



10.55 Acre Oceanfront Estate

Telescope Passage on Hardy Island



Jamie Zroback
BC Landpro Group
jamie@landquest.com
1 (604) 483-1605

Jason Zroback
BC Landpro Group
jason@landquest.com
1 (604) 414-5577



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

10.55 Acre Oceanfront Estate

Telescope Passage on Hardy Island

PROPERTY DETAILS

Listing Number: 23183

Price: \$1,499,999

SIZE

10.55 acres, 2 titles ~ 1,344± ft oceanfront

DESCRIPTION

Comprising two lots, this remarkable 10.55-acre oceanfront estate is nestled within Telescope Passage on Hardy Island. With approximately 1,344 feet of southwest-facing oceanfront, the property boasts a private beach abundant with clams and oysters. It offers the convenience of two docks for easy water access and is equipped with two drilled wells, one 200 feet deep producing 7 gallons per minute (Lot 26) and the other 110 feet deep producing 25 gallons per minute (Lot 25).

The road network from the docks has been completed along with a building site that is ready for construction. A solar system is already in place, providing sustainable energy options. Accompanying this offering is a 2016 Jay Flight 32BHDS RV featuring two slides, securely covered during off-seasons. Additionally, there's a 10 x 10 ft cedar shed housing a solar system comprising four 340-Watt solar panels, eight Surrette S6-275 batteries (48V), and a 3,600-Watt Outback inverter.

This property offers the ultimate escape to privacy, tranquility, and protected moorage. The low bank and tastefully treed landscape add to its natural allure. Notably, each lot is zoned for two homes,

making it an ideal investment for a group or large family. Hardy Island also features an internal road network, providing easy access from each lot for walking, jogging, or biking.

Hardy Island, a mere 40-minute boat ride from Pender Harbour on the Sunshine Coast or approximately 2.5 hours from Vancouver, offers exceptional convenience. It's just a short 10-minute boat ride to the marina at Saltery Bay where services are available close by in Powell River. Fishing, prawning, and world-class diving opportunities abound in this region, making it a haven for outdoor enthusiasts. Hardy Island serves as the gateway to Jervis Inlet, Princess Louisa Inlet and is discreetly nestled in a protected bay within Blind Bay on BC's Sunshine Coast.

Don't miss this unique opportunity to own a piece of paradise on Hardy Island. Whether you seek a serene retreat, a recreational haven, or a natural escape, this oceanfront estate offers an unparalleled combination of location and features.

Call to book your appointment to view today!

LOCATION

The location of this oceanfront acreage is paramount. Within 30 minutes you can be at every major service in the City of Powell River and within 1 hour you can be in Vancouver's International Airport. You have all these major amenities and comforts close to home in this remote paradise.

DIRECTIONS

Contact Listing Agent.



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 Passage. 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.

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°45'4.07"N and 124° 9'38.91"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

2 drilled wells and a solar power system.

IMPROVEMENTS

2 unlicensed docks, road network, prepared building site, 2016 Jay Flight RV, and a 10 x 10 ft shed with solar power system.

TAXES

- Lot 25 - \$758.25 (2023)
- Lot 26 - \$1,060.99 (2023)

Total: \$1,819.24 (2023)

ZONING

RU-1 Rural Residential
Sunshine Coast Regional District Bylaw 337

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

TERM

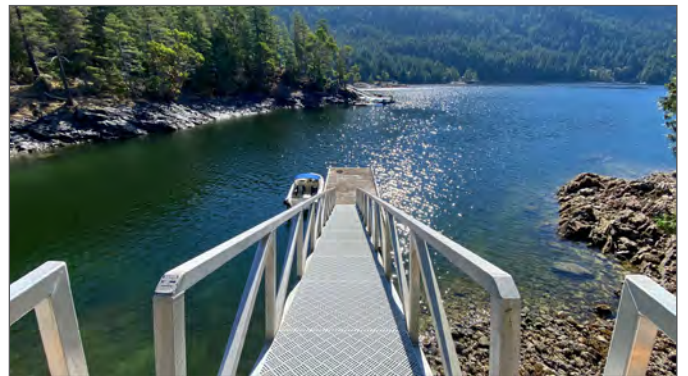
Both Lots 25 and 26 must be purchased together as per seller's requirement.

