



The Perfect West Coast Escape
Nuchatlitz Island



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Nuchatlitz Island

PROPERTY DETAILS

Listing Number:	24129
Price:	\$699,000
Taxes (2023):	\$1,200

SIZE

4 acres ~ 500± ft of protected oceanfront

DESCRIPTION

This is a truly unique real estate offering in one of the best locations on the west coast of Vancouver Island. This stunning 4-acre oceanfront property is located on Nuchatlitz Island, between Nuchatlitz and Esperanza inlets. The island is nestled within Nuchatlitz Provincial Park, ensuring the surrounding natural beauty remains untouched.

It is accessible by boat from the coastal communities of Zeballos or Tahsis with Zeballos being only 18 km away. There is also scheduled seaplane service to Nuchatlitz from Gold River on Air Nootka.

The surrounding area is a mecca for kayaking, boating, fishing, wildlife photography and hiking, being located at the north end of the Nootka Trail and amidst a stunning archipelago. Having both a protected dock and walk on beachfront adds to the uniqueness of this property. Nuchatlitz Island has an intact old-growth forest, with some big spruce, fir and cedar trees surrounding the property that are the home to many birds including eagles.

This secluded paradise is perfect for those seeking an off-grid lifestyle amidst world-class outdoor adventures.

This area has some of the best salmon and bottom fishing on the west coast of Vancouver Island, with a very healthy herring spawn each year. You have the open west coast right at your doorstep along with protected small waters, giving a range of fishing options in different weather situations.

This property is a photographer's paradise, with stunning seascapes, lush coastal forests and breathtaking sunsets. Abundant wildlife, both on land and sea, includes the diverse creatures featured in the film "Island of the Sea Wolves." The area enjoys a sunnier and milder climate compared to nearby Zeballos or Tahsis where many people travel from to fish these waters. It is all at here right your doorstep.

The custom 1,660 sq. ft. 3-bedroom, 1-bathroom home is completely off the grid with all the comforts as it is currently occupied as a primary residence. It features a large kitchen with 14 ft long countertops, a propane range and electric fridge, euro tilt windows, cellar storage, wood stove and flush toilets. There is a covered entry to the home connected by a breezeway with closable storm doors keeping firewood, batteries, pumps, storage and other systems dry.

Despite its remote location, the property has Starlink Internet access for easy communication and Shaw satellite TV. Or if you prefer to watch marine life, just look out the front window.



The 400 sq. ft. guest cabin is located just up from the dock proximity and offers ample space for extended family or those who visit. It is self contained with its own kitchen and bathroom. In between the guest cabin and main home there is a flat lawn area with a greenhouse and mature landscaping. The yard also has some unique native hardwoods like hawthorn, crabapple, cascara, and mountain ash.

Infrastructure for the property includes a rainwater collection system with a 7,000-gallon cistern. Power is provided from 1.5 kW solar panels and a new battery bank with 2 x 6 in series providing 12 V, 2900 Ah capacity connected to a 2,500 W inverter. A 7.5 kW diesel generator is used as a backup or boost to the system, if required. The generator is in the 1,760 sq. ft. workshop, which is perfect for woodworking and creative projects.

This Nuchatlitz Island property is a rare find, offering the perfect blend of remote living and modern comfort in one of the world's most beautiful settings. Whether as a getaway spot or a year-round residence, this home is truly one of a kind. Inquire today to experience the unparalleled beauty and tranquility of Nuchatlitz Island.

LOCATION

Nuchatlitz Island is located approximately 18 km southwest of Zeballos, on the west coast of Vancouver Island between Nuchatlitz and Esperanza inlets. Access is by boat or float plane only. The closest communities are Zeballos, Tahsis, Gold River and Nootka Island.

DIRECTIONS

Contact Listing Agent.

AREA DATA

Nuchatlitz Provincial Park

Nuchatlitz Provincial Park is located on the west coast of Vancouver Island on the northwest side of Nootka Island, facing Nuchatlitz Inlet. The park contains approximately 2,105 hectares (5,202 acres) and was established in 1996.

Nootka Island

Nootka Island is the largest island located on the remote west coast of Vancouver Island and is approximately 510 sq. km (200 sq. miles) in area. It is separated from Vancouver Island by Nootka Sound and its side inlets. The island and surrounding sounds and inlets provide a paradise for sport anglers and outdoor adventurers seeking to explore and enjoy the wilderness surroundings.

