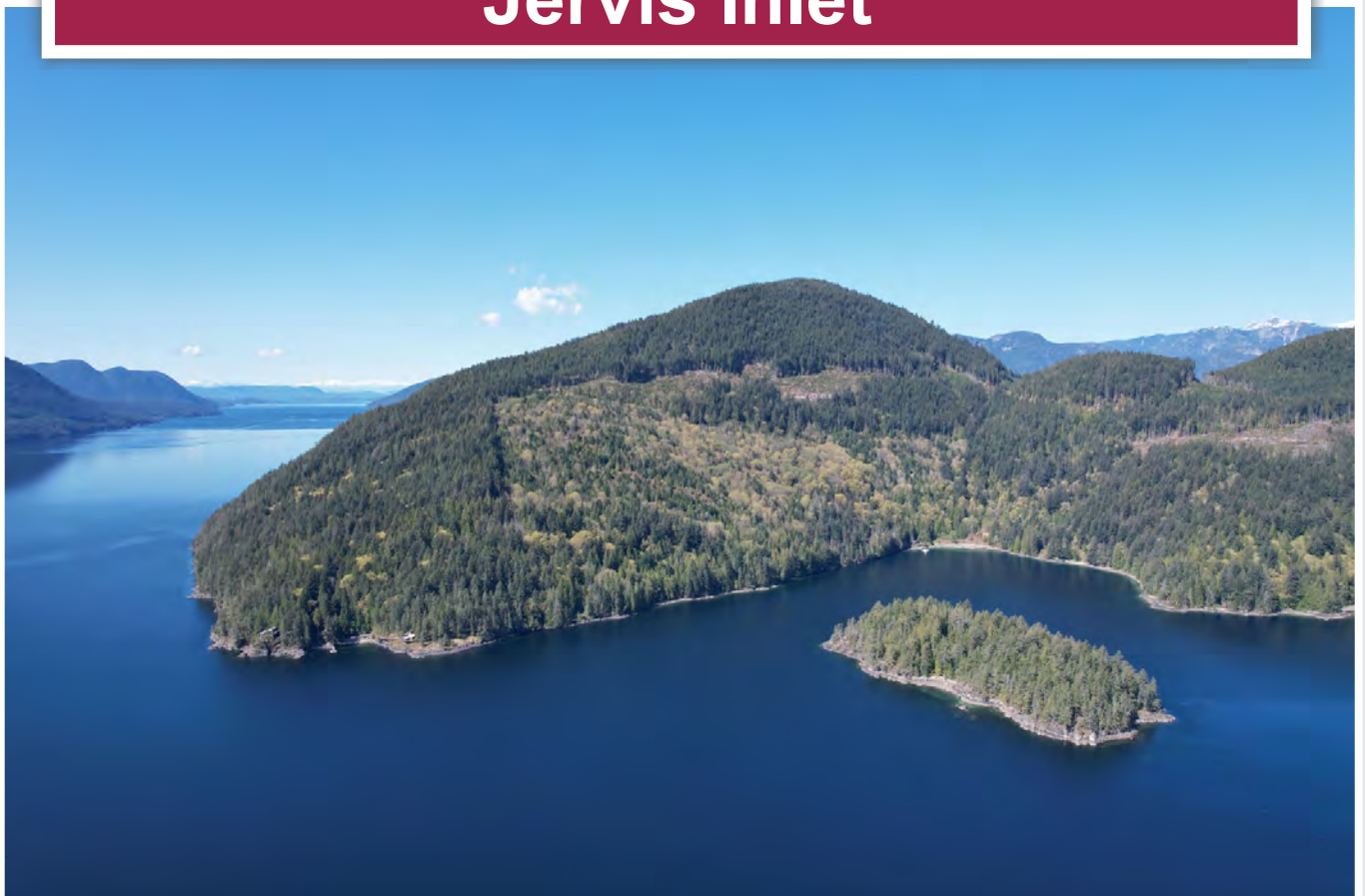




**136 Acre Oceanfront in
Jervis Inlet**



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136 Acre Oceanfront in Jervis Inlet

Sunshine Coast

PROPERTY DETAILS

Listing Number:	24082
Price:	\$3,905,000
Taxes (2023):	\$6,223.66

SIZE

136 acres ~ 4,150± ft oceanfront

DESCRIPTION

Court Ordered sale. Stunning 136± acres oceanfront property with approximately 4,150 feet of quality low bank oceanfront only minutes by boat from Egmont or Saltery Bay on the Sunshine Coast.