LEGAL

Lot 25 District Lot 1488 Group 1 New Westminster
District Plan LMP32269
PID 023-734-108

Lot 26 District Lot 1488 Group 1 New Westminster
District Plan LMP32269
PID 023-734-116

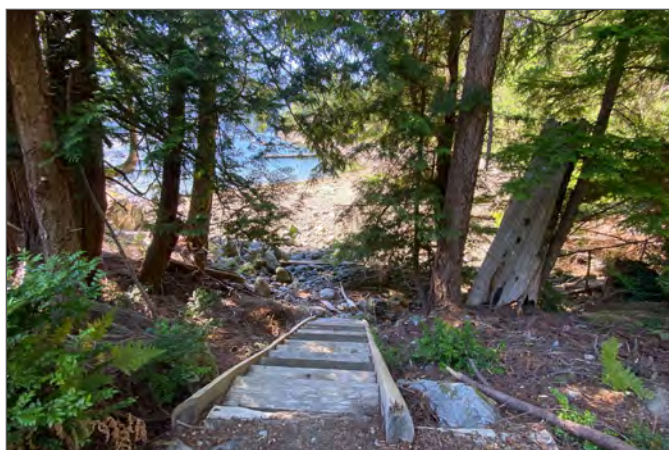




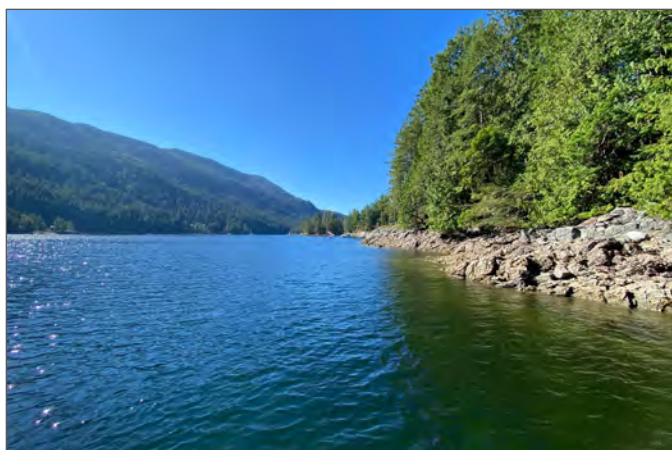
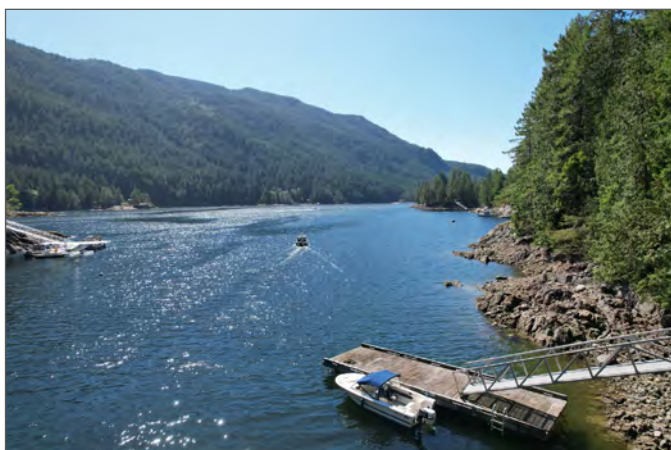
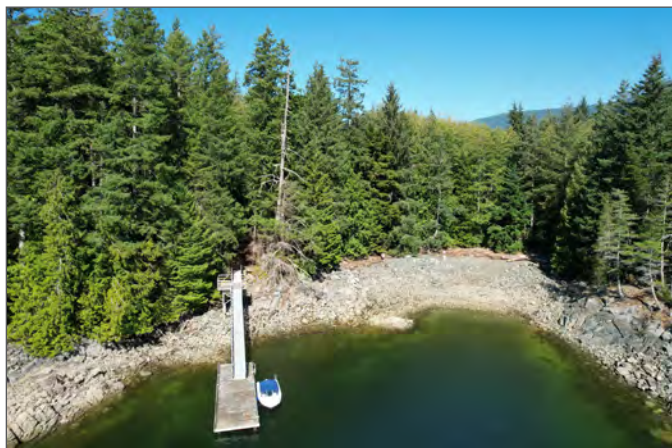
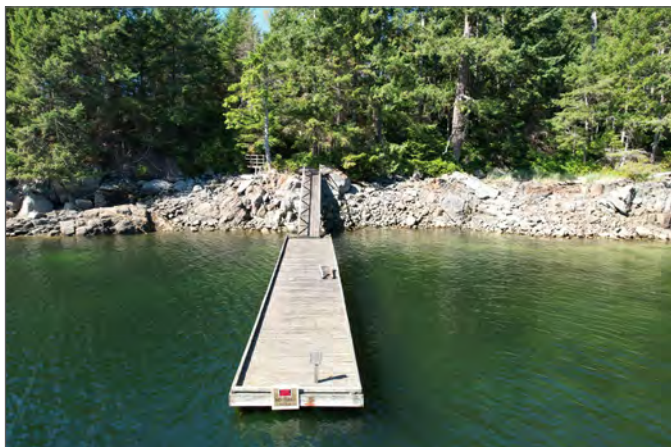


