

# Beautiful Oceanfront Retreat on the Sunshine Coast



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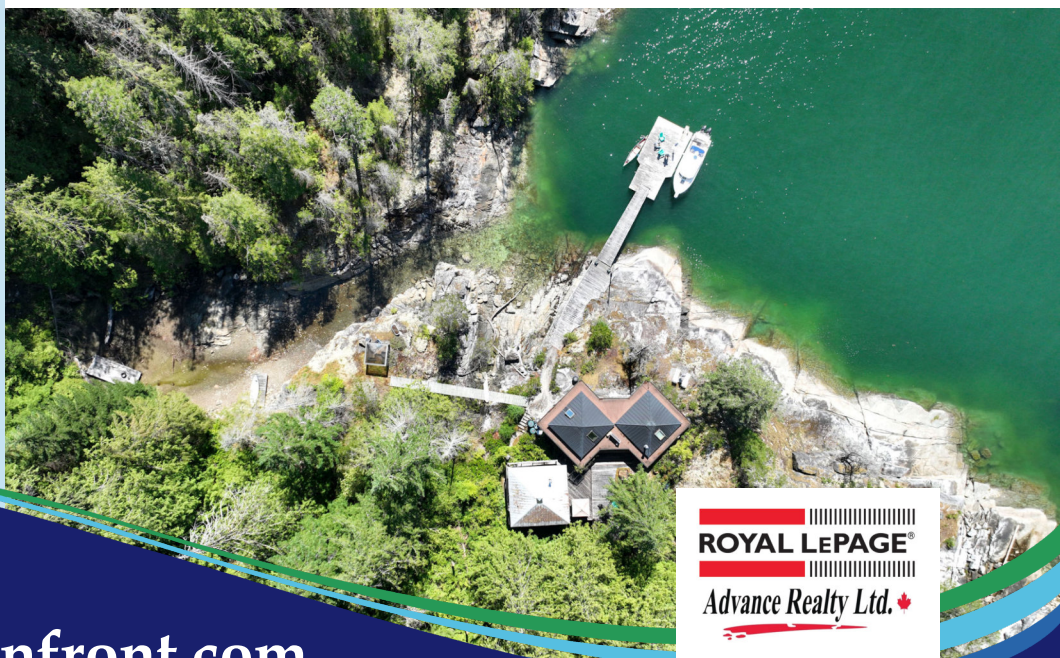
Personal Real Estate Corporation

**250-287-0011**

**Site 18 St. Vincent Bay**

*Jervis Inlet, Sunshine Coast*

**\$710,000** Canadian



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With sweeping vistas across Jervis Inlet, St. Vincent Bay sits at the entrance to the Inlet, located between Sechelt and Powell River on the southern coast of British Columbia.

Renowned for warm, tranquil waters, dry summers and mild winters, the Sunshine Coast offers laid-back west coast living in close proximity to the major metropolis of Vancouver.

Lot 18 St. Vincent Bay is a 5.2 acre well-protected, deep water oceanfront property, encompassing two coves, bluffs and forested areas. The property has been developed as an idyllic coastal retreat, with a main cabin, sleeping cabins, gazebos to bring living space to the outdoors, moorage, and numerous viewpoints along the oceanfront.



The St. Vincent Bay property is owned by a recreational community association, with 24 interests held in individual titles. The 24 properties line the oceanfront of St. Vincent Bay, with an additional 32 acres of shared inland common property. The association is well-governed by rules and regulations, holds annual meetings and addresses common property issues. The association also collects and pays the property taxes and any other common costs. The association was formed in the 1970s.

**5.2 acres | Shared interest in 32 common acres | Approx. 300+ft of oceanfront**



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**Three cabins | 16x32ft dock with 36ft ramp | Three gazebos**

The majority of the oceanfront is smooth rock bluff, with shore access at the smaller cove which goes dry at low tide. A suspension bridge crosses the smaller cove opening up the peninsula of land between the two coves. The views look south across St. Vincent Bay and Jervis Inlet to Nelson Island.

This is a special property, curated and nurtured by the owner over 40+ years of ownership. The primary residential area includes a main residence with living space, kitchen and loft bedroom, a two story cabin with sleeping quarters on both levels and a bathroom, and a screened gazebo, all connected by a central wood deck. Slightly above the main cabin is a roofed gazebo, offering marvelous views.

