

# Recreational Oceanfront Cabin



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**Lot B, Hunts Inlet**  
*Porcher Island, northern BC Coast*  
**\$349,900** Canadian



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## Discover the beauty of Porcher Island and the northern BC coast from this family-friendly home in Hunts Inlet!



Separated from Haida Gwaii by Hecate Strait, Porcher Island sits south of Prince Rupert on the rugged BC Coast. At approximately 200 square miles, Porcher has a diverse topography, with a mountainous interior and large rivers.

Hunts Inlet sits at the northern end of Porcher Island. The small enclave of homes is about halfway down the inlet, on the west side. It features an exclusive collection of oceanfront homes with a government dock and main ATV gravel road connecting the community.

The 6.38 acre property is at the southern end of the community, and offers approximately 108ft of walk-on oceanfront as well as a private dock. The common roadway bisects the lower portion of the property, providing easy access to the government dock at the north end of the community. The remainder of the property is in its natural state of vegetation.







**1300sqft rancher | 3 bedroom/1 bathroom | approx. 108ft oceanfront**

The 1300sqft home offers bright, open living spaces with high ceilings. The living room features a free-standing wood stove, wood floors and large windows overlooking the oceanfront. The kitchen has ample storage including a pantry built in to the cabinetry, a double sink and a propane range. A sliding door in the kitchen leads out to the oceanfront deck while another door at the side of the kitchen leads to the covered portion of the deck.

The two larger bedrooms are along the back of the home, with a smaller bedroom and 3 piece bathroom on the front side. The bathroom has cabinets, a toilet, a shower and jetted tub, with an oceanside window. A mud room entrance at the back houses the washing machine and the propane fridge as well as providing lots of space for rain gear and outdoor items.











***Propane appliances | solar panels and generator for electrical power | running water***

The home is being sold with all major furnishings and sundry items, excluding a few personal pieces.

The wood walkways around the home feature wood milled onsite, and the very private backyard has a firepit and garden area as well as forest. There is a detached workshop, a woodshed, a generator building, outhouse and covered ATV parking.

Power is either propane (fridge, stove, hot water) or solar and generator electricity, including the space heaters. There is an oil heater in one of the bedrooms, but the current owners have not used it. Domestic water is gravity-fed rainwater collection, with a 2000 gallon storage tank.

The home is on pilings, with open storage underneath. The metal roof was put on in 2022.







