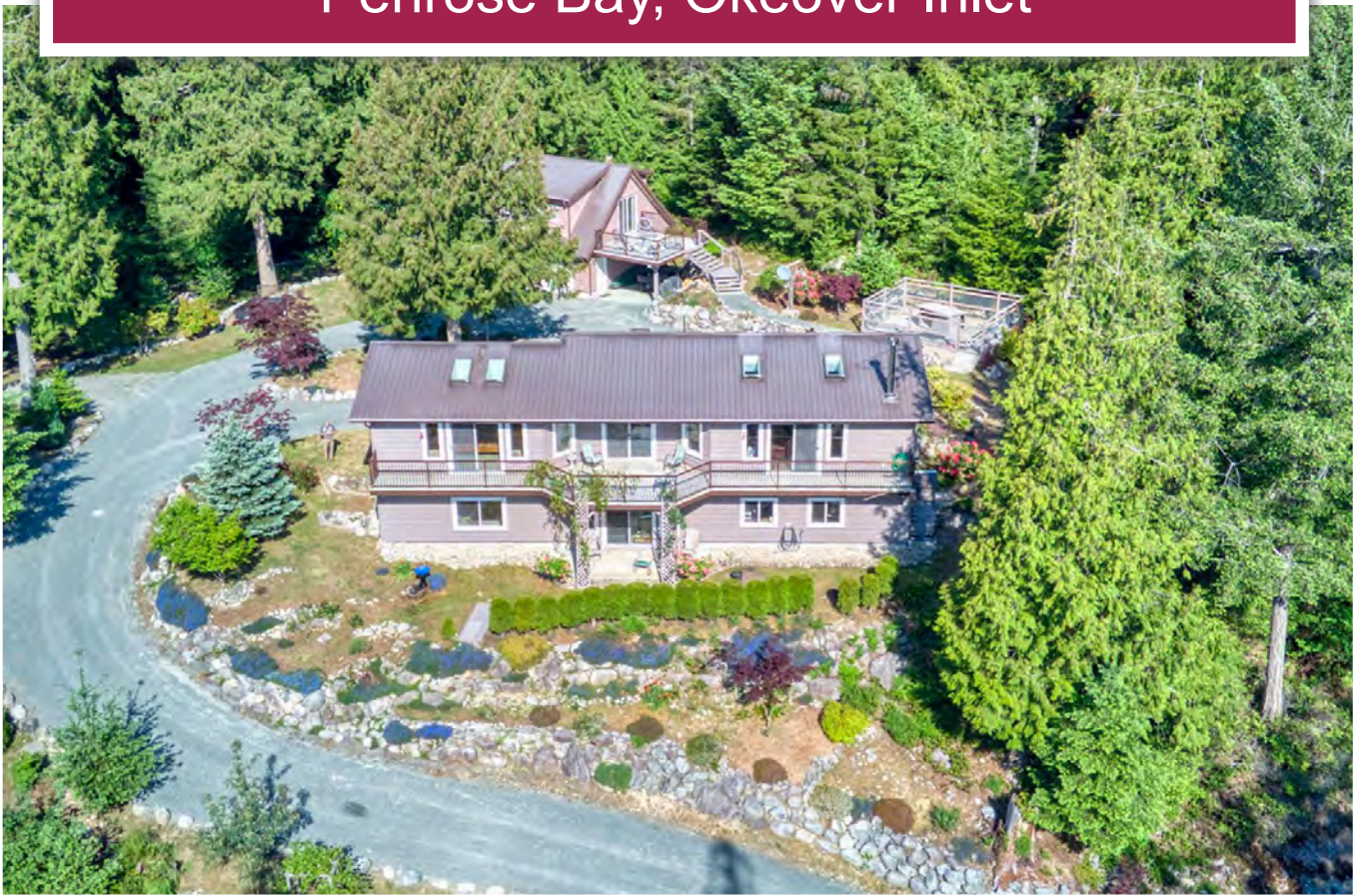




Rural Home with Shop and Suite
Penrose Bay, Okeover Inlet



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Custom Rural Home with Shop and Suite

Penrose Bay, Okeover Inlet

PROPERTY DETAILS

Listing Number:	24115
Price:	\$749,000
Taxes (2023):	\$2,653.70
Size:	0.86 of an acre

DESCRIPTION

This custom level-entry home is nestled among the trees in Penrose Bay North in Okeover Inlet, a 25-minute drive north of Powell River or 10 minutes from Lund. If you are an outdoor enthusiast this is a spectacular location to call home as it is surrounded by an abundance of recreation on both land and sea.