From first view it is evident that the main cabin has been created as something unique. Featuring two copper clad pyramid roofs, the cabin offers living, dining and sleeping spaces.







Two floor sleeping cabin.



The small cabin.



Gazebo



Gazebo



Gazebo







***Plumbed propane | Solar and battery power | Rain water collection***

The living room has a vaulted cedar ceiling, large windows, a woodstove and built-in shelving. All the wood used in the finishing is from the property. The adjoining dining room and entryway leads to the kitchen which features Mexican tile flooring, glazed mahogany cabinetry and butcher block countertops. The sleeping loft is under the second vaulted ceiling and offers lots of windows, including 2 skylights, to allow natural light throughout the space and views across the property and out to the ocean. The spiral staircase up to the loft is an added unusual touch!

A great deal of care and detail has gone into the construction of all the structures on this property. The cabins are fully insulated with poured concrete foundations and they are built to professional standards using high quality products. These have been built to last.

Steps from the main residence is the two floor sleeping cabin. The main floor features a loft, wood stove, and a three piece bathroom (shower, sink and composting toilet). The lower level offers a bunk bed with a double bed on the bottom and single on top, as well as access to a separate workshop/storage room.



The main cabin.





The main cabin.

6

Site 18 St. Vincent Bay, Jervis Inlet, Sunshine Coast



The main cabin.

Two floor sleeping cabin.



Two floor sleeping cabin.

Two floor sleeping cabin.



Two floor sleeping cabin.





Lot 18 St. Vincent Bay

### Additional Information

#### Main Cabin:

- Copper Clad pyramid roofs with open cedar ceilings
- JOTUL woodstove
- Furniture from Brazil and Thailand
- 12volt stereo
- Flat pine ceiling in dining room/entryway
- Oak floors through dining and living room
- Custom live-edge maple table
- Propane appliances
- Plexiglass railing on loft
- Insulated perimeter foundation

#### Guest Cabin:

- Upper floor has a vaulted ceiling with loft
- SUNMAR composting toilet
- Indoor/outdoor showers
- In-line propane heater for the showers

#### Other:

- stainless steel and aluminum suspension bridge
- roofed gazebo above main cabin
- 8ft x 8ft tinted acrylic gazebo on the peninsula
- Screened gazebo on the main deck
- 10ft x 10ft cedar clad sleeping cabin/storage space

#### Moorage:

- 16X20ft float
- 12x12ft offset float to allow for two boats to be tethered without collision
- Heavy duty Techstar floats
- Triple treated wood

#### Owners' Association:

- 2024 annual dues for Lot 18 = \$559.08
- 32 acre common property sits adjacent to Lot 18
- Annual meetings
- New owners must sign agreement to abide by the rules and regulations of the association







Copper Clad pyramid roofs with open cedar ceilings



JOTUL woodstove



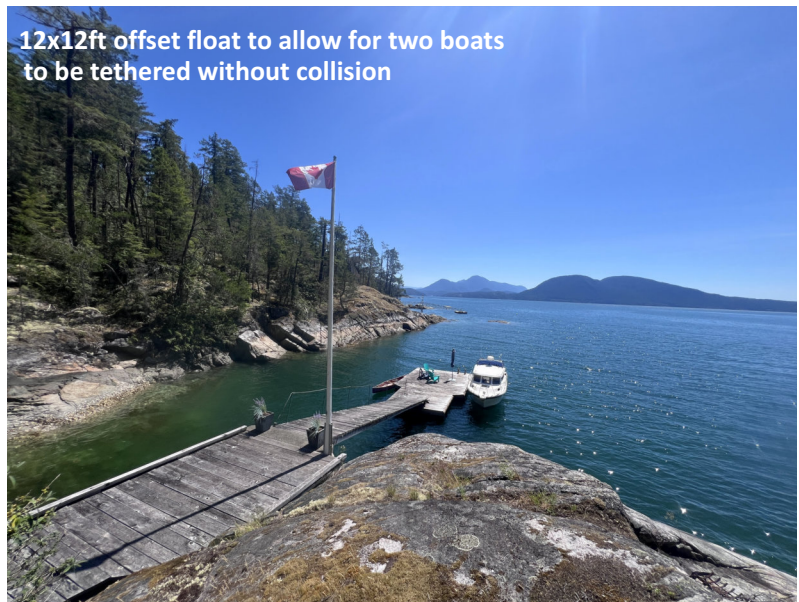
Flat pine ceiling in dining room/entryway



Upper floor has a vaulted ceiling with loft



Stainless steel and aluminum suspension bridge



12x12ft offset float to allow for two boats to be tethered without collision







The planked deck which joins these cabins also features a plumbed in propane fire pit and barbecue, as well as a screened gazebo for outdoor dining.

