



## Basecamp Desolation Sound

Strata Lot 20 Ocean View



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### PROPERTY DETAILS

<b>Listing Number:</b>	23193
<b>Price:</b>	\$499,000
<b>Taxes:</b>	To be determined
<b>Size:</b>	7 acres

### DESCRIPTION

#### Phase 1 Now Complete

We've just completed our initial phase of parcel sales and all of the owners who purchased have now taken possession of their parcels. Builders, surveyors and family members began arriving on-site last week to get on the land and move forward their site planning and design ideas.



We are excited to introduce to you the second release of Basecamp, a place where adventure begins within the surroundings of world class natural amenities. The location is stunning with dramatic mountains, islands, and inlets that make this property the definition of "West Coast" wilderness.

Basecamp is situated at the gateway to world renowned boating destination, Desolation Sound just north of Lund. It has proximity to Savary, Hernando, Cortes Islands and Refuge Cove providing an array of adventures right at your doorstep.

Basecamp is a rare collection of 28 lots over 150-acres of forested, waterfront property, ranging from 3.5 to 7 acres at the northernmost entrance to the Sunshine Coast Trail, just 30 minutes from Powell River.

Only 4 lots are being released in this second phase as ownership is waiting on the marina application to release the balance of parcels at Basecamp. Simply put, the value of properties such as this is enhanced significantly with the addition of a marina.

Basecamp is waiting for approval of their marina application which was submitted approximately 18 months ago with the government authorities and a decision is expected shortly. Should this application be approved, moorage will be offered to each parcel owner in order of their purchase date (first-in, first-option). Moorage will be offered on a variety of lease terms, at rates comparable to those found in Lund.

While each parcel has its own special characteristics, outlook, and topography, they all share access to 400 metres of pristine, private beachfront, an incredible place to relax and retreat. Enjoy paddle boarding in the private bay or star gazing from a beach side bonfire. You can also explore world class hiking trails, dirt biking, mountain biking and numerous recreational activities right from the property.

This rare retreat is the ultimate place for you and your family to unplug and connect with nature. Peaceful solitude with Nancy's Bakery, groceries or the Boardwalk Restaurant just 10-15 minutes away. Discover Basecamp, a place to recharge and live life the way it was meant to be.

Answers to FAQ can be found on the Basecamp website, [www.basecampds.com/faq](http://www.basecampds.com/faq).

## LOCATION

8 km north of Lund.

## AREA DATA

### Copeland Island Provincial Marine Park

This property is situated near an area known locally as The Ragged Islands or Copeland Islands Group. The 437-hectare archipelago comprises of four islands and 14 islets that protect narrow Thulin Passage, the main passageway for boats and kayakers traveling between the Discovery Islands and Desolation Sound.

Wilderness camping and fabulous kayaking attracts outdoor enthusiasts to this group of small, moss-covered rocky islands. Other leisure pursuits in the area include swimming, fishing, snorkeling, and scuba diving. The Copeland Islands and Savary Island lie offshore from Lund on the Malaspina Peninsula of the Sunshine Coast. You can see the white sandy beaches of Savary beckoning in the distance. The Copelands lie out of sight to the north, 2 km northwest of Lund and southwest of the property.

### Desolation Sound Provincial Marine Park

Desolation Sound Provincial Marine Park (8,256 hectares) is British Columbia's largest marine park. This includes more than 60 km of shoreline, several offshore islands and a gradually rising upland that contains a number of lakes, waterways and waterfalls. Unwin Lake, a 173-hectare body of fresh water, is the park's largest. Set back to the north and east, Coast Mountains soar to more than 2,400 metres. The warm waters surrounding the area teem with sea life. Ideal for swimming, scuba diving and feasting on your catch of the day, salmon, cod, prawns, crab, clams, and oysters. Plenty other tasty morsels lie beneath on the ocean's floor. To acquire them you must put on your scuba gear and get a little wet, or you could

take a short drive by boat or car to the Laughing Oyster Restaurant at the head of Okeover Inlet, which is one, if not the best, place to eat in the overall area of Powell River.