The land is approximately 0.86 acres in size and is connected to community sewer and water, and the title to this property is a 999-year lease that commenced in 1993.

The home's open-concept design features vaulted ceilings with large windows, skylights, and sliding glass doors that lead to a deck spanning the length of the house. The kitchen features a large island with an eating bar, two pantries, ample storage, and plenty of counter space.

The living room offers mountain and forest views and includes a fireplace insert with attractive rock work. The master suite has a 5-piece en suite, laundry, and deck access. Downstairs there are three bedrooms, a large family room, and a wine/utility room.

The home is surrounded by mature landscaping with towering evergreens, extensive rock work, and numerous flowering plants and shrubs. This is a very well taken care of home and property that you can move in and enjoy.

The detached double garage/shop has a bachelor suite above, perfect for an in-law suite or for visiting family and guests. This property works well for a full-time or seasonal residence. If you are looking for a quiet rural setting to call home in a spectacular location, call Jamie or Jason to book your viewing today!

LOCATION

This property is in Penrose Bay, Okeover Inlet, at the gateway to world renowned marine park and yachting destination, Desolation Sound.

DIRECTIONS

Contact Listing Agent.

AREA DATA

Desolation Sound Marine Provincial Park

Desolation Sound Marine Provincial Park (8,256 hectares) is British Columbia's largest marine park. It 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 lake. 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 oceans 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.

Okeover Arm Provincial Park

Okeover Arm Provincial Park is located on Okeover Arm, a long neck of water along the east side of the Malaspina Peninsula on the northern Sunshine Coast. Visitors and paddlers will enjoy the 4-hectare park's waterfront setting and small campground. There are hiking trails that wind through lightly forested uplands, and outdoor enthusiasts can enjoy swimming, fishing, diving and boating.

The park is the choice of paddlers intent on exploring Desolation Sound Marine Provincial Park and is also an ideal launching spot for kayakers who plan to paddle the sheltered waters of the Malaspina Inlet.

Divers can explore the Okeover Caves on the east side of Okeover Arm. The sheer rock wall descends straight down and there are two caves, with the deeper one being at 27 to 30 metres. There are facilities for divers in Lund that include dive-kayak rentals, charters and air fills.

This park offers 14 vehicle accessible campsites and 4 tent only sites on a first-come, first-served basis and campsite reservations are not accepted. The 14 vehicle accessible sites are open seasonally and the 4 tent only sites are open all year. Except in the busiest summer months, you'll probably have your choice of any of the walk-in sites in the forest beside Okeover Arm.



Part of the campsite and day use area is situated on a traditional Tla'amin First Nations archeological site. There are interpretive signs explaining the significant aspects of the site.

Although this park does not have a boat launch, there is a boat launch immediately adjacent to the park. Please note that the boat launch is only recommended for use during high tides and with 4-wheel drive vehicles.

Lund

Only a few minutes drive from the government wharf is the historic community of Lund, where you can find a grocery and liquor store, a few restaurants, pub, marine mechanics, tour and recreation services.

The area of Lund 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 fisherman. Today Lund thrives on its attraction from tourists.

Desolation Sound, Savary Island, Harwood Island, Bliss Landing and the Copeland Islands are areas of interest and are all located in close proximity to the property. The area is rich in natural beauty and abundant with sea life. The area is also rated among the best in the world for its scuba diving.

Powell River

Powell River, with a population of approximately 20,000 people, is the largest center closest to the property, and just a 20-minute drive south. Powell River is an increasingly popular community to live in because of its low cost of living and a quality standard of life. 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 to 90 degrees Fahrenheit) while winter temperatures are mild.

RECREATION

Swimming, fishing, diving, snorkeling, boating, kayaking, canoeing, sailing and hiking.

MAP REFERENCE

50° 0'42.98"N and 124°43'30.18"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Community water, septic and power.

