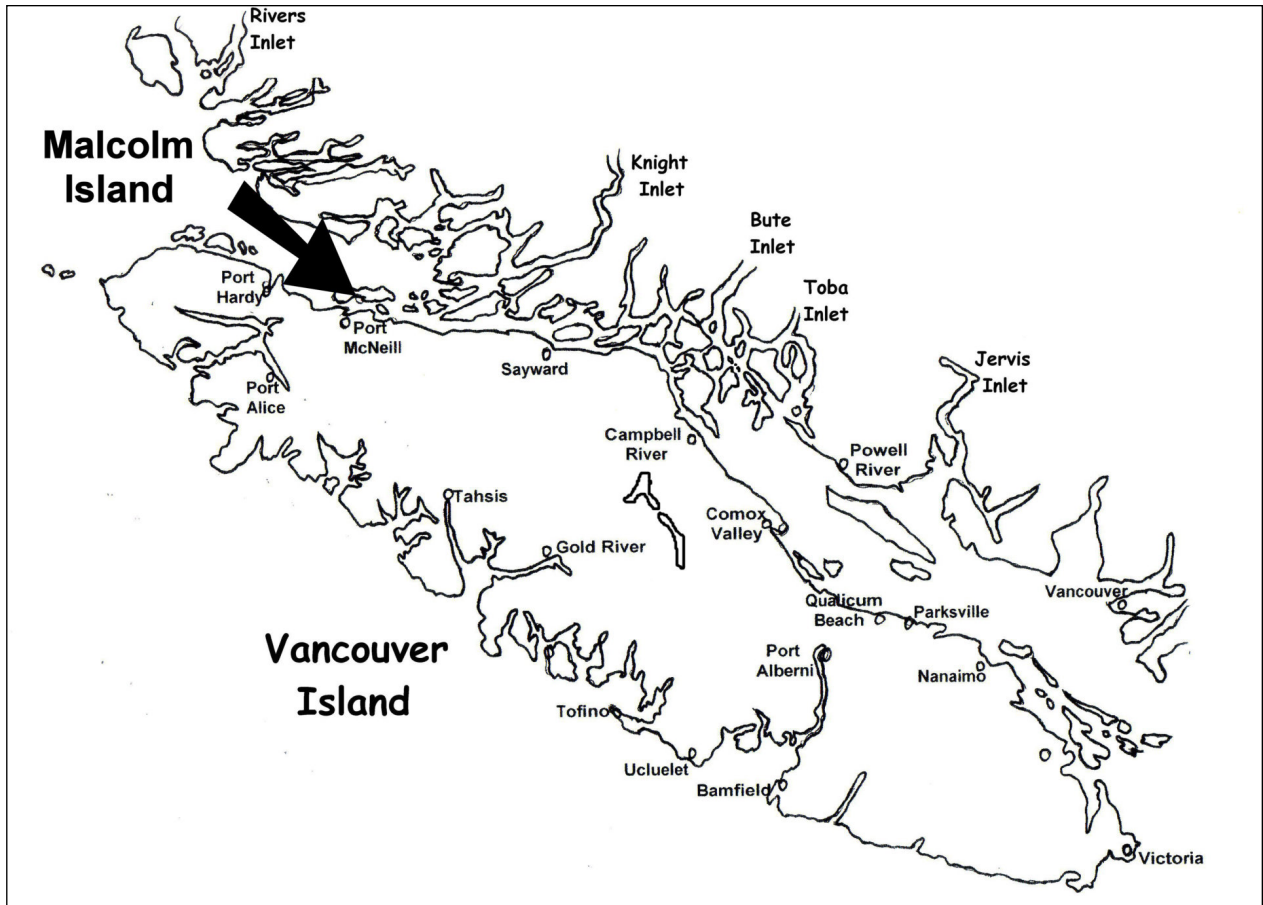
Upper Floor Exterior Area 717.09 sq ft  
Excluded Area 90.64 sq ft