## Lund

South of the property is the historic community of Lund, which was named after a city in Sweden. It was established in 1899 when the Thulin Brothers started to build the hotel, which is still in use today. Recently the hotel has changed ownership and has seen a major renovation. For most of the early years Lund served as a port for fishermen. Today Lund thrives on its attraction from tourists seeking the neighboring Gulf Islands and marine parks.

## RECREATION

Boating, endless sightseeing, fishing, scuba diving, hiking, and kayaking.

## MAP REFERENCE

50° 2'46.88"N and 124°49'10.73"W

## SERVICES

None.

## ZONING

Rural Residential  
Qathet Regional District Electoral Area A Official Community Plan Bylaw No. 500, 2015.

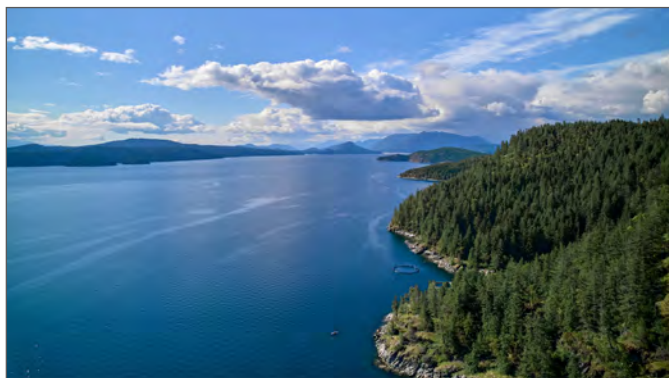
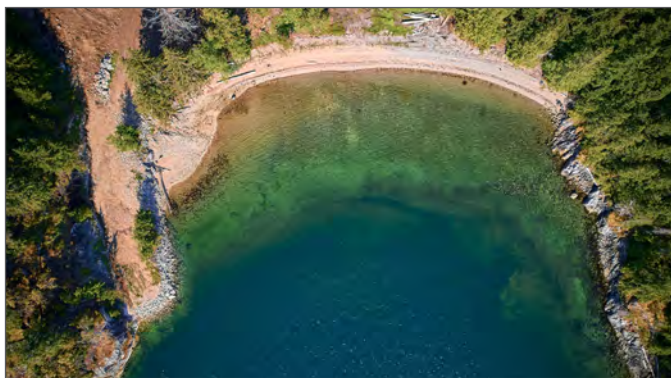
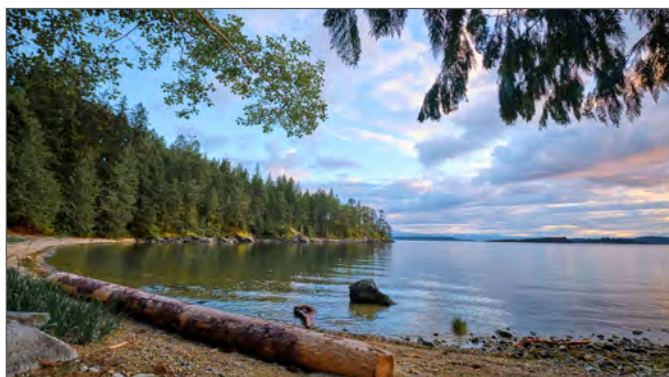
Additional zoning information can be found on the Qathet Regional District website.