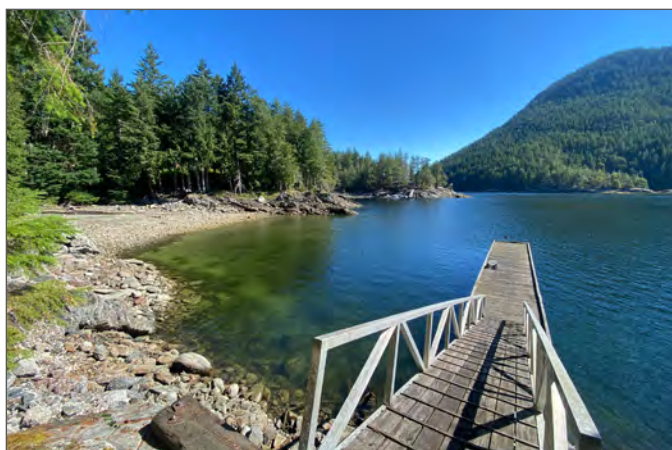
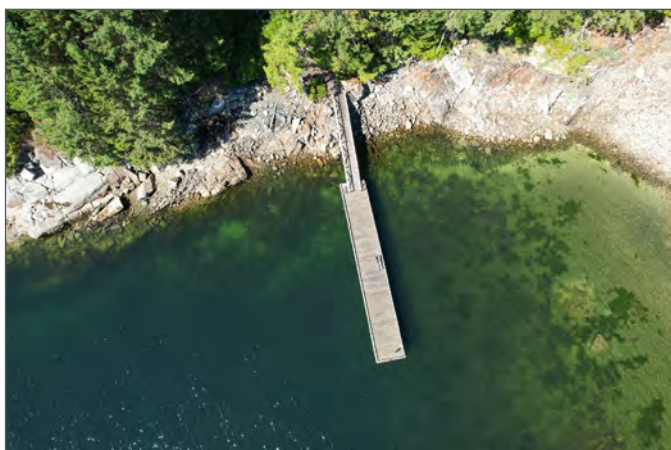
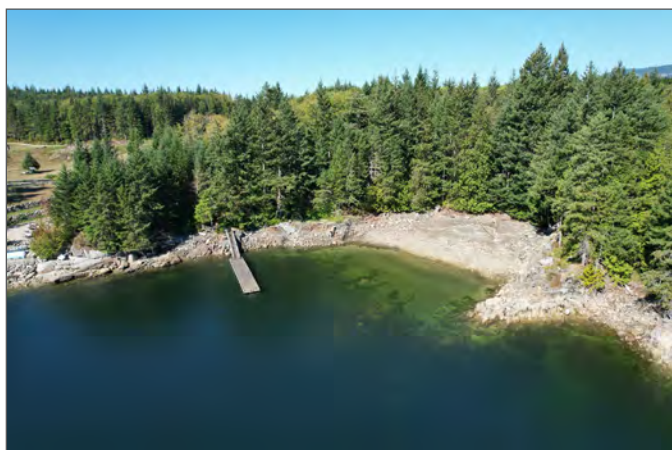
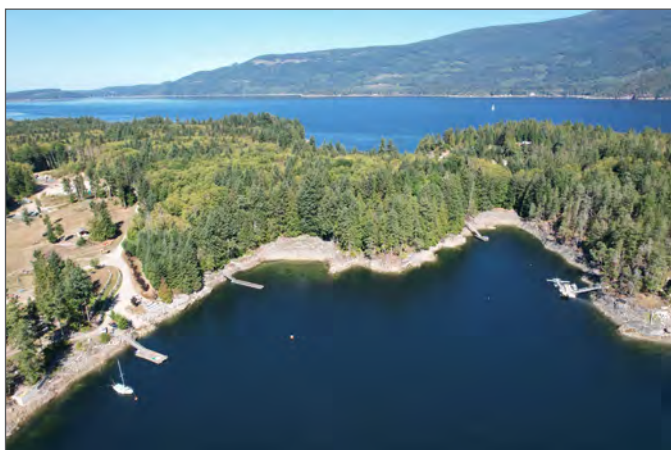


