

Exclusive Residential Island Retreat



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Site 52 Hernando Island
Strait of Georgia, Sunshine Coast
\$1,650,000 Canadian



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Your opportunity to own a shared interest in Hernando Island, with a substantial oceanfront home, 3 private mooring buoys, and amazing shareholder benefits!

Hernando Island is a spectacular 2200 acre island located approximately 80 miles north-west of Vancouver in the northern region Strait of Georgia, just south of Cortes Island and four miles west of the Malaspina Peninsula. Not only is the island an exceptional property, it is situated in one of the most outstanding regions on the southern BC coast, where the Discovery Islands begin and just south of the entrance to world-renowned Desolation Sound. This location is close to communities and service centres such as Lund, Powell River and Campbell River.



This residential island retreat is situated on the north-east side of Hernando Island, overlooking the northern waters of the Strait of Georgia towards the Copeland Islands Marine Park, the Malaspina Peninsula and beyond to the coastal mountains. This is a gorgeous, private location with tremendous views.

The island is accessed from the main pier, which has a small dock for loading and offloading supplies. Private boats are typically then placed on mooring buoys.

Shared interest sale | 2200 acre Hernando Island | South end of the Discovery Islands



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3193sqft home | 3 bedrooms and 2 bathrooms | Approx. 500ft oceanfront

Site 52 is a beautiful, forested property with approx. 500ft of flat rock shoreline exposed at low tides and includes an easy-access private bay ideal for swimming, kayak entry, etc. The ocean drops off relatively quickly from this location, which makes for easy access to and from a boat during all tides from the two private mooring buoys located just offshore (a third mooring buoy is by the main dock).

The driveway meanders towards the residence from the main roadway, arriving at a 3193sqft home overlooking the ocean. The home is built on a post and concrete foundation and the underneath has been sheathed with plywood for protection from the elements and environment.

The home features tons of large windows and high ceilings, taking full advantage of the natural light and beauty of the surroundings. The spacious covered porch on the forest side of the home has a main entrance as well as a separate door into the kitchen area. The two-door main entrance opens to a large entryway, which leads you to the living spaces.

The galley style kitchen features white cabinetry and butcher block countertops. There is a 6 burner propane "Bertazonni" range and a stainless steel fridge, double ceramic sink and additional cabinetry and counterspace along the windows. Lots of room for food prep for entertaining and large groups!





Two wood stoves | Mason fireplace | 3 oceanside decks

The living area on the main floor is open concept and enjoys amazing views and sunshine! A central living room sits by the entryway and benefits from a large fireplace with a mason chimney. In the entryway next to this space is also a top-loading wood stove. Adjacent to both the kitchen and the living room is the dining room which faces a wall of windows taking in the ocean views. In the front right corner of the home is a sunken living or family room, surrounded by windows.

The large primary bedroom is accessed from the short hall to the north separating the pantry from the kitchen. It features an ensuite bathroom with bathtub, a large spacious room with woodstove, and access to a private deck overlooking the ocean. This is a very private space, nicely separated from the living spaces and other bedrooms, and feels like a private spa retreat space, complete with outdoor shower on the private deck.

At the south of the entryway are two staircases, both 6ft wide and made of custom fir wood. One leads up to a large

landing with a spacious bedroom on the far corner. The other staircase leads downstairs to a short hallway off of which is a separate three-piece bathroom and the third bedroom. From the kitchen there are stairs leading to a loft space with sink, which could be used for additional sleeping space, storage or a den/crafting area.





Large windows | Abundant natural light | Wood trim throughout

The interior of the home is filled with natural light thanks to the large windows, and has a welcoming feel with the warm wood accents and high ceilings. You definitely feel a lodge atmosphere as soon as you enter.

Two additional oceanside decks are found off the family room and the dining room. There are two outdoor showers, perfect for summer use, one under the deck by the family room and the other on the private deck by the primary bedroom.

Along with the appeal of the layout of the home, there is good infrastructure as well. Two hot water tanks service the residence. There is ample storage with storage units built in to the entryway deck as well as along one side of the home and also dry storage underneath the home. Solar power runs the home in summer, with 9 solar panels on the main roof. The water service is provided by the Hernando Island





Septic tank | Fire suppression water system | Community water | 9 solar panels

community and is regularly monitored. The home's septic system is pumped on an island service rotation approximately every 2-3 years.

