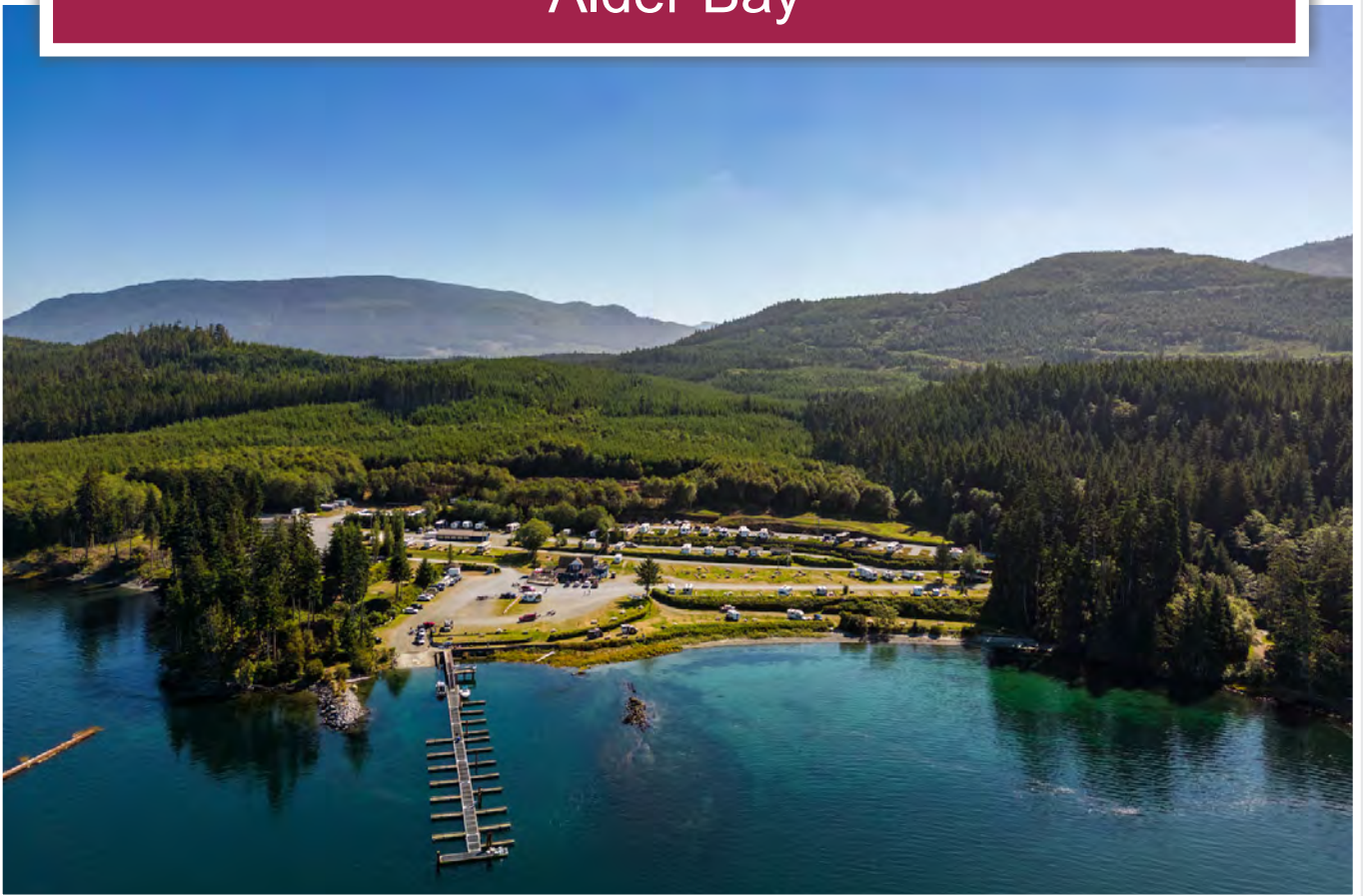




Ocean View Lots
Alder Bay



www.landquest.com

Wyatt Hansen
wyatt@landquest.com
(250) 207-6929



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Ocean View Lots

Alder Bay

PROPERTY DETAILS

Listing Number:	25005
Price:	\$239,500
Taxes (2024):	\$919.25

DESCRIPTION

Experience the peaceful charm of Alder Bay, located on Vancouver Island's stunning east coast. Nestled between Telegraph Cove and Port McNeill, this unique oceanfront community offers the perfect balance of natural beauty, modern amenities, and opportunities for recreation.

