

Inland Acreage with 2 Cabins



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Lot 28 Owen Bay
Sonora Island, Discovery Islands
\$149,000 Canadian



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An island homestead located in the heart of the Owen Bay community on Sonora Island!

Owen Bay is located on the south side of Sonora Island on Okisollo Channel, just above Hole in the Wall. Owen Bay has a long history; at one point it was a thriving coastal community of about 1200 people and home to a school, church and general store. It has evolved into a quiet, coastal vacation and recreation community with a small complement of full-time residents. There are government dock facilities located in the bay.

With two off-grid cabins, this 1.8 acre inland property is ready to use as is or to develop into a more substantial island home. The property is located a short 10-minute walk from the government dock in Owen Bay. A good road leads to and from the property and the dock. Some property owners in the area utilize small vehicles or ATVs.



The property is flat and level from the road and rises up in the back. There are cleared areas for the two cabins. The main cabin is set back from the road and the level area there includes garden space, a large, covered lean-to shop for tool and wood storage, an outhouse and two large water reservoir containers. A good walking trail leads from this level to the upper cabin and an additional covered lean-to beyond the cabin.

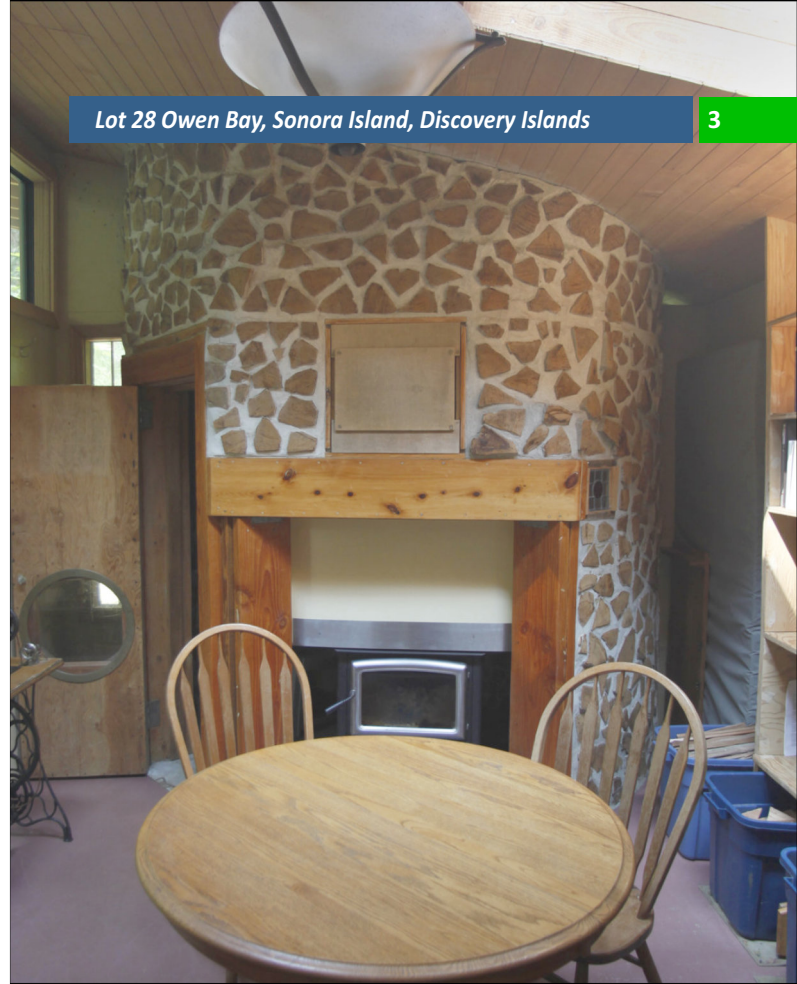
1.8 acre | two cabins | government dock



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The main cabin



The main cabin is the newer of the two cabins. It features unique stack wood construction housing a central built-in sauna, lots of windows and 4 skylights. This is a bright one room 340sqft cabin, with a kitchen, dining room, sitting area and sauna. Two sliding doors open to the outside. A queen size Murphy bed is cleverly built into the wall in the living space between the sliding doors. The kitchen has a modern stainless steel propane range and a passive cold-storage pantry/fridge built into the end wall. A wood stove heats the cabin and also heats the sauna which sits behind the wood stove.

