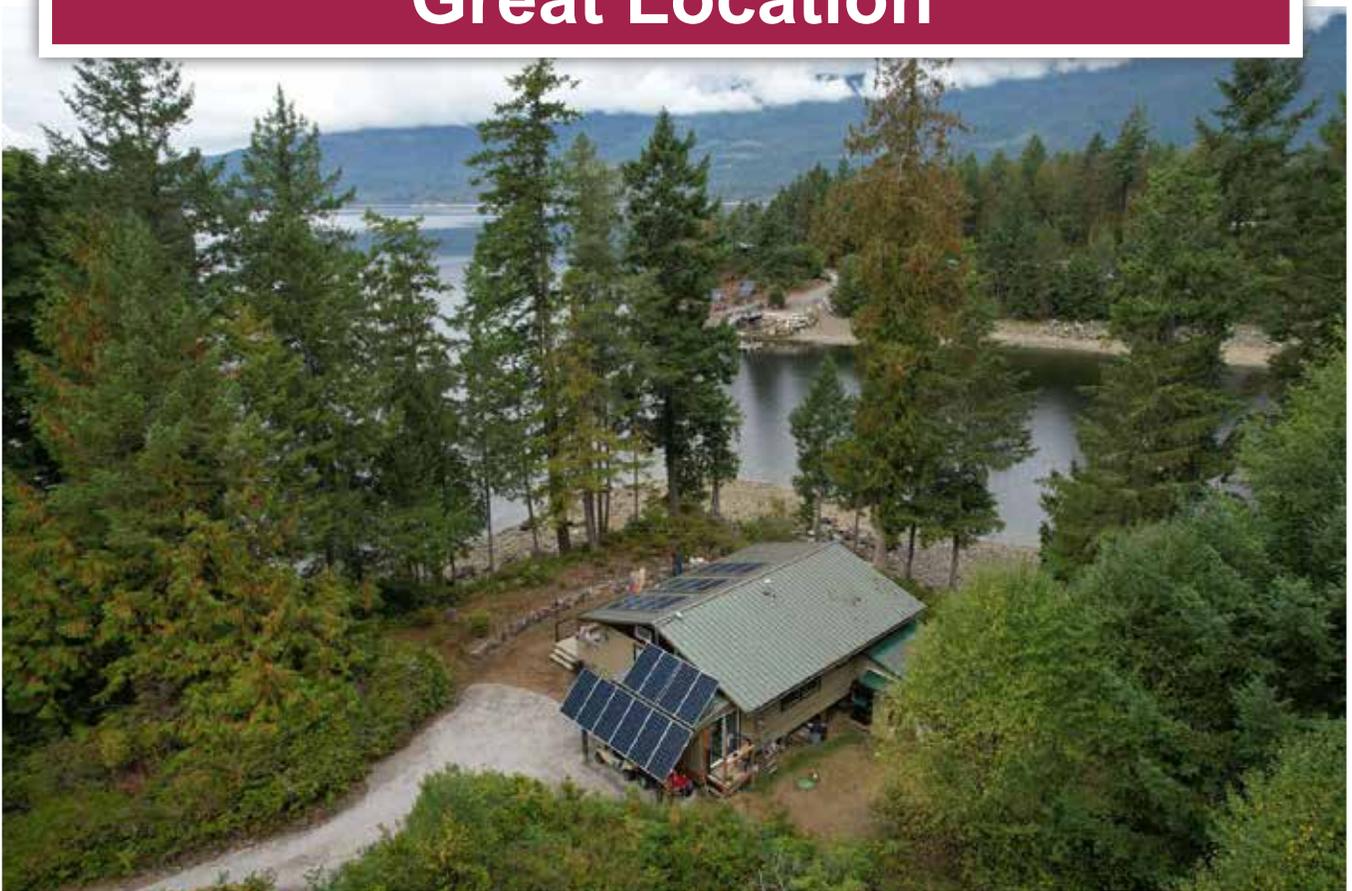




**Oceanfront Home & Dock in a
Great Location**



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Oceanfront Home & Dock in a Great Location

Jervis Inlet - Hardy Island

PROPERTY DETAILS

Listing Number:	23188
Price:	\$995,000
Taxes (2023):	\$1,269.54

SIZE

4.94 acres ~ 850± ft oceanfront

DESCRIPTION

Nestled on the picturesque shores of Hardy Island, this exceptional 4.94-acre oceanfront property offers an opportunity to own a piece of paradise. With approximately 850 feet of low bank waterfront, two beaches, and a 50 x 10 ft dock with aluminum ramp, this water access only property is an outdoor enthusiast's dream.