At the end of the driveway by the home is a storage shed, divided into a closed generator shed housing the inverter and 10 deep cell batteries, and a one-sided wood storage lean-to. A large metal roof covers and connects these two structures and also covers the walkway to the home.

There are two decks out front of the home nestled into the coastal rocky topography amongst the arbutus and natural vegetation, perfect for enjoying the views and watching activity in the water. There are beautiful summer sunrises from this site, thanks to its north-east exposure.

This property offers it all – a welcoming oceanfront home, a protected and private shoreline, good infrastructure and the benefit of year-round caretakers.

Hernando is one of the most amazing examples of what the BC coast has to offer. The island is beautifully forested in old second growth fir and cedar, with a small mix of other coniferous and deciduous vegetation. A few areas throughout provide some grassland. The topography is very friendly, generally level to moderately sloped and there is a network of roads which meander through the forest across the island.





Full-time caretaker | Ownership structure in place | Limited number of sites

The shoreline is a diverse mix of everything; from lots of low bank, easy walk-on beachfront to moderately higher bank frontage with in most cases easy beach access along portions of the eastern and southern shoreline and a small portion of the northern shoreline towards the east. The beaches range from powder-white sand to rock and pebble, with massive tidal reefs which extend off the south and eastern shorelines towards Savary Island.

Ownership opportunities on Hernando are limited in number and exclusive. The island is very well managed and the ownership is structured in such a way that it complements the peace, quiet and enjoyment of the owners as well as the integrity of the property overall. This is a perfect choice for a discerning individual who appreciates this type of environment, wants and expects some privacy, yet also enjoys a sense of community with like-minded individuals. Share ownership includes a site as well as an interest in the entire island.

Hernando Island is very well organized and managed and there are guidelines with respect to ownership and use that are in place to maintain the integrity and ease of enjoyment for everyone. There are full-time resident caretakers who provide a variety of services and can assist owners with enjoying and maintaining their property as well as maintaining the common properties and the infrastructure.





The common property and infrastructure includes a significant standing wharf and moorage located in Stag Bay. The caretakers' residence, which is the original homestead, is situated at the head of the wharf amongst beautifully manicured grounds and a community garden. A grass area is used for helicopter access from time to time. There is also a tennis court and a community water system providing domestic water to all residences and building locations.