The property is zoned CD5 for resort development. Ideal for a developer, special interest group or for a large family estate. It is rare to find a large waterfront parcel that has quality oceanfront with zoning to allow resort development.

Situated on the property is a primary residence and a guest cabin. The primary residence is a modest log home constructed some time in the 1980s. It features 1,120 ft² on the main floor and a 480 ft² loft. The main floor is an open floor plan with vaulted ceilings within the kitchen, living and dining room areas. There are 2 bedrooms and 1 bathroom on the main floor. The open loft is a generous size master bedroom. Outside a large deck extends towards the water which is roughly 28 x 40 ft. The state of the septic is unknown, and buyers are encouraged to conduct their own due

diligence. It is believed there is a system in place but needs confirmation.

There is also a small guest cabin that is rustic and needs to be finished. It is roughly 200 ft² and overhangs the ocean. There are several seasonal creeks that flow through the property. At the time of our inspection in April 2024, they were flowing well.

The property has an east and south orientation, and loads of morning sun which lasts until early evening in the summer months. The property has excellent utility along the water. There are numerous benches throughout the property as it rises off the water to the top of the property at 240 metres in elevation. The topography is excellent, so that it would allow any future accommodation to have expansive views out over the ocean.

Parts of the property were logged many years ago. There are pockets of mature cedar and fir trees that may represent value if harvested. Additionally, there is potential for sand and gravel onsite as an additional resource.

To build out the property as a resort development there is a great deal of work to still be accomplished surrounding permitting, which will require further studies and investment before it would be considered shovel ready to begin installing infrastructure.

This is a fantastic investment opportunity for the long term. Having the capability to develop the property today with the high density use designation has tremendous future value. As time passes this will only increase the worth of the property, which



opens the door to an investor who may only wish to find a solid investment and use the property on a personal basis and simply enjoy the recreational benefit to themselves. Oceanfront properties of this size and near Vancouver are already rare.

This remarkable 136-acre oceanfront property presents a rare opportunity for investment and development. With approximately 4,150 feet of pristine low bank oceanfront and zoning for resort development, its potential is undeniable.

Contact Jason or Jamie to arrange a view of the property and explore the possibilities of this promising opportunity.

LOCATION

Dark Cove within Jervis Inlet near Egmont.

DIRECTIONS

Contact Listing Agent.

AREA DATA

Egmont

Egmont is located at the head of Sechelt Inlet 51 km north of Sechelt and is the closest point you can drive to the properties. Egmont was a small

fishing village back in the day and, to some extent, it still is to this day. However, in recent years it has evolved into a port that services recreationalists and contractors that frequent the neighbouring inlets and islands in the area. There is a government marina and two private marinas in the area. Bathgates Marina offers a general store, marine fuel, moorage and accommodation. The Back Eddy has marine fuel, moorage, accommodation and a restaurant/pub.

Jervis Inlet

Slicing deep into the Coastal Mountain Range, Jervis Inlet becomes Princess Royal Reach and Queens Reach with a branch to Princess Louisa Inlet and the famed Chatterbox Falls. A popular recreation destination in Jervis Inlet is Hotham Sound, an isolated and protected warm-water wilderness leading off the north shore of the Inlet. Hotham Sound is ringed by steep mountains and walls of sheer rock, with numerous tumbling waterfalls - majestic Pacific Northwest scenery! Hotham Sound is named after Admiral William Hotham of the Royal Navy, Commander-in-Chief in the Mediterranean in the 1790s. The peaceful Hotham Sound is a favorite destination for kayakers, who explore the sheltered coves and bays and enjoy wilderness camping amongst the Harmony Islands.

