



**Oceanfront Home, Guest Cabin,  
Shop - Upper Sunshine Coast**



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# Oceanfront Home, Guest Cabin, and Shop

## Upper Sunshine Coast

### PROPERTY DETAILS

<b>Listing Number:</b>	24230
<b>Price:</b>	\$2,625,000
<b>Taxes (2024):</b>	\$7,097.23

### SIZE

1.81 acres ~ 500± ft oceanfront

### DESCRIPTION

This property stands out for its exceptional prime, low-bank oceanfront location. It encapsulates an entire point and has its own private beach area, all with captivating views of the Malaspina Strait. Perched above the shoreline, the southwest exposure offers breathtaking sunsets and a front-row seat to active marine life, making it a picturesque haven. Nestled in the Stillwater area of the upper Sunshine Coast, just south of Powell River, the property offers both seclusion and proximity to local amenities.

It is completely turnkey and ideal for either full-time living or a summer getaway. The surrounding area has an abundance of outdoor recreation on both land and sea. Built in 2019, the custom 1,700 sq. ft. timber frame home has coastal charm. It features an open and bright layout, with an open concept kitchen and living room, framed by exposed Douglas fir beams. The entire front side of the home facing the water has oversized windows providing unobstructed views from every room.

The centerpiece is a stunning river rock fireplace, adding warmth and character to the modern design. The home's thoughtful single-level floor plan includes two bedrooms and an office/TV room, all offering sweeping ocean views. The master bedroom is spacious with a walk-in closet and luxurious en suite with heated tile floors.

The home has an ICF foundation and is well insulated with the main heating source being an efficient heat pump that also provides cooling in the summer. The exterior and roof are clad with metal, making it low maintenance.

A 298 sq. ft. front covered patio and 865 sq. ft. exterior front deck provide ample space for outdoor living and taking in the serene seascapes. Additional features include an outdoor shower and direct access to the oceanfront, where a staircase leads to a fire pit and easy access for kayaking, swimming or casting a line from shore.

The property also includes a charming, recently updated 400 sq. ft. guest cabin with its own ocean views, sundeck and self-contained amenities, such as a washer and dryer. Currently rented, this cabin could serve as an art studio or accommodation for visiting guests.

At the entrance of the property, a versatile 38 by 40 ft shop provides ample space for a variety of uses. The shop is equipped with a 150-amp electrical service, a three-piece bathroom and welding ventilation. Its 20 solar panels help subsidize the property's energy needs and a rainwater collection system offers 22,000 litres of water storage. There is a filtration and UV treatment system in place which has been an adequate and reliable water



source for the current owners. Alternatively, there is a community water system that you could connect to if you so choose. There are also three RV hookups to add to the property's flexibility.

This property offers a unique blend of luxury, sustainability and functionality in an unparalleled oceanfront setting. Its thoughtfully designed home, guest cabin and spacious workshop create a perfect retreat for those seeking a peaceful coastal lifestyle with ample opportunities for recreation. Whether used as a year-round residence or a vacation escape, this property offers the best of what the Sunshine Coast has to offer.

## LOCATION

12369 Scotch Fir Point Road, on the Upper Sunshine Coast just south of the city of Powell River.

## DIRECTIONS

Contact Listing Agent

## AREA DATA

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

### Boating

Protected by Vancouver Island to the west, the Strait of Georgia is a boater's gateway to the most dramatic coastal scenery in the world. Due to the mild temperatures and warm pacific currents of the Strait of Georgia, boating is a year-round activity on the Sunshine Coast. Discover Savary Island, laced with long white sand beaches, and the gorgeous, deserted bays of Hernando, Redonda and Cortes Island in the calm, warm waters of Desolation Sound.

Protected waters make the Upper Sunshine Coast a prime destination for ocean kayaking and canoeing. Popular spots include Jervis Inlet, Chatterbox Falls, Hardy, Nelson, Savary and Cortes Island, the Copeland Islands Marine Park and the numerous islets and quiet bays of Desolation Sound. Eco-tours, kayak and canoe rentals for day trips, as well as fully outfitted, guided expeditions, can be booked locally.