A 110-foot deep drilled well supplies a steady 3 gallons per minute, ensuring a reliable source of fresh water year-round. The dock also features a water connection and a fish cleaning table, making it a hub for aquatic adventures. At the top of the ramp, a storage shed provides a convenient space for all your seaside essentials.

The main home, a charming 1,029 ft² three-bedroom retreat built in 2005, boasts a 380 ft² deck that overlooks Jervis Inlet and Copper Island. With northeast exposure, you'll enjoy stunning sunrises and tranquil moments by the water.

This property is brimming with potential, as zoning permits two homes on the land. An old cabin is

in the process of being removed, creating a prime building site, private from each other allowing for an additional coastal getaway for friends or family.

Hardy Island's allure extends beyond the property itself. A well-maintained road network connects the dock to the main home and building site, seamlessly linking up with the island's internal road system. This offers endless opportunities for walking, jogging, biking, and visiting neighbors, fostering a sense of community in this idyllic setting.

Hardy Island's strategic location, just a 40-minute boat ride from Pender Harbour on the Sunshine Coast or a mere 2.5 hours from Vancouver, offers unparalleled convenience. Additionally, a quick 10-minute boat ride takes you to the marina at Saltery Bay, where services are readily available in nearby Powell River.

Outdoor enthusiasts will revel in the abundant recreational activities at their doorstep, including fishing, prawning, whale watching and world-class diving. Hardy Island serves as the gateway to Jervis Inlet and Princess Louisa Inlet, all discreetly nestled in the protected bay of Blind Bay on BC's Sunshine Coast.

For your comfort, the property features a robust power system, equipped with 22 x 305W solar panels, Outback inverters, charge controllers, and a backup Honda EU3000 inverter generator for the off-season. The appliances include, a propane on-demand water heater, cooktop, and oven, as well as a Bosch dishwasher, washer, dryer, and an ice maker.

The water system is equally impressive, with a 300-gallon tank for domestic water, pressure pump with two pressure tanks, UV sterilization for all domestic water, and two inline filters. An upper tank with 1,000 gallons serves the dock and garden. The Lorentz high-efficiency well pump operates on both solar and AC power.

To keep you cozy, the property features propane amenities, including a stove in the living room and a wall heater in the master bedroom, all supplied by a 500-gallon propane tank with two outlets on the deck for your BBQ or fire pit. The 500-gallon tank is conveniently filled up by a barge that services the area.

For added convenience, a range of equipment is included, such as a Club Car golf cart, DR Power Wagon Pro800XL, Stihl gas weed eater, Club Cadet lawnmower, Stihl chainsaw, and two Weber BBQs (one gas and one charcoal). A small Honda fire pump ensures safety and peace of mind.

Most furniture, cookware, and a wide variety of tools are also included, making this oceanfront estate a turnkey paradise ready to be cherished by its next owner.

Don't miss out on this unique opportunity to own a piece of the West Coast's natural beauty and make unforgettable memories on serene Hardy Island. Whether you're seeking a serene retreat, a recreational haven, or a nature lover's escape, this property offers an unparalleled combination of location and features that promises a lifetime of enjoyment.

Call to book your appointment to view today!

AREA DATA

Hardy and Nelson Island

Hardy Island is a very popular destination because of its easy access from Vancouver. It is within a

5- to 10-minute boat ride from Saltery Bay Marina on the mainland. Within a 25-minute drive from Saltery Bay is the community of Powell River, which gives you access to all major services, including three major grocery stores, Walmart, two major building supply stores, hospital, restaurants and a municipal airport for regional transportation, in addition to a whole lot more.

Hardy Island is also unique because there are no mountains or major elevation rises, so most properties have excellent sunlight year-round for all residents. There is an internal road network which connects all the properties, and most neighbors visit by quad or side-by-side. The road provides a great place to stretch your legs and get some exercise. Children will love it as a place to explore, build forts and ride bikes.

Typically, there are no predatory animals on the islands, which provides a safe environment for all to use and enjoy.

Hardy Island is named after Vice Admiral Sir Thomas Masterman Hardy. It is a sanctuary well sought after for its natural beauty, privacy, sheltered warm waters and abundance of marine wildlife. It is a recreational retreat that is easily accessed in a short period of time. Nelson Island is named after Viscount Horatio Nelson, the hero of the British Navy, and sits at the mouth of Jervis Inlet guarding the secrets of Prince of Wales Reach and Queens Reach.