Princess Louisa Inlet

Princess Louisa Inlet is a natural wonder that is a must see. It is absolutely stunning! To completely understand how unique this offering is you first need to know how spectacular Princess Louisa Inlet is and the history of trying to protect the area for future generations to enjoy.

Princess Louisa Inlet (6 km long) is located near the head of Jervis Inlet (77 km long). Jervis inlet is the deepest fjord on the BC coast with a max depth of 2,402 feet.

A visit to Princess Louisa Inlet is like completely surrounding yourself by magnificent waterfalls. In fact, North America's highest waterfall is within Princess Louisa Inlet. James Bruce Falls cascades 2,755 feet down a sheer granite rock face which then turns into the world-renowned Chatterbox Falls, which empties into the ocean.

Princess Louisa Inlet has been a popular destination from the Pacific Northwest's boating community for nearly 100 years.

James MacDonald purchased 45 acres in Princess Louisa Inlet in 1927. He rejected an offer from someone who desired to purchase his land in 1953 for \$400,000, a fortune back in those days. Instead, he gifted his property to the Boaters of the Pacific North West and kicked off a conservation project within the Inlet to protect the area for future generations to come. To date, there have been approximately 2,221 acres of land turned into parkland in the Inlet.

Sechelt

Sechelt's central location on the southern peninsula of the Sunshine Coast makes it a natural hub for business, culture and tourism. With a population of 9,490, this thriving village is surrounded by beautiful mountain scenery and a natural seaside beauty that lends a special charm to the attractions and amenities of the Heart of the Sunshine Coast.

The Sechelt area climate is characterized by mild, moist winters and warm, dry summers. Temperatures on the Coast range from freezing in winter to highs of 30°C (90°F) in summer. The annual rainfall is approximately 100 cm (40 in). The Sunshine Coast is sheltered from the open Pacific, and the milder weather patterns result in very light snowfalls in the region.



The Sunshine Coast is split into two portions on either side of Jervis Inlet. Roughly speaking, the southern half between the ferry slips at Langdale and Earls Cove occupies the Sechelt Peninsula, while the northern half between the ferry slips at Saltery Bay and Lund sits on the Malaspina Peninsula.

Nelson Island

Nelson Island is named after Viscount Horatio Nelson, the hero of the British navy. Nelson Island sits at the mouth of Jervis Inlet guarding the secrets of Prince of Wales Reach and Queens Reach. Famous with the yachting crowd for the scenery and anchorages, the area has a lot to offer. It 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

Powell River is a full-service community with a population of 20,000 and is a year-round sea to sky recreation area. It is North America's premier boating, trophy fishing and diving destination with its world-famous Desolation Sound Marine Park, award-winning marine and wilderness parks, golf courses, recreational facilities, services, shopping, dining, arts and culture.

Miles of hiking trails lead to beautiful lookouts, waterfalls or peaceful lakes which can be viewed along the 180 km Sunshine Coast Trail, and numerous recreational areas can be reached by logging roads owned by the logging companies. Boating and sports fishing are ardently pursued as all season sports. Marinas and government docks are available to residents and visitors.

Powell River is known as the “Hot Spot” for winter diving in North America. The “Mermaid” at Mermaid Cove in Saltery Bay Provincial Park is an extra special attraction. The area also has some of the largest wolf eel and octopus in the world. Canoeing may also be enjoyed on the quiet lakes of Powell River or you can take in the Powell Forest Canoe Route circuit. Ocean canoeing and kayaking are very popular in Jervis Inlet, the Copeland Islands Marine Park, Malaspina Inlet, Okeover Arm and Desolation Sound. For all the nature lovers and sightseers, Powell River has many parks, viewpoints and beaches to explore, and the hiking club will help you take advantage of the many beautiful trails. Bird watching is also unprecedented.

VEGETATION

Western red cedar, Douglas fir, hemlock and typical west coast foliage.

RECREATION

The area is a mecca for recreational activity. Because the property is situated on the ocean, one can enjoy all the benefits the ocean has to offer, but what makes this property unique is the ability to drive right from the property on forest service roads into the Coastal Mountain Range and access numerous freshwater lakes, hiking trails, glaciers and river systems.