Welcome to Phase 2 of Orca Views

Phase 2 of the Orca Views development is now available, featuring 10 oceanfront leasehold pads designed for manufactured homes. With breathtaking views and easy access to resort amenities, these properties are ideal for retirees, remote workers, or anyone seeking a tranquil coastal getaway.

Thoughtfully Designed Homes

Choose from two well-planned floor layouts:

1. 1-Bedroom, 1-Bathroom Home

- Approx. 535 sq. ft.
- Bright and open-concept living space with modern finishes.
- Covered porch for outdoor enjoyment.

2. 2-Bedroom, 1-Bathroom Home

- Also approx. 535 sq. ft., with extra space for family or guests.
- Features the same smart layout and design as the 1-bedroom model.

Each home comes prepped for stacking washer/dryer units (appliances not included) and includes a dishwasher, microwave, and optional upgrades for customization.

Life at Alder Bay

Alder Bay offers more than just a home—it's a lifestyle. With amenities like a marina, boat launch, kayak access, and miles of beachfront, it's an ideal place for outdoor enthusiasts. Modern conveniences, including laundry facilities, Wi-Fi, and an on-site shop, ensure comfort and ease of living.

Alder Bay provides unit holders with a unique opportunity to unlock the full potential of their properties through the professionally managed "Stay Alder Bay" short-term rental program. Designed for convenience, this program allows owners to generate income effortlessly by renting out their homes when not in use.

The resort team takes care of every detail, from guest bookings to on-site management, ensuring a seamless and stress-free experience for both owners and visitors. Owners can easily reserve dates for personal use while making their homes available to vacationers seeking a one-of-a-kind oceanfront retreat.



Ideal for seasonal residents or those looking to offset ownership costs, this program not only delivers financial benefits but also fosters a vibrant and welcoming Alder Bay community.

A Community Surrounded by Natural Beauty

Alder Bay is conveniently located near:

- Telegraph Cove (30 minutes south): A charming historical village and a hub for eco-tours and whale-watching.
- Port McNeill (20 minutes north): A vibrant coastal town offering essential services, including a hospital, marina, and grocery stores.

Your Opportunity to Join a Growing Community

With lease fees of \$750 per month and only 10 lots available in this phase, now is the perfect time to secure your spot in this sought-after development. Whether you're looking for a peaceful retreat, a recreational property, or a rental investment, Alder Bay Resort provides endless possibilities.

Take the first step toward oceanfront living. Contact us today to learn more about this exceptional opportunity.

LOCATION

1 Alder Bay Road - Port McNeill, BC

DIRECTIONS

From Campbell River, BC:

1. Head north on Highway 19 towards Port McNeill.
2. Continue on Highway 19 for approximately 190 km (about 2.5 hours).
3. Look for signs for Telegraph Cove and Alder Bay.
4. Turn right onto Alder Bay Road (near the junction for Telegraph Cove).
5. Follow Alder Bay Road for approximately 1 km to the resort entrance.

AREA DATA

Alder Bay is a hidden gem on Vancouver Island's northern coast, offering a tranquil escape surrounded by breathtaking natural beauty.

Nestled between the charming historical village of Telegraph Cove and the vibrant coastal community of Port McNeill, Alder Bay provides unparalleled access to the waters of the Broughton Strait and the world-renowned Broughton Archipelago. This region is a haven for outdoor enthusiasts, featuring opportunities for kayaking, fishing, wildlife watching, and exploring miles of forested trails and rugged coastline. With its stunning ocean views, quiet beaches, and proximity to essential amenities, Alder Bay strikes the perfect balance between serene wilderness and modern convenience, making it an ideal destination for those seeking a peaceful retreat or adventurous getaway.

RECREATION

The Alder Bay area is a playground for outdoor enthusiasts, offering endless recreational opportunities on both land and water. The nearby Broughton Archipelago, a stunning maze of small islands and inlets, is perfect for kayaking, boating, and wildlife viewing, with frequent sightings of whales, dolphins, and sea lions. Fishing enthusiasts will find world-class opportunities to catch salmon, halibut, and other prized species in the surrounding waters. On land, miles of forested trails invite hiking and exploring, while the beaches and coves of Alder Bay provide peaceful spots for picnics and relaxation. With easy access to marinas, boat launches, and untouched wilderness, the area is a haven for anyone seeking adventure or a deeper connection to nature.

