

Island Oceanfront Opportunity



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Lot 11 Gillies Bay Road
Texada Island, Sunshine Coast
\$299,000 Canadian



bcoceanfront.com



Enjoy expansive ocean views and walk-on beachfront from this residential building lot on picturesque Gillies Bay, on the west side of Texada Island.

Texada is one of the largest of the Gulf Islands, which stretch over the waterways between Vancouver Island and the BC mainland. Sitting just west of Powell River on the Sunshine Coast, Texada is known for its beautiful beaches, great outdoor recreation and relaxed vibes.

This western exposure lot is on paved road with easy driving from the ferry terminal at Blubber Bay. Gillies Bay is one of two main residential communities, with Van Anda being on the north-east side of the island and Gillies Bay on the west side. There is a mix of permanent and part-time residences in Gillies Bay. This lot is walking distance to the general store which offers supplies, liquor, ATM and more. The Shelter Point Regional Park & Campground is at the end of Gillies Bay Rd.





Walk-on oceanfront | Nicely treed lot

Large trees and native ground plants cover the lot, making it a blank slate for someone looking to develop and still retain some natural beauty and privacy. The property gradually declines halfway down the property and then it is quite level to the walk-on round rock beach frontage.

At low tides Gillies Bay is a wide expanse of sand, allowing for extensive exploring. The bay is perfect for water activities such as paddle boarding, kayaking or crabbing.

There is BC Hydro electric power and water services on Gillies Bay Rd. A septic system would need to be installed for a residence. There is cell service at the property.

A geotechnical report has already been completed by the sellers and is available to a prospective purchaser. The report shows the property is suitable for a single family residence and a septic field.