Site 52 Hernando Island, Strait of Georgia, Sunshine Coast







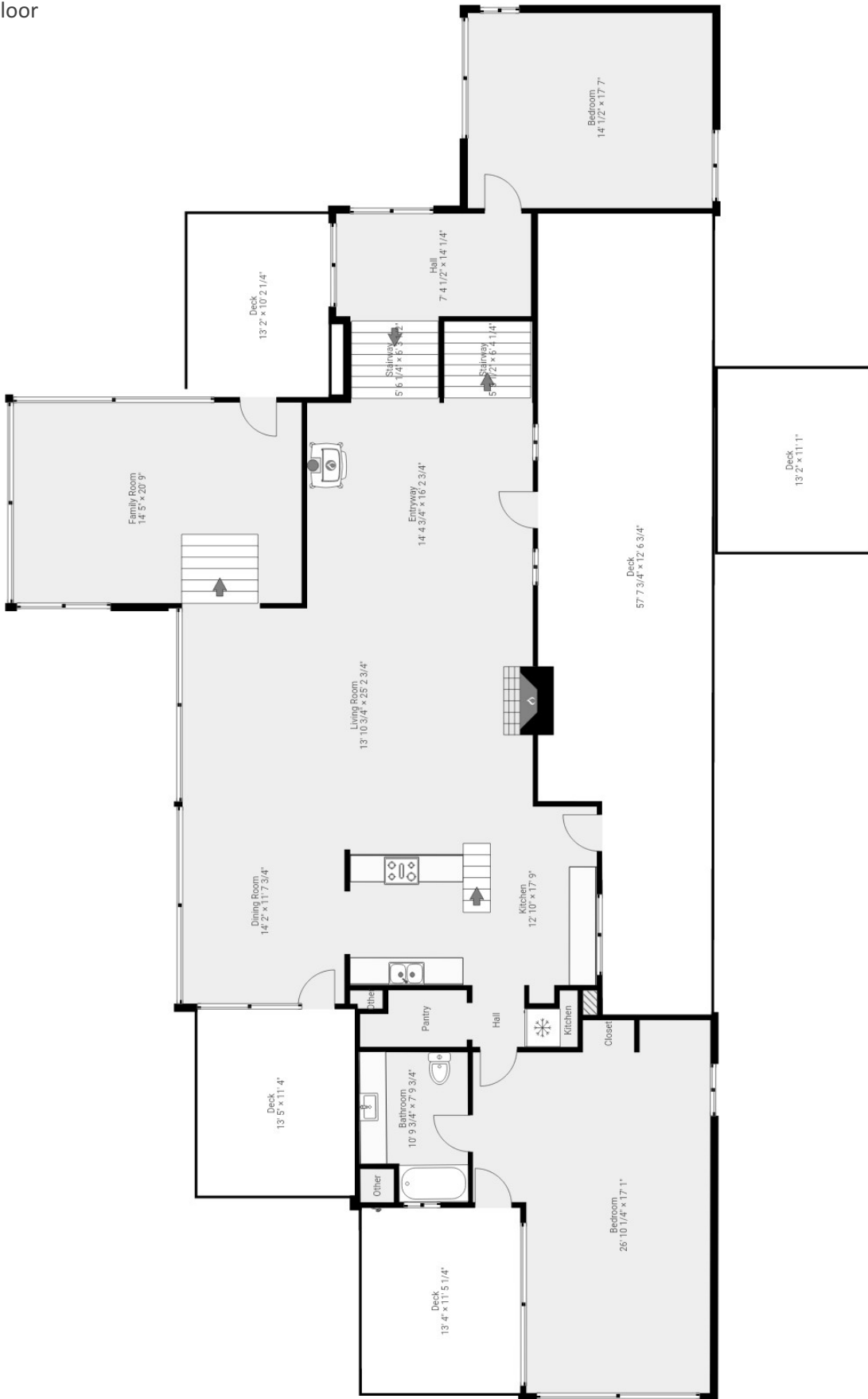
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Main Floor