Across the suspension bridge is a clear-roofed gazebo on the point of the small peninsula, offering amazing views and a protected seating area. Further back on the peninsula sits a small cabin. The cabin has a custom-built murphy bed and a small woodstove to allow use as a sleeping space, but it can also be used as storage. A well-appointed outhouse is situated behind the small cabin.

The buildings come furnished and with all sundry equipment and items, allowing one to start enjoying the property immediately. There is also potential for further development of the property, as the current owner had plans to build a bridge and another structure on the far side of the large cove.

This is an off-grid property and services include propane for heaters and appliances, and a 90 watt solar panel with four 6volt batteries. Domestic water is rain collection.








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*Boat access only | Private dock*

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The Techstar Jetfloat system moorage consists of a 16x20ft dock with a 12x12ft extension. A 36ft ramp connects the extension to the pier and path leading to the main residence. There is deep water along the majority of the 300ft+ frontage.

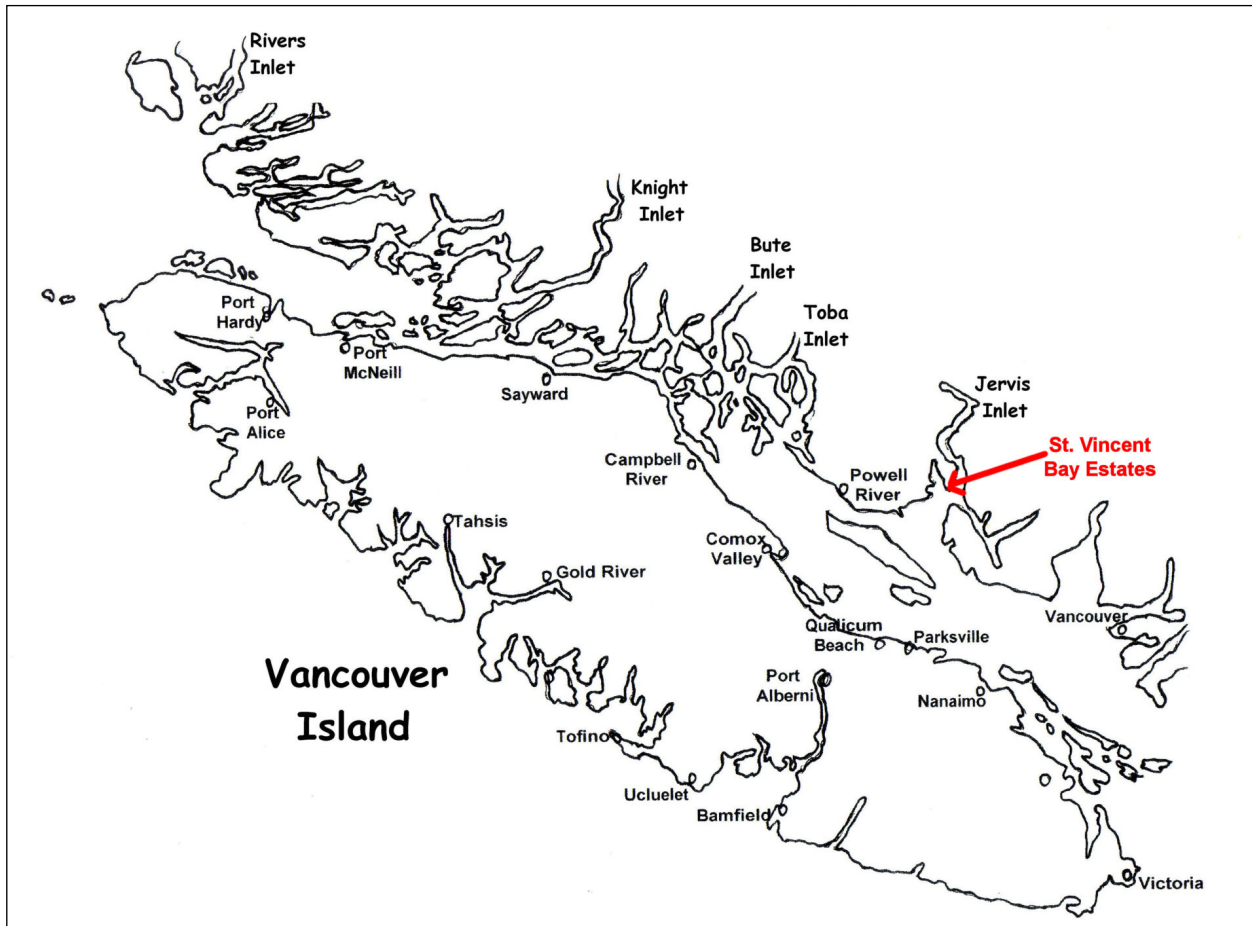
St. Vincent Bay is located in Jervis Inlet next to Hotham Sound and approximately 10 miles up the inlet from Malaspina Strait. It is in close proximity to both Saltery Bay which provides access to the northern Sunshine Coast and Powell River, and Egmont and Earle's Cove on the Sechelt Inlet side with access to the southern Sunshine Coast. Both locations are within a relatively short 15-20 minute boat ride and both regions provide a variety of essential and convenient services.

