

Oceanfront Acreage on Quadra Island



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Lots A & B Granite Bay Rd
Quadra Island, Discovery Islands
\$1,120,000 Canadian



bcoceanfront.com



Locally known as “**the A Frame in Granite Bay**” this Quadra Island property offers amazing ocean views, a sense of history, and space to settle.



Granite Bay is on the NW coast of Quadra Island with convenient road access (paved to gravel) and is approximately 25 minutes from the ferry terminal at Quathiaski Cove. Granite Bay provides excellent protected deep-water moorage or anchorage, a community dock and a public boat launch. This location is an excellent jump off point for fishing, kayaking and numerous other activities within this world renowned Discovery Island region. Kanish View Dr and Granite Bay Rd surround the bay on two

sides and create a small community of residential homes.

The offering includes two lots, totalling approximately 4 acres with 1200ft of oceanfront. There is a lot of history on this property, from First Nations to European settlers and more recent Quadra Island heritage. At one time it served as the location of the post office in Granite Bay, and the A frame cabin (now derelict) was well known by boaters and residents of the island.





3.96 acres | two titles | approx. 1200ft oceanfront

Entering from Granite Bay Rd, the roadway comes into the property at the oceanfront, winding along the bottom of the property. There is a good walking path that continues from the roadway to the far back corner of the property. The property is nicely treed

for the most part, but with a gentle, gradual slope the entire property is easy to access. While the area around the old cabin site is cleared the old cabin remains are not safe to access. There is an outhouse behind the cabin site, and some other signs of habitation throughout the property. The views across Granite Bay from the property are stunning.

BC Hydro power is available to the property, running near the top property line. A water license for domestic water use is in place on Larson Creek, which enters Granite Bay at the south end of the property. At one point this provided the water for the A frame on the property.

Quadra Island is the largest (approximately 34 km long) and most populated (approximately 2,700 full-time residents) of the Discovery Island group. It lies between Campbell River on Vancouver Island and the mainland coast of British Columbia, off Canada's west coast. Quadra's residents enjoy a rural lifestyle surrounded by a clean unspoiled environment. The breathtaking wilderness scenery, mild temperate climate, and natural beauty make it a popular destination for visitors from around the world. There are complete services on the



