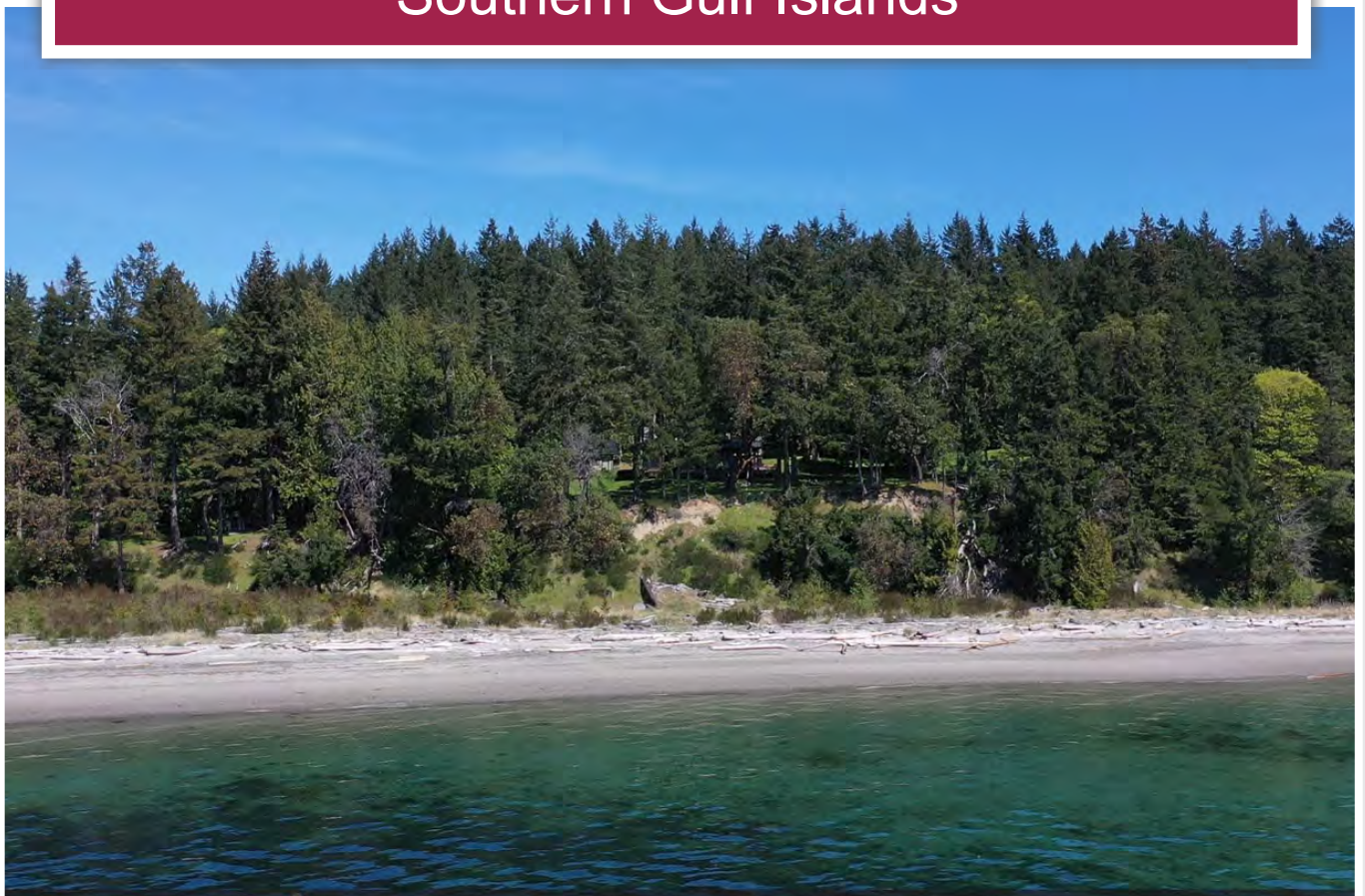




Sidney Island Beach House
Southern Gulf Islands



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PROPERTY DETAILS

Listing Number:	24159
Price:	\$2,495,000
Taxes (2024):	\$4,240.30
Strata Fees (2024):	\$253.58 per month

SIZE

2.32 acres ~ 348 ft oceanfront

DESCRIPTION

This fabulous 2.23-acre property with 348 feet west-facing oceanfront, enjoys impressive beach views and sunsets in a forested parklike setting on the northwest corner of Sidney Island.

A gentle trail provides easy access to the nicest beach on Sidney Island where you can walk for miles in soft sand, and it is a short stroll to the Sidney Spit National Park.