As a point of interest for those commuting from the lower mainland, year round moorage is available at the Back Eddy Marina in Egmont.

Jervis Inlet is the principal inlet of the British Columbia Coast. It slices through the Coastal Mountain range, narrowly zigzagging over 80 km through stunning granite-walled cliffs and forested mountains. This inlet is the deepest of British Columbia's inlets reaching depths of over 720 meters or 2,400 ft. and is located about 95 km northwest of Vancouver. Population is sparse on the shores of Jervis Inlet and there is no road access to the area. Industry includes small operations in aquaculture, commercial fishing and logging.



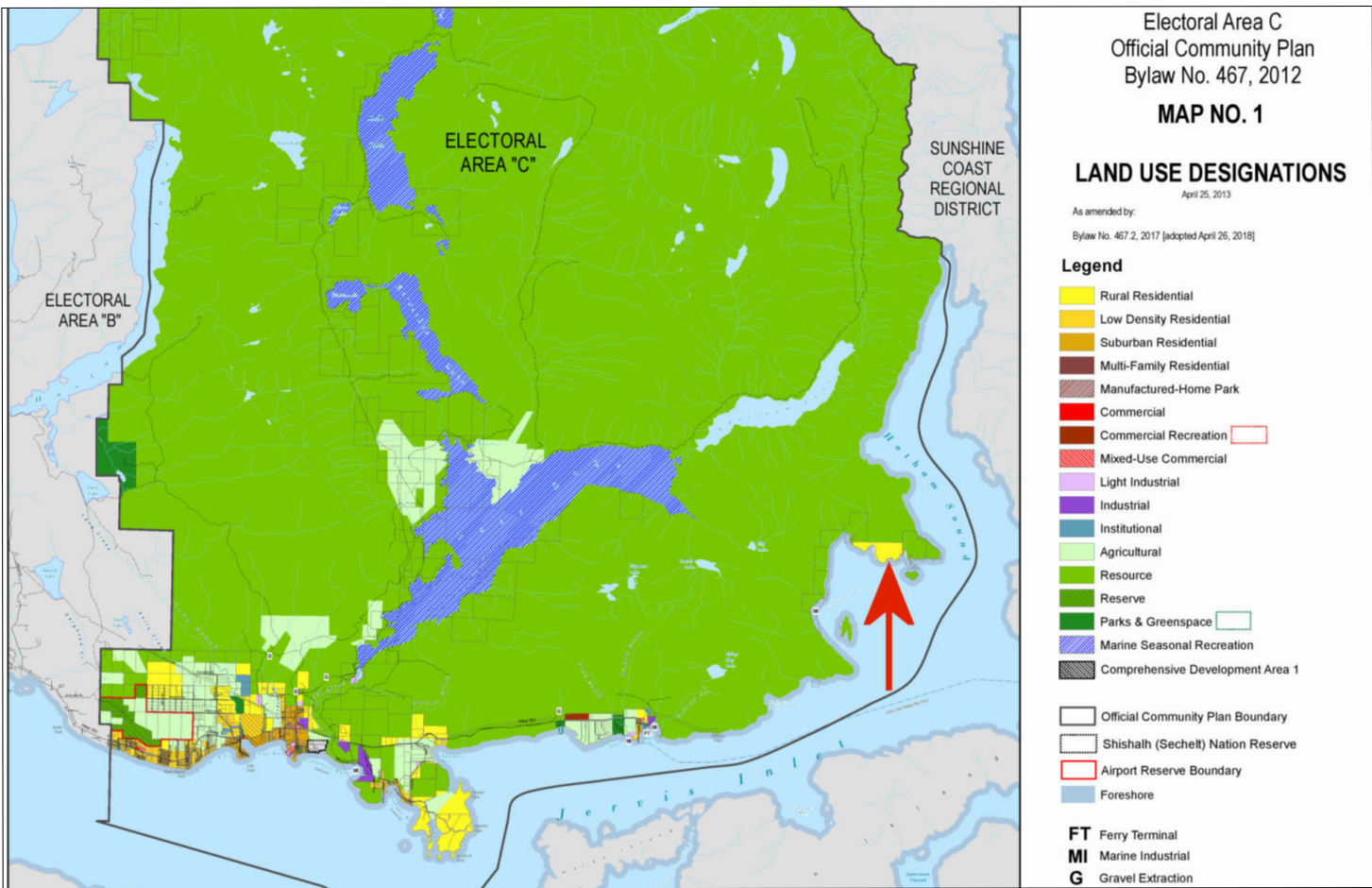
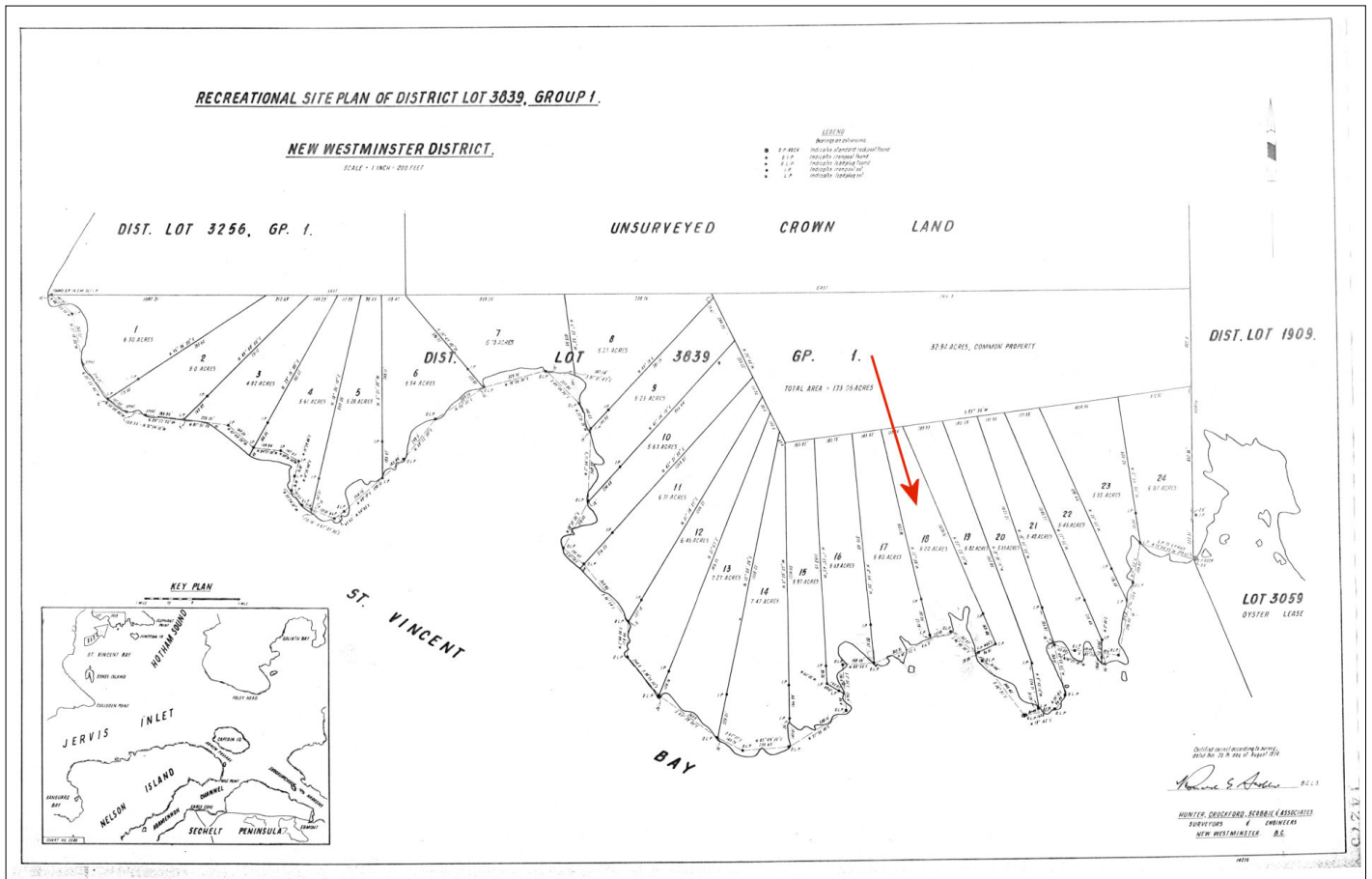