*Boat access only | private dock | eastern exposure*

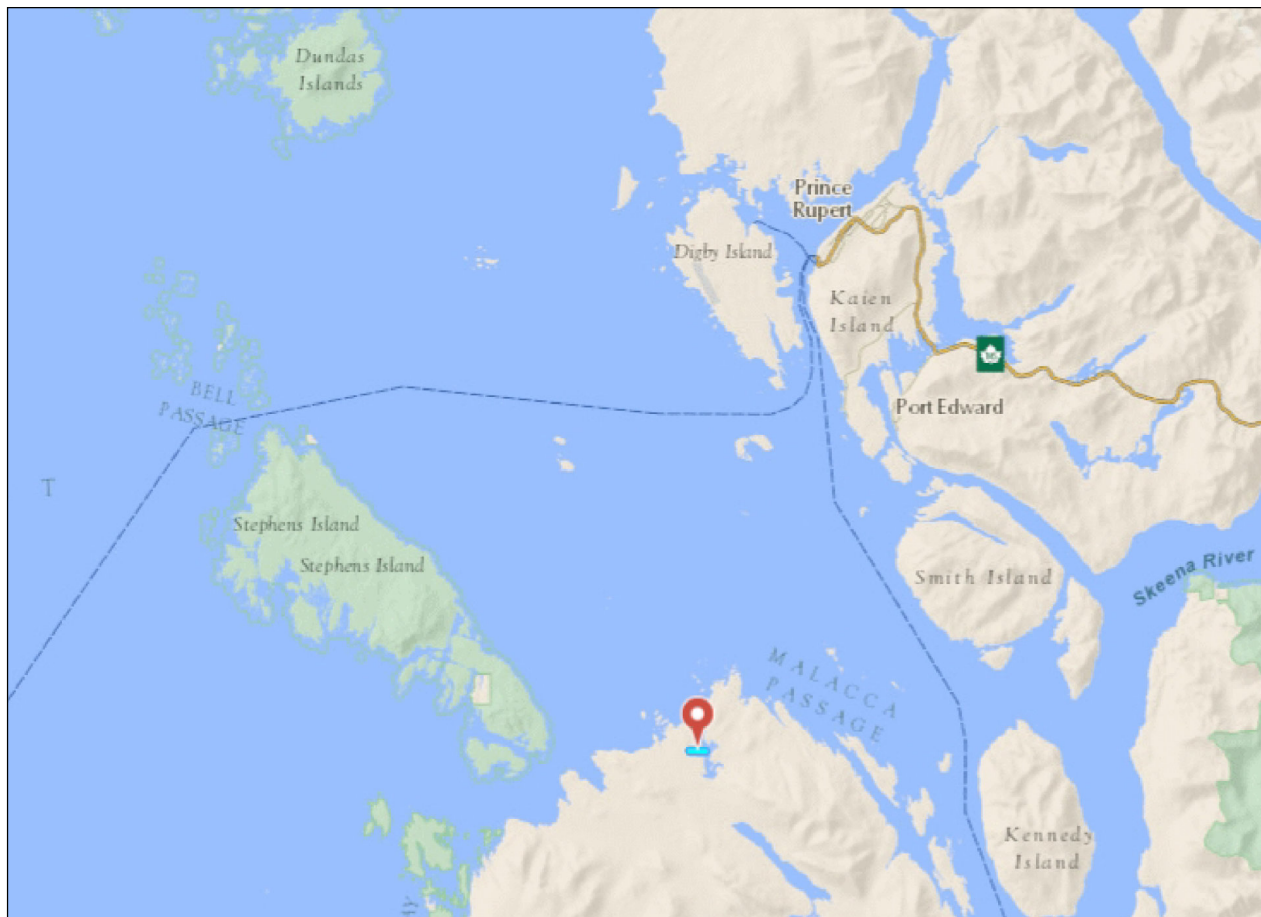
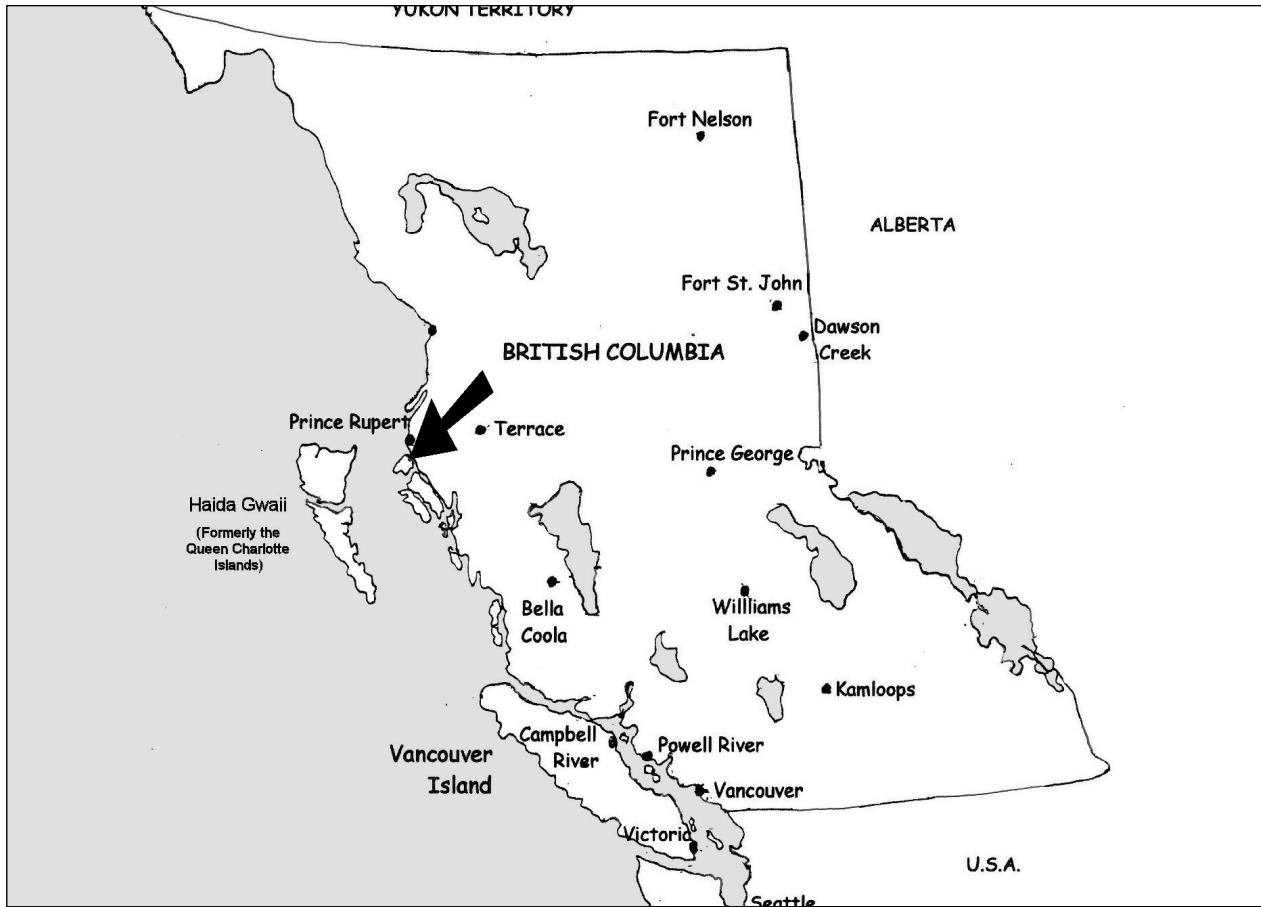
There is a dockside fish cleaning station with running water and two sea kayaks included in the sale. The Alaskan mill on site is not included in the offering.