IMPROVEMENTS

- Main home
- Detached garage/shop with suite above

ZONING

Rural Mixed Use
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.
<https://www.qathet.ca/land-use/plans-zoning/electoral-area-a/>

LEGAL

Lease BK75935 - Leasehold No. 21 Plan LMP25803
Penrose Bay North

999 Year Lease expiring December 31, 2993



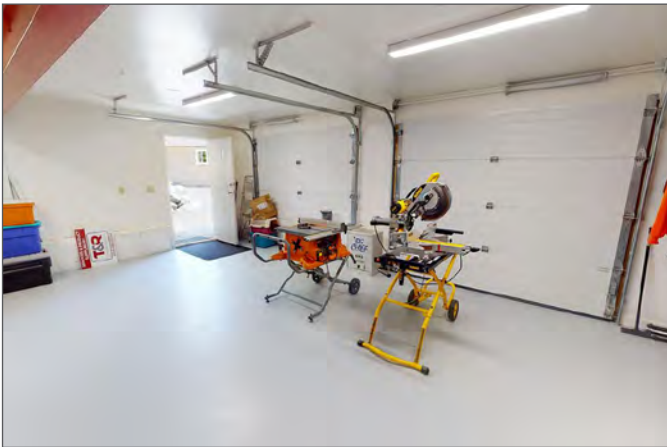




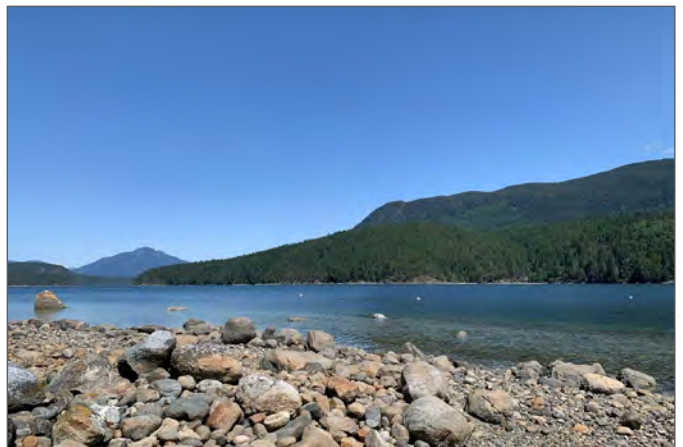
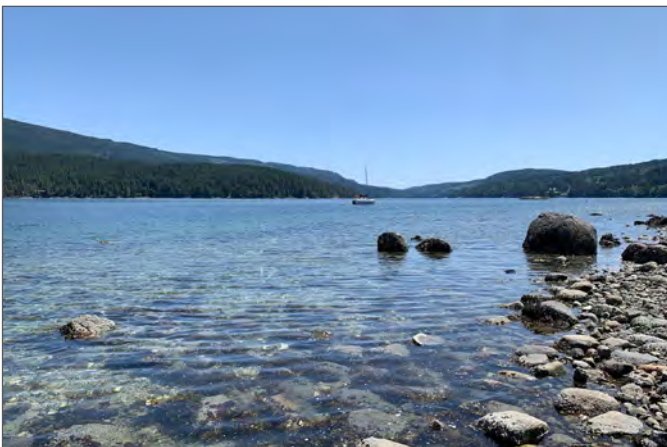