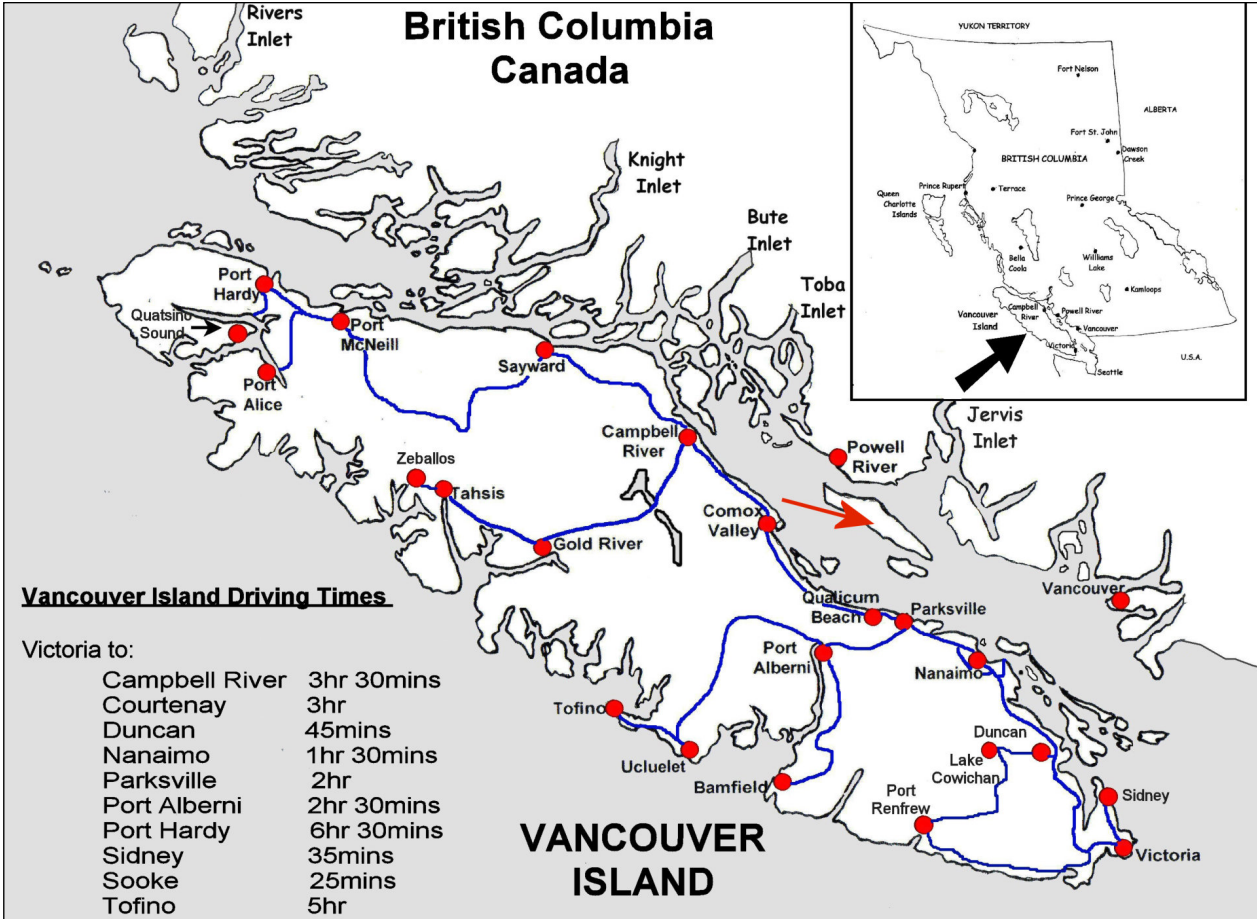




Texada Island is 50km long and has a population of approximately 1,000 residents, most of whom live on the more developed northern half of the island. This is a thriving island community, with a school, community services, health centre, a boat club, shopping amenities and more on the island. Additionally, there are many community groups for various interests and volunteer opportunities, as well as two district improvement areas for the main community hubs in Van Anda and Gillies Bay. The island is connected by BC Ferries to Powell River.

The Powell River region of the Sunshine Coast is a year-round sea to mountain recreation area. On the doorstep of both Vancouver and Vancouver Island, the Powell River region offers an array of experiences for travelers of all kinds, no matter the season along with a stimulating blend of outdoor adventure opportunities for kayaking, canoeing, rock climbing, golfing, boating, hiking, biking, fishing, and scuba diving. Cultural amenities include world-class art galleries, and memorable events and festivals.







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10.2 Section 10 does not apply to a building or structure existing at the time this bylaw comes into force, except that any subsequent structural alteration, extension or addition to such building or structure shall comply with Section 10.

10.3 Without restricting the generality of Section 9.2, if all or any provision of Section 10 is unenforceable, declared invalid or void for any reason whatsoever such unenforceability, or invalidity shall not affect the enforcement or validity of the remaining provisions of this bylaw and Section 10 or any provision therein shall be severable from the other provisions of this bylaw.

SECTION 11 - DISTRICT SCHEDULES

11.1 Schedule 1 - Refuse Storage Zone (RS)

In a Refuse Storage Zone, the following uses of land, buildings and structures and no others shall be permitted:

- (a) storage on or under the surface of the land of refuse that has been transported to the land from elsewhere;
- (b) disposal of refuse that has been transported to the land from elsewhere and includes disposal by incineration, land fill or any other method of disposal;
- (c) buildings and structures accessory to the uses permitted in Clauses (a) and (b) hereof.

11.2 Schedule 2 - Rural Zone (RU)

In a Rural Zone, the following uses of land, buildings and structures and no others shall be permitted:

- (a) all uses except those permitted in the Refuse Storage Zone;
- (b) all uses accessory to the uses permitted in clause (a) hereof.



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Lot 11 GILLIES BAY ROAD

Zone **Texada Island**
 Sub Area **TI Texada Island**
 Type **Lots/Acreage**
 Land Type **Lot, Waterfront**
 Taxes **\$1,374 (2023)**
 MLS® **18163**
 Z. Type
 Zoning **Rural**
 Postal Code **V0N 1W0**

Status **Active**
 Title **Freehold**
 Possession

PRICE HISTORY

Current Price **\$299,000**

Date Sold
 Price Sold

LOT FEATURES

Lot Width		Water	Reg/Imp District
Lot Depth		Sewer Type	Septic - No
Lot SqFt	7,405	Elementary School	
Lot Acres	0.17	Middle School	
Strata Fee		High School	
Subdivision			
Site Influences	View - Mountain, View - Ocean, Quiet Area, Waterfront-Ocean, Hydro to Lot Line, Road - Paved		

LEGAL & MORTGAGE

Legal Description **Lot 11 Block 3 South West 1/4 section 8 Texada Island District Plan 7610**
 Restrictions
 Prospectus
 Mortgage Info
 PID Number **005-360-471**
 Tax Roll Number

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The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation
250-830-4435

Zoning: RU – Rural Texada Island

Taxes: \$1,374 (2023)

Longitude: 49°67'N Latitude: 124°47'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

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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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