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Ground Floor

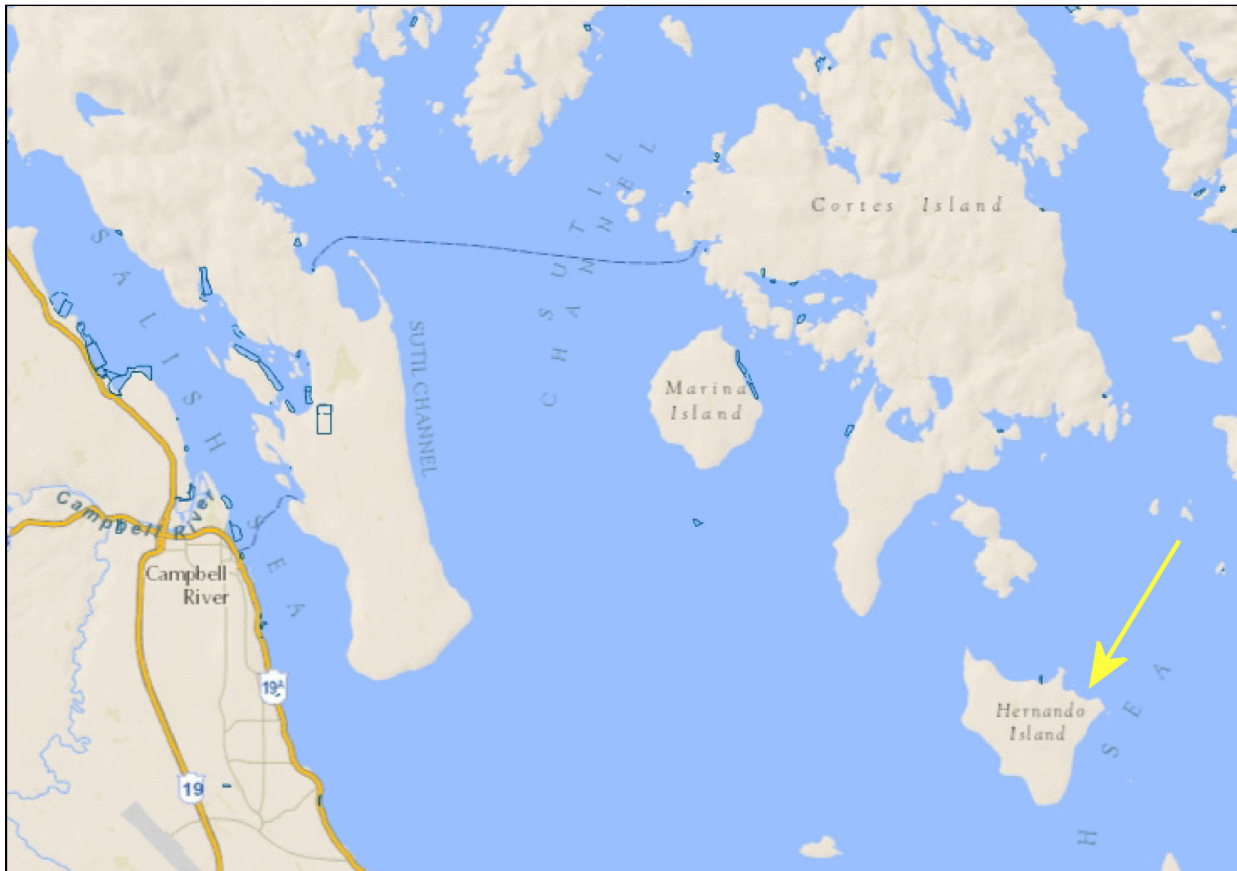


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Upper Floor



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- Water lots on Powell Lake are intended for small-scale water-related recreational uses and activities such as pleasure-boat moorage, kayak and canoe rentals, and site specific seasonal float home occupation but not for resorts, lodges or similar commercial accommodation. The Regional District supports such uses in these locations provided approval is obtained from the appropriate federal or provincial jurisdiction.
- The Regional District will not support the continuation of untenured float homes or the establishment of new float homes on Powell Lake without tenure from the appropriate provincial agency.

2.2.10 Resource - Private Managed Forest

The Resource - Private Managed Forest designation applies to all private managed forest lands within the planning area. These lands play a role in protecting the future resource potential of the planning area. Private Managed Forest Lands are under the authority of the Private Managed Forest Land Council and as such, Resource - Private Managed Forest policies are advisory in nature.

2.2.10.1 *Resource - Private Managed Forest Objectives*

- To protect the planning area's future resource potential.

2.2.10.2 *Resource - Private Managed Forest Policies*

- Lands with the Resource - Private Management Forest designation are shown on Map No. 2 and Map No. 3.
- The Regional District advocates for the sustainable use and management of Resource - Private Managed Forest lands for long-term public, social, economic and environmental benefits to the region.
- The Regional District will liaise with private managed forest land owners to advocate that land designated Resource - Private Managed Forest be managed with consideration for impacts on adjacent land and water uses.
- The Regional District discourages forest harvesting on Resource - Private Managed Forest Lands within a designated community watershed.
- The Regional District encourages responsible land-use practices with respect to soil conservation, water conservation, vegetation removal and storm water management by all private managed forest land owners.

- Minimum parcel sizes for subdivision purposes shall be 10.0 hectares.
- The Regional District encourages the protection of scenic landscapes, vistas and views.

2.2.11 Rural Mixed Use

On the southern Malaspina Peninsula, settlement is composed of a collection of rural neighbourhoods with single family homes, home-based businesses and a mix of economic land uses. Although some small lot subdivisions have been developed historically, these are interspersed with large rural lots that for the most part allow people to live their lives with little interference from their neighbours, where clearings for house sites and associated development require only a portion of property, leaving much of the natural area intact.

The intent of the Rural Mixed Use designation is to provide for an independent rural lifestyle where larger lots and lower density residential development can accommodate mixed economic uses with minimum disturbance to surrounding properties.

The Rural Mixed Use land use designation applies to the neighbourhoods of Southview, Atrevida, Craig Park, Malaspina, Okeover and Penrose Bay. The Rural Mixed Use designation recognizes existing businesses on smaller lots and sets limits for future development to support and enhance the rural character.