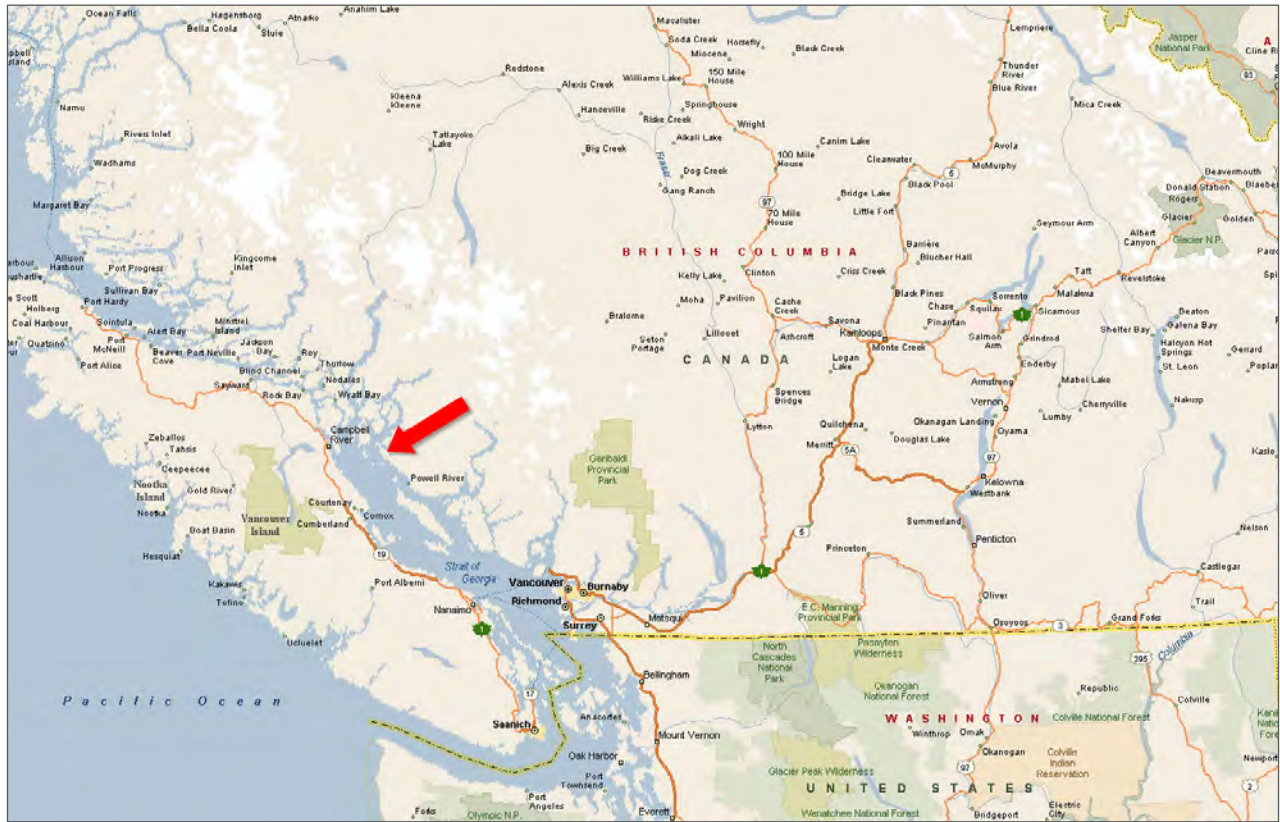


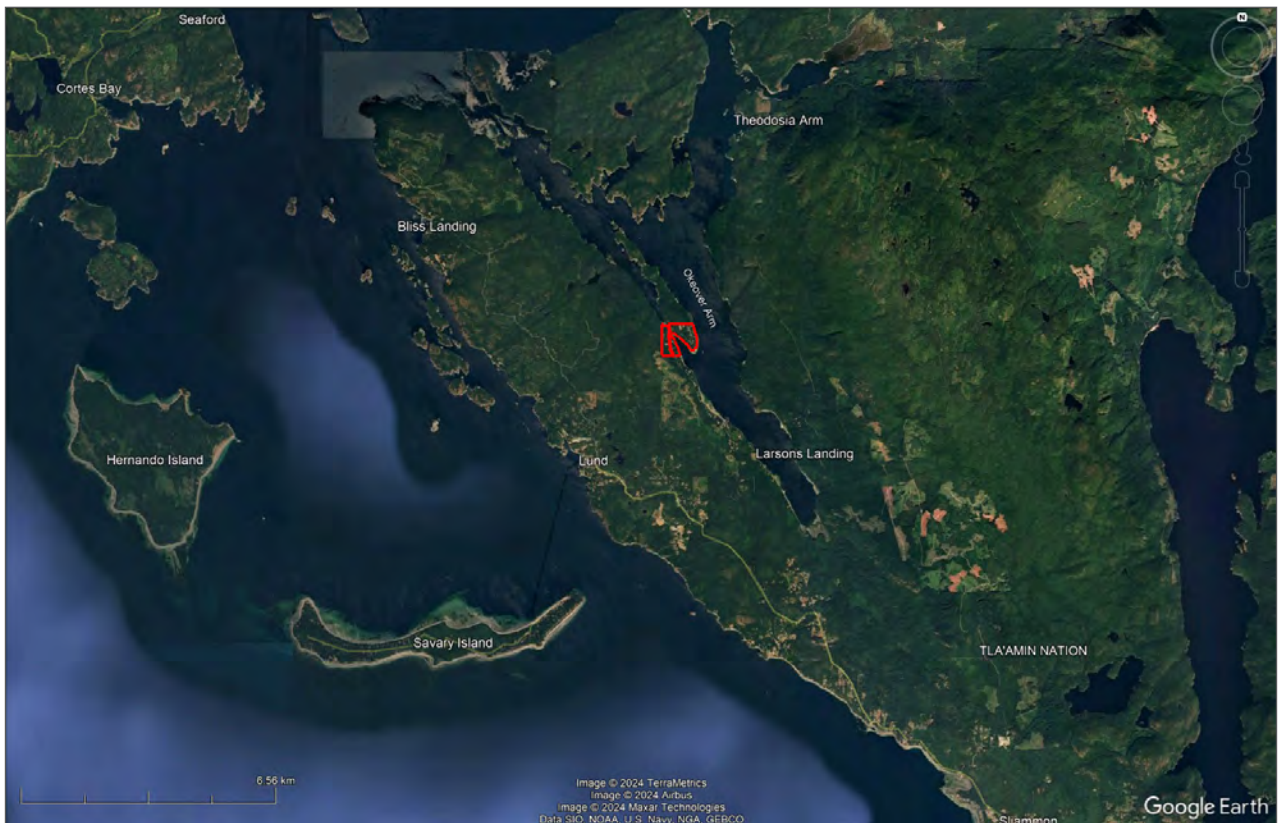
