



East Point Island
Agnew Passage - Sunshine Coast



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PROPERTY DETAILS

Listing Number:	24112
Price:	\$1,299,000
Taxes (2023):	\$2,978.10
Size:	3.9 acres

DESCRIPTION

Imagine waking up to the sound of waves lapping against the shore, with nothing but nature and marine life surrounding you. Welcome to East Point Island, a place where you can unwind in absolute tranquility.

From kayaking, paddleboarding, and fishing in the surrounding crystal-clear waters to exploring scenic hiking trails or simply lounging on the sun-drenched shores, there's something for everyone to enjoy.

Think wilderness glamping meets bohemian boudoir, and you'll find yourself here at your own private eco-island in the heart of BC's beautiful Sunshine Coast.

Secluded yet easily accessible, East Point Island is in Agnew Passage between Capitan and Nelson Island, only a 10-minute boat ride from the coastal community of Egmont, where there is moorage, fuel, and a general store.

East Point Island is connected to Nelson Island by a tidal spit with a protected bay teeming with sea life. The dock is located within this bay, providing

excellent deep-water moorage as there are a few islets that act as a natural breakwater. The spit that connects the islands has a beautiful beach that is filled with clams and oysters.

The licensed 60 x 8 ft dock can accommodate multiple smaller boats or a large vessel. There is fresh water at the dock for cleaning your boat, catch, or rinsing off after a dip. The water source for the island is provided by a drilled well on Nelson Island with an easement in place for access. The dock is connected to a well-built aluminum ramp with a boardwalk that follows the shoreline, leading to driftwood stairs and the island's internal pathway. Beside the end of the boardwalk is an outdoor kitchen perfect for entertaining large groups.

The pathway takes you to the center of the island and splits in two directions; the left takes you to the tree house and wood-fired hot tub, and the right takes you to the main home.

With 1,520 sq. ft. of living space, the 2-bedroom, 2-bathroom round house provides a bright and welcoming living space that fits well with the natural surroundings. It was owner-built and fully permitted, with final occupancy granted in 2018. It has all the comforts of home. Power is provided by an off-the-grid solar system with generator backup. A wood stove is the primary heating source, and there is a permitted central composting toilet system in place. The space and ocean views are captivating; French doors open to a large cedar deck that wraps around the front of the home.

Over the past few years, the island has been occupied as both a primary residence and a short-term rental. The island is in an area where short-

term rentals are currently allowed. A glamping tent is located below the home on a platform overhanging the water. There is also a tree fort accommodation in the center of the island, private from the main home, looking out into a beautiful cove perched above the outdoor hot tub, and a sleeping cabin at the water's edge beside the spit.

East Point Island offers a unique blend of seclusion and accessibility, making it an ideal retreat for nature lovers and adventurers alike. With a variety of outdoor activities, comfortable accommodations, and stunning natural beauty, it's a perfect destination for unwinding and reconnecting with nature. Call Jamie or Jason to book your appointment to view today!

LOCATION

East Point Island is located on the Sunshine Coast in Agnew Passage at the south east tip on Nelson Island at the entrance to Jervis Inlet.

DIRECTIONS

Contact Listing Agent.

AREA DATA

Egmont

Egmont is located 3.6 miles (6 km) off Highway 101 at the northern end of the Sechelt Peninsula on the Sunshine Coast of BC. The Sunshine Coast is accessible from the Lower Mainland only by boat or airplane. Travelers aboard BC Ferries leave Horseshoe Bay in West Vancouver for the 45-minute ride to Langdale on the Sechelt Peninsula. Highway 101 links Langdale with Egmont and the ferry terminal at nearby Earls Cove. A small waterfront village on Secret Bay in Sechelt Inlet, Egmont is located a short distance east of the BC Ferries terminal at Earls Cove.

Egmont is the trailhead for Skookumchuck Provincial Park and features two modern marinas offering moorage and supplies for yachts and floatplanes. Boat Charters are available in Egmont, and guided tours can be arranged to the many natural attractions in the area.

Egmont is named after the HMS Egmont, which served under Rear-Admiral Sir John Jervis at the Battle of St. Vincent on 14th February 1797.

Look up to view the 2,000-metre pyramid-shaped peak of Mount Churchill towering over the waters of nearby Prince of Wales Reach. At the apex of the sheer granite walls which rise out of the sea, Freil Falls cascades nearly 450 metres from the mountaintop Freil Lake into Hotham Sound, located east of Egmont. Feel the waterfall spray as you sail alongside the falls.