The cabin is built on a post and pad foundation and has a metal roof. It is wired for lights to run off a plug-in generator and there is running water which comes from rainwater collection and a 500 gallon storage barrel.

The upper cabin is a 216sqft one room cabin. This cabin is built into the side of the rock, extending out on stilts. There are two loft beds, counter space with a double sink and cooktop, a woodstove, and lots of shelves for storage.



The upper cabin





Nicely treed property

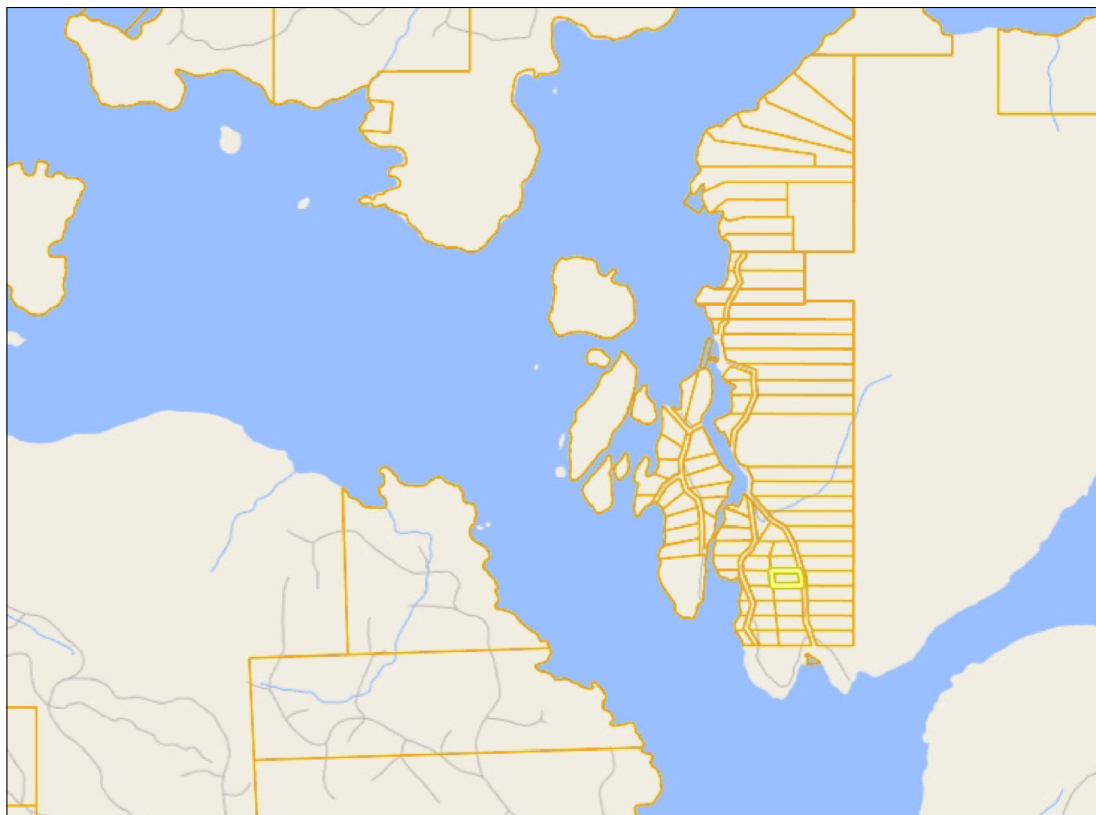
An outhouse is near the main cabin. In the garden area there are two 2000 gallon reservoir tanks used for collecting rain water, with a brass swivel nozzle for fire suppression. While this area does not benefit from good cell service, there is the ability to connect to Star Link for wifi, as many of the residents currently use this system.