Enjoy fresh water easy road access to the many lakes and rivers. The area boasts more than 50 lakes surrounded by thousands of hectares of pristine coastal forests. Inland Lake is known for its level, 14 km trail which can accommodate wheelchairs and strollers. You may prefer a day of paddling the calm, clear waters of a peaceful lake, or you can take on the challenge of a 57 km (35 mile) canoe route which includes 8 lakes and 5 portages. Dinner is fresh and never far away, as the region's lakes teem with trout and, at certain times of the year, steelhead salmon!



### **Golf Year-Round**

For those who love to golf year-round, the Sunshine Coast is the place to be. The 18 hole, par 72 Myrtle Point Golf Course and Clubhouse is in the foothills of the Coast Mountains. This Les Furber designed course offers four sets of tees for all levels of ability. A fully stocked pro-shop, driving range, putting green and Canadian Professional Golfers' Association membership ensure a first-class golfing experience. Golf cart rentals are available, plus shower-equipped locker rooms. After the game, enjoy a meal at the Orca Bar and Grill.

### **Fish and Seafood**

The Sunshine Coast is truly a fishing mecca. Whether you are reeling in a salmon or jigging for cod, fly fishing for cutthroat, rainbow trout and steelhead salmon or trolling for kokanee in one of the region's spectacular lakes, you will not be disappointed!

### **International Dive Destination**

Known internationally as the "Dive Capital of Canada," the Upper Sunshine Coast was rated by Rodales Dive Magazine as "The #1 Best Overall Dive Destination in the World" for 2006. A predator-free dive habitat, the coastal waters boast a visibility range of up to 30 metres (98 feet). Especially clear waters during the winter months make for excellent viewing of the area's wolf eel and giant octopus. One of the area's leading diving attractions is in the waters in front of Saltery Bay Provincial Park. The Emerald Princess, a 2.5 metre (8 foot) bronze statue of a mermaid located below 18 metres (59 feet) of water attracts dive enthusiasts from around the world. Other dive sites include several wrecks, the Okeover Caves and numerous coastal boat dives which highlight the diverse and colorful underwater world of the BC coast.

### **Hike, Bike and Climb**

The Sunshine Coast's thousands of hectares of untouched forest and coastal mountains make for unbeatable mountain biking, hiking and rock

climbing. Thousands of kilometres of off-road access and trail networks facilitate easy day trips to scenic viewpoints, lakes, rivers, streams and surrounding mountains.

The 170 km (106 miles) Sunshine Coast Trail accommodates everyone from day hikers to ultramarathoners. Easy to get to with more than twenty access points along the way, hikers are rewarded with abundant wildlife, gorgeous lookout points and stunning westerly views of the Strait of Georgia and its emerald islands. The trail is extremely well maintained, and hikers can take advantage of camping facilities and lodging located along the route.

During the spring and summer months, take advantage of guided hikes or let the local hiking club introduce you to some of the region's most popular wilderness trails. Maps and detailed information regarding hiking routes and activities are available 5 minutes away at the Powell River Visitor's Centre.

There are numerous biking routes well suited to beginner, intermediate and advanced off-road riders. Once again, the Visitor's Centre is the place to go for detailed maps and trail descriptions.

### **Arts and Culture**

Named the Cultural Capital of Canada in 2004, Powell River is home to many artists, performers, musicians and writers. Every two years, choirs from around the world arrive in Powell River to participate in Choral Kathaumixw, a four-day extravaganza of performances by youth and adult choirs. The Powell River Academy of Music, founded in 1990, has spawned no less than six local choirs, several of which perform and tour internationally. In addition to founding Kathaumixw, the Academy operates the Symphony and Opera Academy of the Pacific, two weeks of master classes and performances which offer aspiring professional musicians an opportunity to train with internationally renowned conductors and musicians.