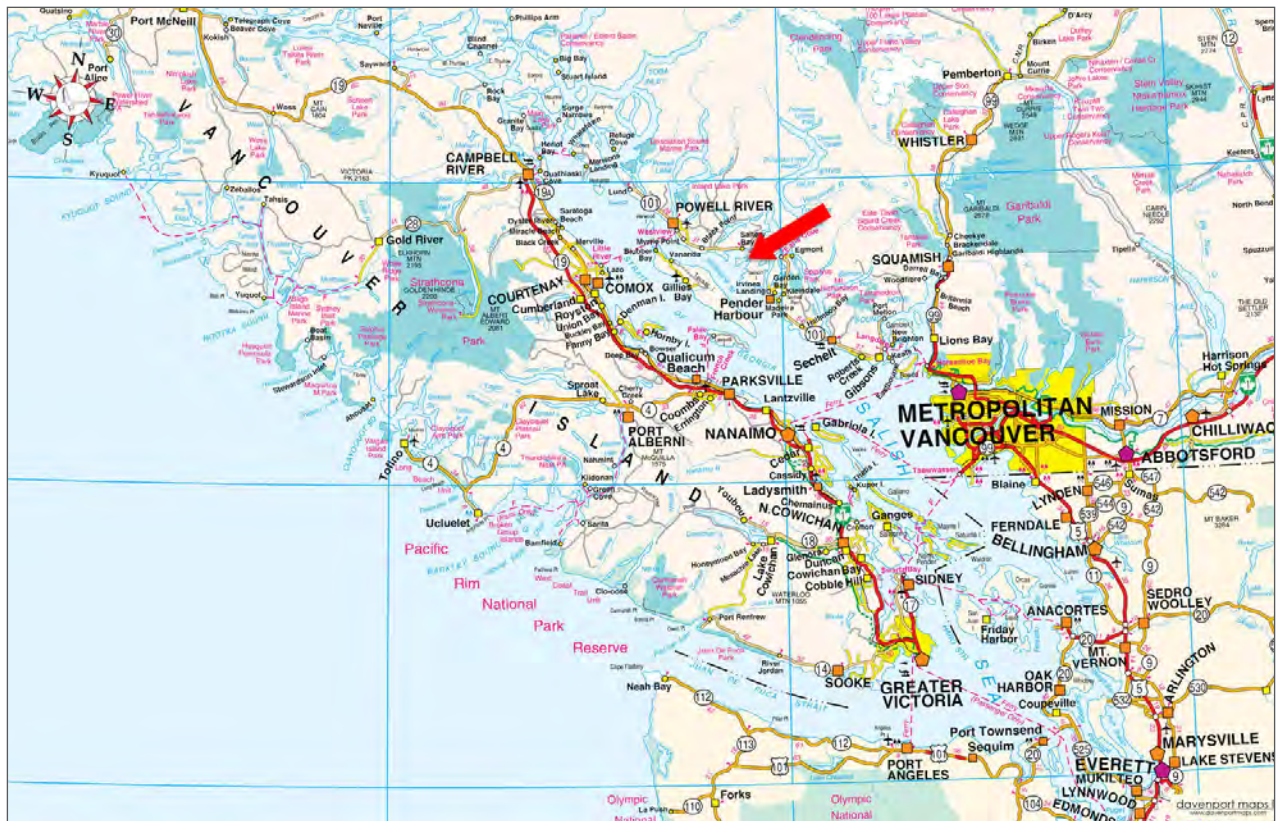
