



**Rare 9.83 Acre RU-20 Zoned Lot  
Minutes from Courtenay, BC**



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# Rare 9.83 Acre RU-20 Zoned Lot Located Minutes from Courtenay, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24215
<b>Price:</b>	\$1,199,000
<b>Taxes (2024):</b>	\$77.85
<b>Size:</b>	9.83 acres
<b>Zoning:</b>	RU-20

## DESCRIPTION

Discover the perfect canvas for your dream property on this expansive 9.83-acre lot in the heart of the Comox Valley. Situated just off Small Road and entirely outside of the Agricultural Land Reserve (ALR), this exceptional piece of land offers the ideal setting for your future home, hobby farm, or rural retreat.

Located in the Happy Valley community, nestled between the charming towns of Cumberland and Courtenay, this property provides the best of both worlds—seclusion and privacy, with easy access to all the amenities you need. Whether you're looking to build a custom home, establish a hobby farm, or simply invest in a piece of paradise, this lot offers endless possibilities.

For those seeking even more potential, there are four adjacent parcels available for purchase, bringing the total land holdings to an impressive 72 acres. This additional land opens a wealth of possibilities for larger-scale projects or significant investment opportunities.

Water is abundant in this area, and drilling a well should yield plentiful results, making this property

ideal for those seeking to live sustainably. The cleared level landscape is surrounded by the natural beauty of the Comox Valley, with mountain views and lush greenery providing a serene backdrop for your plans. The property's zoning, size, and layout allow for a wide range of potential uses, from agricultural ventures to a private estate, or even as an investment for future development.

Enjoy the tranquility of rural living while being just a short drive from the vibrant cultural scene, recreational opportunities, and shopping in Cumberland and Courtenay. This 9.83-acre lot is truly a rare find in such a sought-after location.

Don't miss this unique opportunity to bring your vision to life on this remarkable piece of land. Contact us today for more information and to explore the possibilities that await you!

## LOCATION

Small Road - Courtenay, BC

## DIRECTIONS

Head south on Small Road after exiting off Comox Valley Parkway. Property is on the left-hand side across from "Experience Comox Valley" information centre.

## AREA DATA

The Comox Valley, located on Vancouver Island, is a vibrant community known for its stunning natural beauty and outdoor lifestyle. Surrounded by mountains, forests, and ocean, it offers year-round recreation, from skiing at Mount Washington to kayaking on the Puntledge River. The area boasts rich agricultural land, vibrant arts and



culture, and excellent amenities, including shops, restaurants, and healthcare facilities in Courtenay, Comox, and Cumberland. With a mild climate, friendly community, and diverse opportunities for adventure, the Comox Valley is a sought-after destination for those seeking a balanced, fulfilling lifestyle in a breathtaking setting.

## RECREATION

Comox and Courtenay, located in the stunning Comox Valley on Vancouver Island, are vibrant communities known for their rich blend of outdoor recreational opportunities. The area is a paradise for nature enthusiasts, offering a wide range of activities such as hiking, mountain biking, and skiing at the nearby Mount Washington Alpine Resort. The valley is also a haven for water sports, with easy access to the ocean for kayaking, paddleboarding, and sailing, as well as nearby rivers and lakes for fishing and swimming. Golfers will appreciate the variety of courses, including the renowned Crown Isle Golf Resort. For those who enjoy the arts and culture scene, both towns offer a lively mix of galleries, local festivals, and farmers' markets, all set against the backdrop of stunning coastal and mountain views. Whether you're an adventurer or someone seeking tranquility, Comox and Courtenay offer endless recreational potential year-round.

## MAP REFERENCE

49°38'6.14"N and 125° 0'1.42"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## INVESTMENT FEATURES

There are 4 additional lots available for purchase adjacent to the subject property to create a combined 72 acres. For more information, please contact the listing REALTOR®.



## SERVICES

Access to 3-phase power and Fortis Natural Gas service directly across the street.