Both islands are famous with the yachting crowd for the scenery and anchorages in Blind Bay and Telescope Pass. The area has a lot to offer and is one of the few spots on the coast where you can feel the presence of the towering Coast Mountains while experiencing the expanse of the Strait of Georgia. It is a region with a mild, dry and semi-Mediterranean climate.

Powell River

With a population of approximately 20,000 people, this friendly seaside town offers 'big city' amenities and luxury services without the 'big city' parking and traffic hassles. A full-service hospital, medical, dental, chiropractic, physiotherapy and massage therapy clinics, health and beauty spas, a newly renovated recreation complex, full banking facilities, marine services, outdoor guides and outfitters, challenging championship par 72 golf course, plus a wide range of retail outlets, art galleries, gift shops and fine dining are all within easy access.

The Upper Sunshine Coast, from Saltery Bay to Desolation Sound, boasts approximately 1,900 hours of sunshine annually. Summer temperatures vary from 20 to 30 degrees Celsius (70-90 degrees Fahrenheit) while winter temperatures are mild.

LOCATION

130 East Hardy Road - Hardy Island, BC

DIRECTIONS

Contact Listing Agent.

RECREATION

Hardy and Nelson Islands are a mecca for marine recreational activity, including boating, fishing, kayaking, scuba diving, site seeing and swimming in an area characterised as one of BC's popular outdoor playgrounds. Hardy Island is centered between some of BC's best boating territories, Jervis Inlet and Desolation Sound Marine Park. There are endless amounts of shoreline to explore, but one does not have to venture any further than your own dock to catch your daily limit in prawns, crabs, oysters and clams.

MAP REFERENCE

49°45'7.61"N and 124° 9'43.82"W



BOUNDARIES

Please see mapping section, all boundaries are approximate.

IMPROVEMENTS

- 1,089 ft² 3-bedroom home with all the comforts of home
- 50 x 10 ft dock
- Road network
- Drilled well
- Additional building site

ZONING

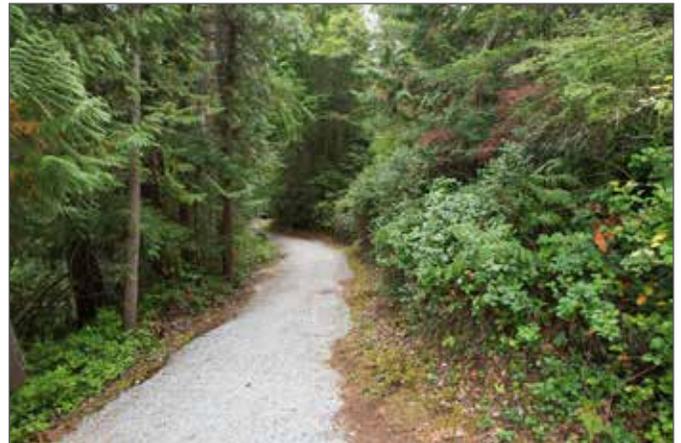
RU-1 Rural Residential
Sunshine Coast Regional District Bylaw

Additional zoning information can be found on the Sunshine Coast Regional District website: www.scrd.ca/zoning-bylaws/

LEGAL

Lot 29 District Lot 1488 Group 1 New Westminster
District Plan LMP32269
PID 023-734-141