The 2,199 square foot, 3-bedroom, 3-bathroom, cedar-accented west coast beach house is enhanced with granite countertops, oak kitchen bar, solid plank floors, a fully equipped top end kitchen with pantry and wine storage.

Beautifully constructed by master builder Rob Parsons, it takes full advantage of Canada's most temperate climate with its covered outdoor kitchen with built in Napoleon BBQ, wood burning fireplace, expansive patio and covered wrap-around decks with glass railings.

You will be amazed how easy it is to relax and unwind in this off-grid autonomous lifestyle supported by new solar panels just being installed and new lithium-ion batteries with 17.5kW propane generator and 5.5kW backup.

Spend quiet evenings beside the fireplace with exterior accessed wood storage, comfortable furniture, and satellite TV.

The cozy one bedroom one bath guest cottage has a kitchen area without cooking facilities to comply with zoning bylaws.

Basement is not full height but is fully insulated with concrete floors has the on demand hot water system, propane forced air furnace, and UV water treatment and filtration system.

The well-equipped 340 sq. ft. garage/workshop has inverter system new lithium-ion batteries. A 10,000-gallon water collection and storage system with UV treated filtration ensures a reliable and plentiful domestic water supply plus adequate fire suppression. All furniture, appliances, tools, and small equipment are included. A list is available.

Larger equipment including the ATV, John Deere tractor, pickup truck and 12' boat and motor are negotiable.

Sidney Island is the most southerly Gulf Island and BC's best oceanfront value with a rock breakwater protecting its 67-slip community dock, private 2,600 ft airstrip an aviator's dream, miles of sandy beaches and trails, super popular swimming hole, heritage orchard, full time island caretaker, 107 acres of conservancy zones, managed forest, and

a real sense of community. Most importantly it is a private island people here are either owners or their guests. The 1,343 acres of common property shared by the owners of the 111 lots on Sidney Island is larger than Stanley Park.

LOCATION

Sidney Island is at the southern end of the Gulf Islands between Vancouver Island and mainland British Columbia. It is about 19 km north of Victoria, 6 km southeast of Sidney on the Saanich Peninsula and only 10 km from Roche Harbour on US San Juan Island. It is perfectly located for access to Victoria Airport and Swartz Bay BC Ferry Terminal.

DIRECTIONS

Access is by boat to the private 67-slip dock in Miners Bay or by plane to the excellent 2,600 ft airstrip, both of which are the common property of the Sidney Island strata owners. Water taxi service is available from Sidney. Sidney Island is a private island all visits must be arranged in advance. Please call Rich Osborne 604-328-0848 to arrange your visit.

HIGHLIGHTS

- Strata title ownership
- 1,762 acres private property
- 300 acres of strata lots
- 1,343 acres common property
- 11.6 acres Limited Common Property
- 107 acres Conservation zones
- No public access to the strata owned portion of the island
- No time requirement for building
- Precious conservation areas
- Breakwater and 67-slip communal dock in Miner's Bay
- 2,600 ft grass airstrip, best in the Gulf Islands
- Miles of sand beaches
- Excellent network of roads
- Managed sustainable forest

- Cellular telephones work on much of the island
- Island Caretaker

EQUIPMENT

The Strata Corporation equipment consists of an excavator, dump truck, fire truck, ambulance, tank truck, pickup truck, road grader and miscellaneous equipment, some of which is available to Strata owners on a rental basis.

SIDNEY ISLAND

Unique in British Columbia, perhaps the world, Sidney Island offers the rare combination of ownership of superb waterfront property with a model of sustainable forestry, limited development of common areas, precious conservation zones and miles of sand beaches. It is blessed with a Mediterranean-like climate, warm summers, mild winters and less than 30 inches annual rainfall. Not only is it one of the most picturesque, but the last major undeveloped island in the Gulf Islands chain. From every part of the island there are breathtaking views. To the south the perennial snow-covered Olympic Range, to the east the perfect cone of Mt. Baker and the jagged peaks of the Cascades.

With its wonderful natural habitat few places have as rich a variety of wildlife as Sidney Island, which includes:

- Bald eagles
- Owls
- Hawks
- Turkey vultures
- Woodpeckers
- Hummingbirds
- Great blue herons
- Javanese peacocks
- River otters
- Mink
- a rich variety of songbirds, ducks, geese, and other waterfowl

Offshore, the waters support a wide variety of sea life including salmon, halibut, crab, prawns other sport fish, an array of sea birds and waterfowl, seals, sea lions, orcas, and gray whales.

The most important aspect of the development is that the privacy of the strata corporation lands has been maintained, and the natural integrity of the island environment protected for the fortunate few who share in its ownership. It is a private island with no public access to the 1,760 acres of land owned by the strata corporation. The 1,343 acres of common property shared by the owners of the 111 strata lots is larger than Stanley Park.