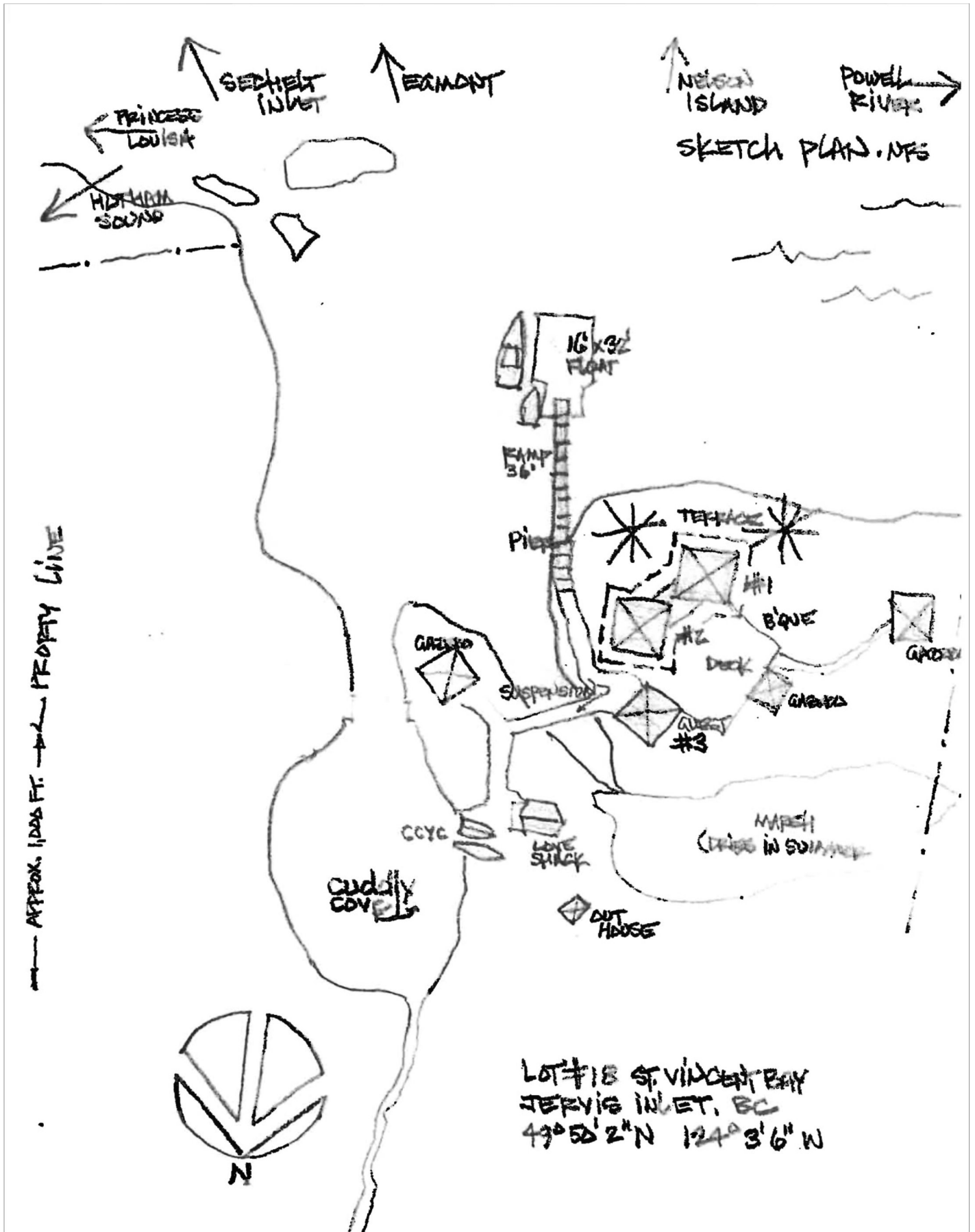
















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Site 18 ST. VINCENT BAY	
Zone	Remote Areas
Sub Area	RA Remote Areas
Type	Single Family (detached)
Style	Rancher
Taxes	\$559 (2023)
MLS®	18269
Year Built	1999
Age	
Zoning	Single Family
Zoning Type	Rural Res
Postal Code	V0N 2H4
Status	Active
Title	Freehold
Possession	
PRICE HISTORY	
Current Price	\$710,000
Date Sold	
Price Sold	

INTERIOR		STYLE		FEATURES	
Bedrooms	4	Exterior Finish	Wood	Insulation	Walls yes, ceiling yes
Bathrooms	1	Roof	Metal	Fuel	Propane, Wood
Ensuite		Construction	Frame	Heating	Baseboard
# Fireplaces	2	Foundation	Yes	Water	Other, Cistern
Fireplace Types	Wood, Propane	Basement Type	Slab	Sewer Type	None
Flooring	Wood, Laminate, Tile	Bsmt. Devel			
Chattels					
Amenities	Thermal Windows				

ROOMS (Total Sqft: 1,336 )					FLOOR AREA (sqft)	
	Bsmt	Main	Up	Other	Finished	Unfinished
Entrance					Downstairs	Main Level
Living Room		16x16			Upper Level	Other
Dining Room		10x8			196	544
Kitchen		16x16				596
Primary Bedroom			16x12'3		EXTERIOR FEATURES	
Bathroom				3pc	Lot Width	Elementary School
Bedroom				16x10	Lot Depth	Middle School
Bedroom				16x10	Lot Area (acres)	5.20
Bedroom				10x10	Lot SqFt	226,512
					Parking Type	
					Site Influences	Private Setting, View - Mountain, View - Ocean, Southern Exp, Low Maint Yard, Rural Setting, Wooded Area, Recreation near, Quiet Area, Waterfront-Ocean, Acreage, Marina Nearby

LEGAL	
Legal Description	An undivided 2/48 interest in District Lot 3839 Group 1 New Westminster District
Restrictions	None
Mortgage Info	
PID Number	004-168-941
	Tax Roll #

Welcoming 5.2 acre well-protected, deep water oceanfront property, encompassing two coves, bluffs and forested areas. An idyllic off-grid coastal retreat, with a main cabin, sleeping cabins, gazebos to bring living space to the outdoors, moorage, and numerous viewpoints along the oceanfront. Curated and nurtured by the current owner for over 40+ years, this special property has been developed to professional standards using quality products. Furnishings, equipment and other sundry items are included - this property is ready to enjoy! St. Vincent Bay sits at the entrance to Jervis Inlet, located between Sechelt and Powell River. The Sunshine Coast offers laid-back west coast living in close proximity to the major metropolis of Vancouver. St. Vincent Bay is a recreational community of 172 acres with 24 interests held in individual titles plus an additional 32 acres of shared inland common property and governed by an owners' association. Foreign buyers welcome. Listed By: ROYAL LEPAGE ADVANCE REALTY



## The BC Oceanfront Real Estate Team



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REALTOR®

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**Ed Handja**

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250-287-0011




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Zoning: Rural Residential

Taxes: \$559.08 (2023)

Longitude: 49°50'N Latitude: 124°3'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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