Zeballos

Zeballos is a deep-sea port surrounded by rugged mountains and forests, located on the Zeballos River delta, at the end of Zeballos Inlet within the territory of the Ehattesaht Chinehkint First Nation. It is accessible via Highway 19, about a 2.5-hour drive north from Campbell River. Zeballos is relatively close to nearby Nootka Sound and Kyuquot Sound, making it a popular “jump-off” point for tourists and sport anglers.

Tahsis

Tahsis is a village municipality on the west coast of Vancouver Island approximately 300 km (186 miles) northwest of the BC provincial capital city of Victoria. The economy of Tahsis used to be dependent on forestry, but following the 2001 closure of the local sawmill, the economy became heavily dependent on salmon and halibut sport fishing, outdoor recreation and tourism.

The village is situated at the head of the steep-sided Tahsis Inlet, which is part of Nootka Sound. The Tahsis inlet is protected from Pacific storms by its geography, making the docking facilities an asset.

RECREATION

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

MAP REFERENCE

49°48'23.23"N and 126°57'30.86"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Rainwater collection cistern
- Solar panels and battery bank
- Waste treatment system
- Diesel backup generator

IMPROVEMENTS

- 1,626 sq. ft. main home
- 400 sq. ft. guest cabin
- 1,760 sq. ft. workshop
- Greenhouse
- Dock with aluminum ramp

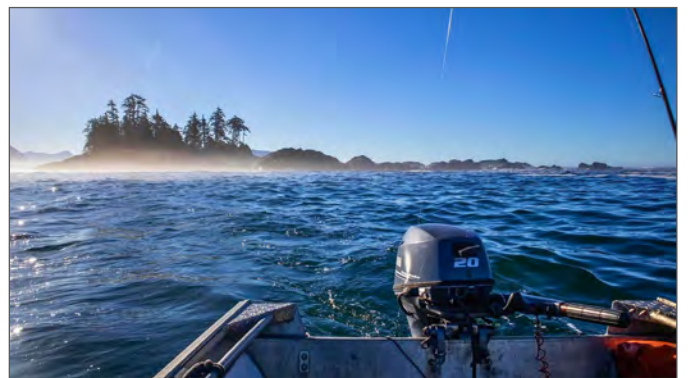
ZONING

SD-64 Subdivision Servicing Standards
Strathcona Regional District Bylaw No. 64

Additional zoning information can be found on the Strathcona Regional District website
<https://www.scrd.ca/zoning-bylaws/>

LEGAL

Share Sale granting exclusive use of Lot 9 of District Lot 435, Nootka District - PID 009-807-641