The result is an amazing diversity of properties with low, medium, and high bank oceanfront, virtually every possible exposure, varied topography, beautiful views, differing levels of privacy and a range of prices.

The only land on the island not owned by the Strata Corporation is the northerly portion, formerly the Sidney Spit Marine Park and recently named as Canada's newest National Park Reserve. This area comprises about 400 acres and encloses a broad lagoon of sheltered water bordered by a long spit of sand. Mooring buoys, a small government dock, and facilities for picnicking and camping are provided. The sandy beach with protected waters is excellent for swimming.

HISTORY

Originally named Sallas Island, in 1859 the Hudson Bay Company, hoping to attract settlers with a more British name, changed it to Sidney Island. Many years ago, the Island was purchased by a group of Victoria businessmen as a private hunting preserve. In 1981 the Island was purchased from the last two survivors of the original owners, by Sallas Forest Limited Partnership.

GEOGRAPHY

Both Sidney Island and neighboring James Island are geographically unique in that they are the only

Canadian Gulf Islands composed almost entirely of quaternary drift deposits—unconsolidated sand and gravel deposited by glaciers thousands of years ago—which form the sandy coastline.

VEGETATION

The island supports exceptionally lush and varied vegetation common to the south coastal climatic zone including Douglas fir, white fir, Garry oak, mock cherry, arbutus, red cedar, red alder, balsam, hemlock, aspen, yew, big leaf maple and flowering dogwood. Smaller vegetation includes Scotch broom, fireweed, gorse, wild roses, western fescue, orchard grass, salal, hawthorn, and a 50-tree orchard on the common land.

RECREATION

Boating, flying, hiking the miles of trails and beaches, swimming in our wonderful swimming pond, fishing, prawning, crabbing, whale watching, boating, kayaking, paddling, scuba diving, photography, bird watching, cycling, exploring, and cruising the Canadian Gulf Islands and the US San Juan Islands.

MAP REFERENCE

48°37'20.67"N and 123°19'28.92"W

ZONING

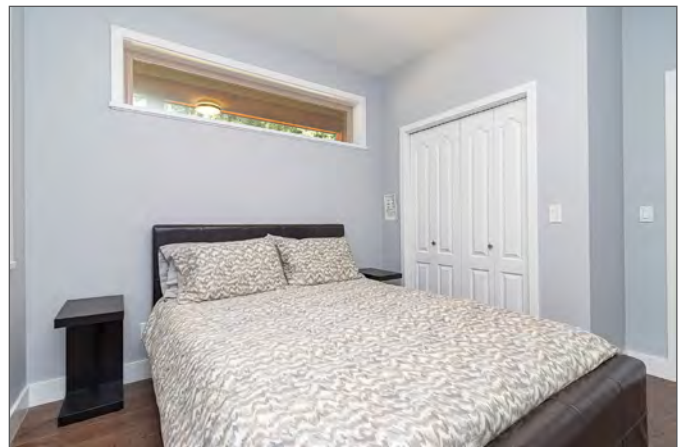
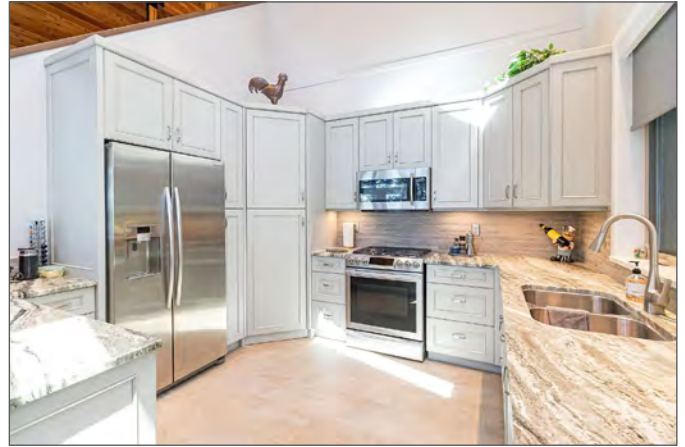
CD-2 Sidney Island Comprehensive Development Zone Capital Regional District and Islands Trust