Some activities include boating, fishing, kayaking, scuba diving, site seeing, hiking and swimming

in an area characterised as one of BC’s popular outdoor playgrounds. 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°48’48.77”N and 123°58’2.72”W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

CD5 zoning designation permitting resort development.
Natural resources such as timber and sand and gravel.

SERVICES

None. This property is water access only and is not connected to the power grid.

IMPROVEMENTS

3-bedroom log home, guest cabin and small storage shed.

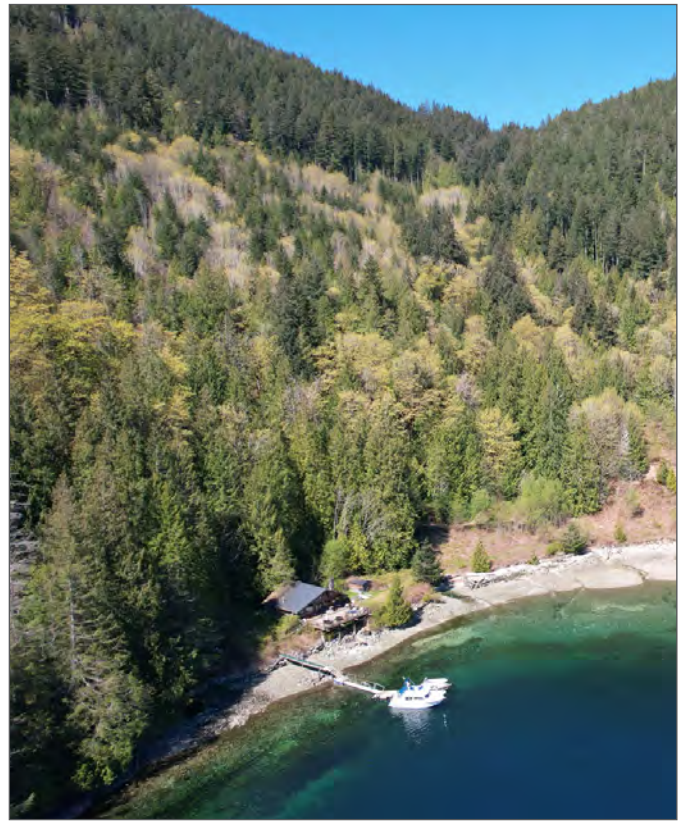
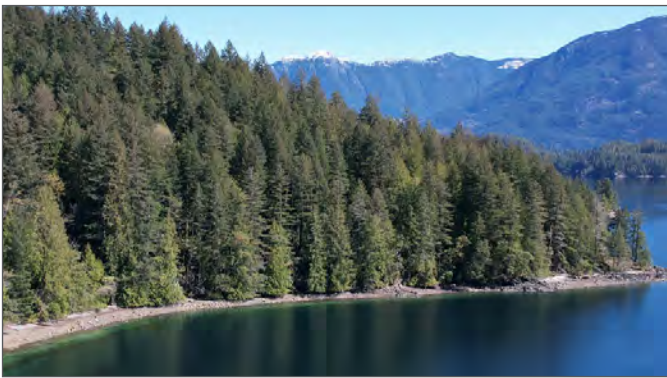
ZONING

CD5 (Residential Comprehensive Development)
Sunshine Coast Regional District Zoning Bylaw No. 337, 190

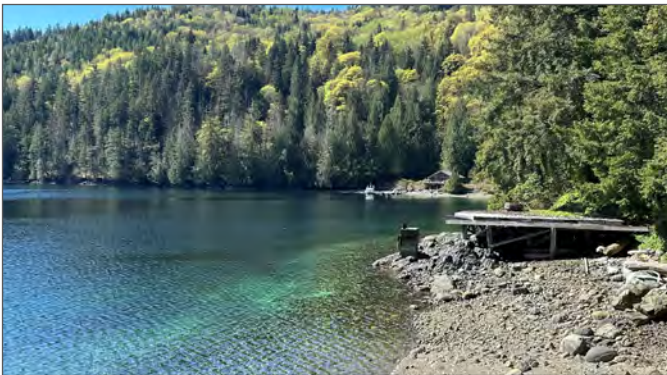
Additional zoning information can be found on the Sunshine Coast Regional District website.