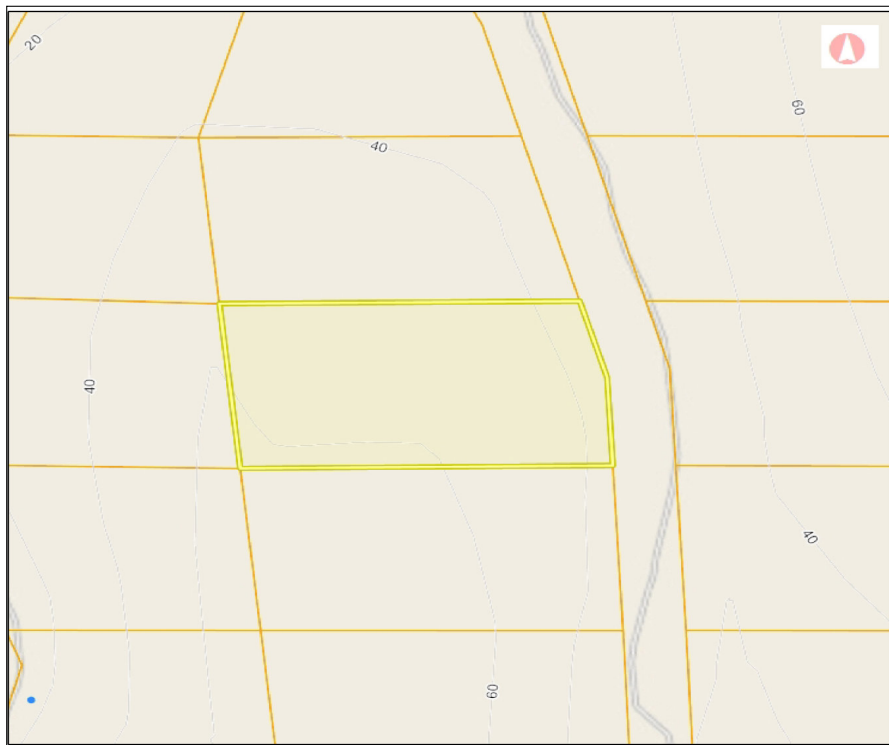
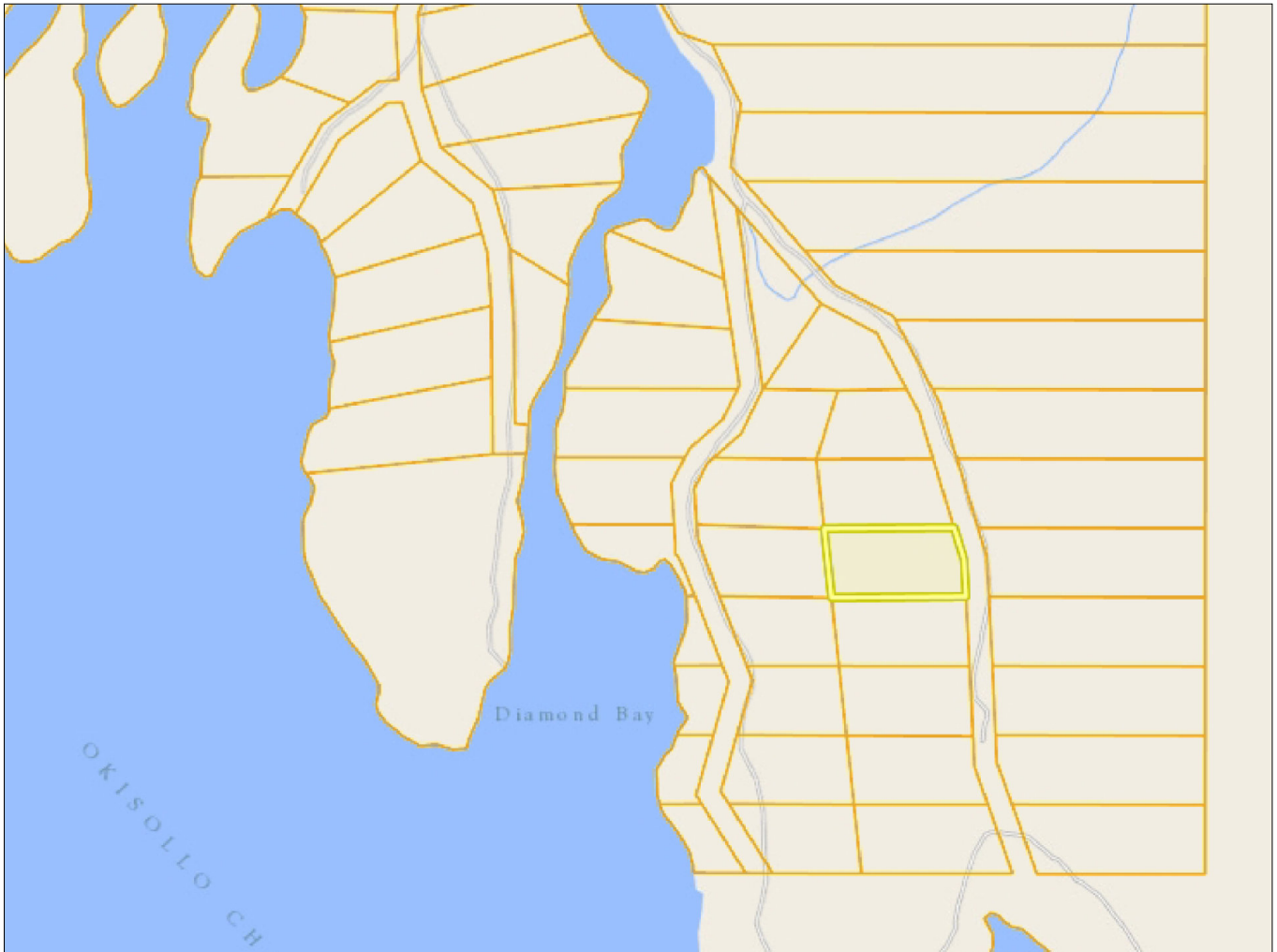
From the top of the property one can see through the trees over to Busby Island and into Diamond Bay.