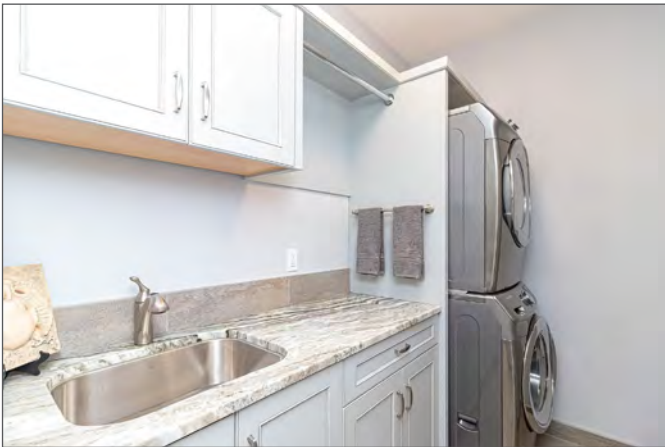
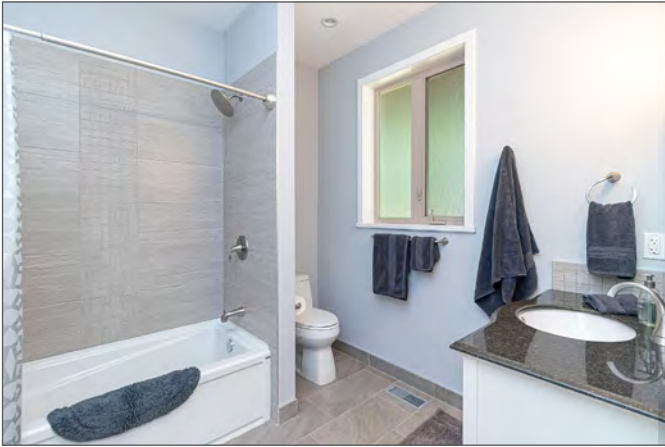
LEGAL

Lot 121 Section 11, Sidney Island, Range 1W, North Saanich District, Strata Plan V1S5122 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on form 1 (see plan as to limited access)