This home and property offers a cozy getaway with room for family and friends, ready to make your own this summer!

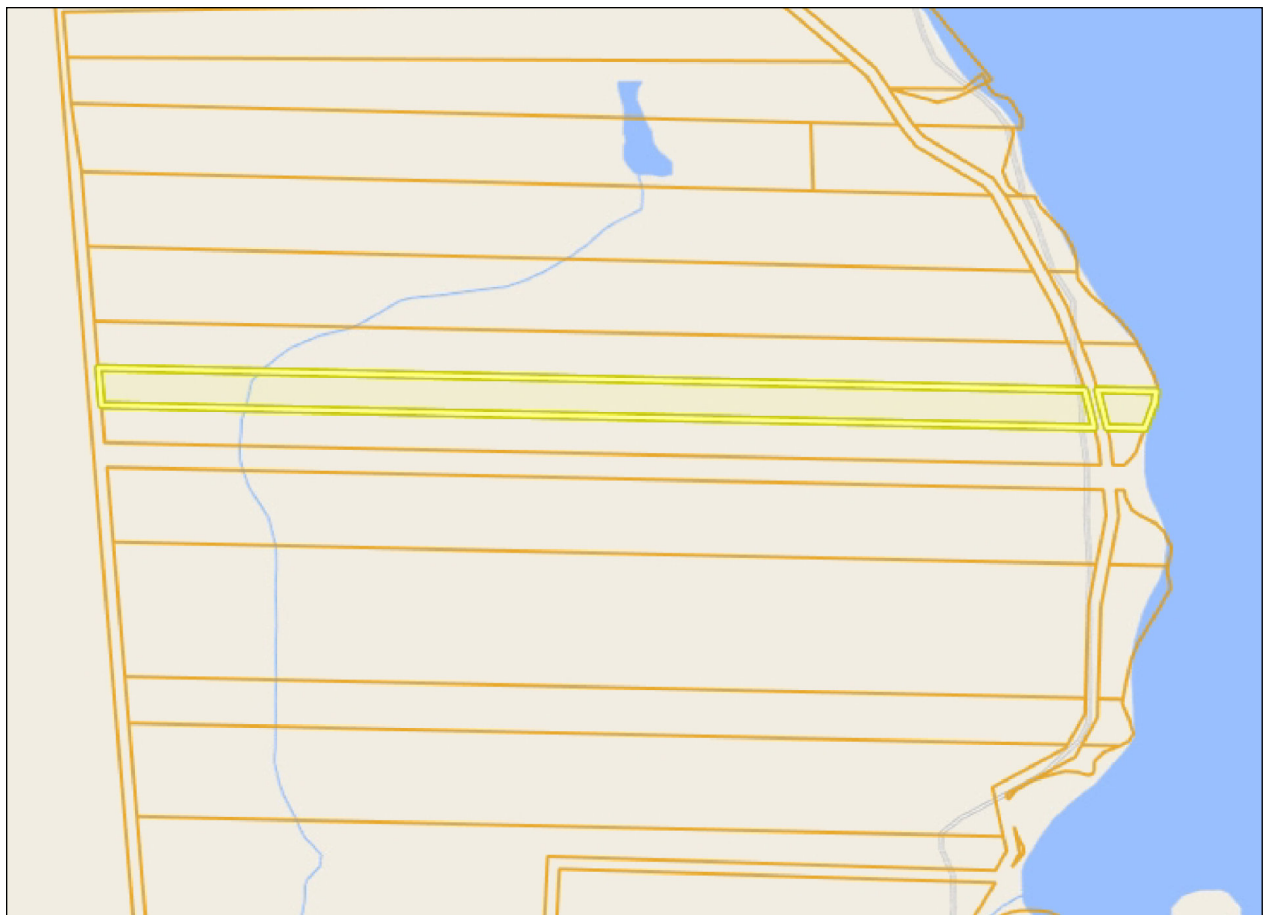
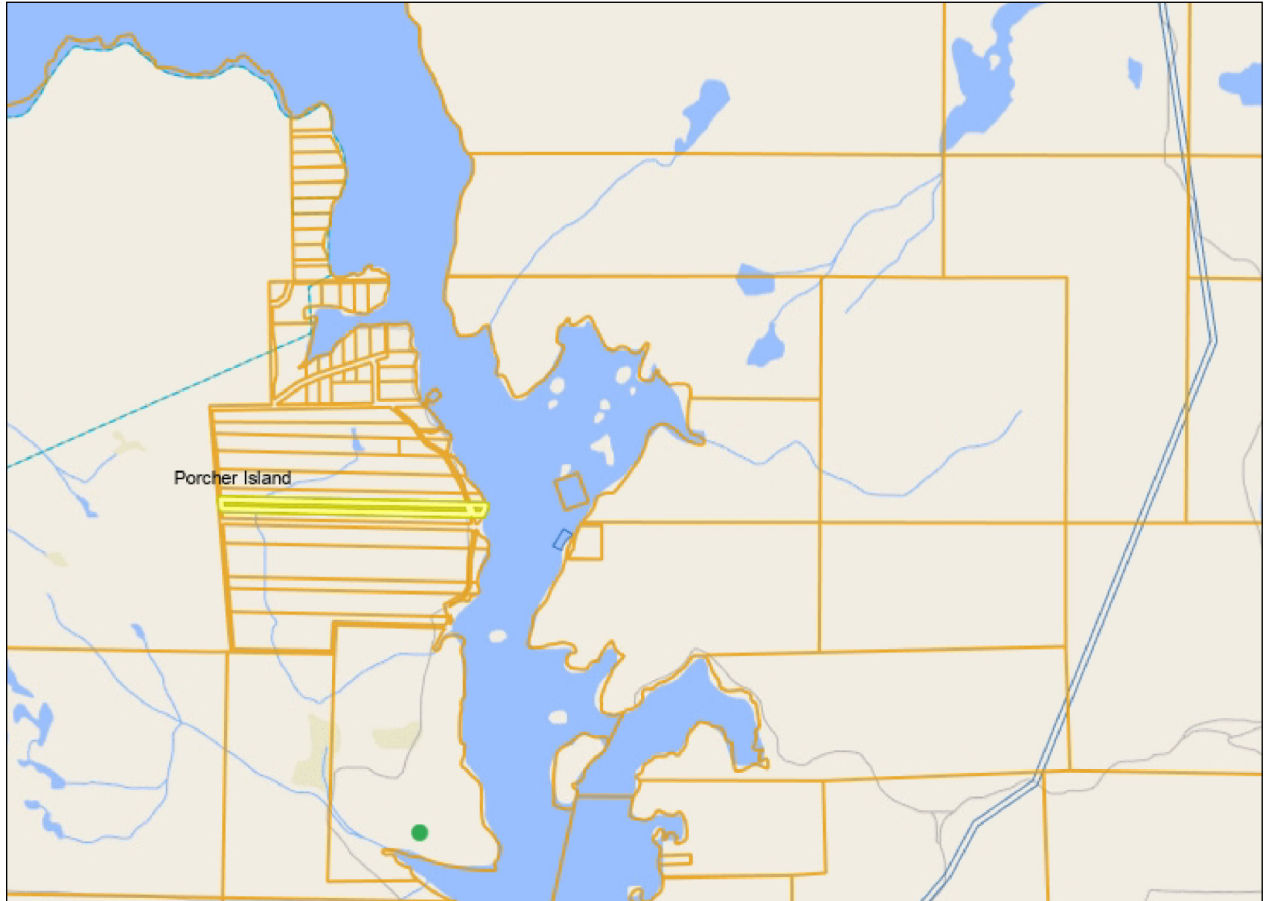
Porcher Island is approximately 25 miles wide, a private and picturesque coastal location just a few miles from the mouth of the magnificent Skeena River, and approximately 16 nautical miles from Prince Rupert. This region of the coast is one of the most spectacular and richest when it comes to the abundance of wildlife and fishing. From massive runs of Pacific salmon to monster halibut, Dungeness and Alaskan King crab, marine mammals and mainland wildlife – this area has it all!

