Charter boats will take you through Skookumchuck Narrows, but be prepared, as the water can reach speeds of up to 14 knots in spring and summer! The waters near the Skookumchuck Rapids are a favourite haunt for experienced divers and extreme kayakers.

Nelson Island

Nelson Island is located in the Sunshine Coast region of the South Coast region of British Columbia. It is surrounded by Hotham Sound, Agamemnon Channel and Malaspina Strait. The closest communities are Pender Harbour and Egmont, both on the Sechelt Peninsula.

The island is mostly forested, although there are some clear-cut areas inland. Lakes and large mountainous hills define the geography. Hardy Island sits alongside Nelson Island with Blind Bay in between the two. Logging operations and granite quarries were early features of the island, and many buildings in BC were built out of Nelson Granite, including the Parliament Buildings in Victoria.

There were once a few homesteads and small logging operations, most of which are now summer cabins. As a consequence, the permanent population is quite small.

Pender Harbour

Pender Harbour is a harbour on British Columbia's Sunshine Coast, on the east side of Malaspina Strait. The harbour is an intricate amalgam of bays and coves that encroach inland for 5 kilometres and provide over 60 kilometres of shoreline. Once a steamer stop, a fishing village and an important logging and medical waypoint, it is now an unincorporated community within the Sunshine Coast Regional District (SCRD).

Pender Harbour's population is under 3,000, with over 40% of the property owners being non-resident (one of them Joni Mitchell, since early 1970s). Pender Harbour includes the small villages of Madeira Park, Garden Bay, Irvine's Landing and Kleindale. You can view a portion of Pender Harbour from the shore at Irvine's Landing.

Tourism is an important part of the local economy. The area has an arts community and several annual music festivals. It hosts the second-oldest May Day celebration in British Columbia and the biggest and longest-running downhill longboard race in Canada, Attack of Danger Bay.

RECREATION

The area surrounding East Point Island is a mecca for marine recreational activity, including boating, fishing, kayaking, scuba diving, site seeing and swimming. It is characterised as one of BC's popular outdoor playgrounds. It is centered between some of BC's best boating territories, Jervis Inlet, Princess Louisa Inlet, Thormanby Island and Desolation Sound Marine Park, just to name a few. 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.

HISTORY

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 in Blind Bay and Hidden Basin, the area has a lot to offer boaters.

Nelson Island offers several beaches, sandstone cliffs and inter-tidal pools. It is also a place rich with relics telling the history of the Sunshine Coast. From aboriginal rock paintings to abandoned logging camps and washed-up shipwrecks, this island, as isolated as it seems, tells the story of hundreds of years of civilization on the Sunshine Coast.

Nelson Island was once a busy place. A granite quarry was opened on the island in 1887 by Chandler and Sons and its stone was used to build the BC Legislature in Victoria, The Empress Hotel, The Vancouver Law Courts, Victory Square and the library at the University of British Columbia (UBC).

Nelson Island rests at the heart of the sublimely scenic Sunshine Coast, at the confluence of Jervis Inlet, Malaspina Strait and the Agamemnon Channel. Nelson Island and its tiny twin, Hardy Island, are somewhat well-kept secrets in the kayaking community.

Nelson and Hardy Islands have an array of marine and wildlife. Visitors can expect to see seal colonies, sea lions, river otters, bald eagles and kelp beds teeming with benthic fauna. Depending on the season, they may even glimpse the dorsal fins of a migrating orca pod.



Nelson Island is defined by Hotham Sound, Agamemnon Channel and Malaspina Strait near Pender Harbour, British Columbia. This hilly island is largely depopulated and forested, and is quite remote. Lakes and large mountainous hills define the layout. Hardy Island sits alongside Nelson Island with Blind Bay in between the two. Log booms and granite quarries were featured on the island. There were once a few homesteads, and now summer cabins.

Harry Roberts, namesake to Roberts Creek in Sechelt, built a sawmill in Sechelt which provided lumber for most of the new houses in the area and for the government wharf, as well as timbers for the 13 bridges necessary to construct Lower Road. He was well-known for his unique house and boat designs and much of the lumber he produced was used in their construction. He also built and furnished small cottages to rent to vacationers and eventually subdivided, as the demand for land grew.

In 1923, Harry leased out his mill and store and moved with his family to a retirement home on Nelson Island in 1929. The house he built there, called Sunray, was a charming cottage with south-facing walls of glass. It still stands in its idyllic cove at Cape Cockburn. It was Harry who originated the term Sunshine Coast. He painted a huge sign,

visible from the ocean, on the side of the steamer company's freight shed near his Roberts Creek store.