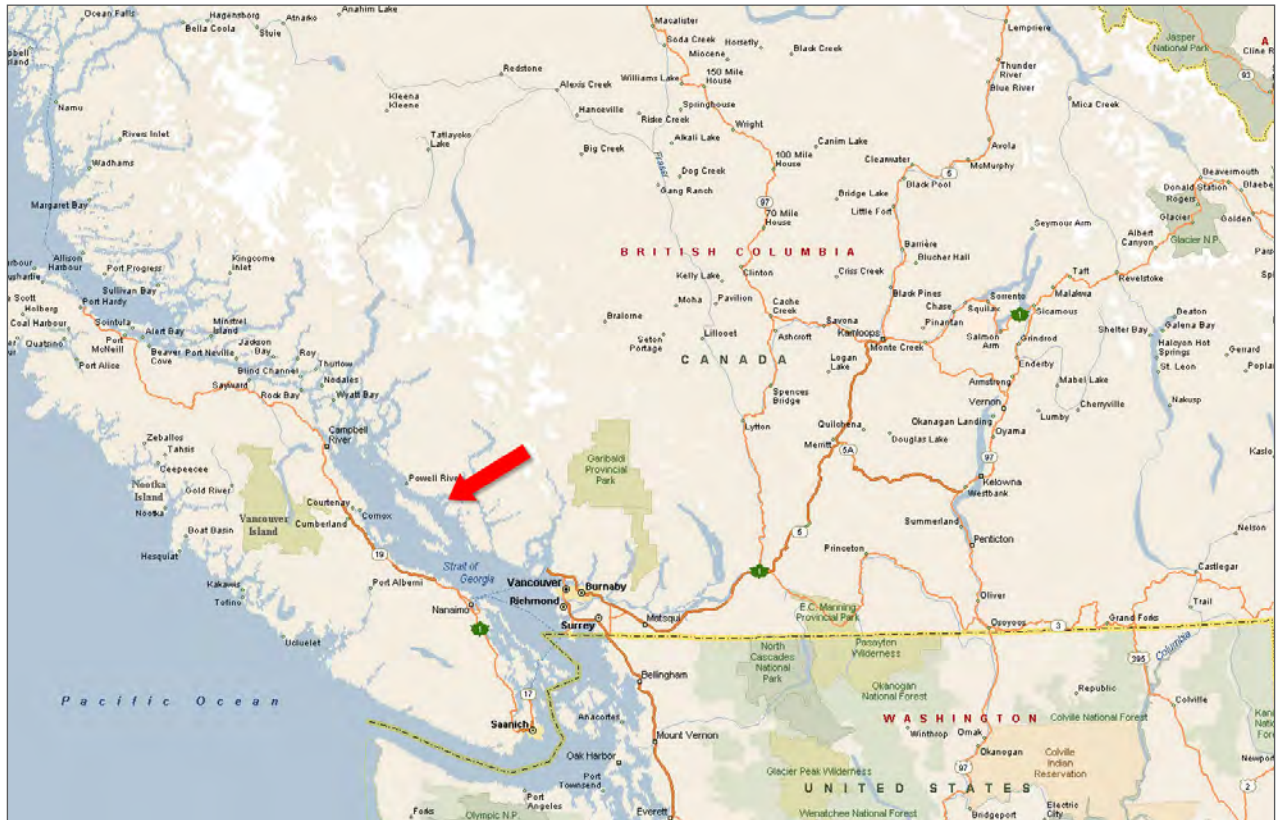