HISTORY

The Alder Bay area is steeped in the rich history of northern Vancouver Island, reflecting the deep connection between the land, sea, and the people who have called it home for centuries. Nearby Telegraph Cove, just a short drive south, offers a glimpse into the past with its iconic boardwalk and historical buildings originally constructed as a fishing and logging village in the early

1900s. Across the water on Cormorant Island lies Alert Bay, home to the vibrant culture of the Kwakwaka'wakw First Nations, where visitors can explore the U'mista Cultural Centre and learn about the region's Indigenous heritage. This blend of cultural significance, maritime traditions, and historical landmarks makes the Alder Bay area a fascinating destination where the stories of the past echo in the stunning natural surroundings.

MAP REFERENCE

50°33'32.79"N and 126°54'42.03"W

INVESTMENT FEATURES

Alder Bay offers owners a unique opportunity to maximize the value of their homes through the professionally managed "Stay Alder Bay" short-term rental program. This hassle-free option allows owners to rent out their homes when not in use, generating income while enjoying peace of mind. The resort team handles all aspects of the rental process, from guest bookings to on-site management, ensuring a seamless experience for both owners and visitors. Owners can easily block off dates for personal use while making their property available to vacationers seeking a unique oceanfront getaway. This program is perfect for seasonal residents or those looking to offset ownership costs while contributing to the vibrant Alder Bay community.

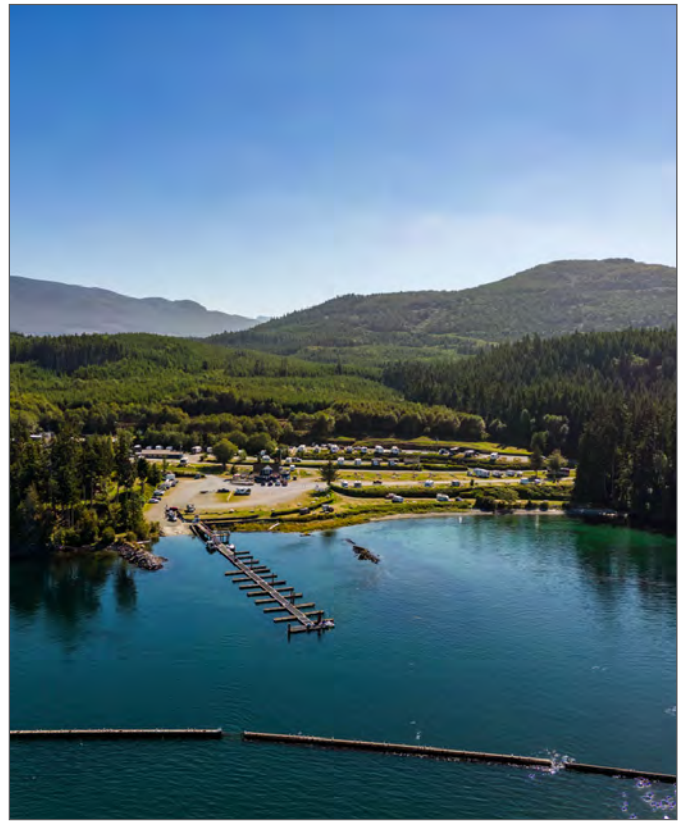
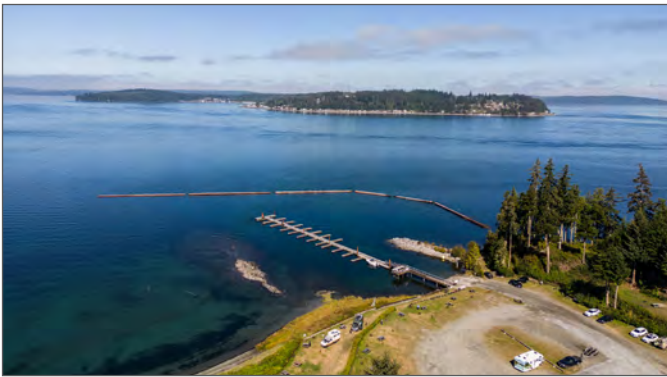
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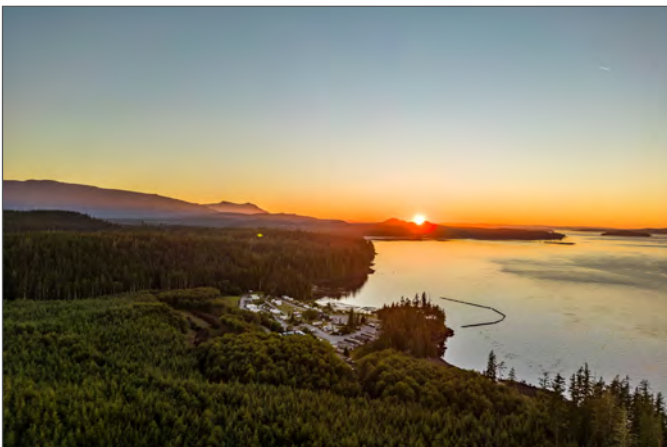
10-year lease with option for renewal