## LEGAL

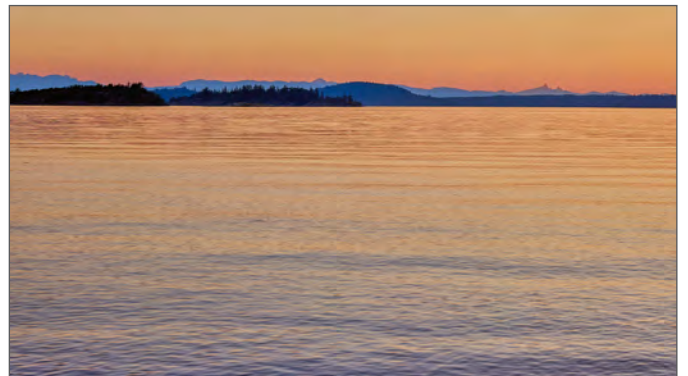
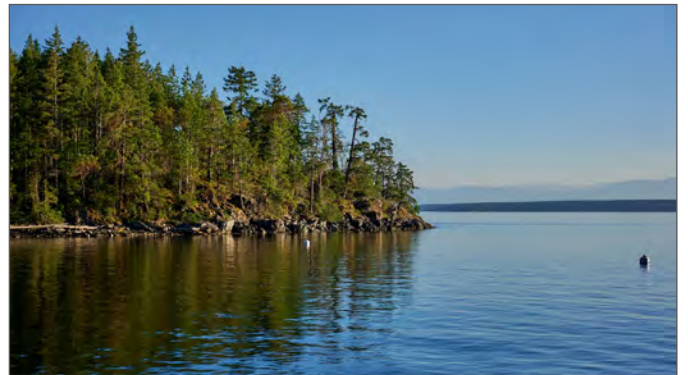
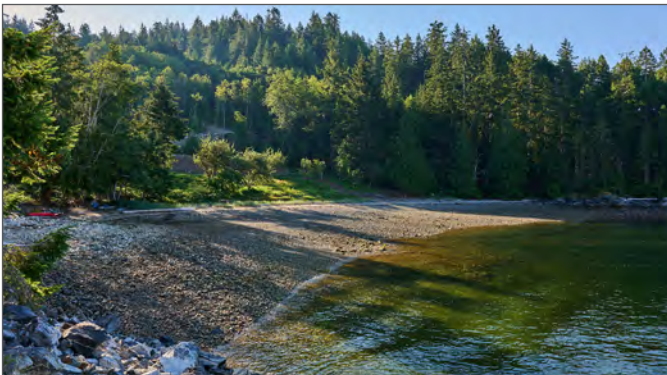
Strata Lot 20 District Lot 3781 Group 1 New Westminster District Strata Plan EPS9033 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V