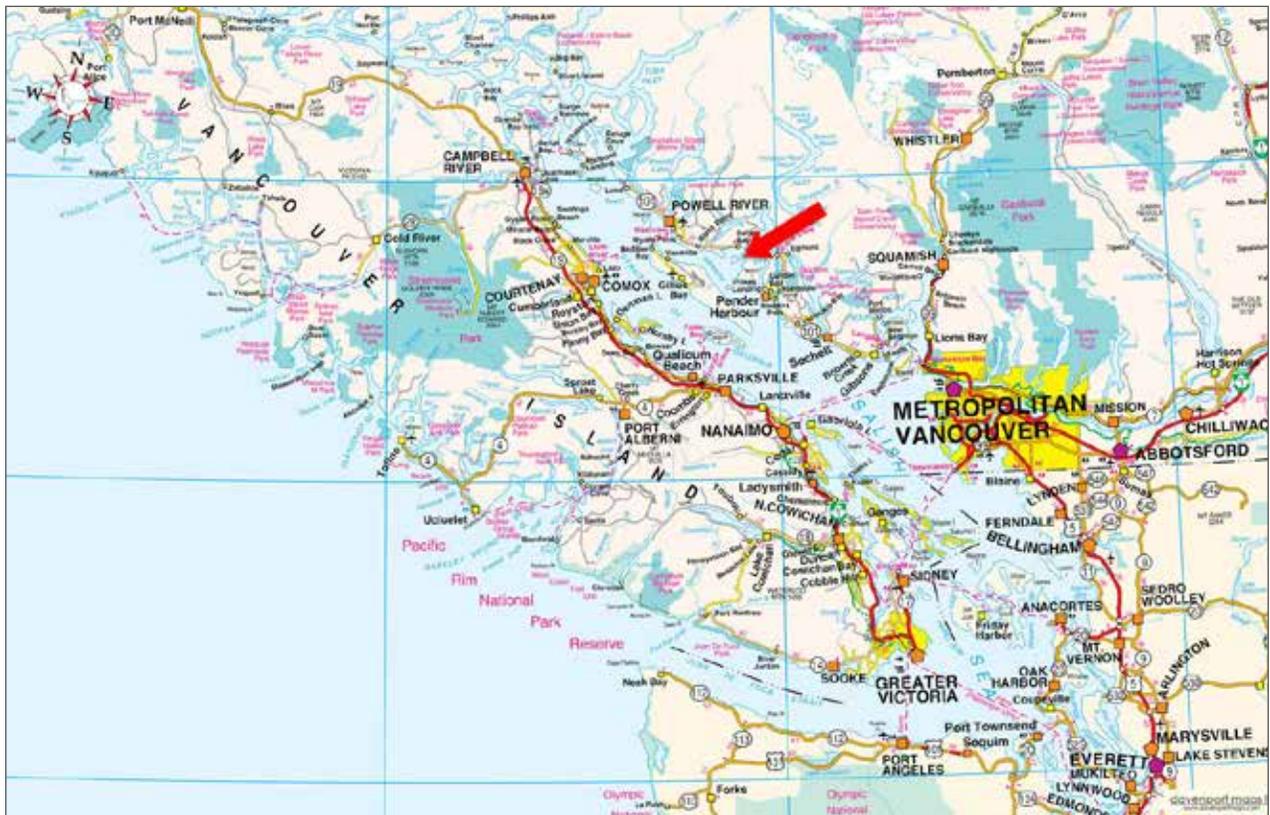


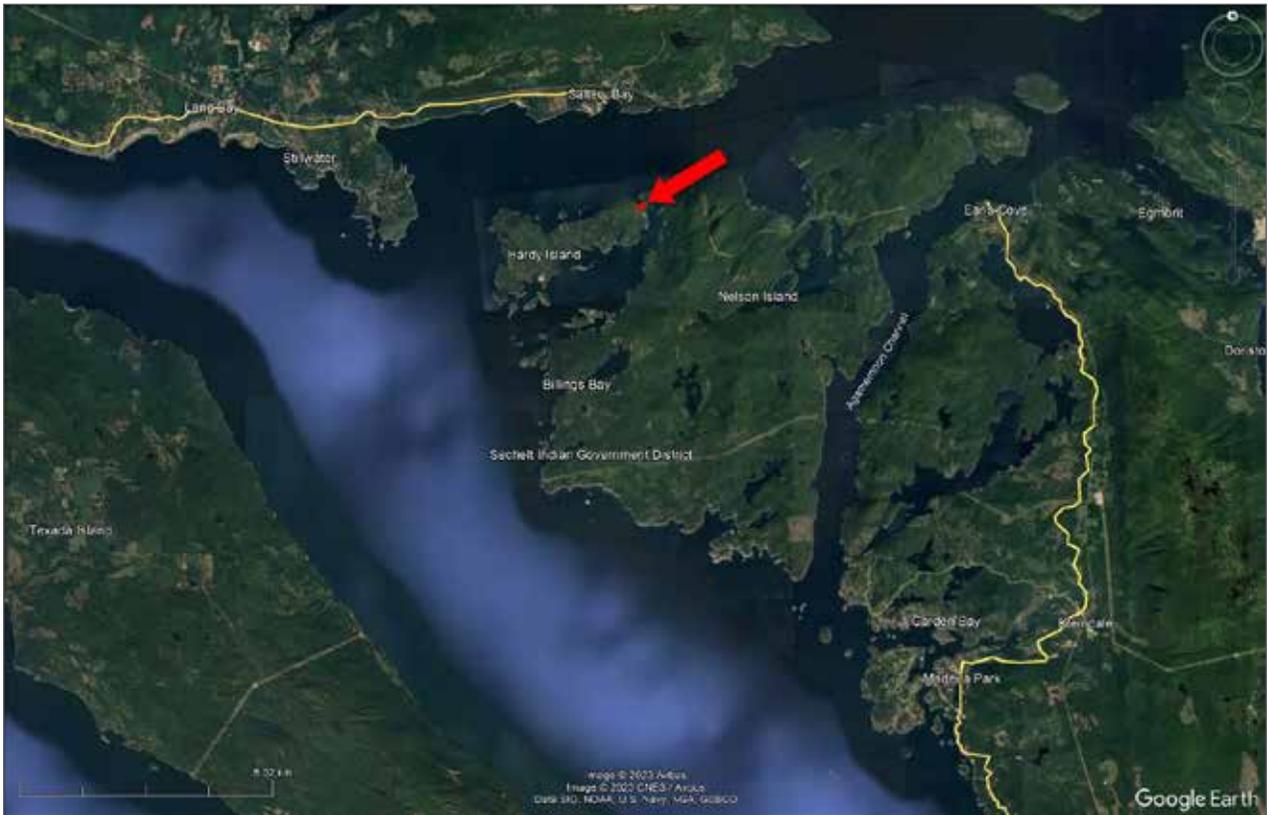