PID 026-298-503

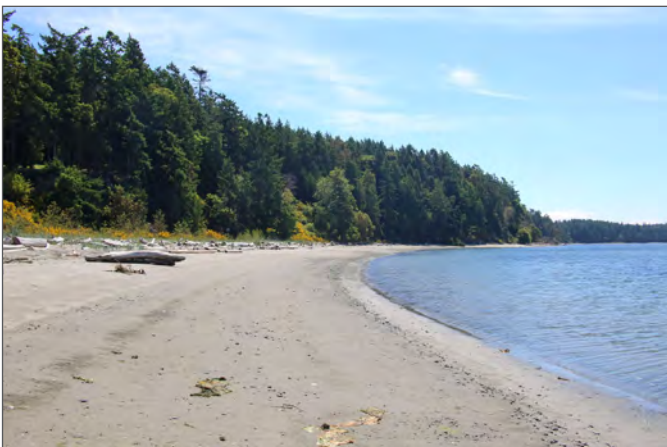


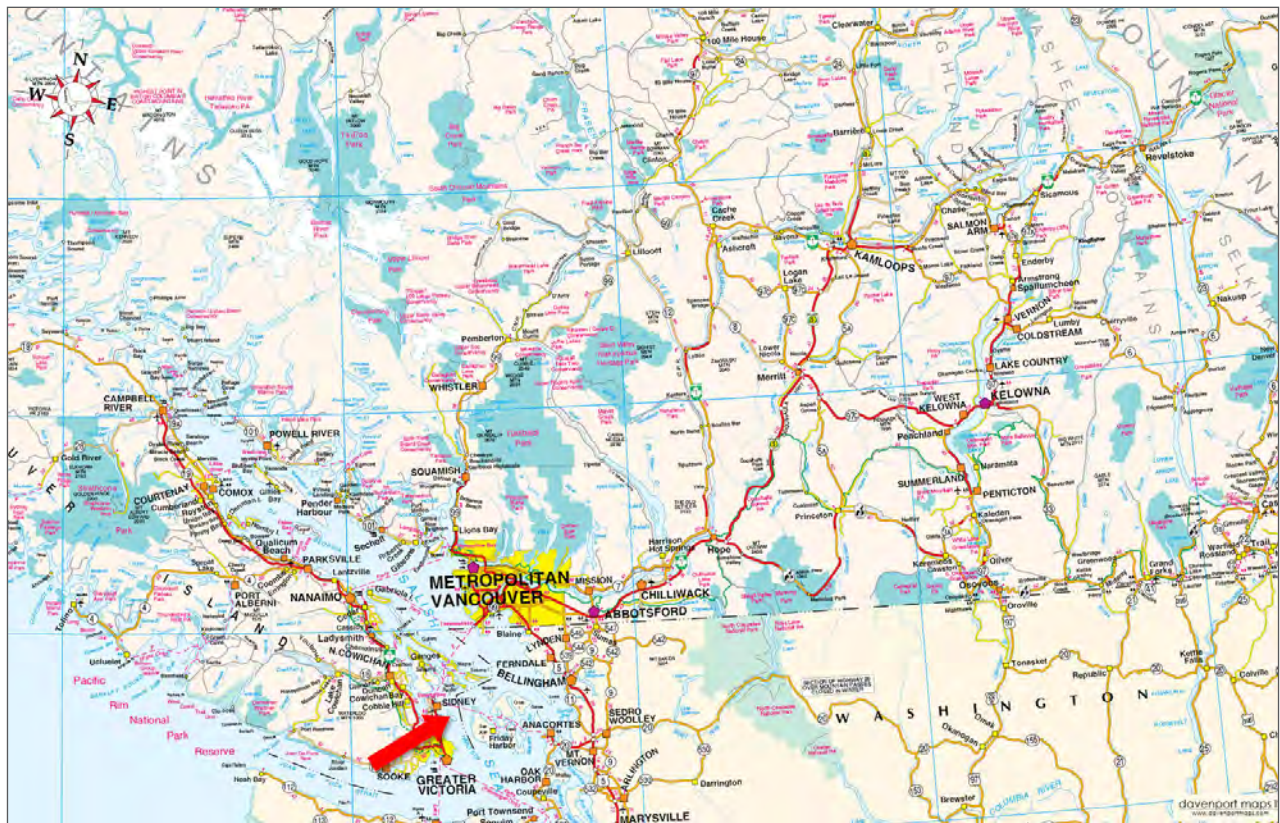
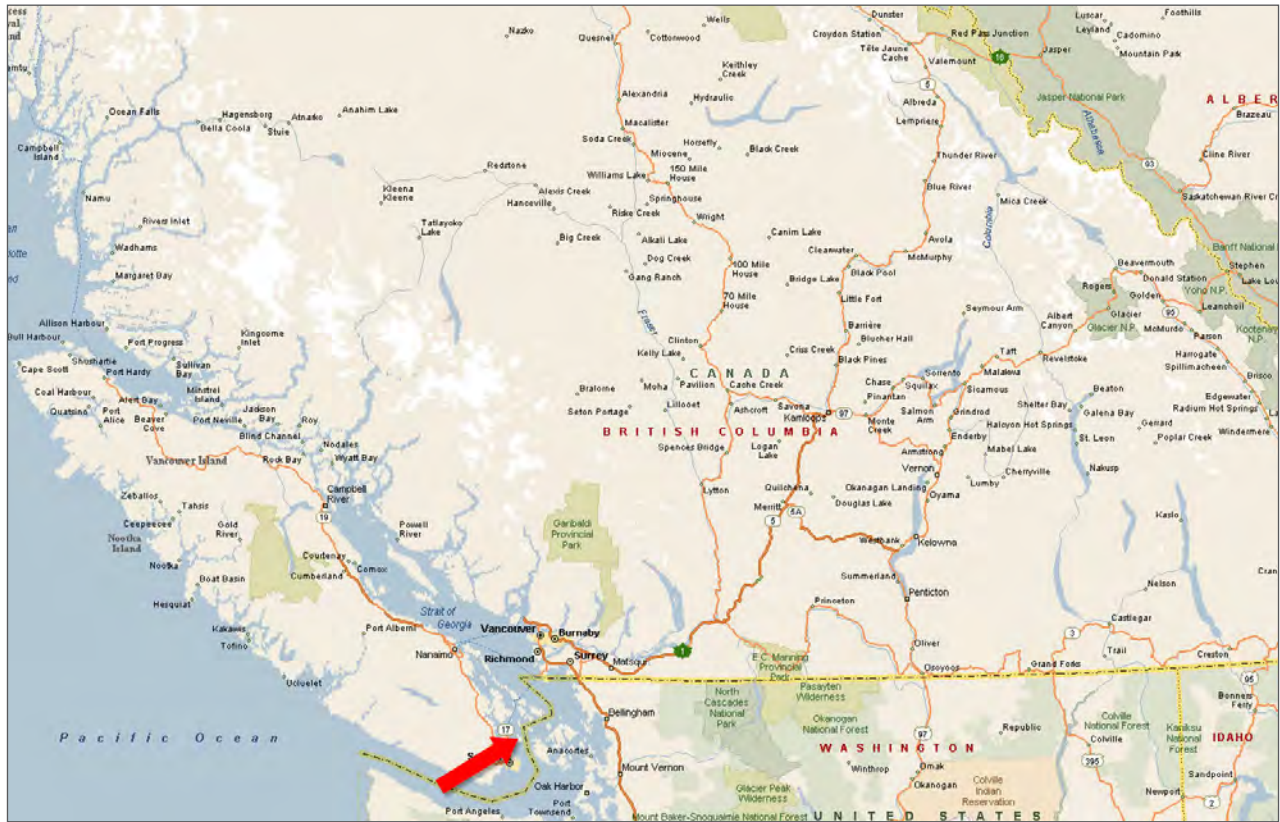