### **Festivals**

April through September cultural and outdoor events include Festival of Writers, Men's and Ladies' Malaspina Open Golf Tournaments, Algerine Passage Sailing Race, Choral Kathaumixw, Symphony and Opera Academy of the Pacific, Sunshine Music Festival at Palm Beach, Blackberry Festival, art studio and garden tours and the Fall Fair. During the month of August, Texada Island plays hosts to tourists who come to enjoy the Sandcastle Weekend and the annual jazz festival, Jazz on the Rocks.

### **MAP REFERENCE**

49°45'30.46"N and 124°17'36.32"W

### **BOUNDARIES**

Please see mapping section, all boundaries are approximate.

### **SERVICES**

- Septic
- Rainwater collection system

### **ZONING**

Low-Density Residential  
Qathet Regional District Electoral Area C Official  
Community Plan Bylaw No. 467, 2012

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

### **LEGAL**

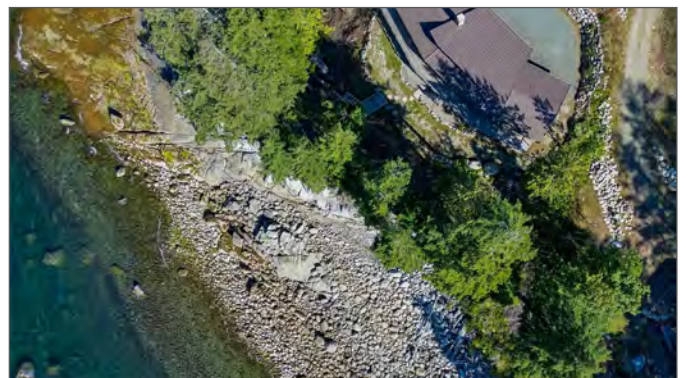
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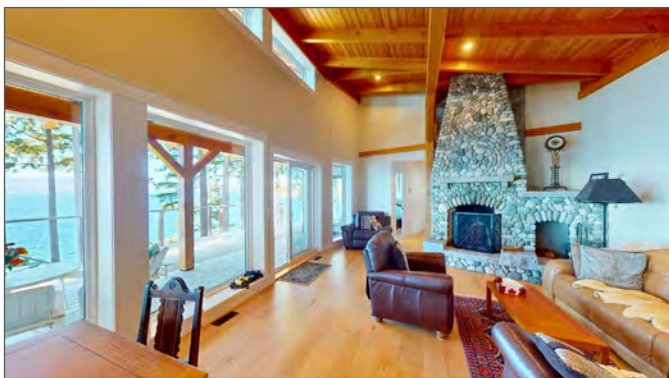