## LEGAL

THAT PART OF THE FRACTIONAL NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 11, NELSON DISTRICT, PLAN 551 SHOWN COLOURED RED ON PLAN DEPOSITED UNDER DD 12116-F

PID 005-631-670

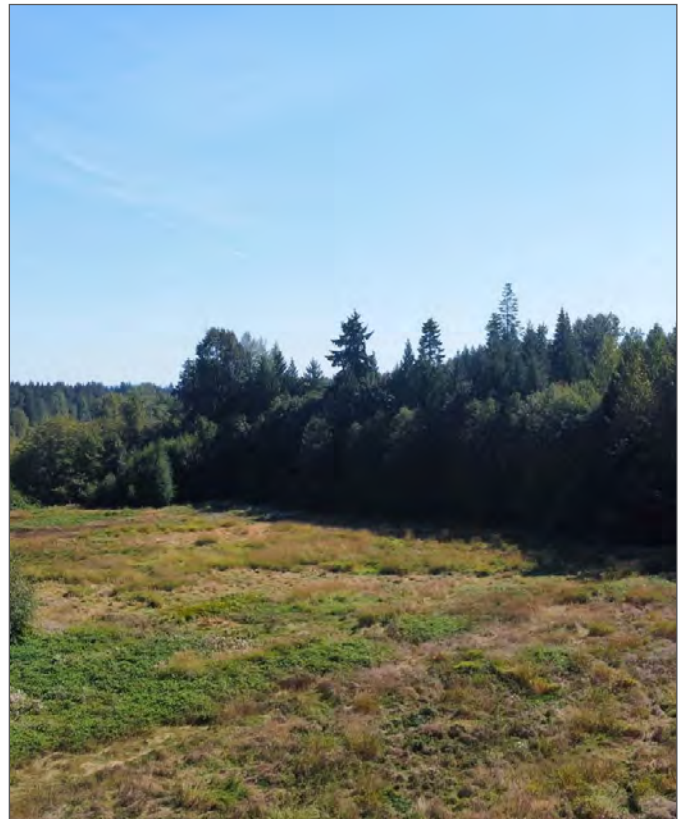




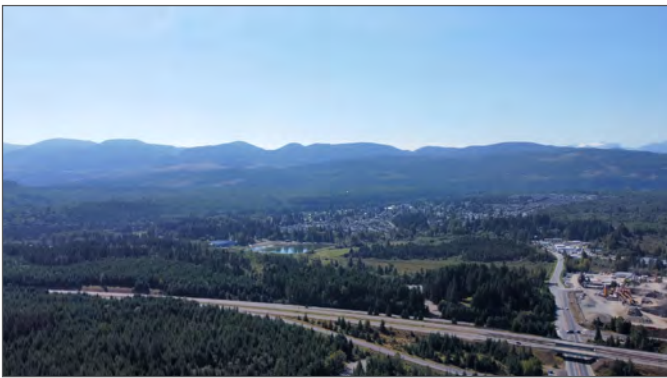
















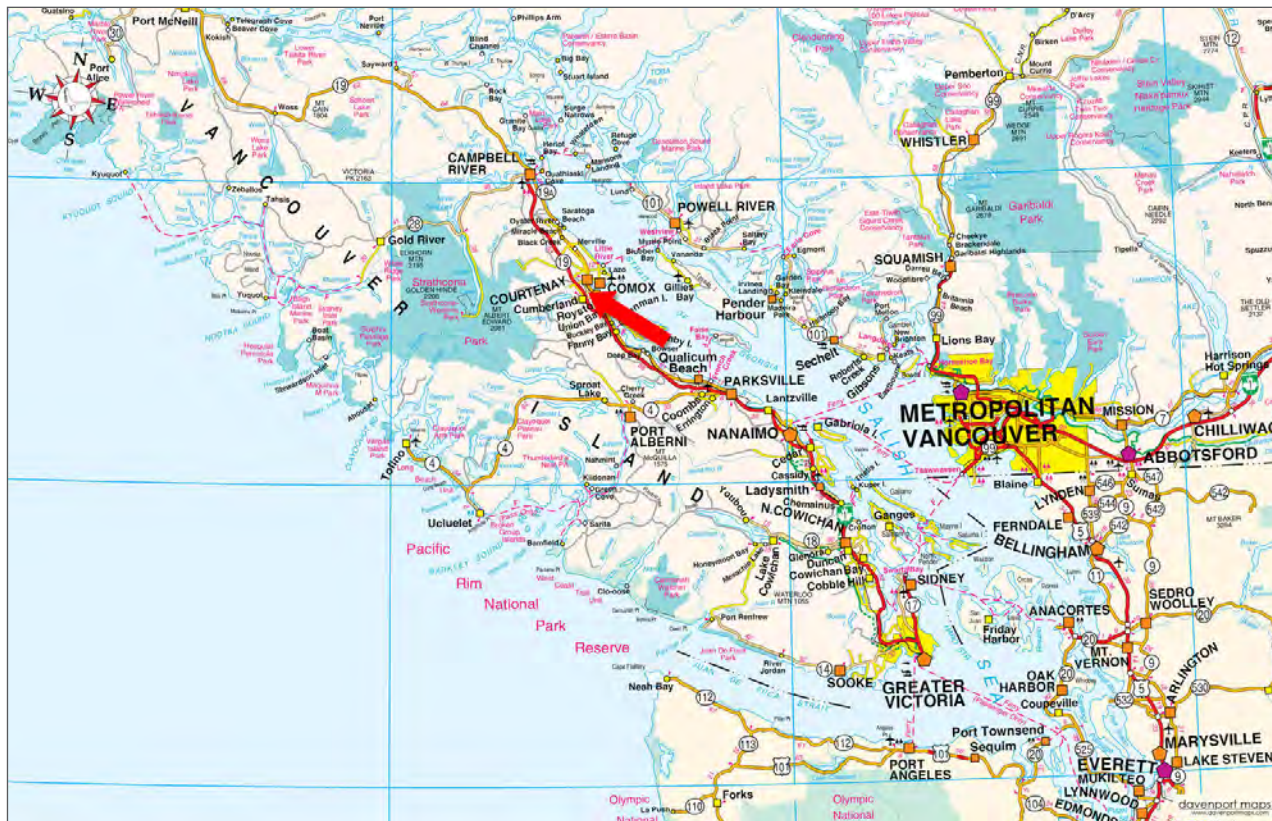
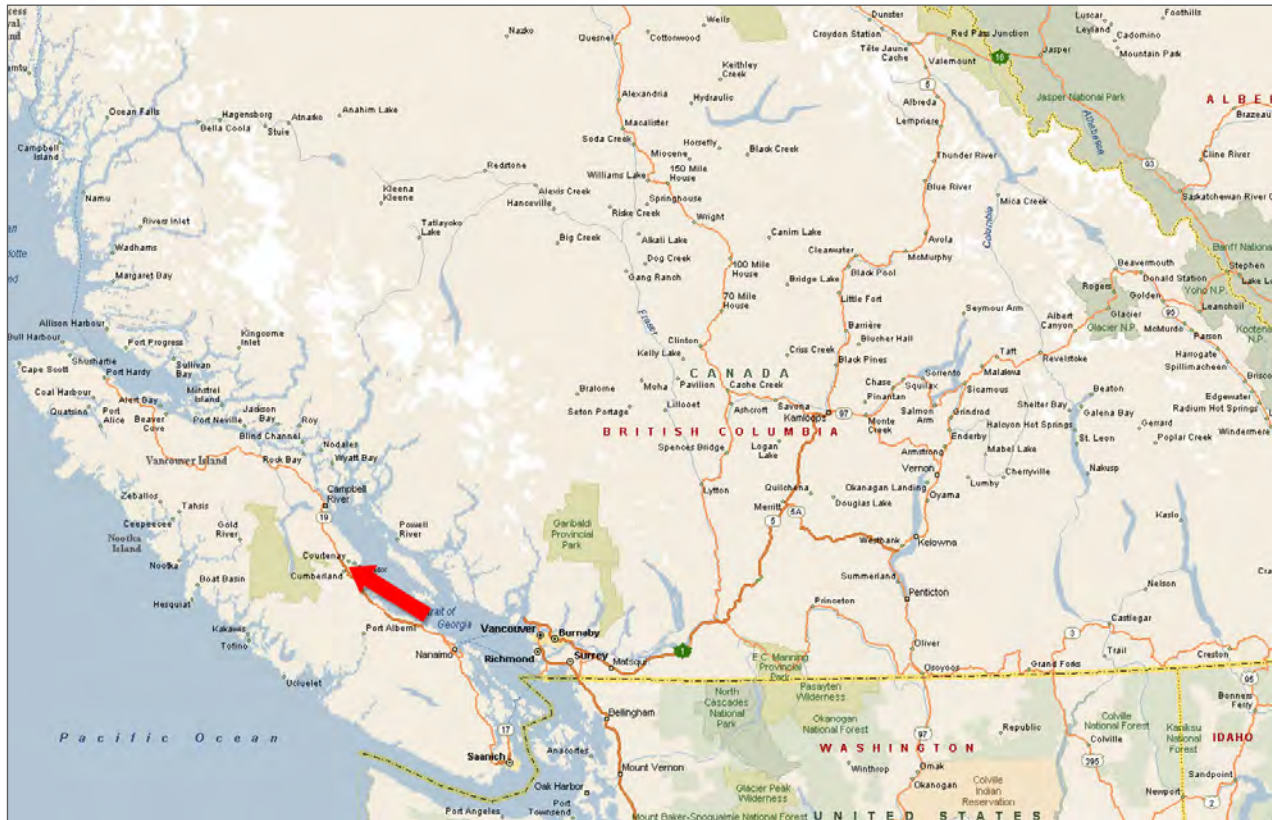