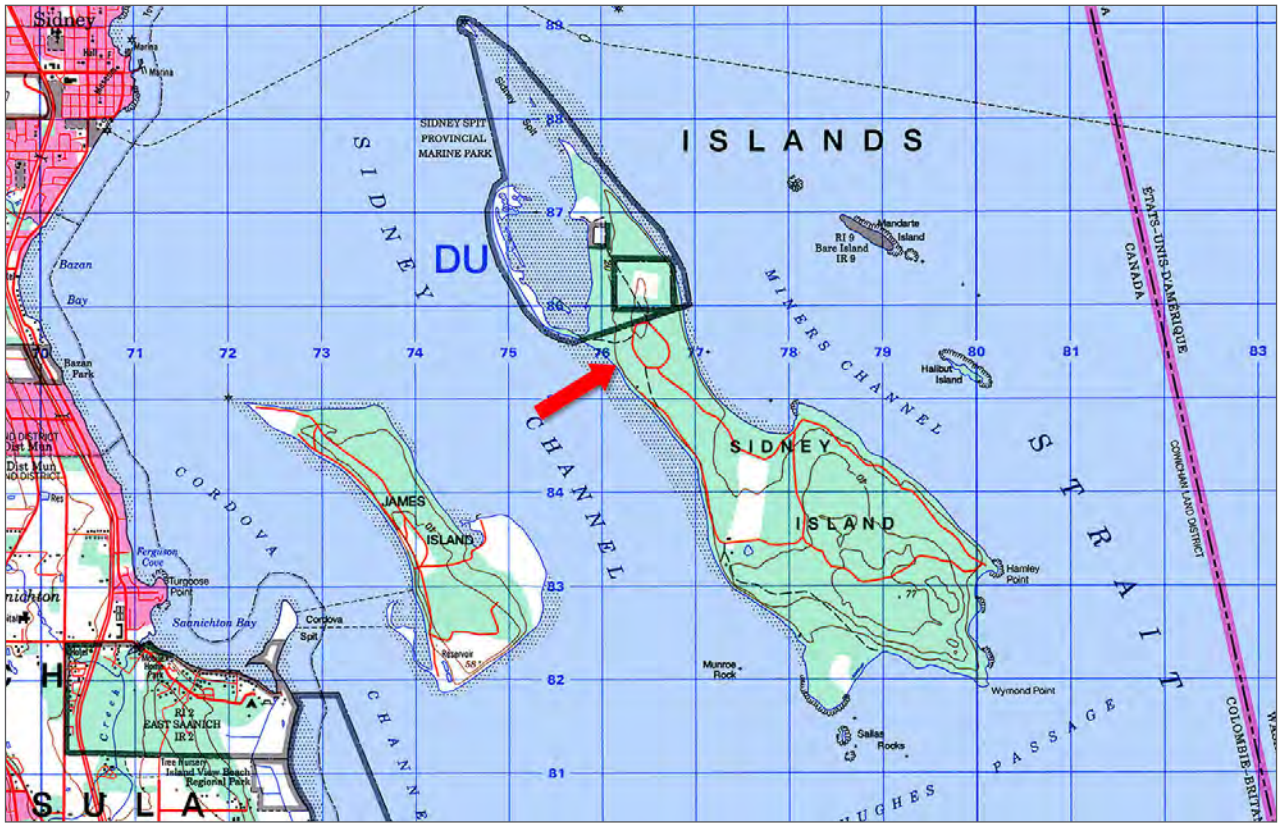


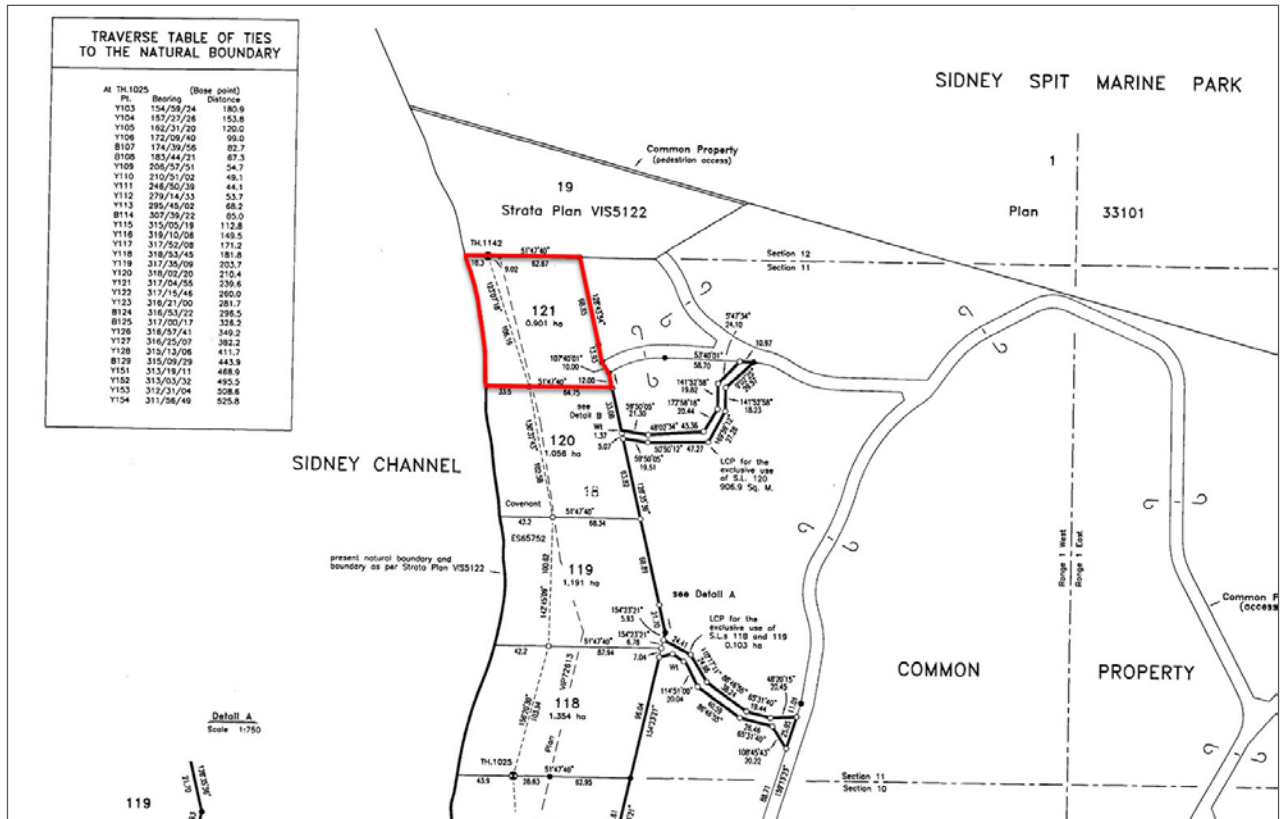