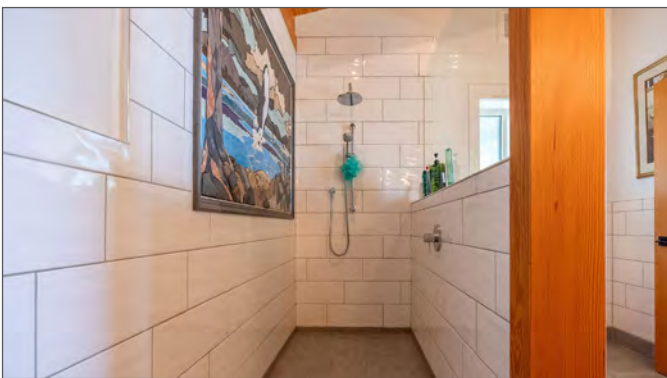












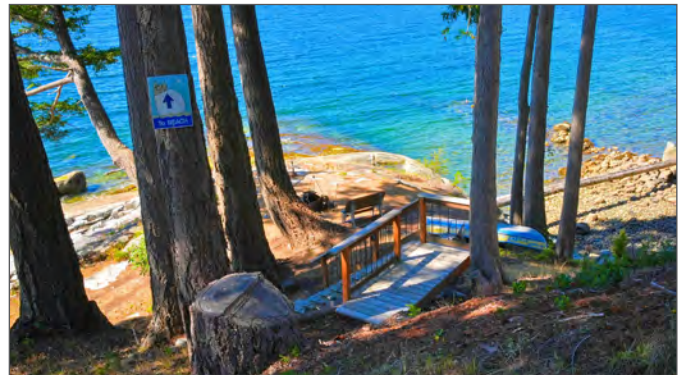