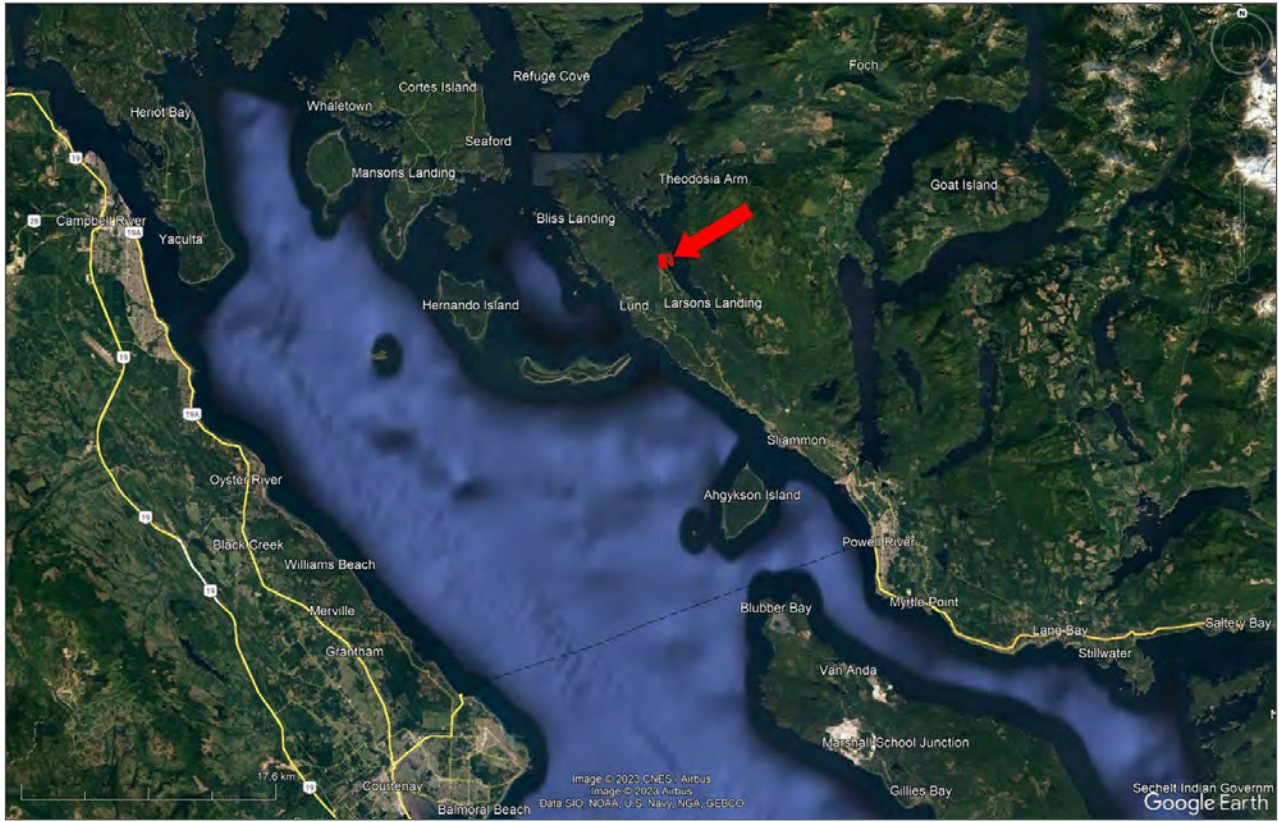