PID 032-033-028

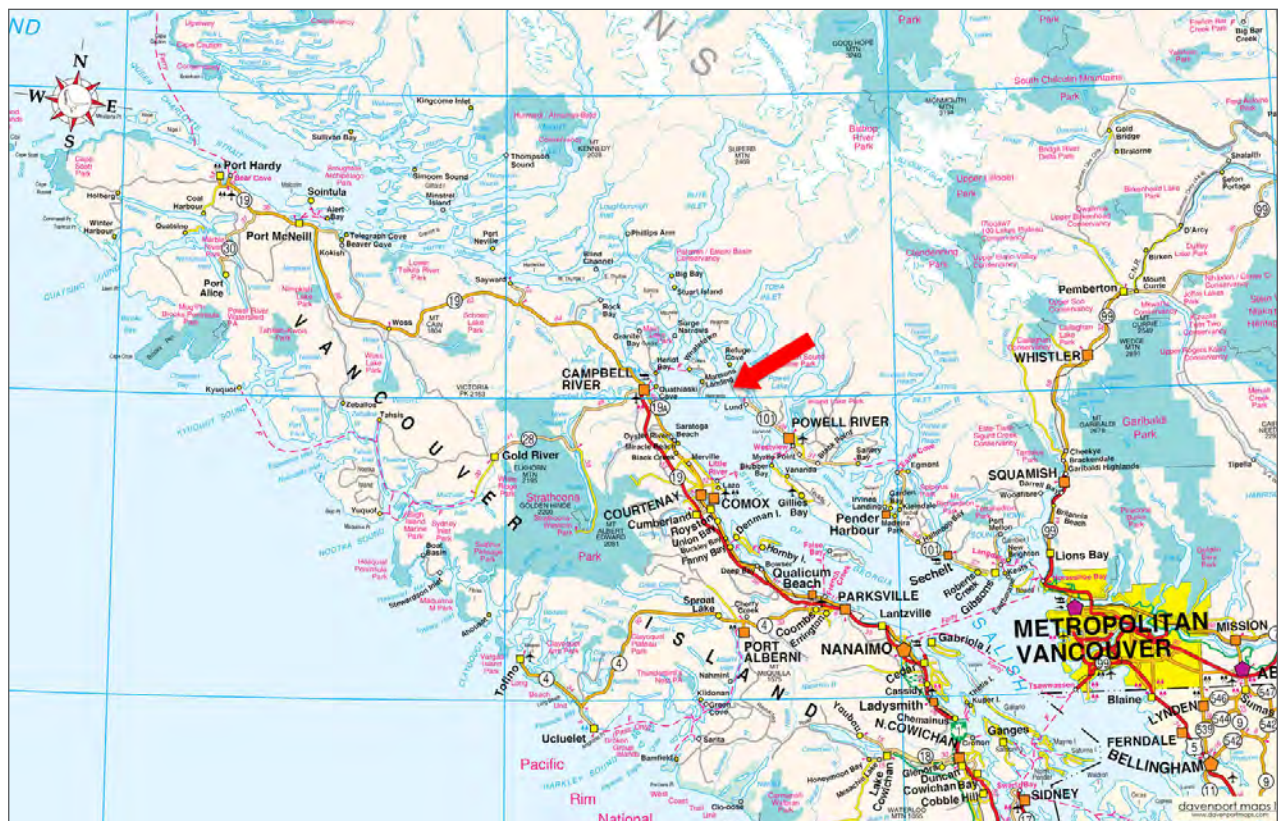