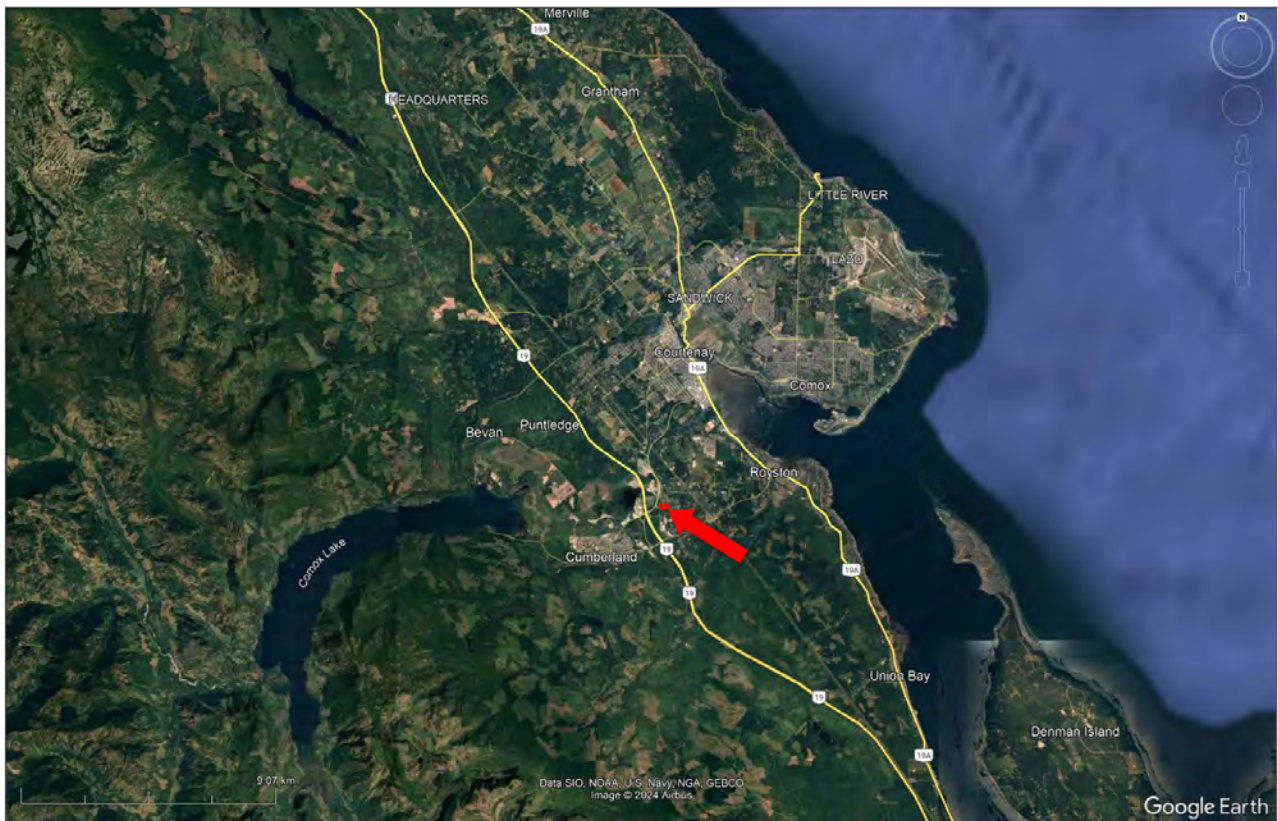