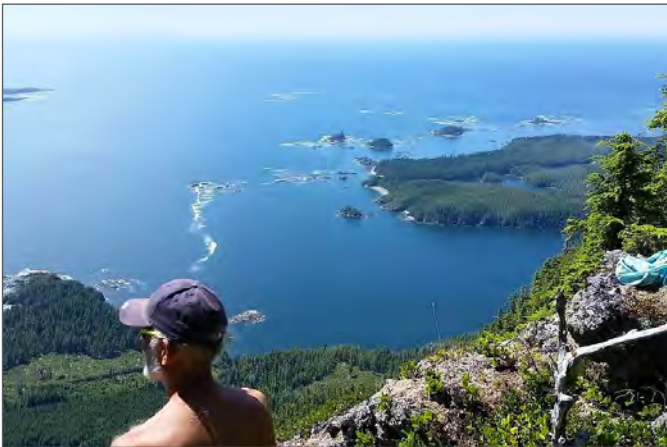


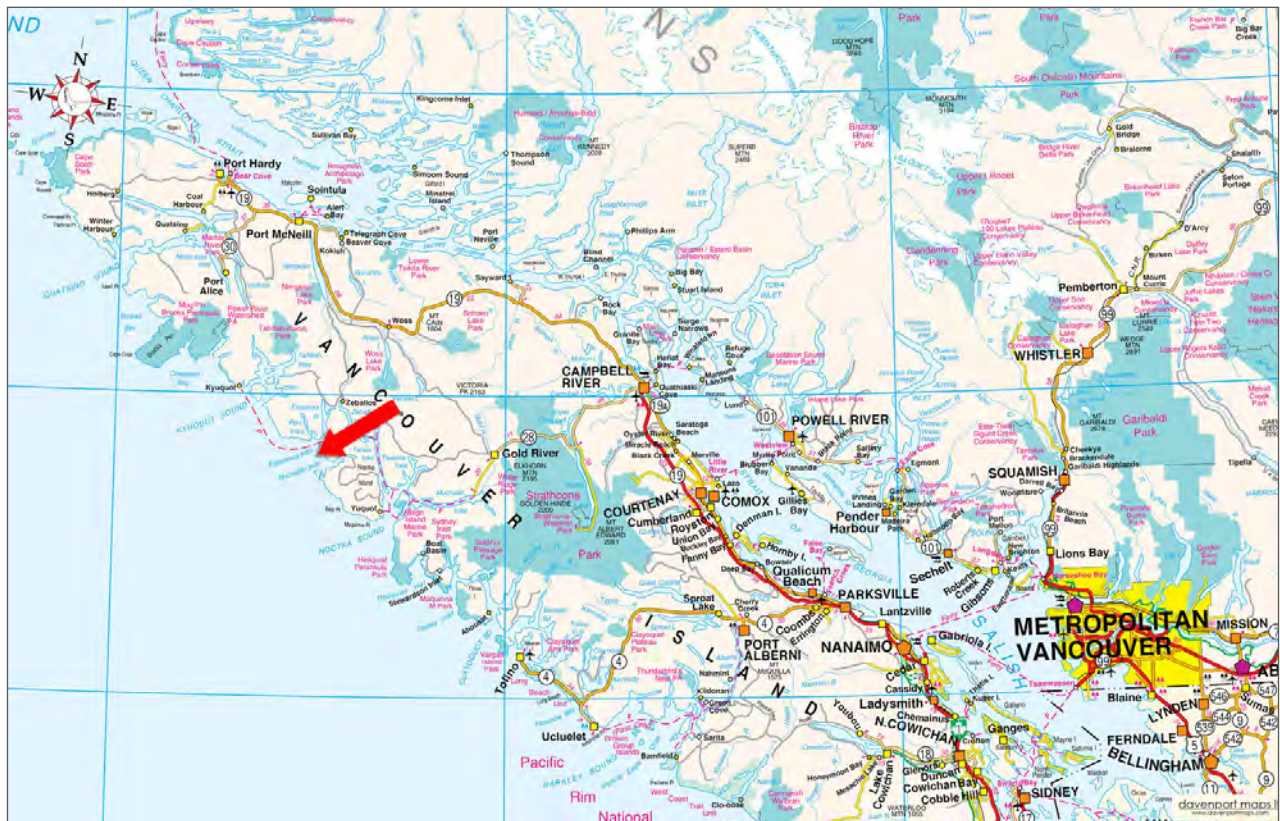


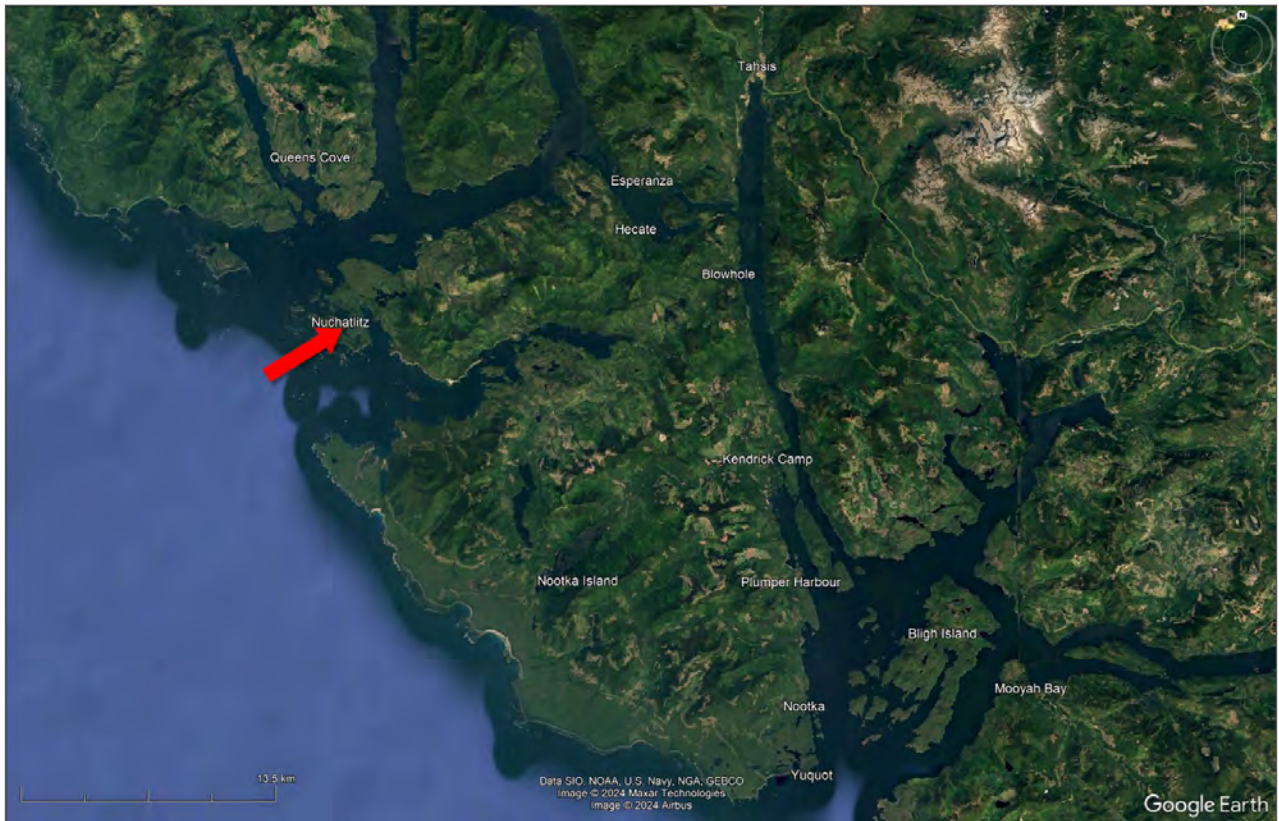