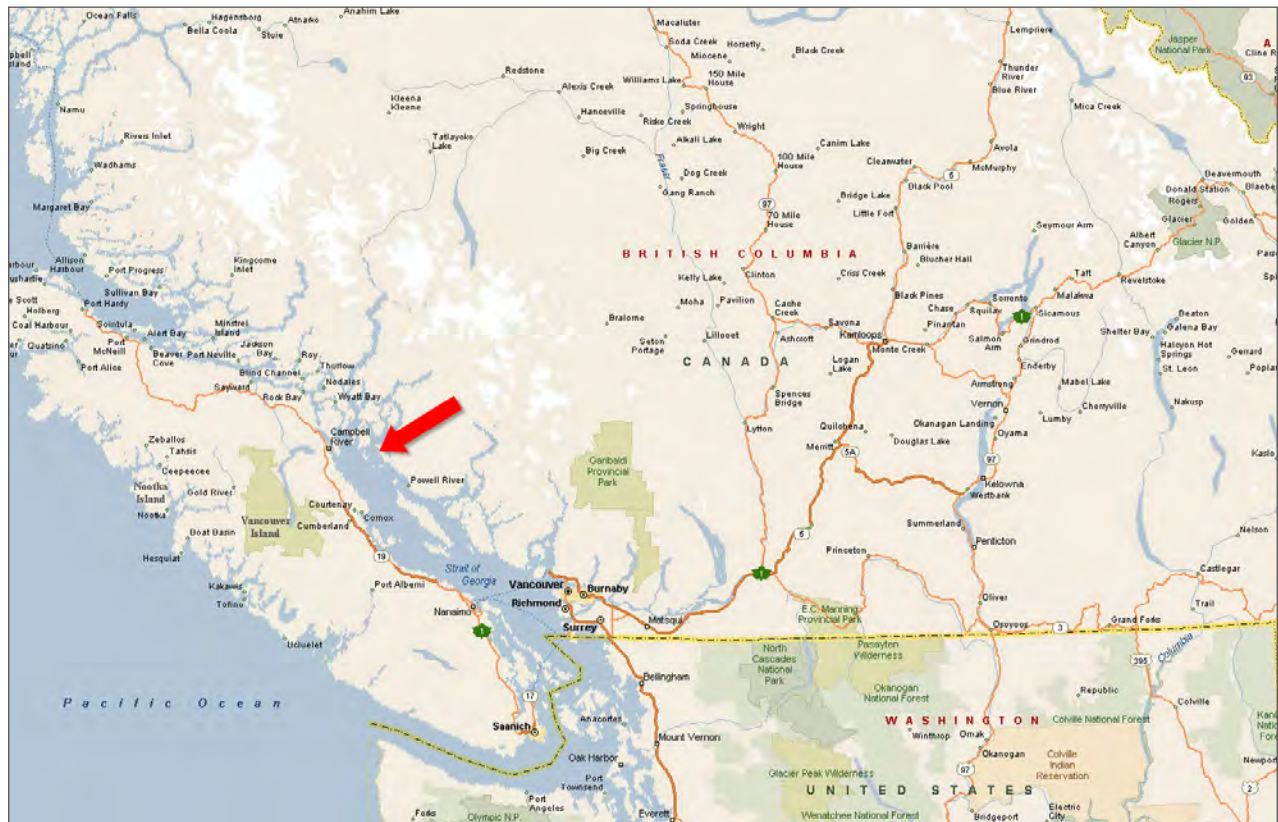