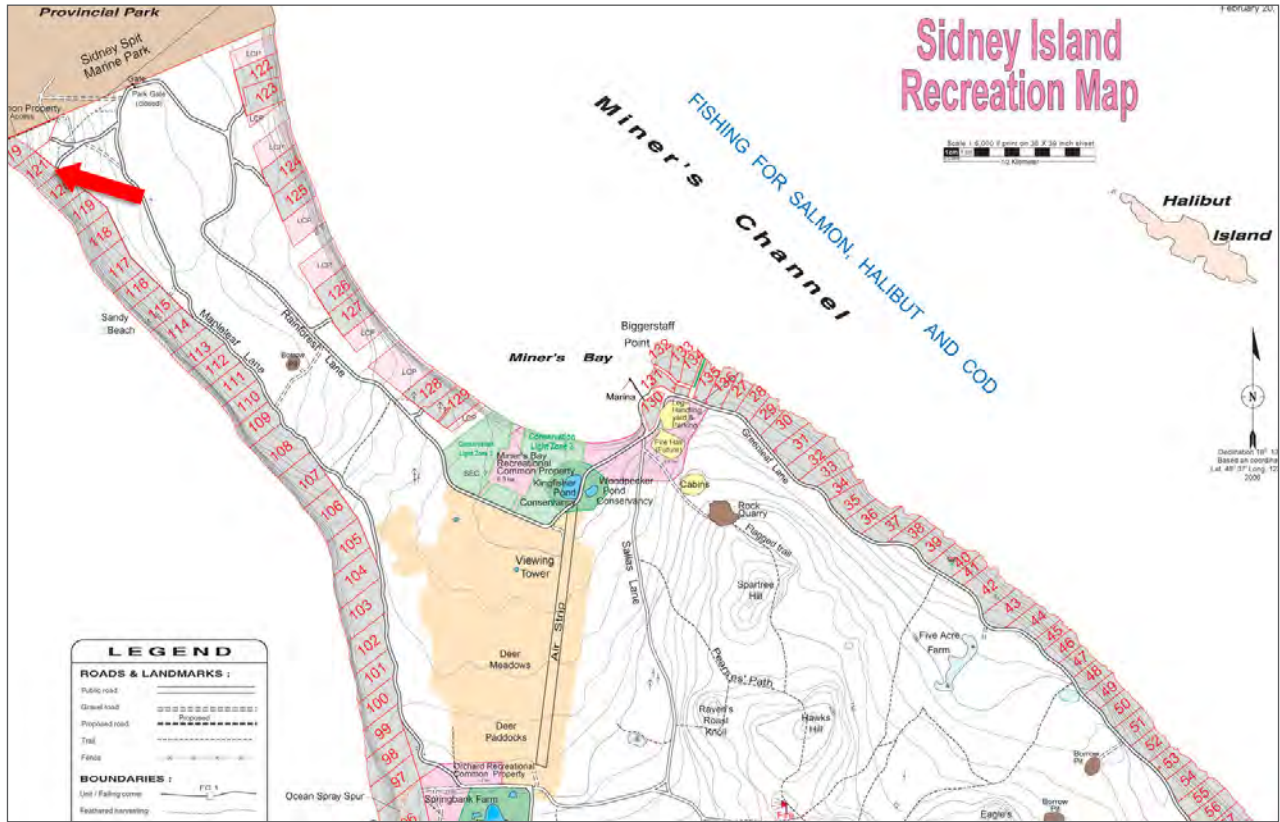