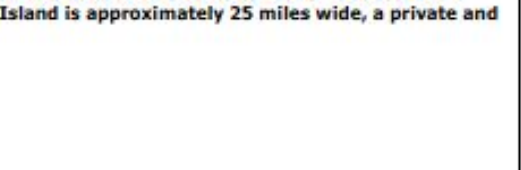
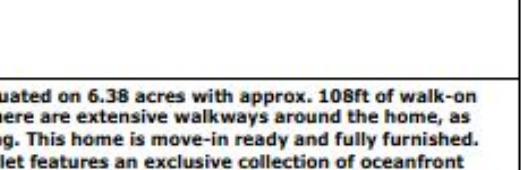
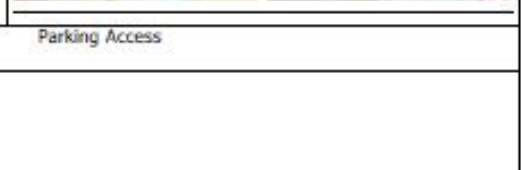


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LOT-B HUNTS INLET		MLS® 2899670	
Area	Prince Rupert (Zone 52)	Bedrooms	3
Sub Area	Prince Rupert - Rural	Bathrooms	1
City/Town	Prince Rupert	Ensuite	
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$349,900
Taxes	\$851 (2024)	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	Freehold, Registered Owner		
Possession			
Total # Rooms	5	Age	34
Municipal Charges		Year Built	1990
Renovations		Fin. Levels	1
Year of Reno		Price per Sqft	\$269.15
Fireplaces	2	R/I Fireplaces	
Fireplace Fuel	Gas - Propane, Wood		
Suite	None		
Crawl/Bsmt Hgt			
Bsmt Area	None		
Style of Home	Rancher/Bungalow	Exterior Finish	Vinyl
Roof	Metal	Flooring	Laminate, Mixed, Vinyl/Linoleum
Construction	Frame - Wood	Foundation	Other
Water Supply	Other	Heating/Fuel	Solar, Wood
Sewer Type	Other		
Sqft Fin.	1,300	Sqft Unfin.	
Grand Total	1,300		
	Bsmt	Main	Above
Fin. Sqft		1,300	
Bathroom		3pc	
Bedroom		13'x13'	
Bedroom		10'x11'6"	
Bedroom		20'x7'	
Kitchen		11'6"x16'	
Living Room		20'x22'	
PID Number	012-509-647	Zoning	N/A
Frontage (metric)	32.92	Lot Size (Sqft)	277,913
Frontage (ft)	108	Lot Size (acres)	6.38
Lot Depth (ft)		Dist to Trans	
Directional Exp.	Rear Yard-West	Dist to School	
View Desc.	OCEAN		
Out Buildings			
Total Parking	2	Covered Parking	
Driveway		Parking	Other
Amenities	None	Parking Access	
Features Incl.	Fixtures Not Leased, Clothes Washer, Dishwasher, Stove		
Site Influences	View Property, Marina Nearby, Recreation Nearby, Rural Setting		
Outdoor Area	None		
Services	No Services		
Legal Desc.	LOT B DISTRICT LOT 1969 RANGE 5 COAST DISTRICT PLAN 1952		
Restrictions			
Listing Broker	Royal LePage Advance Realty (VIREB)		



Discover the beauty of the northern BC coast from this family-friendly home in Hunts Inlet! Situated on 6.38 acres with approx. 108ft of walk-on oceanfront and a private dock, the home offers bright, open living spaces with high ceilings. There are extensive walkways around the home, as well as a detached workshop, woodshed, generator building, outhouse and covered ATV parking. This home is move-in ready and fully furnished. Two sea kayaks and a dockside fish cleaning table included in sale. New roof in 2022. Hunts Inlet features an exclusive collection of oceanfront homes with a government dock and main ATV gravel road connecting the community. Porcher Island is approximately 25 miles wide, a private and picturesque coastal location approximately 16 nautical miles from Prince Rupert.



## The BC Oceanfront Real Estate Team



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Zoning: No Zoning  
North Coast Regional District

Taxes: \$696.02 (2023)

Longitude: 54°3'N Latitude: 130°26'W

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ROYAL LEPAGE Advance Realty  
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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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