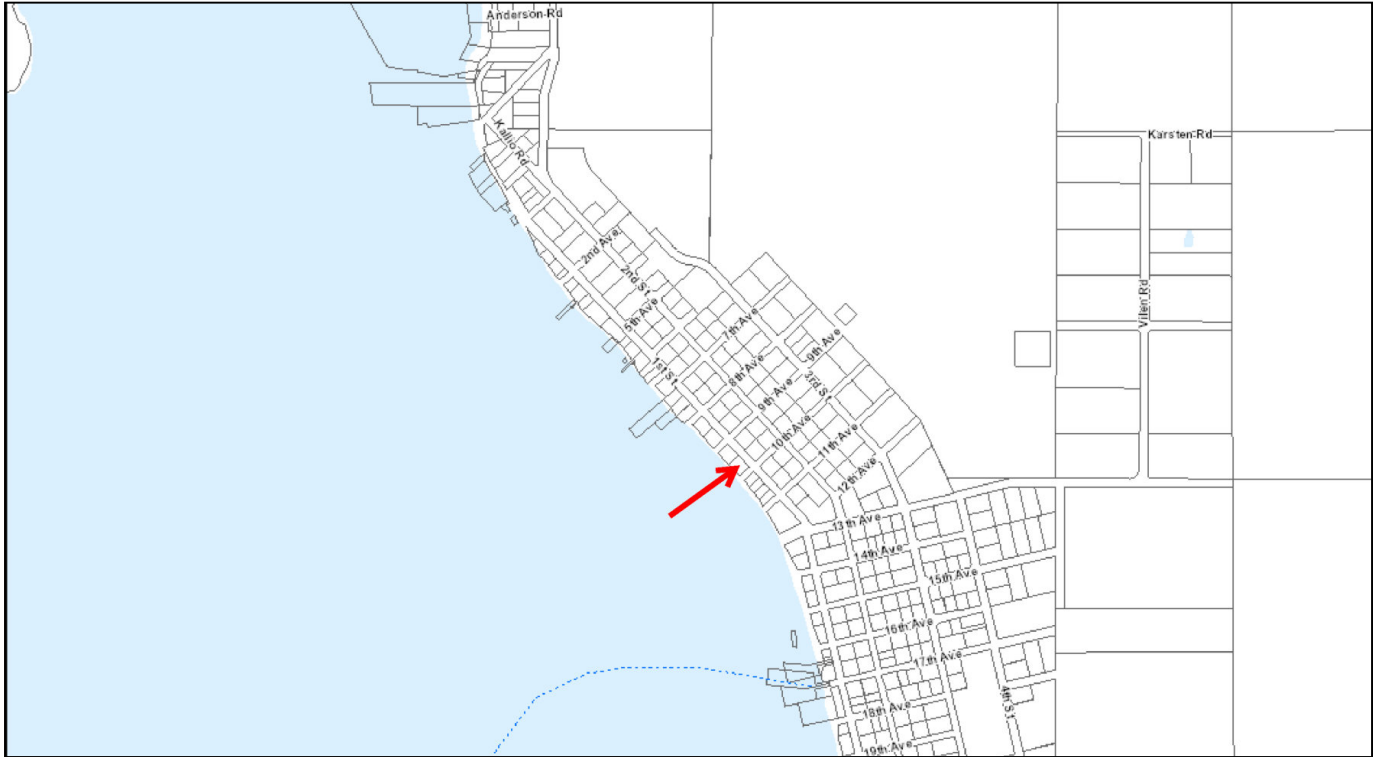
### 310 1st Street, Sointula, BC

Lower Floor (Below Grade) Exterior Area 974.04 sq ft









### 5.4.3 (R3) Small Lot Residential

#### (a) General Purpose

This zone is intended to provide for the smallest allowable residential lots on Malcolm Island, principally for single detached dwellings and accessory home occupation uses that do not adversely affect adjacent land uses. These lots are in the Sointula community water supply and sewage service areas and may be subdivided and developed to the minimum permitted size and dimensions when serviced by the Sointula community water supply and sewage services.

#### (b) Permitted Uses

The following uses only are permitted in this zone:

- i) Single Detached Dwelling and accessory buildings and structures;
- ii) Accessory uses:
  - Cottage Dwelling
  - Home Occupation
  - Bed and Breakfast
  - Urban Hens

**(Amended by Bylaw No. 921)**

#### (c) Subdivision Requirements

- i) Minimum lot size for areas served by community sewer and water facilities shall be 891.84 square metres (9600 square feet).
- ii) Minimum lot size for areas not served by both community sewer and water facilities shall be no less than 1.0 hectare (2.47 acres) in area.
- iii) The minimum frontage shall be 24.384 metres (80 feet) on its single fronting lot line.