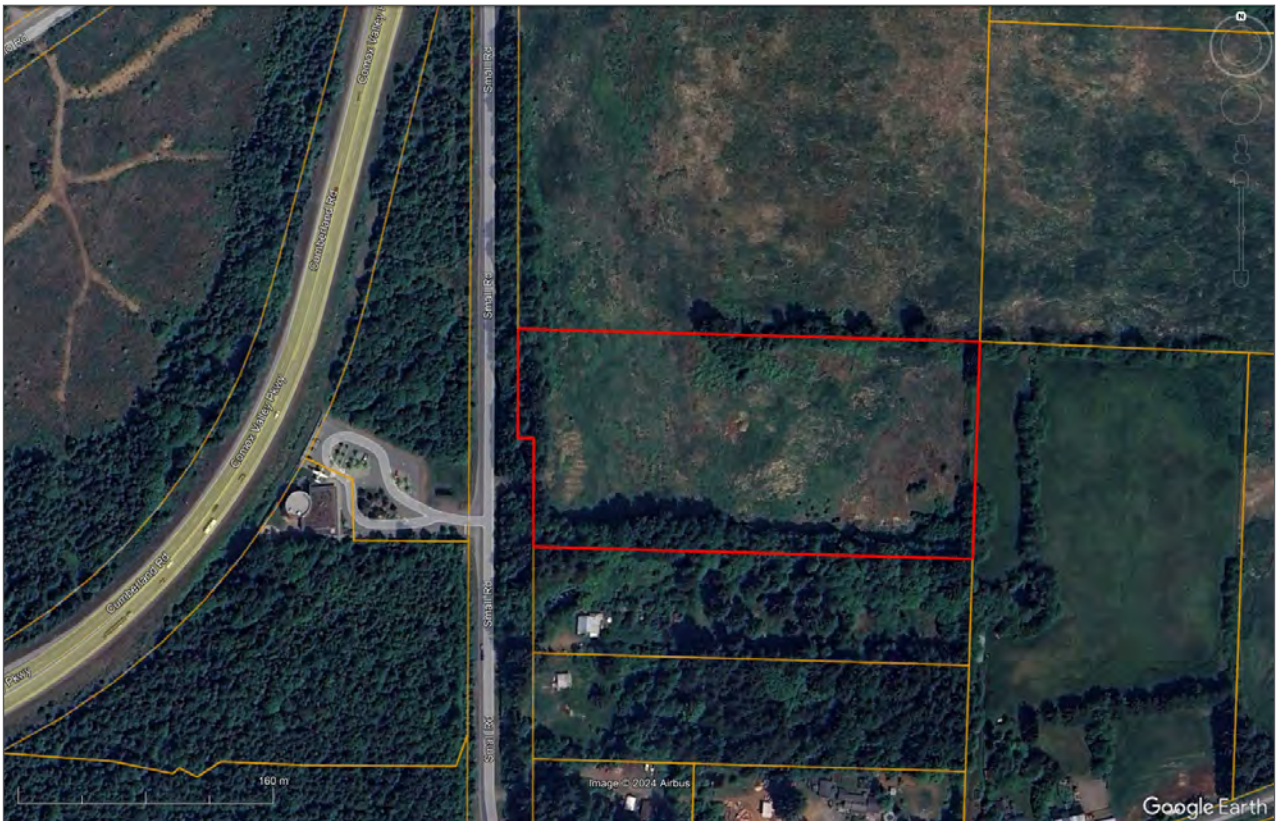