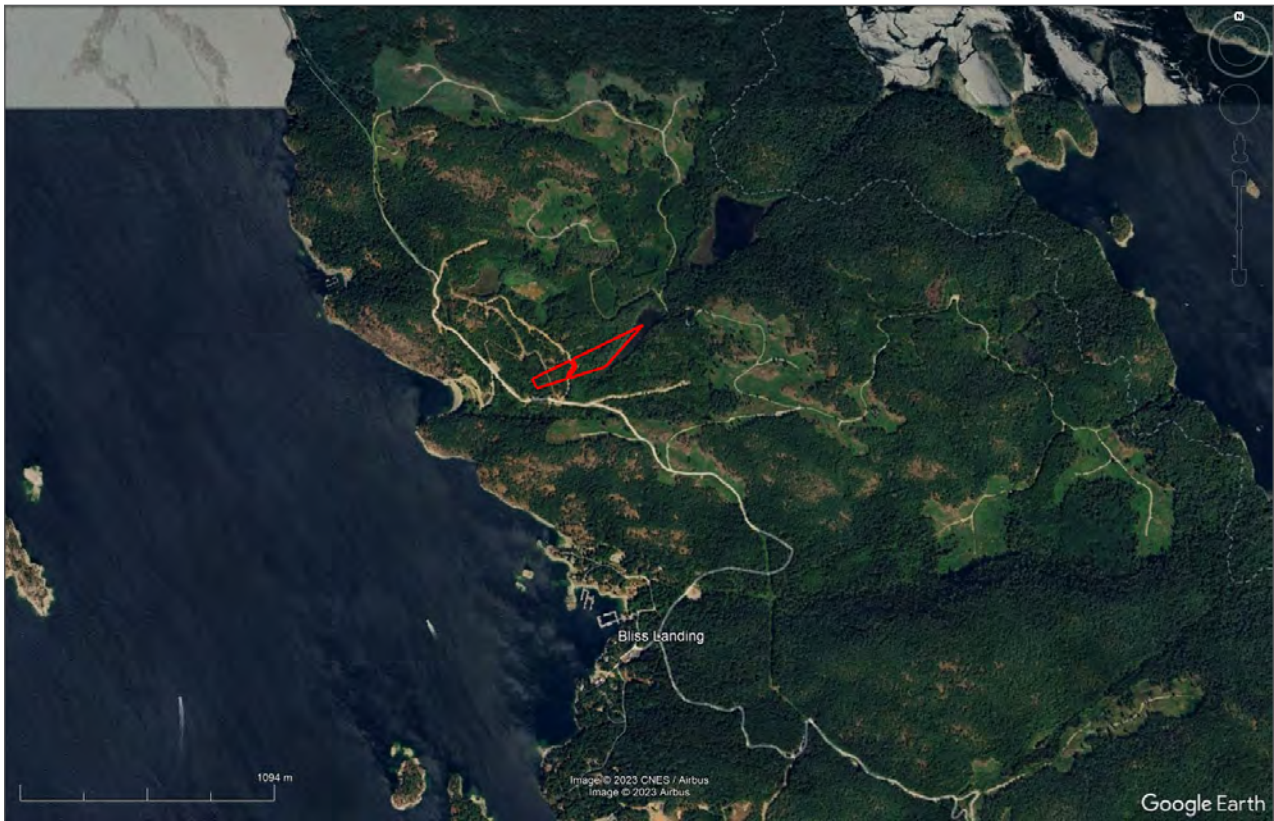
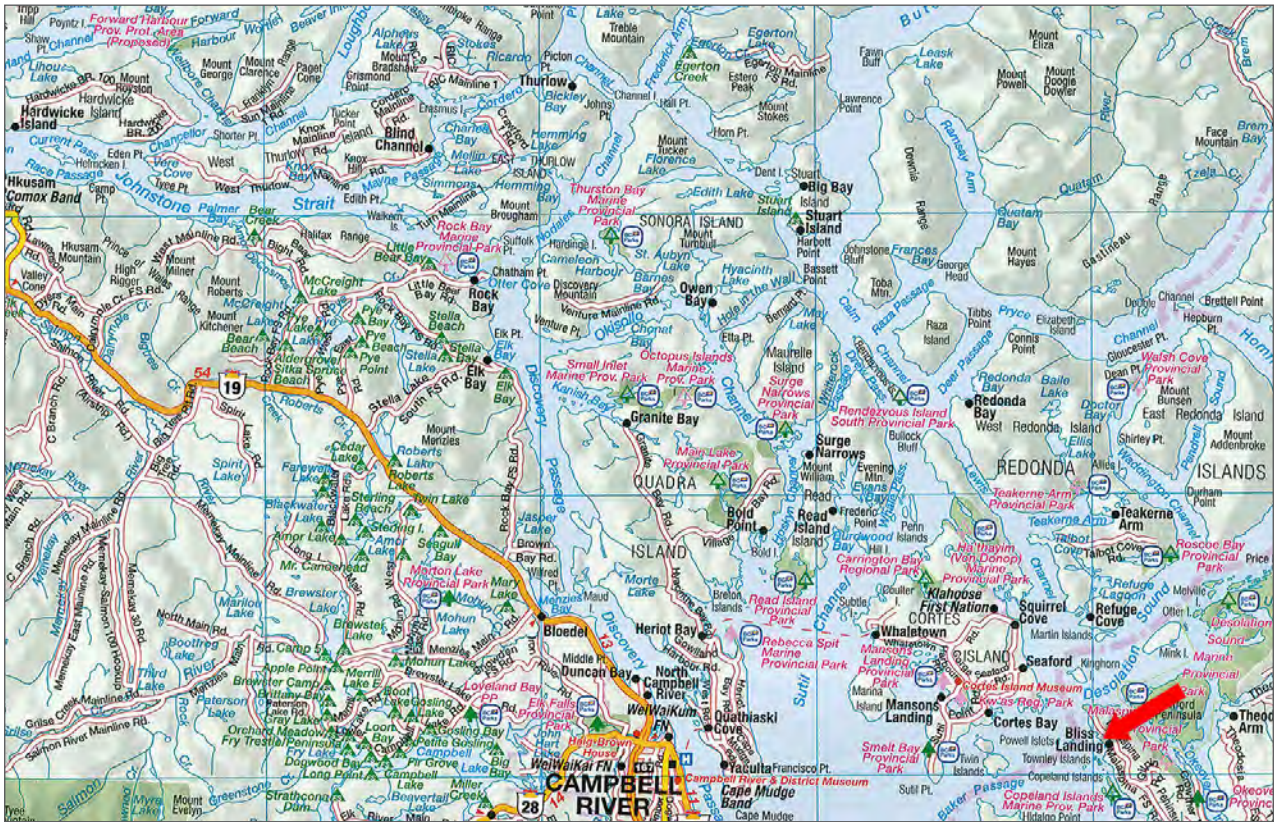