MAP REFERENCE

49°46'24.69"N and 123°59'24.52"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Drilled well

IMPROVEMENTS

- 1,520 ft² yurt home
- 60' x 8' licensed dock

ZONING

RU2 Rural Resource
Sunshine Coast Regional District Zoning Bylaw No. 337, 1990

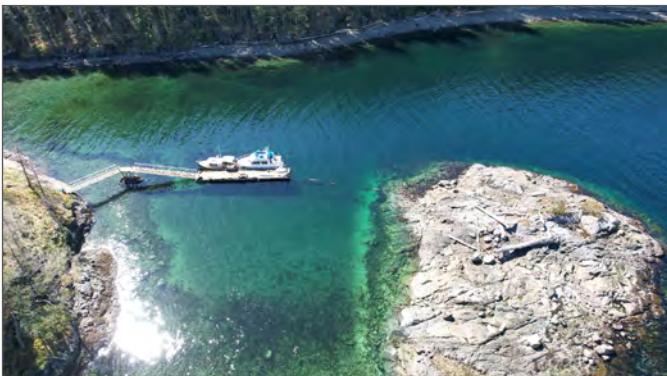
Additional zoning information can be found on the Sunshine Coast Regional District website.

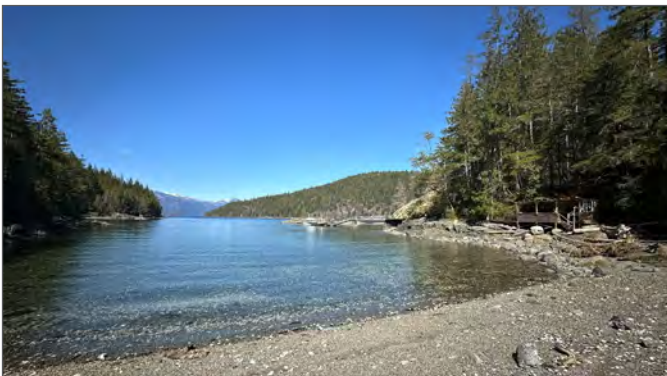
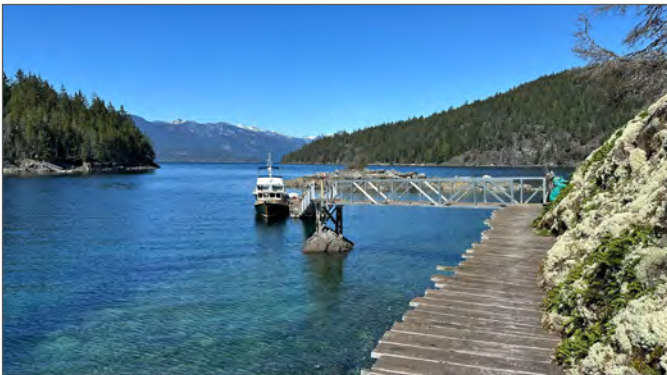
LEGAL

Lot 1 District Lot 3551 Group 1 New Westminster
District Plan LMP44944

PID 025-404-521

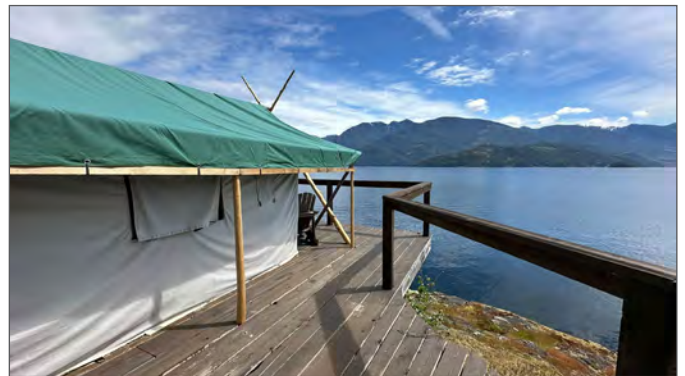
Private Moorage Permission, Crown Lands File #2410160