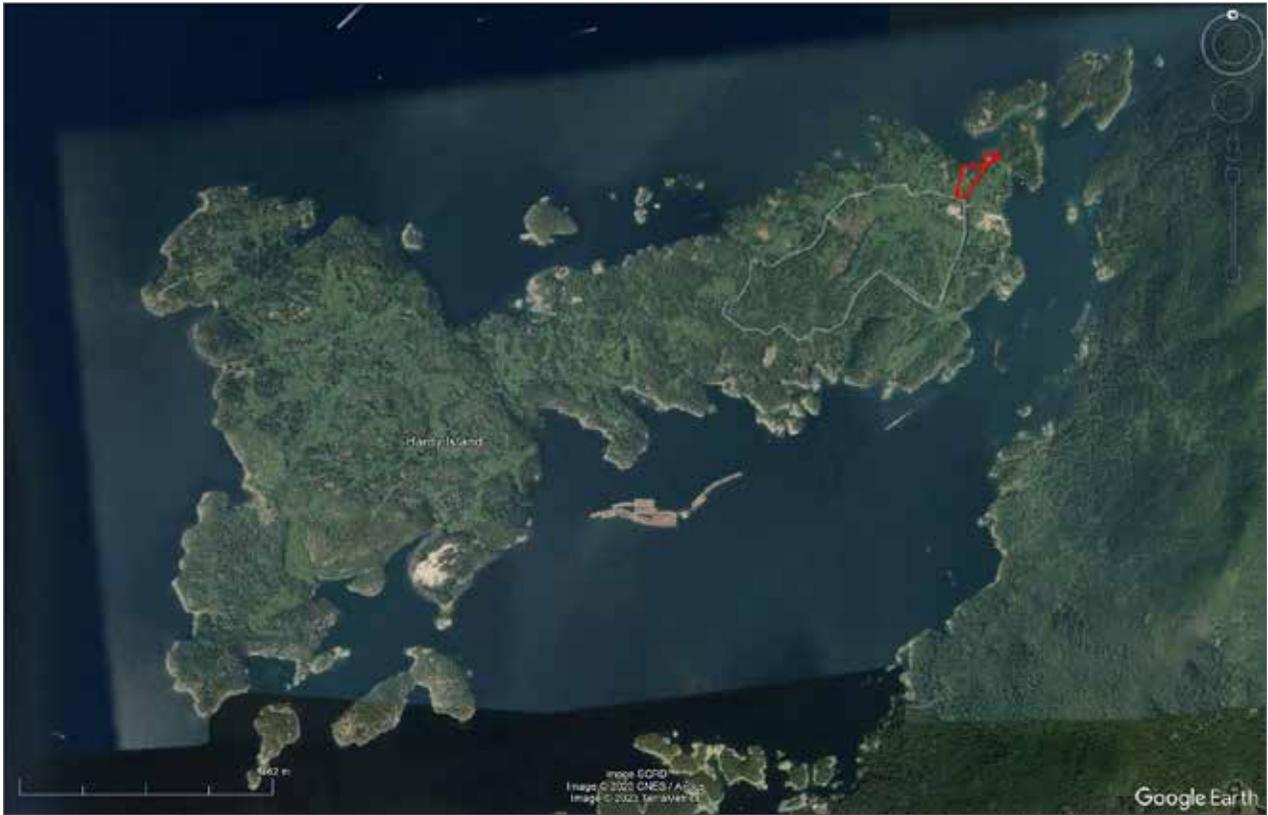














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