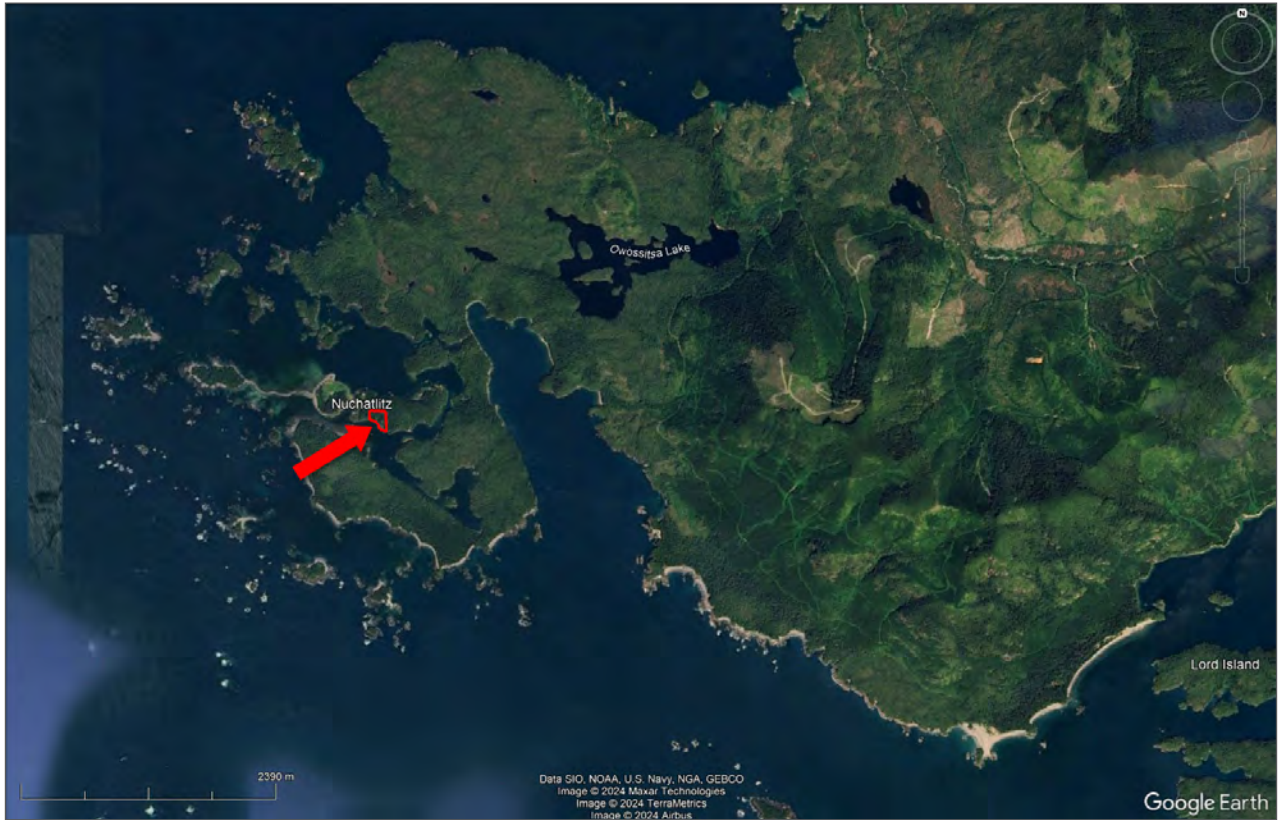














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