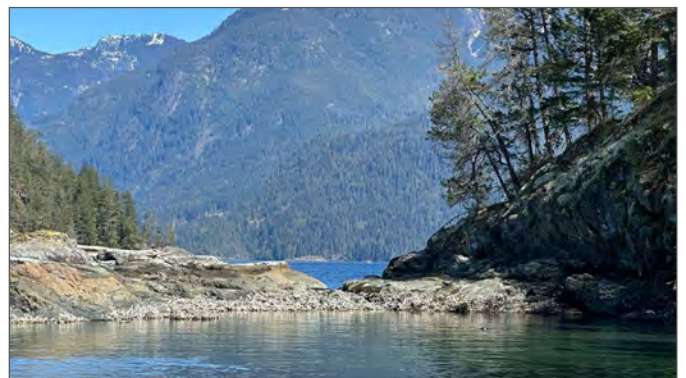


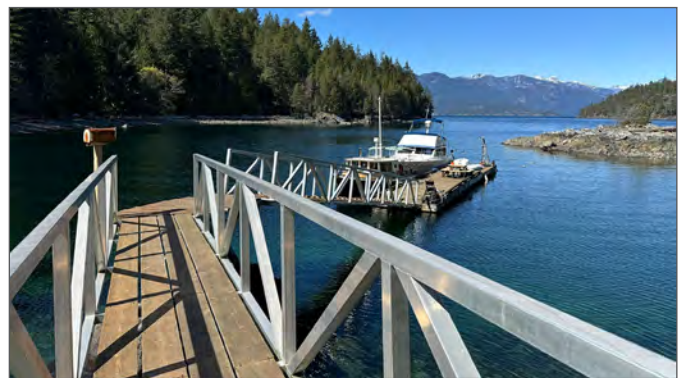
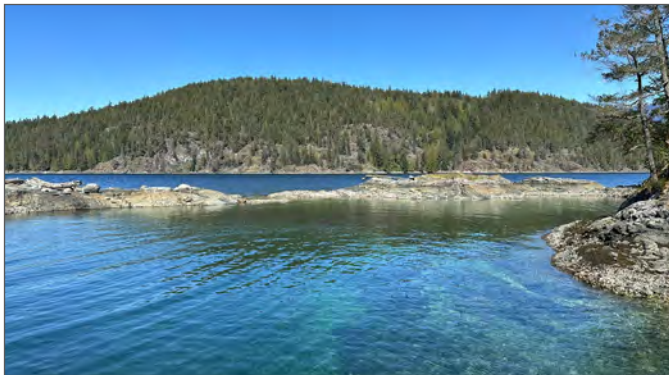
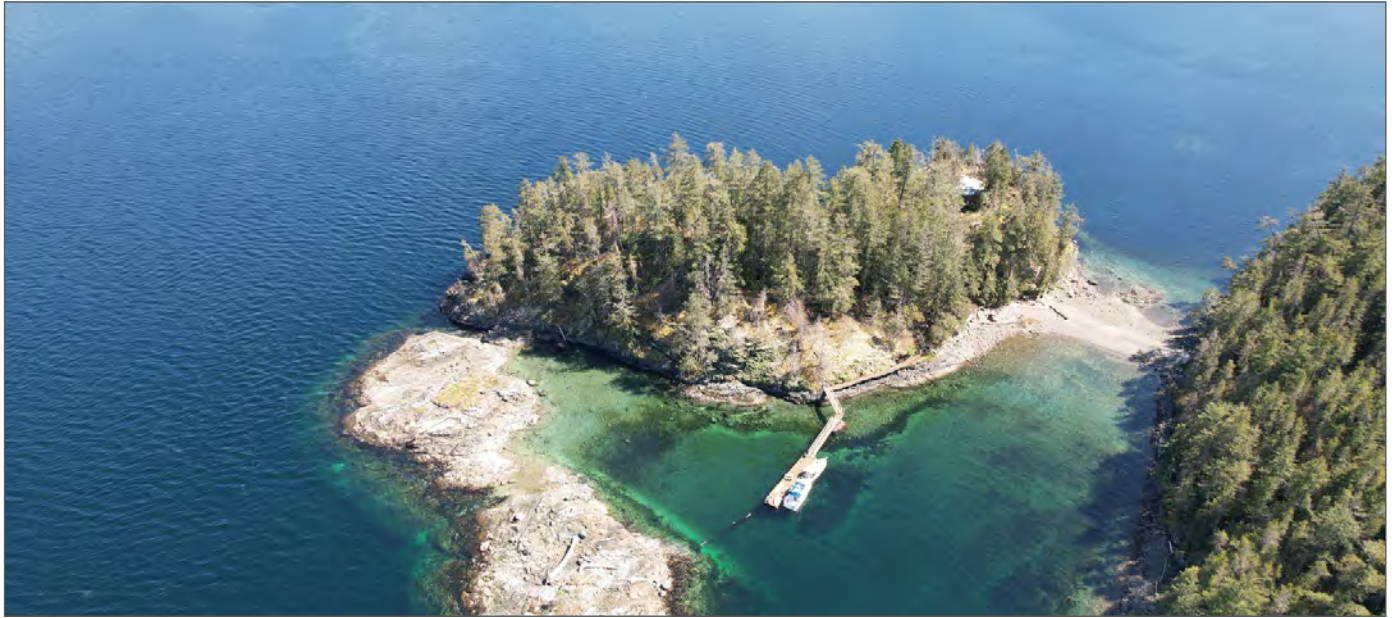