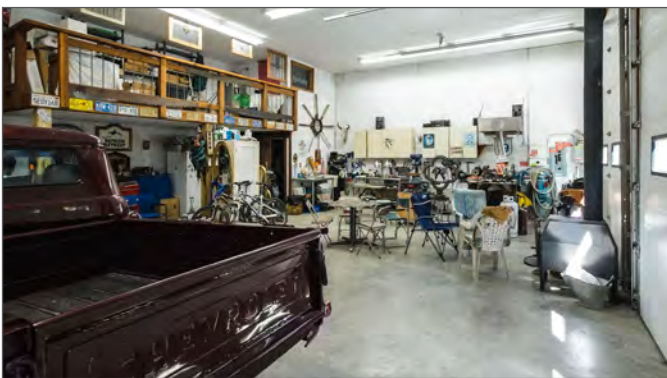




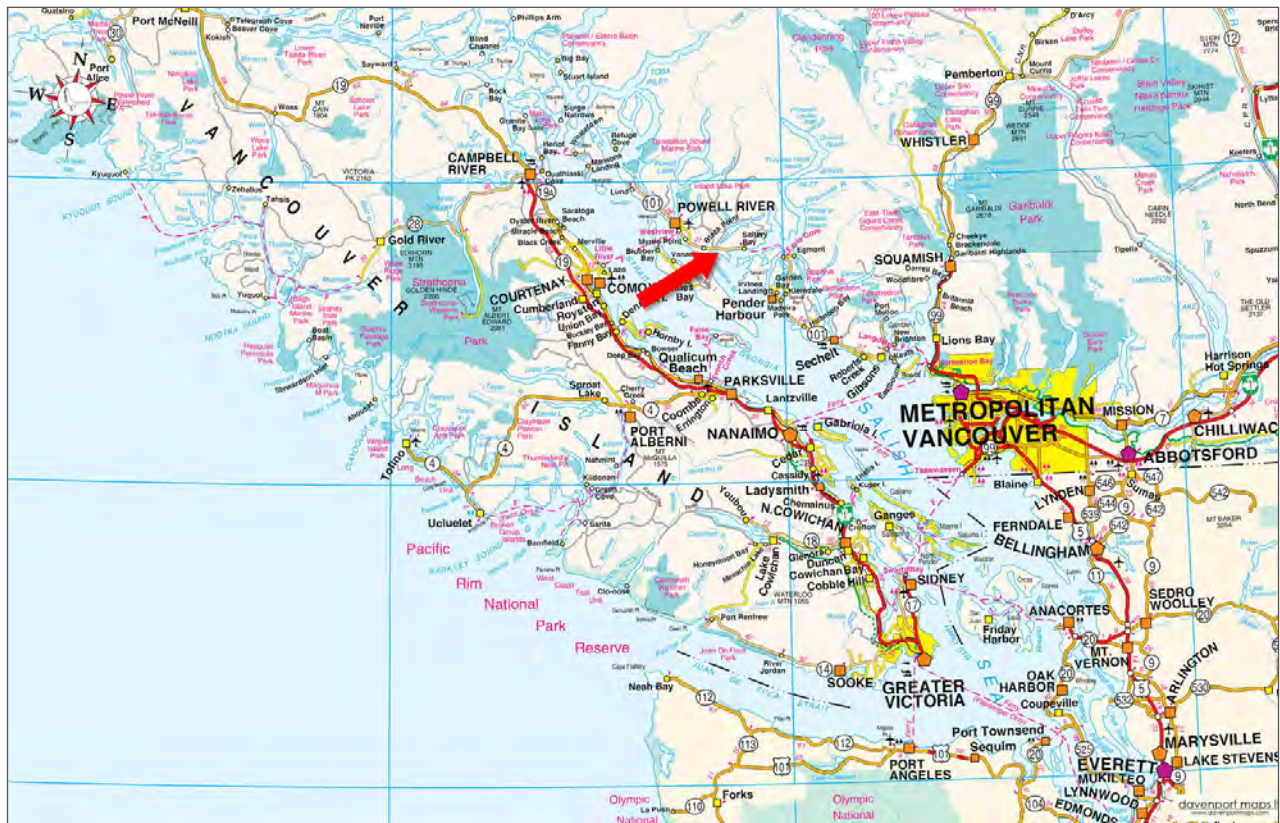
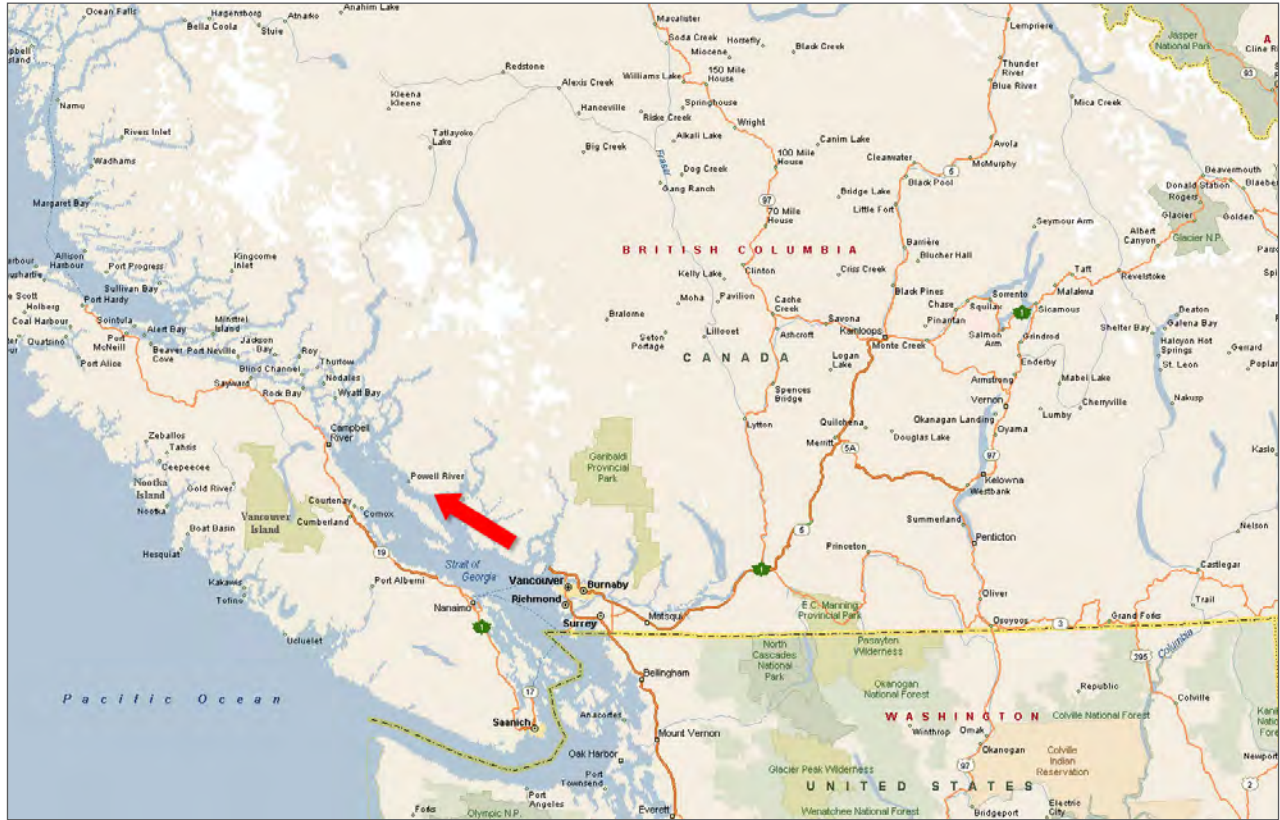