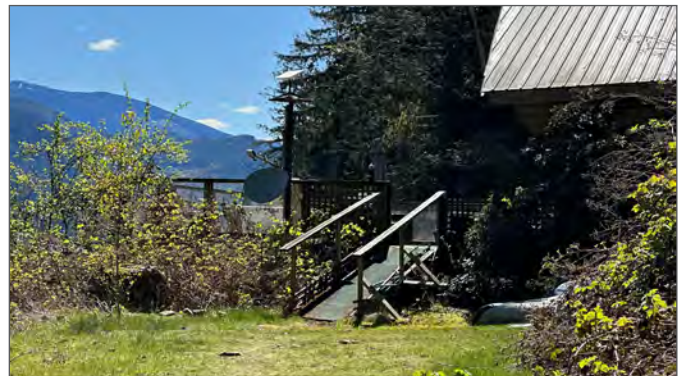
LEGAL

Parcel A District Lot 4055 Group 1 New Westminster
District Plan LMP39216
PID 024-248-703



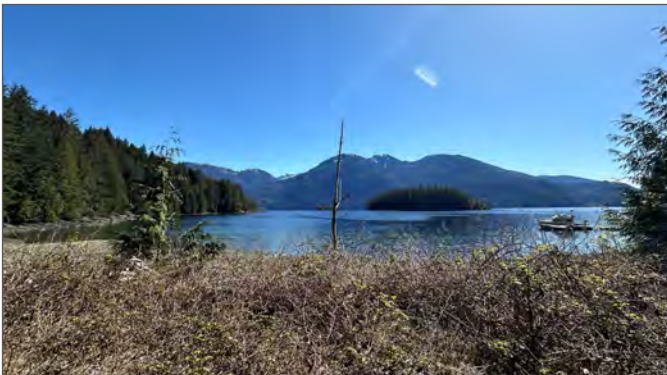




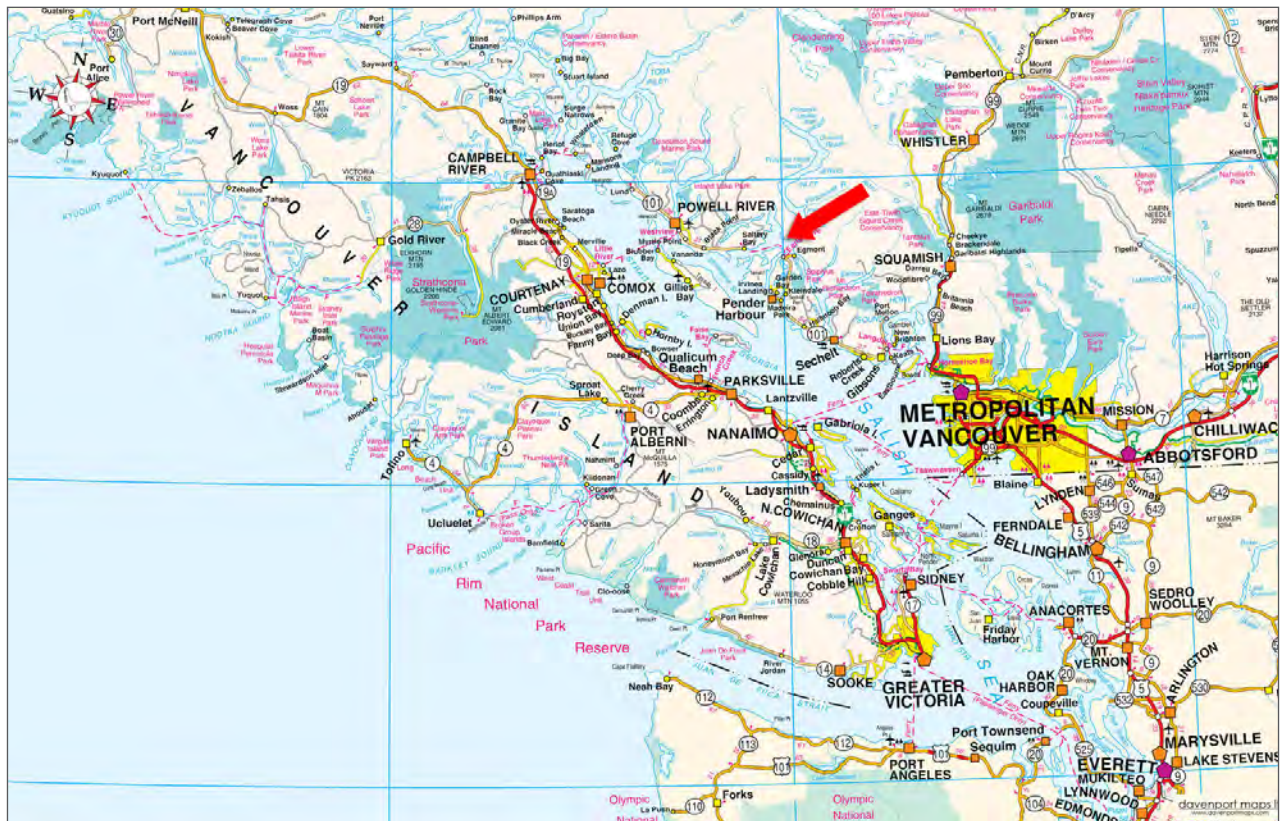
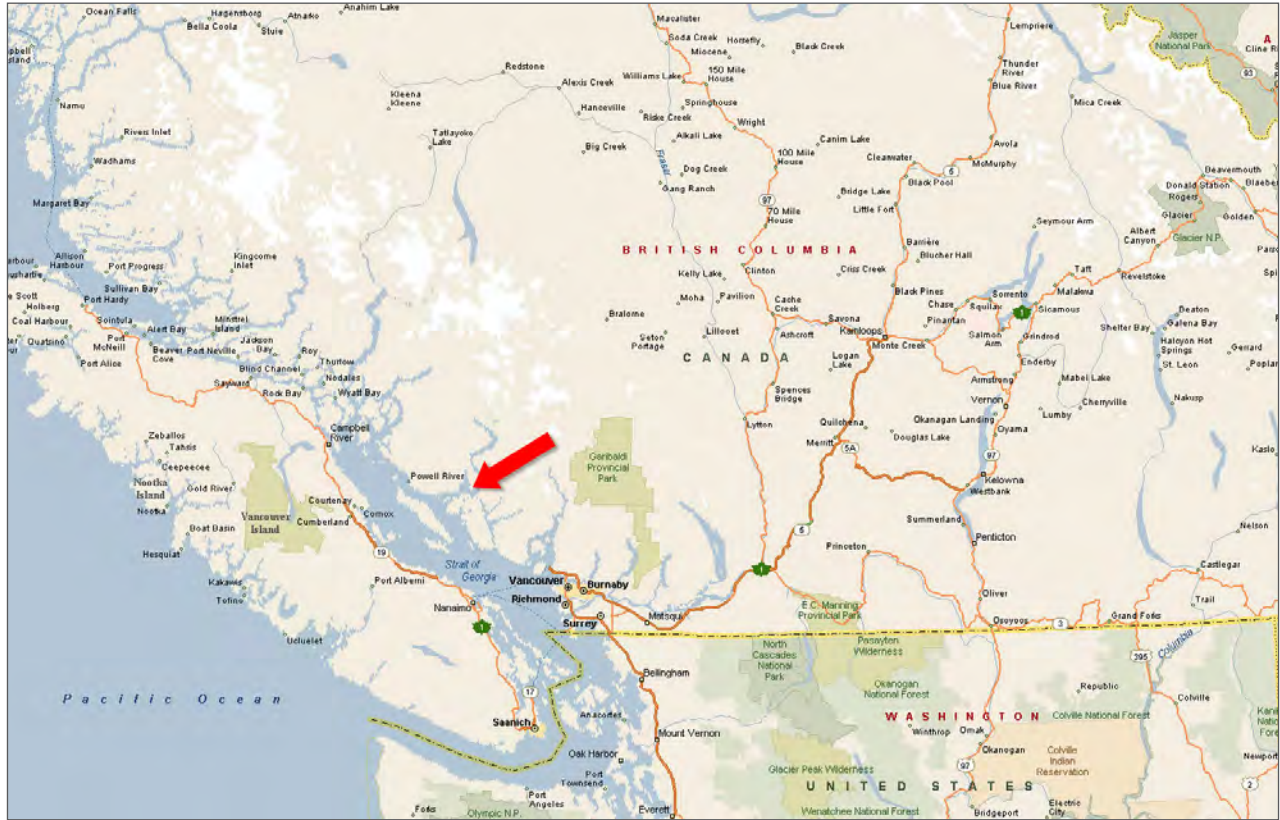