Located within the heart of the Discovery Island group and surrounded by beautiful natural scenery and an abundance of wildlife, the Sonora Island area offers all types of outdoor recreation and sport activities - fishing, boating, diving, and wildlife viewing, while seafood such as crab, prawns, clams and oysters are all available within minutes of this region. There are also a few marine parks to enjoy within close proximity, including the Octopus Island Group Marine Park which is only minutes away. Access to the property is by boat or float plane only.

Traveling to the property by boat takes a little less than 1 hour from Campbell River and approximately 40 minutes from Heriot Bay on Quadra Island. During the summer months there is regular scheduled water taxi service to and from Campbell River.









PLAN OF SUBDIVISION OF PART OF DISTRICT LOT 1094, SAYWARD DISTRICT

SCALE: 1 inch = 100 feet

PLAN No. **26578**

Deposited in the Land Registry Office at Victoria, B.C. this 4th day of JUNE 1973
H. H. ...
Deputy Registrar

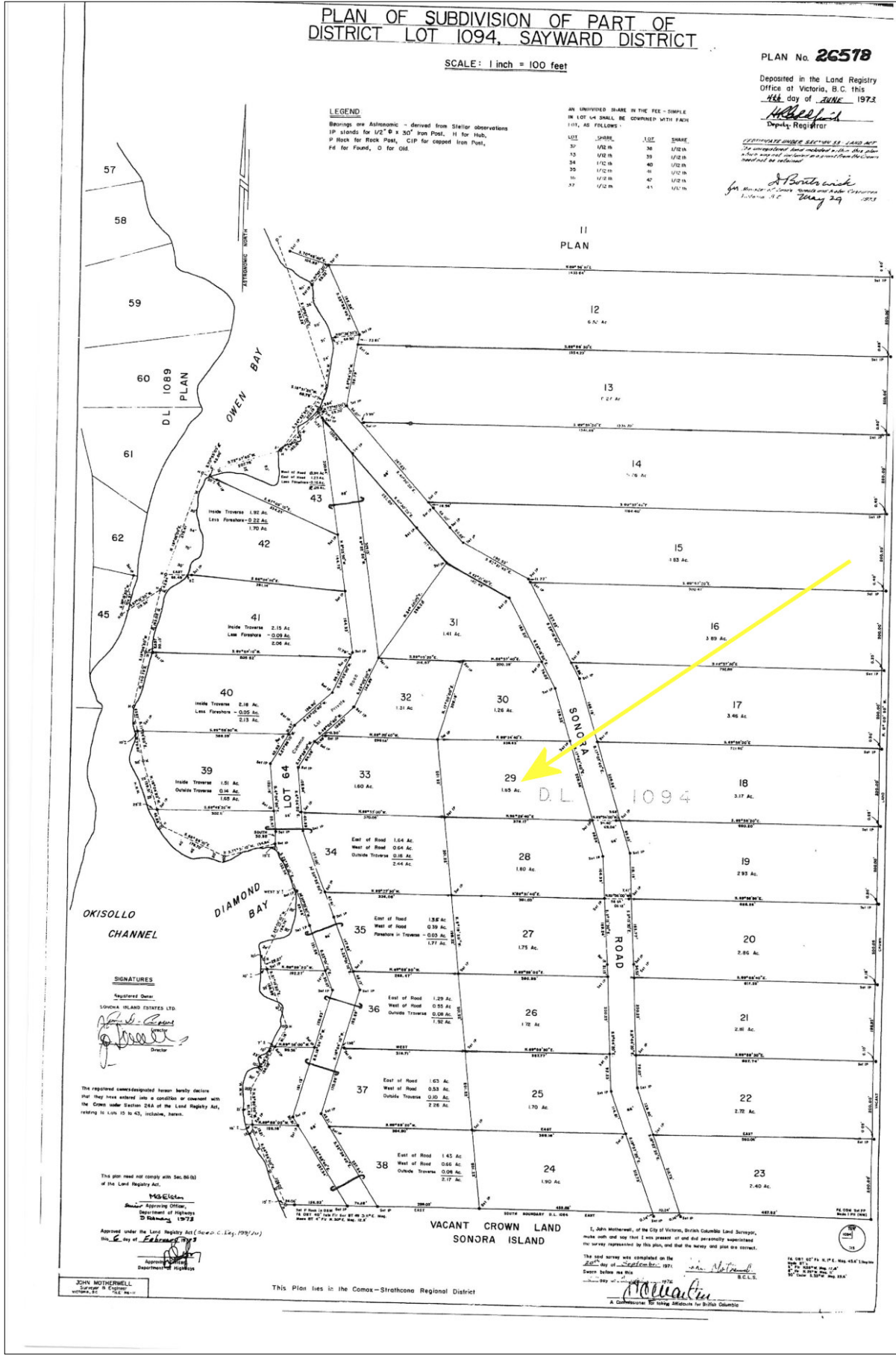
LEGEND

Bearings are Astronomic - derived from Stellar observations
IP stands for 1/2" @ 30" from Post, H for Hub,
P Hook for Rock Post, CIP for copper iron Post,
Fd for Found, O for Old.

AN UNDIVIDED SHARE IN THE FEE - SIMPLE IN LOT 14 SHALL BE CONVEYED WITH EACH LOT, AS FOLLOWS:

LOT	SHARE	LOT	SHARE
37	1/2 IN	38	1/2 IN