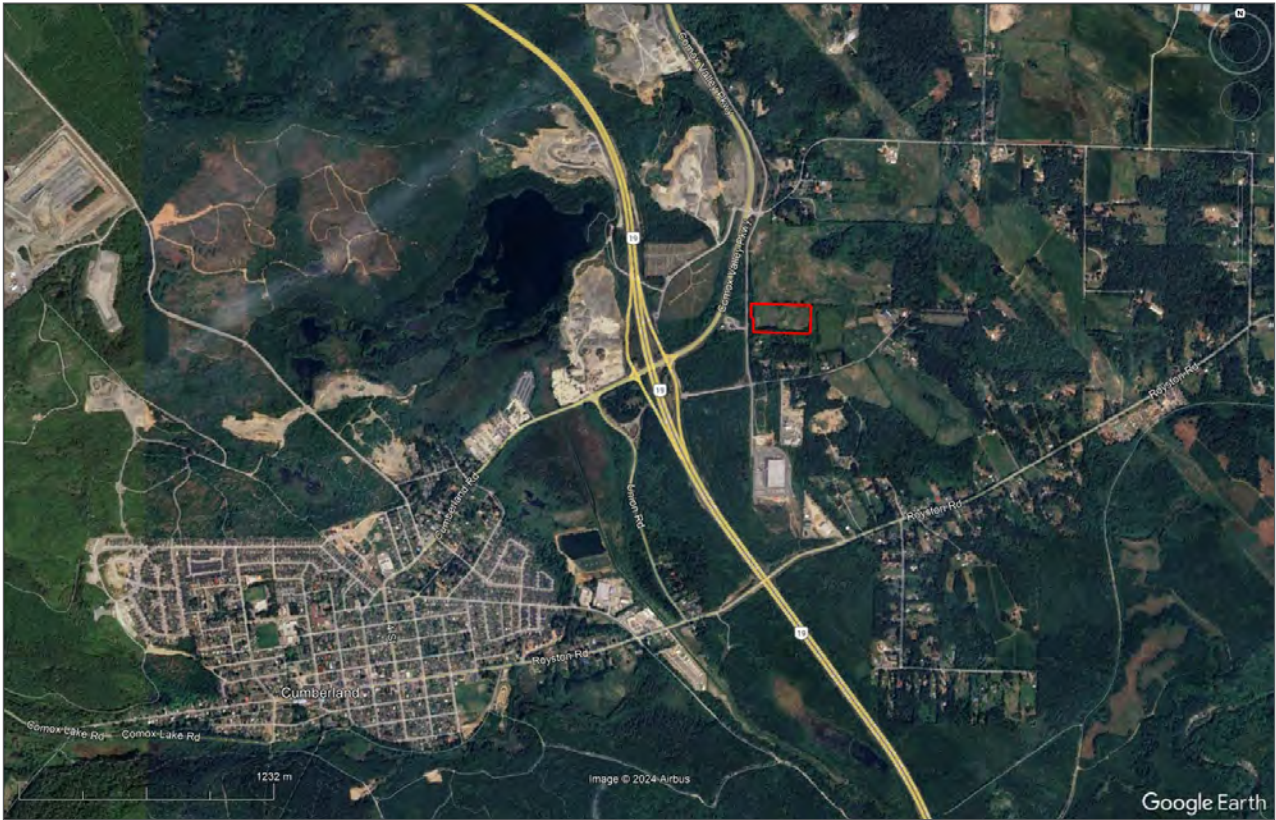