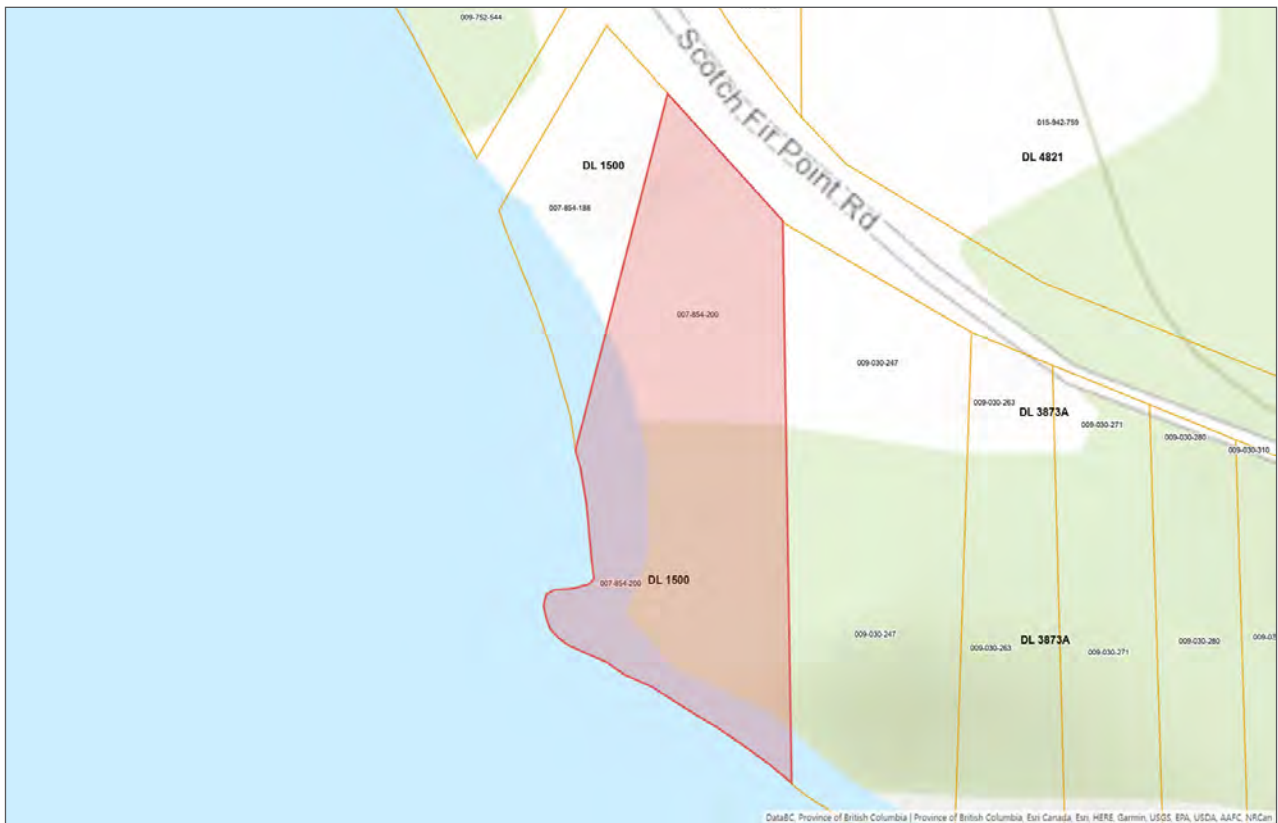
















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