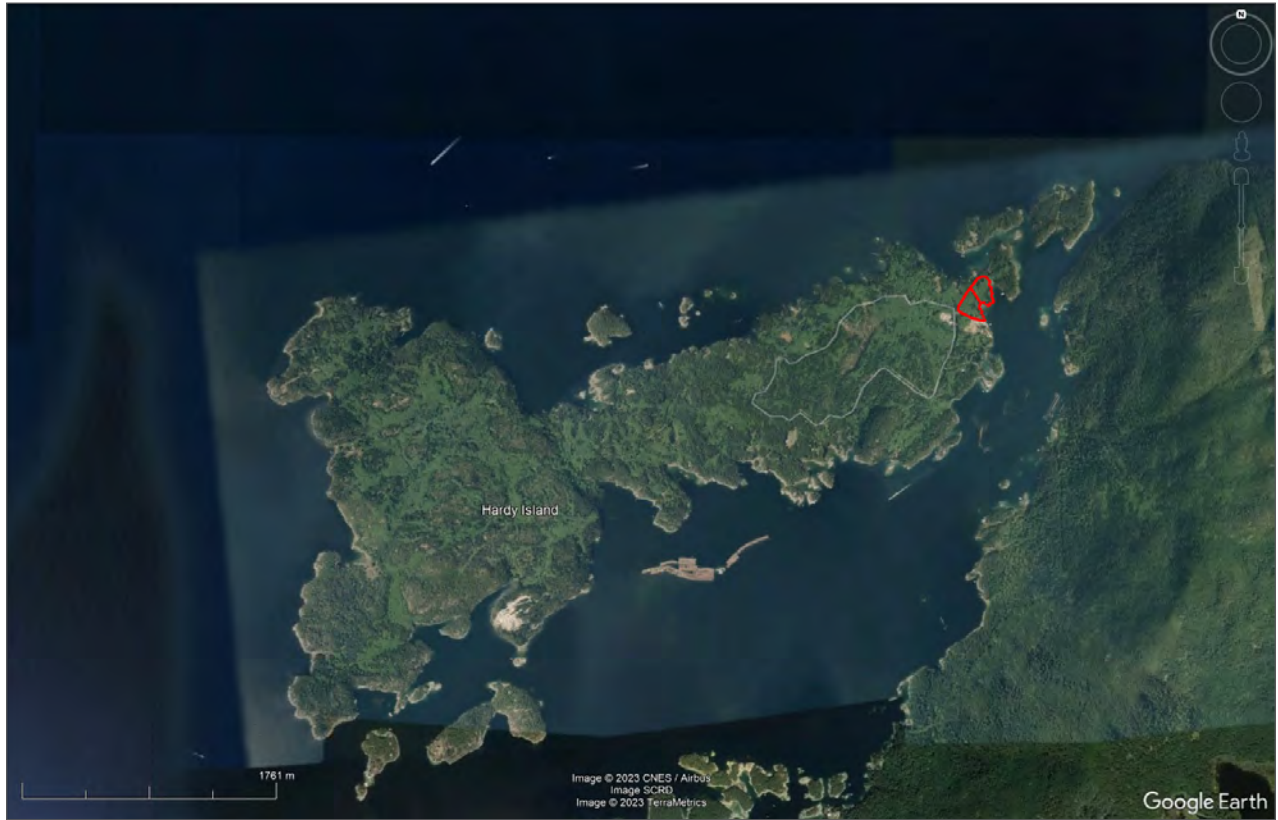














[illegible]



Marketing British Columbia to the World®



www.landquest.com



Jamie Zroback

BC Landpro Group
jamie@landquest.com
1 (604) 483-1605



Jason Zroback

BC Landpro Group
jason@landquest.com
1 (604) 414-5577

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)