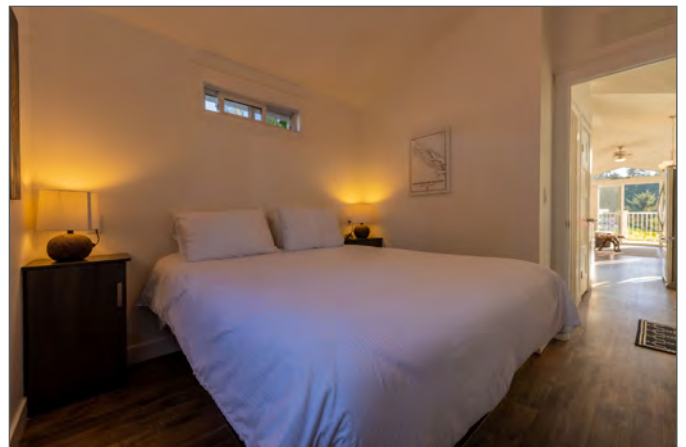
LEGAL

Lot 1 DL 2266 Rupert District Plan VIP71064

PID 024-819-689









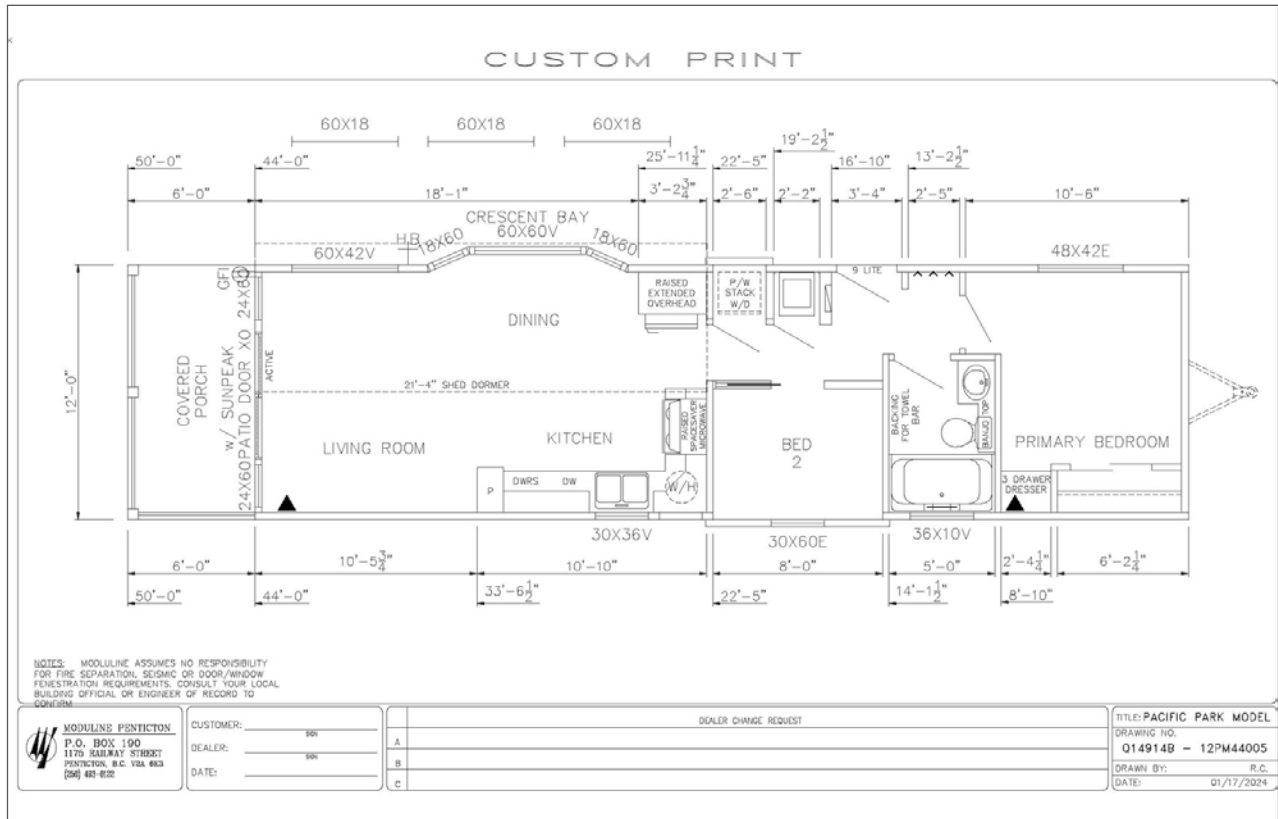
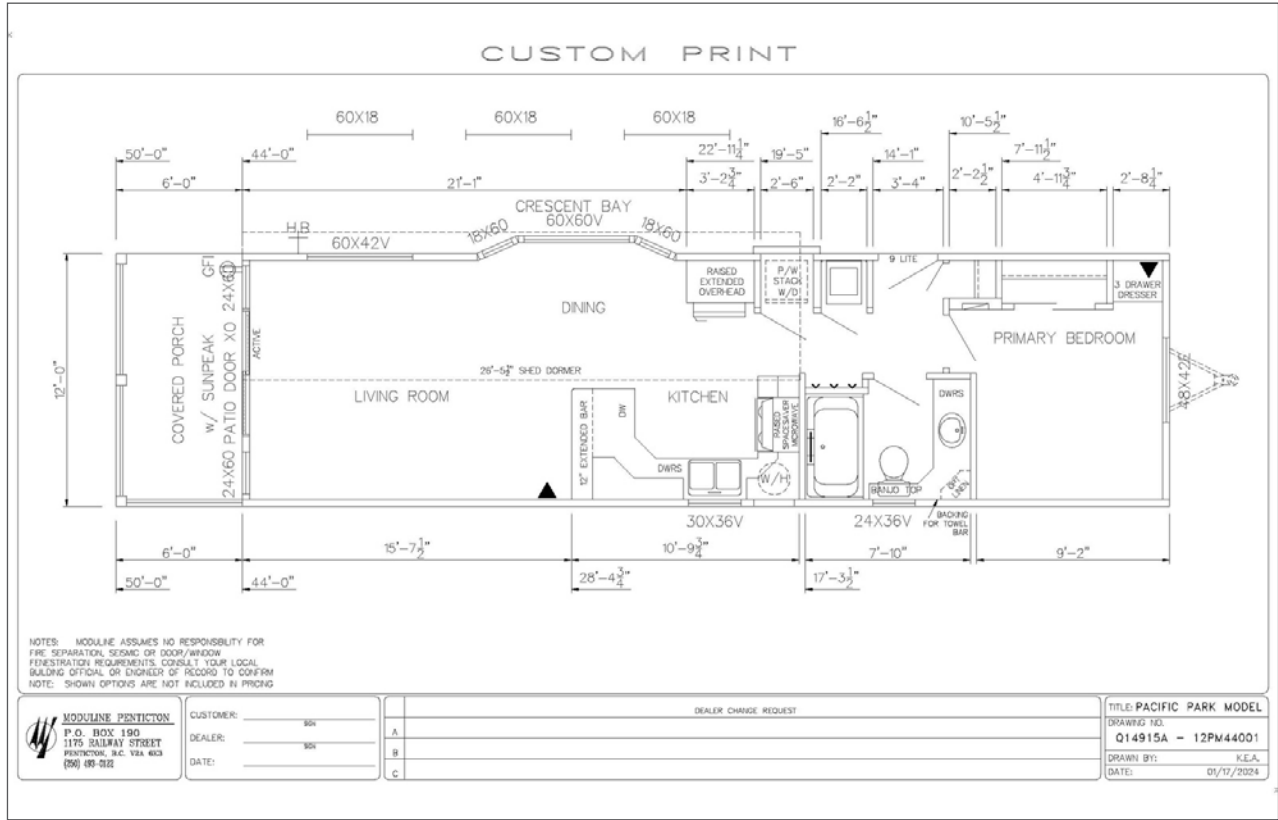














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Wyatt Hansen

Representative
wyatt@landquest.com
(250) 207-6929

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)