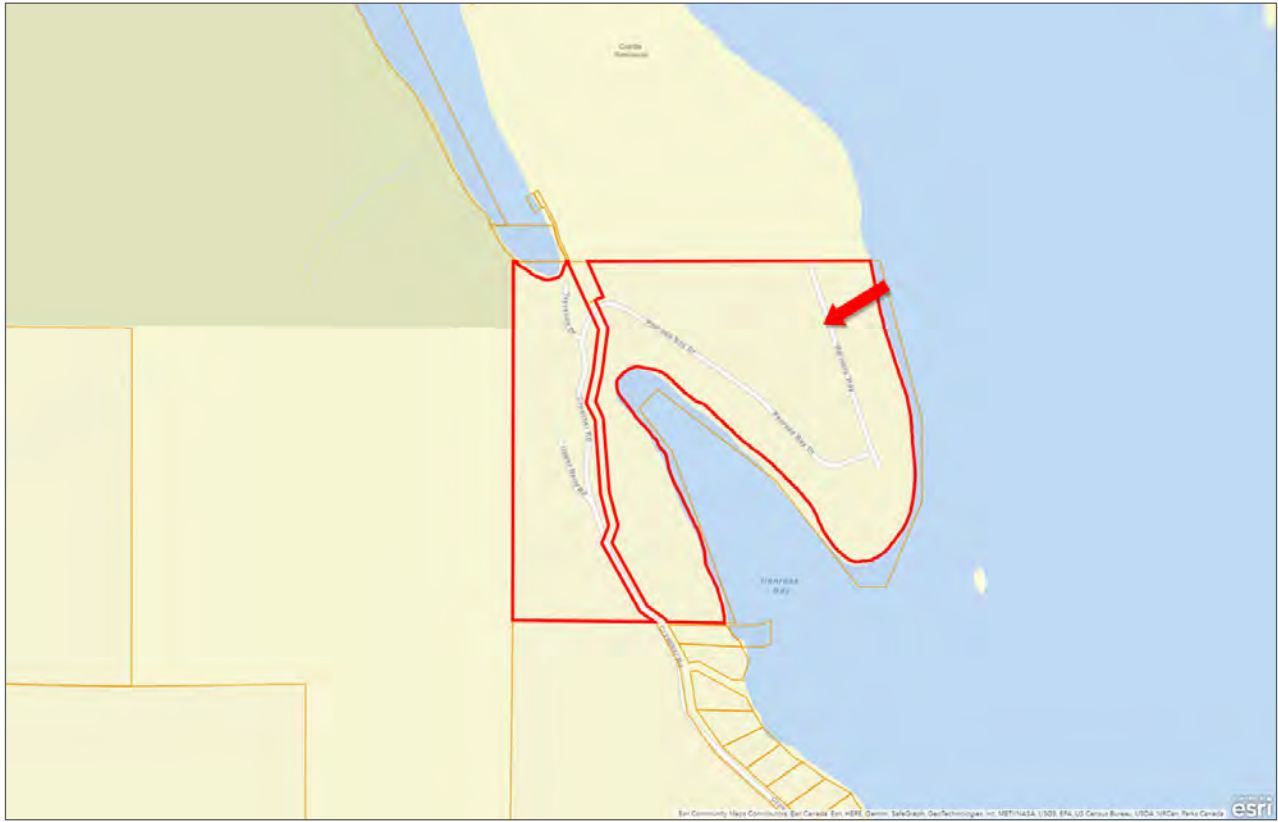












Notes





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