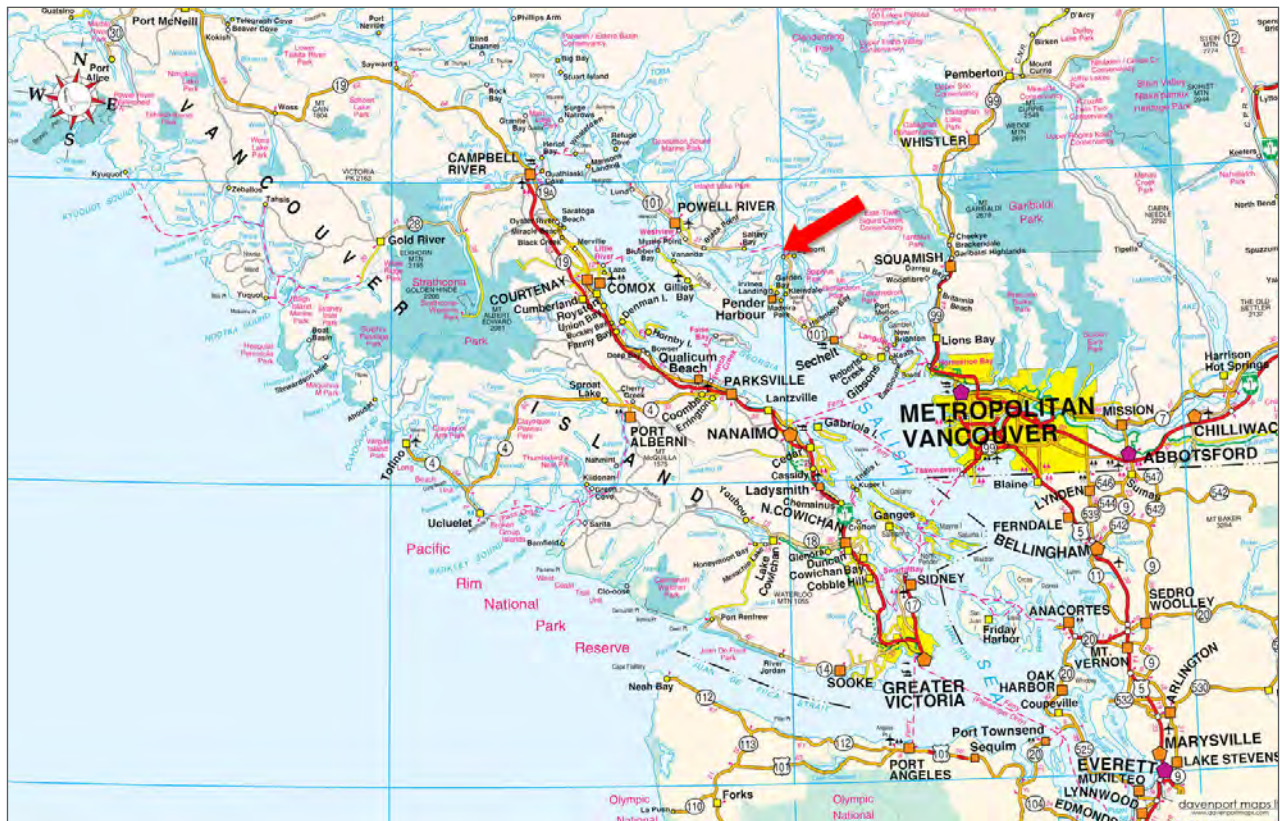


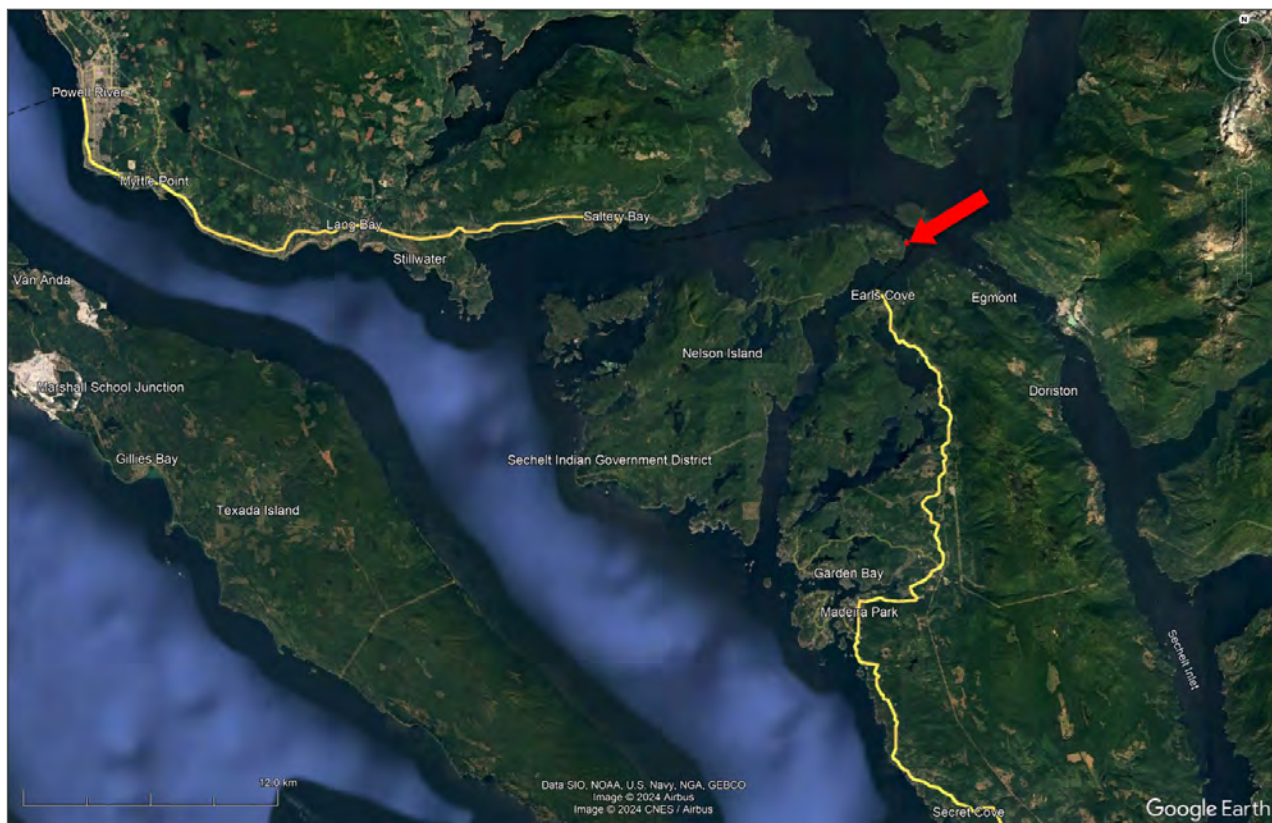