2.2.11.1 Rural Mixed Use Objectives

- To preserve the rural character of the Rural Mixed Use designation.

2.2.11.2 Rural Mixed Use Policies

- Lands with the Rural Mixed Use designation are shown on Map No.2.
- Lands designated Rural Mixed Use may be used for single family residential and home-based business. New commercial, commercial recreation, light industrial and agricultural uses may be permitted on parcels 2.0 hectares or larger. This is not intended to prohibit businesses existing on smaller parcels at the time this plan is adopted. Nor is this intended to prohibit small-scale food production and backyard gardens on smaller parcels.
- Support the inclusion of secondary suites in single-family dwellings as a form of affordable rental accommodation.



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Site 52 Hernando Island See Remarks BC VOP

MLS® No: **951396** **\$1,650,000** **Active**



MLS® No: **951396** List Price: **\$1,650,000**
 Status: **Active** Orig Price: **\$1,650,000**
 Area: **Islands** Sub Area: **Isl Small**
Islands (Other Boards Area)
 DOM: **1** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Co-op**

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Room	Level	Dims/Pieces
Bathroom	Lower	3-Piece
Bedroom	Lower	17'6x13'11
Other	Lower	6'5x5'6
Other	Lower	7'2x5'6
Bathroom	Main	2-Piece
Bedroom	Main	17'7x14'0
Bedroom - Primary	Main	17'1x26'10
Deck (Unfin)	Main	12'6x57'7
Deck (Unfin)	Main	11'5x13'4
Deck (Unfin)	Main	11'4x13'5
Deck (Unfin)	Main	10'2x13'2
Deck (Unfin)	Main	11'1x13'2
Dining Room	Main	11'7x14'2
Entrance	Main	16'2x14'4
Family Room	Main	20'9x14'5
Kitchen	Main	17'9x12'10
Living Room	Main	25'2x13'10
Other	Main	14'0x7'4
Attic	Other	12'4x12'11

Interior

Beds: 3	Baths: 2	Kitchens: 1	Fireplaces: 3	Storeys:
FinSqFt Total: 3,193	UnFin SqFt: 0	SqFt Total: 3,193	Basement: No	Add Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 3	Laundry: None
Layout: Split Level		Appl Incl: Oven/Range Gas, Refrigerator		
Heating: Wood		Cooling: None		
Intr Ftrs: Dining Room, Vaulted Ceiling(s)				

Exterior/Building

Built (Est): 1979	Front Faces: Northeast	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood		Foundation: Pillar/Post/Pier	Roof: Metal
Lgl NC Use:	Access: Marine		Bldg Style: West Coast
Exterior Ftrs: Balcony/Deck, Low Maintenance Yard			

Lot

Lot SqFt: 164,657	Lot Acres: 1.00	Dimensions:	Shape:
Park Type: Open, Other	Park Spcs: 1	View: Mountain(s), Ocean	Waterfront: Ocean
Carport Spcs: 0	Garage Spcs: 0		Water: Cooperative
Sewer: Septic System	Restrictions:	Services:	
Lot Ftrs: Acreage, Dock/Moorage, Foreshore Rights, Marina Nearby, Park Setting, Private, Private Island, Quiet Area, Recreation Nearby, Rural Setting, Walk on Waterfront, In Wooded Area			

Legal/Public Records

Assessed: \$0	Assess Yr: 2024	Taxes: \$0	Tax Year: 2023
PID:	Roll No: 003-306-950	Zoning: Resource	Zone Desc: Rural
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Site 52, Share Number 32, Share Number 198, Hernando Island			

Strata

Strata/Pad Fee: \$0	Strata/Pad Fee Year: 0	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx:	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?:	Plan Type:	Lvls in Unit:	Unit's Level:
Rent Allwd?: No Rentals			
Yngst Age: 0			
Pets Allwd: Size Limit	1 dog policy		
BBQs Allwd: Yes			
Smoking Byl: No			
Unit Incl:			
Assmt Incl:			
Shrd Am:			

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation

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Ed Handja

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Shareholders assessment: approx. \$15,000 (2024)

Longitude: 49°99'N Latitude: 124°89'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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