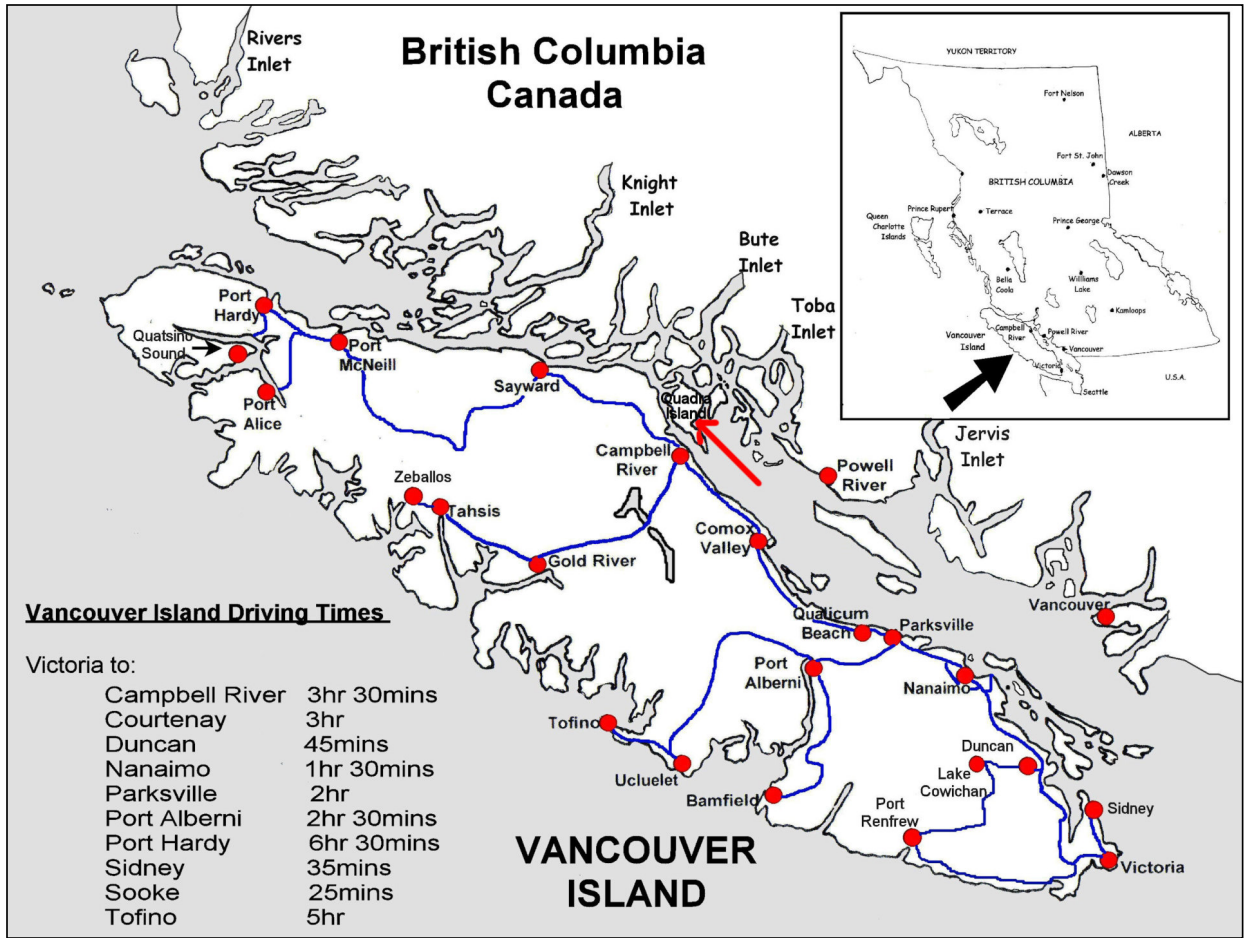


island as well as a wide variety of accommodation and dining from deluxe resorts to rustic campsites. Unlimited adventure recreation includes sport fishing, diving, hiking on over 200 km of hiking trails, sea kayaking, powerboat and sailing. There are many beaches, sheltered coves, protected channels and islets along the intricate shoreline and the rich waters fed by large tidal exchanges nourish abundant

marine life. All regular services are available on Quadra and the full service community of Campbell River on Vancouver Island is just a 10-minute ferry ride away from Quathiaski Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.











11.2**RURAL ONE (RU-1)****11.2.1 PERMITTED USES**

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Single *family dwelling*;
- d) Accessory *buildings* and *structures*;
- e) Silviculture.

11.2.2 CONDITIONS OF USE

- a) More than one (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of the bylaw are complied with.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 80.0 square metres (861.1 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres). #2887
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum area of 4.0 hectares (9.88 acres) with one additional single *family* residential *building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

11.2.3 LOT AREA

- a) The minimum *lot* area in the Rural One (RU-1) shall be 4.0 hectares (9.88 acres).
- b) *Repealed* #1391

11.2.4 SETBACKS

- a) Except where otherwise specified in this bylaw:
 - 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
 - 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
 - 3) *Side yard* shall be a minimum of 3.0 metres (9.84 feet) from a side *lot* line.
- b) No *building* used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or *stream*.

11.2.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 15%.

End - RU-1



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ROYAL LEPAGE
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 888-286-1932
 250-286-3293

Lots A&B Granite Bay Quadra Island BC VOP 1N0

MLS® No: **935864** **\$1,120,000** **Active**



"The A Frame in Granite Bay" offers amazing ocean views, a sense of history, and space to settle. Granite Bay is on the NW coast of Quadra Island with convenient road access (paved to gravel) and is approx. 25 minutes from the ferry terminal at Quathiaski Cove. The bay provides a community dock and a public boat launch. The offering includes two lots, totaling 3.96 acres, with approx. 1200ft of oceanfront. The roadway comes into the property at the oceanfront and there is a good walking path that continues from the roadway to the far back corner of the property. The property is nicely treed for the most part, but with a gentle, gradual slope it is easy to access. While the area around the old cabin site is cleared the old cabin remains are not safe to access. BC Hydro power is available for the property, running near the top property line. A water license for domestic water use is in place on Larson Creek, which enters Granite Bay at the south end of the property.

MLS® No: **935864**
 Status: **Active**
 Area: **Islands**

List Price: **\$1,120,000**
 Orig Price: **\$1,120,000**
 Sub Area: **Isl Quadra Island**
 Sold Price:

DOM: **155**
 Sub Type: **Land**
 Pend Date:

Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 0	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling: None		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: Marine, Road: Unpaved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 172,498	Lot Acres: 3.96	Dimensions:	Shape:	
Park Type: Open	Park Spcs: 2	View: Mountain(s), Ocean	Waterfront: Ocean	Water: Other
Carport Spcs: 0	Garage Spcs: 0			
Sewer: None	Restrictions: None	Services: Electricity Available		
Lot Ftrs: Acres, Irregular Lot, Quiet Area, Recreation Nearby, Rural Setting, Walk on Waterfront				

Legal/Public Records

Assessed: \$856,000	Assess Yr: 2023	Taxes: \$2,666	Tax Year: 2023
PID: 000-936-928	Roll No: 18443 & 18444	Zoning: RU-1	Zone Desc: Rural
Plan Number:	Lot: A & B Block:	District Lot: 318	Land District: Sayward
Legal Description: Lot A and Lot B, District Lot 318, Sayward District, Plan 3603 together with Conditional Water License C067929			



The BC Oceanfront Real Estate Team



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Zoning: RU-1
Strathcona Regional District - Quadra Island

Taxes: \$2,666 (2023)

Longitude: 50°14'N Latitude: 125°17'W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
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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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