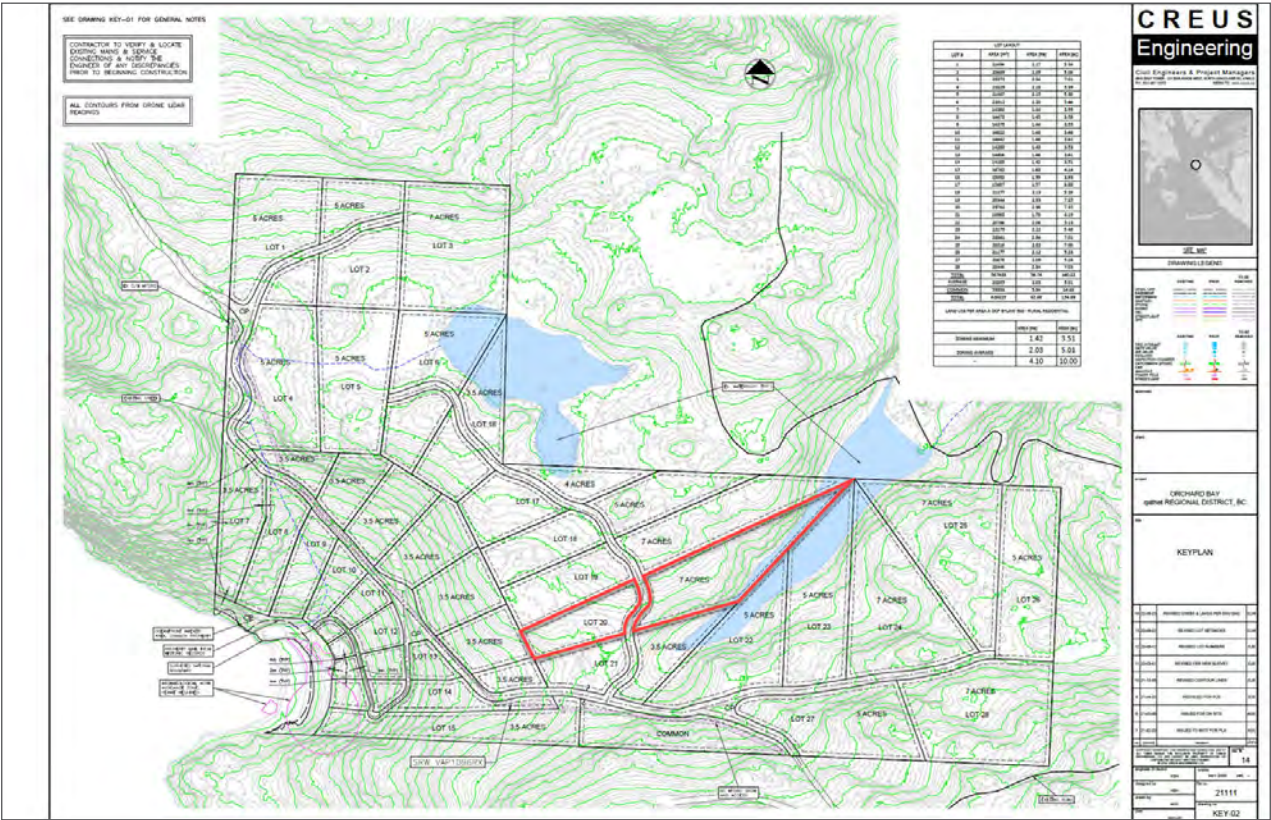














## LOT 20

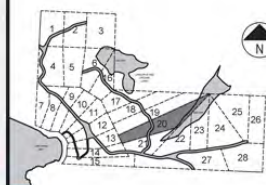


29,762 m<sup>2</sup>  
2.98 ha  
7.35 ac

PROPERTY LINE

SETBACK LINE

TOPO ELEVATION (m)



Dimensions are approximate and will be final upon survey filed with registration of Strata Plan



## Notes

[illegible]



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