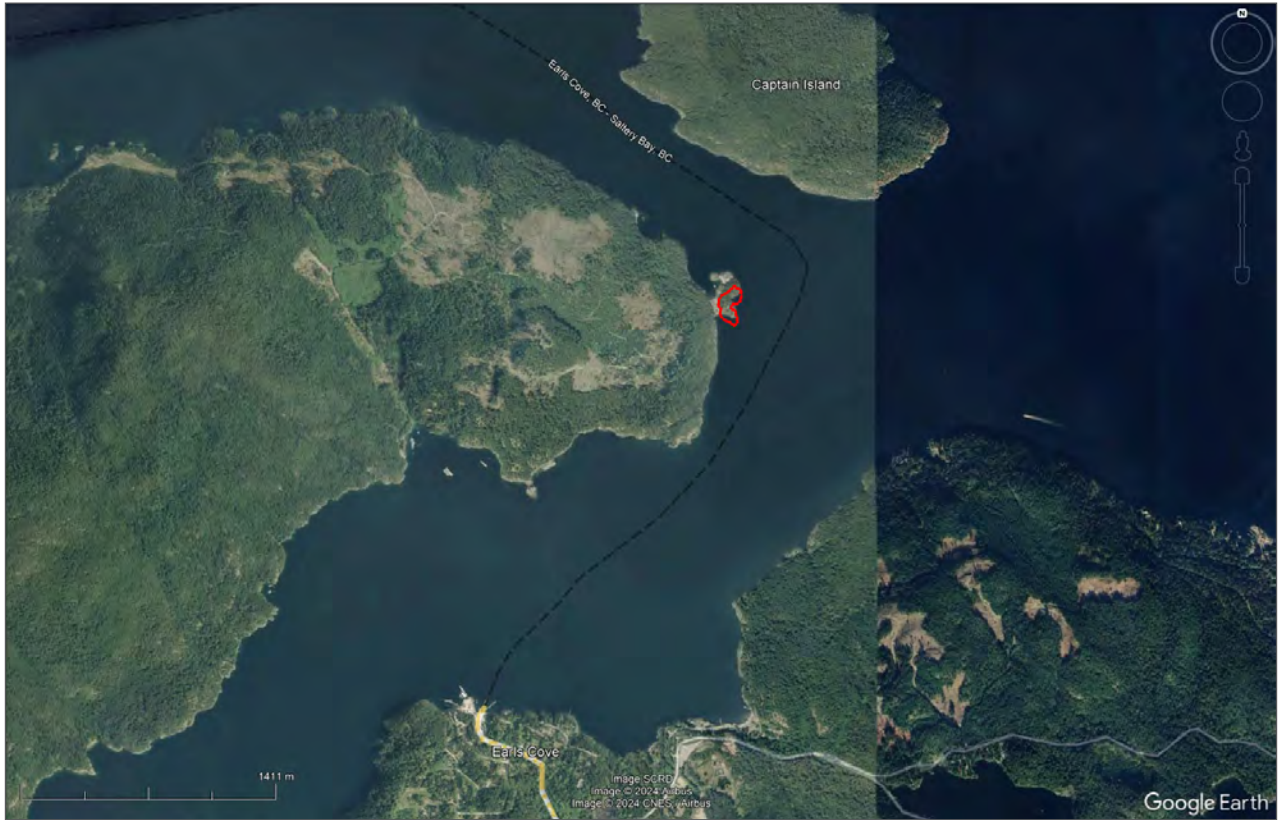