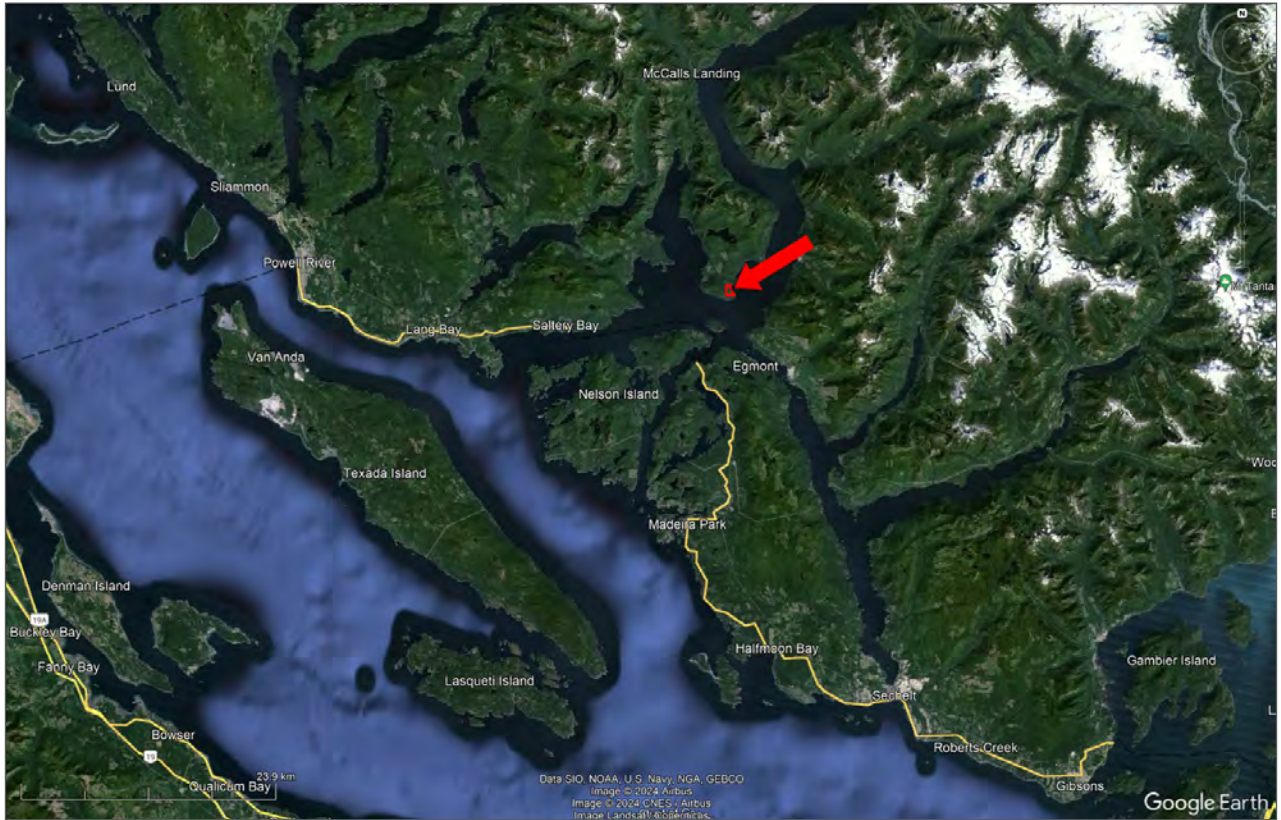
















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