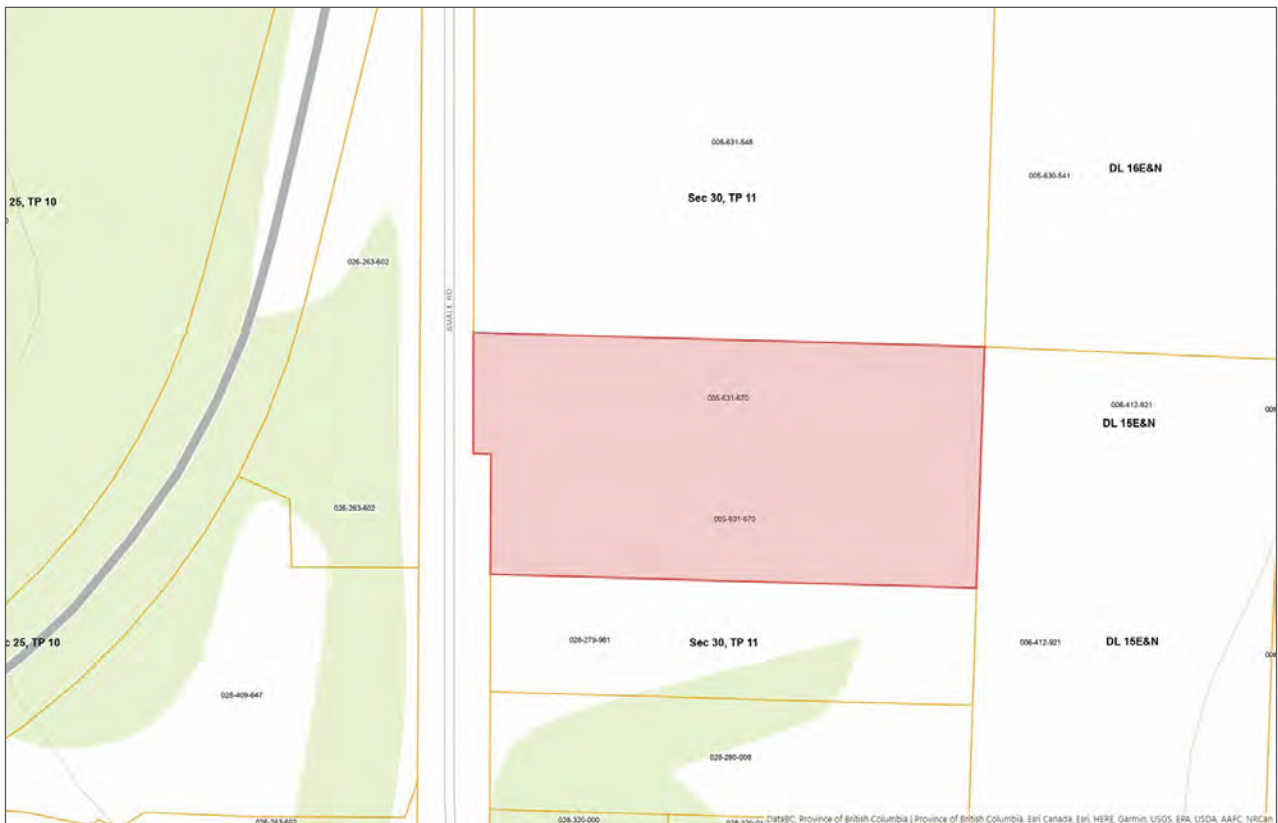
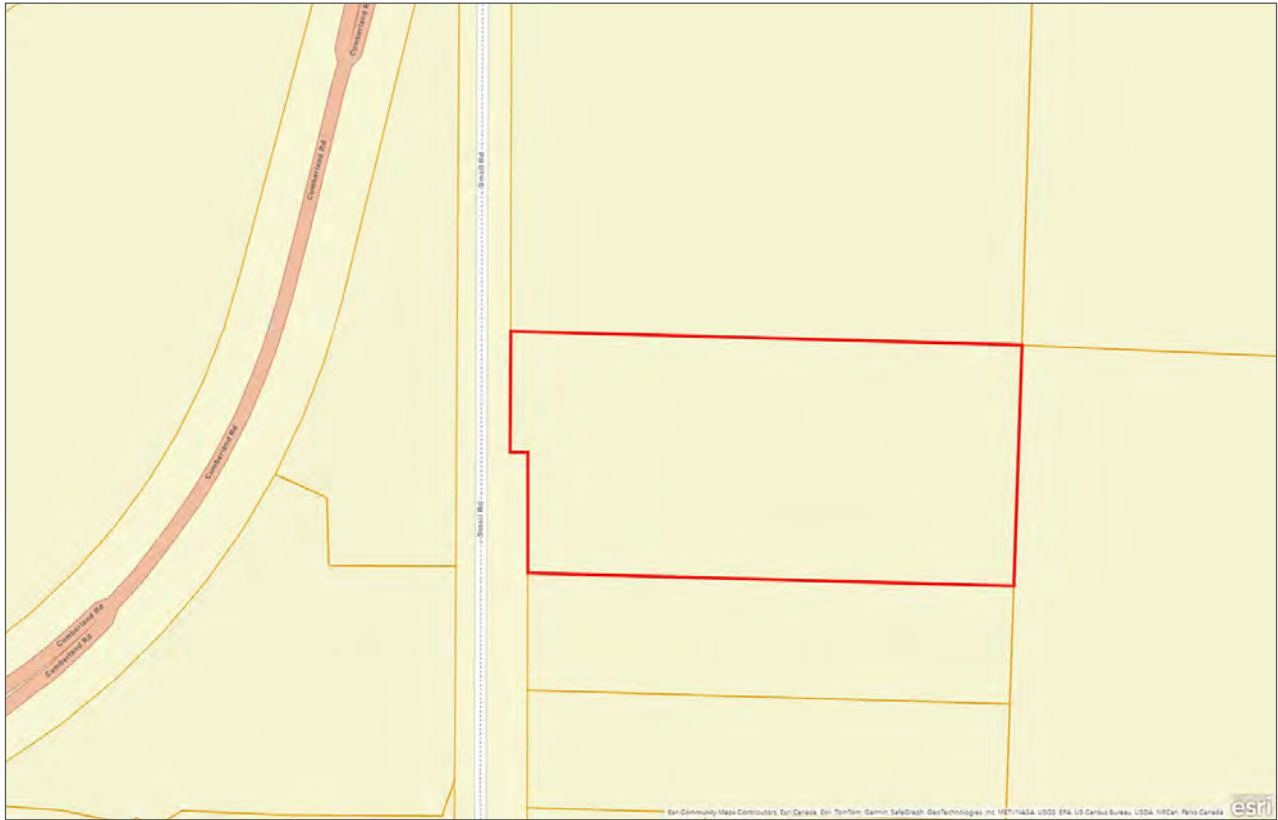
















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