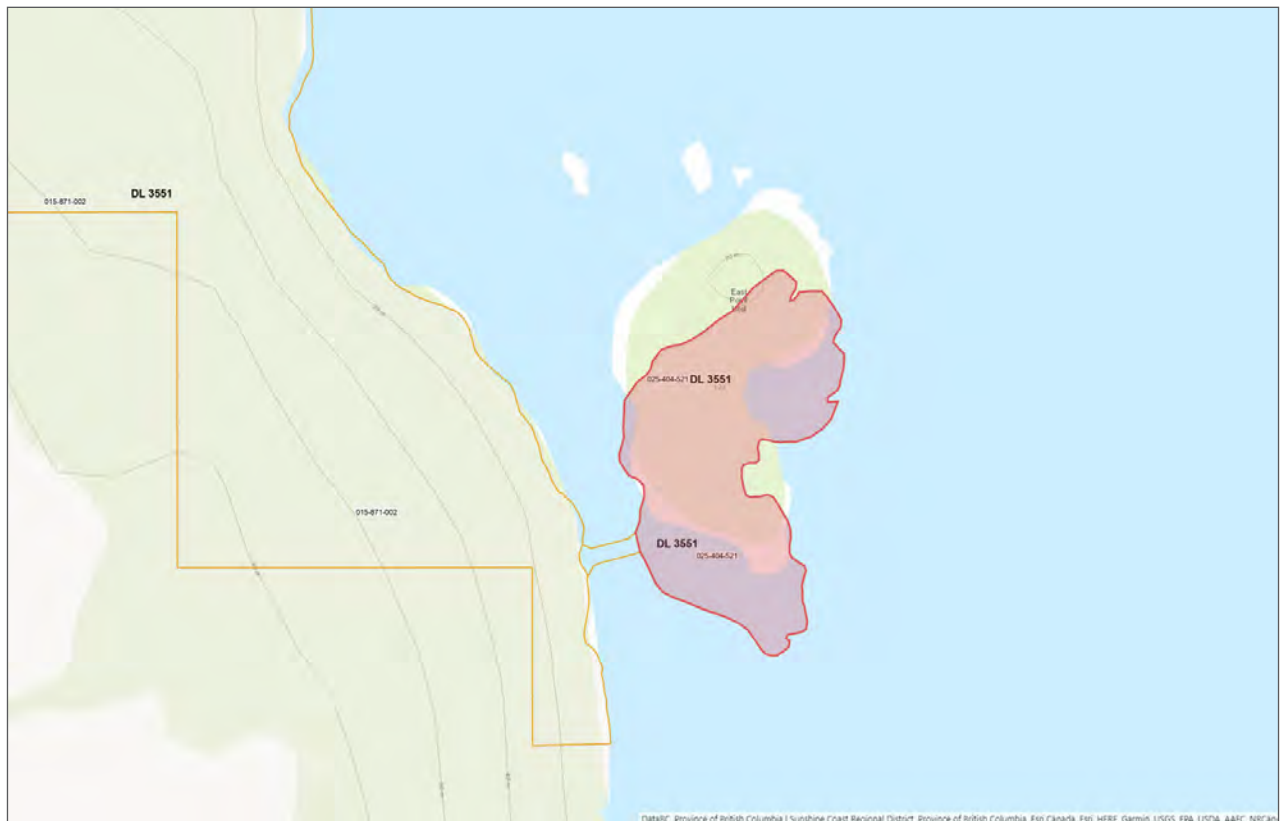
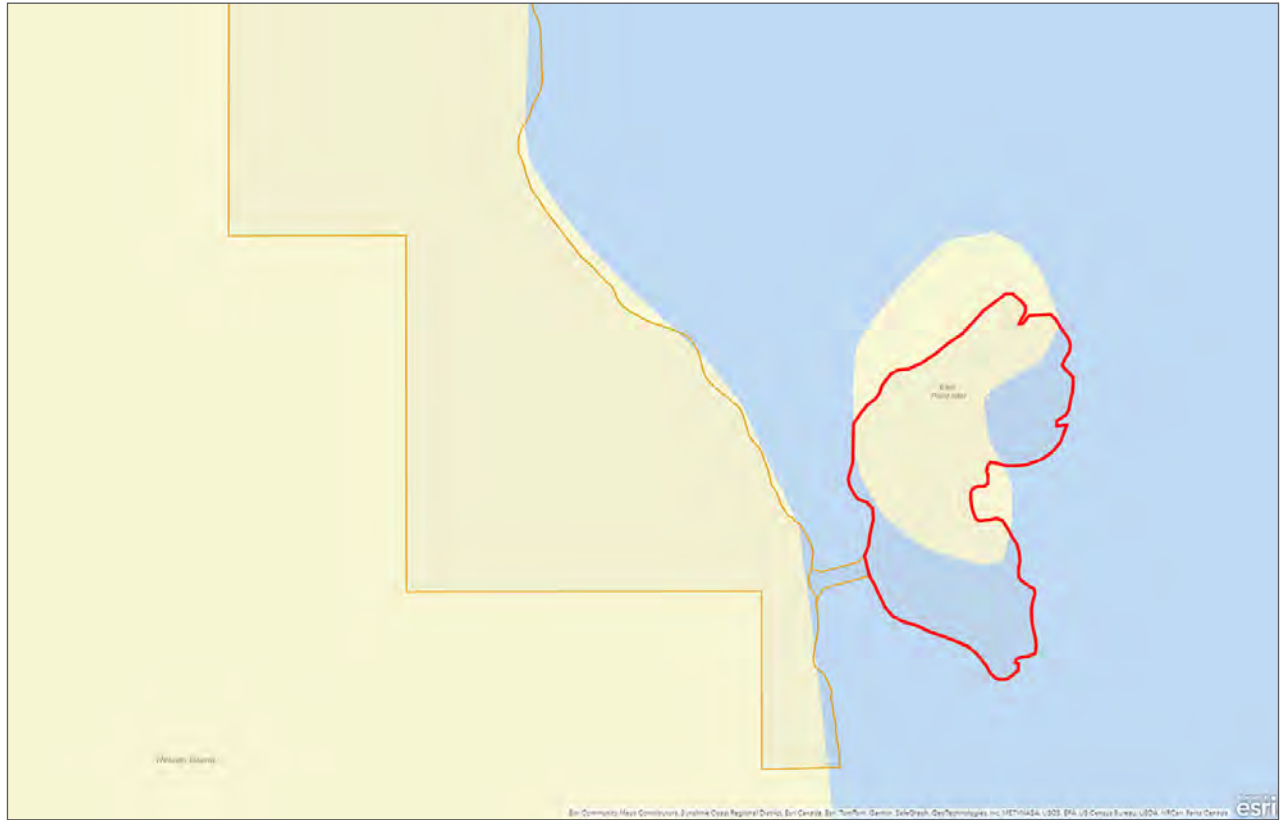












Notes





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