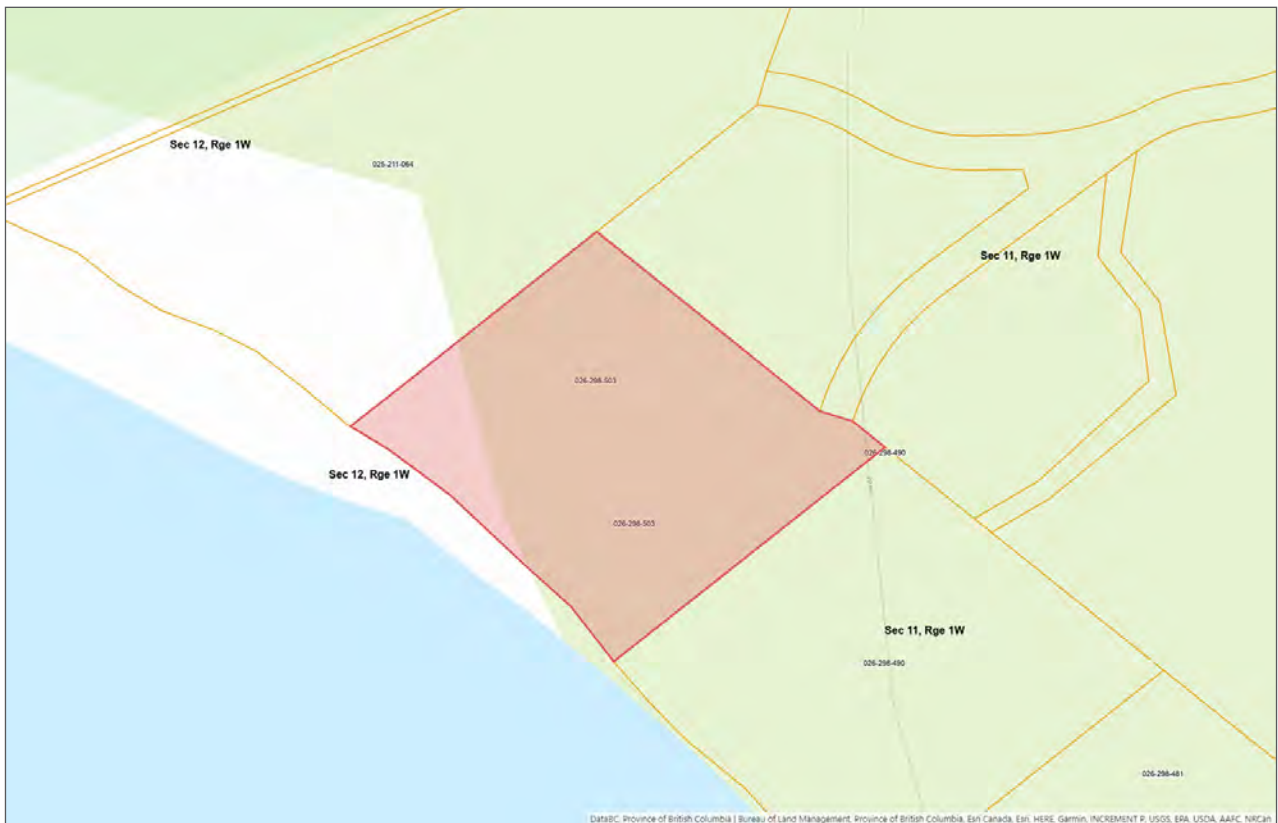














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