32	1/2 IN	33	1/2 IN
34	1/2 IN	40	1/2 IN
35	1/2 IN	41	1/2 IN
36	1/2 IN	42	1/2 IN
37	1/2 IN	43	1/2 IN

for ...
JUNE 29 1973



SIGNATURES
Registered Owner:
SONORA ISLAND ESTATES LTD.
[Signature]
Director

The registered commissioner/registered surveyor hereby declares that they have entered into a declaration or consent with the Crown under Section 24A of the Land Registry Act, relating to Lots 10 to 43, inclusive, herein.

This plan need not comply with Sec. 86(3) of the Land Registry Act.

Approved by the Registrar of the Department of Highways on February 19, 1973.

Approved under the Land Registry Act (S.O. 1972, c. 14) this 4th day of June 1973.

[Signature]
Deputy Registrar

JOHN MOTHERWELL
Surveyor in Charge
Victoria, B.C.

VACANT CROWN LAND
SONORA ISLAND

I, John Motherwell, of the City of Victoria, British Columbia Land Surveyor, make oath and say that I am present or not and personally supervised the survey represented by this plan, and that the survey and plan are correct.
The said survey was completed on the 29th day of June 1973.
Sworn before me this 29th day of June 1973.
[Signature]
Deputy Registrar

This Plan lies in the Comox-Strathcona Regional District

SCHEDULE 'A' of BYLAW NO. 1460
"ELECTORAL AREA 'J' —DESOLATION SOUND RURAL LAND USE BYLAW, 1993"

9.2.1 Upland Areas

9.2.1.1 RURAL ONE (RU—1)

i) **PERMITTED USES**

#2959

#2982 The following principal use is permitted:

- a) On any lot of 4.0 hectares (9.88 acres) or less, one single family residential dwelling, and one secondary dwelling subject to a maximum floor area of 80.0 square metres (861.14 square feet) shall be permitted; and
- b) For each additional 4.0 hectares (9.88 acres) of land in a parcel, above the minimum parcel size, one additional dwelling and one additional secondary dwelling subject to a maximum floor area of 80.0 square metres (861.14 square feet) shall be permitted.

iii) **SUBDIVISION**

- c) The minimum lot size for subdivision purposes shall be 4.0 hectares (9.88 acres).
-



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 theteam@bcoceanfront.com



ROYAL LEPAGE
 Advance Realty Ltd.
 888-286-1932
 250-286-3293

Lot 28 Owen Bay Sonora Island BC VOP 1W0
 MLS® No: **955439** **\$149,000** **Active**



An island homestead in the heart of the Owen Bay community on Sonora Island. Property is flat and level at the road, rising up in the back. A large cleared area is set back from the road and includes the main cabin, garden space, a large, covered lean-to shop for tool and wood storage, an outhouse and two large water reservoir containers. A walking trail leads from this level to the upper cabin and an additional covered lean-to beyond the cabin. The main one room 340sqft cabin features unique stack wood construction, a central built-in sauna, lots of windows and 4 skylights. The kitchen has a modern stainless steel propane range and a passive cold-storage pantry/fridge built into the end wall. A wood stove heats the cabin and also heats the sauna. The cabin is wired for lights to run off a plug-in generator and has running water which comes from rainwater collection and a 500 gallon storage barrel. The upper cabin is a 216sqft one room cabin built into the side of the rock.

Room	Level	Dims/Pieces
Other	Main	12X28

MLS® No: **955439**
 Status: **Active**
 Area: **Islands**

List Price: **\$149,000**
 Orig Price: **\$224,900**
 Sub Area: **Isl Small Islands (Campbell River Area)**

DOM: **215**
 Sub Type: **Single Family Detached**
 Pend Date:

Sold Price:
 Title: **Freehold**

Interior

Beds: **0**
 FinSqFt Total: **340**
 2pc Ensuites: **0**
 Layout: **Rancher**
 Heating: **Wood**
 Intr Ftrs: **Sauna**

Baths: **0**
 UnFin SqFt: **0**
 3pc Ensuites: **0**

Kitchens: **0**
 SqFt Total: **340**
 4+pc Ensuites: **0**
 Appl Incl: **Oven/Range Gas**
 Cooling: **None**

Fireplaces: **2**
 Basement: **No**
 Beds or Dens: **0**

Storeys:
 Addl Accom:
 Laundry: **None**

Exterior/Building

Built (Est): **2007**
 Construction: **Frame Wood**
 Lgl NC Use:
 Exterior Ftrs:

Front Faces: **Southwest**
 Access: **Marine, Road: Unpaved**

Storeys:
 Foundation: **Pillar/Post/Pier**

Bldg Warranty:
 Roof: **Metal**
 Bldg Style: **Cottage/Cabin**

Lot

Lot SqFt: **78,408**
 Park Type: **Driveway, Open**
 Carport Spcs: **0**
 Sewer: **Other**
 Lot Ftrs: **Acreage, Marina Nearby, Private, Quiet Area, Rural Setting**

Lot Acres: **1.80**
 Park Spcs: **2**
 Garage Spcs: **0**
 Restrictions:

Dimensions:
 View:
 Services:

Shape:
 Waterfront:
 Water: **Other**

Legal/Public Records

Assessed: **\$69,500**
 PID: **001-709-526**
 Plan Number: **26578**
 Legal Description: **Lot 28, District Lot 1094, Sayward District, Plan 26578**

Assess Yr: **2024**
 Roll No: **18629.205**
 Lot: Block:

Taxes: **\$188**
 Zoning: **RU-1**
 District Lot: **1094**

Tax Year: **2023**
 Zone Desc: **Rural Residential**
 Land District:



Zoning: RU-1
Strathcona Regional District

2023 Taxes: \$188

Latitude: 50' 18"N Longitude: 123' 13"W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
250-286-3293 | 1-888-286-1932

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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