#### (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) above the natural boundary of any lake, watercourse, and 2.0 metres (6.56 feet) 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 35%.
- (g) Conditions of Use
  - i) Home Occupation uses 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 community sewer and water facilities.



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 250-287-0011

**310 1st St Sointula BC VON 3E0**  
 MLS® No: **981248** **\$689,000** **Active**



MLS® No: **981248** List Price: **\$689,000**  
 Status: **Active** Orig Price: **\$689,000**  
 Area: **Islands** Sub Area: **Isl Sointula**  
 DOM: **80** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold**

Stunning oceanfront on Malcolm Island, with approx. 125ft of walk-on waterfront and outstanding views across Broughton Strait, with the Vancouver Island mountains as the backdrop. The property has a large hedge at the roadside, and wide lawn to the shoreline, providing walk-on access to the pebble beach out front. The 1920s home offers some of the character and style from that era, while a family room and the primary bedroom on the main floor were later additions. Rich wood floors and trim throughout provide a welcoming charm. The main living space along the right side of the home consists of the kitchen, dining area and living room. Sliding doors lead from the living room out to a large patio and provide gorgeous views over the beach and the ocean beyond. Stairs off the living room lead to the upper level, where there are three bedrooms and additional storage areas. The unfinished basement is accessed from outside the home. So much potential on this amazing oceanfront property!

Room	Level	Dims/Pieces
Storage (Unfin)	Lower	13'4x7'8
Storage (Unfin)	Lower	35'6x24'10
Bathroom	Main	4-Piece
Bedroom - Primary	Main	9'10x14'6
Dining Room	Main	12'7x17'3
Kitchen	Main	12'2x8'0
Living Room	Main	12'3x14'3
Rec Room	Main	14'7x14'7
Bedroom	Second	11'7x11'11
Bedroom	Second	11'10x11'11
Bedroom	Second	11'4x11'11
Den	Second	11'11x9'2
Storage	Second	11'4x2'8
Storage	Second	11'5x2'10

#### Interior

Beds: **4** Baths: **1** Kitchens: **1** Fireplaces: **1** Storeys:  
 FinSqFt Total: **1,854** UnFin SqFt: **974** SqFt Total: **2,828** Basement: **Yes** Addl Accom:  
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **5** Laundry: **In House**  
 Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **Dishwasher, F/S/W/D**  
 Heating: **Baseboard, Electric, Forced Air, Propane, Wood** Cooling: **None**  
 Intr Ftrs: **Dining/Living Combo**

#### Exterior/Building

Built (Est): **1920** Front Faces: **Southwest** Storeys: Bldg Warranty:  
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
**Insulation: Walls, Stucco & Siding, Vinyl Siding**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style: **West Coast**  
 Exterior Ftrs: **Balcony/Deck**

#### Lot

Lot SqFt: **12,197** Lot Acres: **0.28** Dimensions: Shape:  
 Park Type: **Carpport** Park Spcs: **1** View: **Mountain(s), Ocean** Waterfront: **Ocean** Water: **Municipal**  
 Carport Spcs: **1** Garage Spcs: **0** Services: **Cable Connected**  
 Sewer: **Sewer Connected** Restrictions:  
 Lot Ftrs: **Marina Nearby, Southern Exposure, Walk on Waterfront**

#### Legal/Public Records

Assessed: **\$677,000** Assess Yr: **2025** Taxes: **\$3,248** Tax Year: **2024**  
 PID: **000-823-155** Roll No: **14114.000** Zoning: **R3** Zone Desc: **Residential**  
 Plan Number: **816** Lot: Block: District Lot: Land District:  
 Legal Description: **South Half Block 86, Section 21, Malcolm Island, Rupert District, Plan 816**

## The BC Oceanfront Real Estate Team



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Zoning: R3 (Small Lot Residential)  
Malcolm Island – Regional District of Mount  
Waddington

Taxes: \$3,248.00 (2024)

Longitude: 50°37N Latitude: 127°1W

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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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