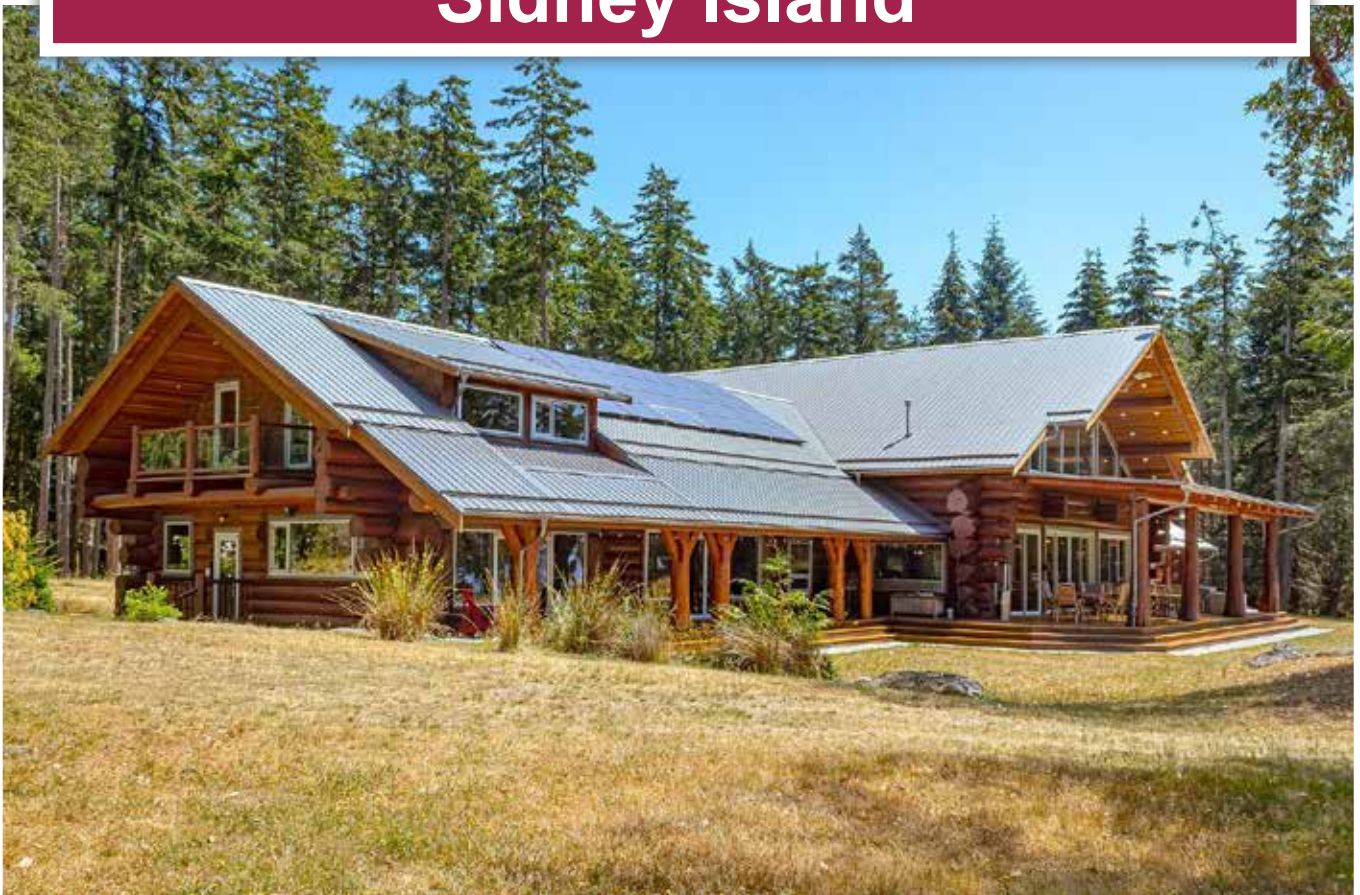




The “Timbers” Log Home on
Sidney Island



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The “Timbers” Log Home on Sidney Island

Strata Lot 106 - Southern Gulf Islands

PROPERTY DETAILS

Listing Number:	24180
Price:	\$4,395,000
Taxes (2023):	\$1,349.62
Strata Fees (2024):	\$253.58 per month

SIZE

4.14 acres ~ 447 ft oceanfront

DESCRIPTION

Spectacular west-facing 8,027 sq. ft. 7-bedroom, 6-bathroom log home on Sidney Island on 4.14 acres with 447 ft. of ocean frontage, extending to miles of walk-on sandy beach.

The dramatic open design incorporates custom showcase pieces throughout and radiates welcoming warmth that is perfect for entertaining.

The entry foyer with its sweeping half log staircase, great room with showpiece fireplace, family room with keg pub and the luxurious master suite have soaring vaulted ceilings enhanced by driftwood art light fixtures make a dramatic first impression.

The south wing features a luxurious master suite, walk-in closet, office, gorgeous spa-style en suite with a freestanding copper tub, shower with orca inlaid in slate and fireplace, two bedrooms, bathroom, wine room and gallery hallway.

The loft area overlooking the beautiful main floor rooms and out to the ocean has a den media room, games/play and two bedrooms with en suites.

The north wing features a huge family room with keg bar, wood stove, upstairs guest/nanny suite with deluxe en suite bath, bedroom with shower, powder room, deluxe service entry with laundry and impressive power room.

The expansive covered front deck extending the length of the house is perfect for outdoor living, entertaining, sunsets, sometimes even a band, and the rear deck overlooking the pond and bridges is perfect for morning coffee in the sunshine.

This off-grid marvel boasts 52 solar panels, 48 batteries, fully automated system for all heating and lighting, a 35Kw generator, backup generator, 2 furnaces, a fire suppression sprinkler system, 4 on-demand water heaters, 11,500-gallon domestic water storage, excellent UV water treatment system.

The basement has a full concrete floor with height varying from about 7 feet to crawl space with a well-equipped woodwork room, domestic water storage and 2 furnaces. The 2-bay log carport has additional storage and workshop area.

Sidney Island is a private island that offers unparalleled amenities with a 67-slip community dock protected by a rock breakwater, the 2,600 ft grass airstrip, the best in the Gulf Islands is an aviator’s dream. Miles of sandy beaches and trails, a super popular swimming hole, heritage orchard, full-time island caretaker, 107 acres of conservancy zones, managed forest, real sense of community. The 1,343 acres of common property shared by the owners of the 111 lots 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.

DIRECTIONS

Access is by boat to the private 67-slip dock in Miners Bay or by plane to the 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. Call Rich Osborne to arrange a visit, 604-328-0848.

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 most of the island
- Full time 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. 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
- mink
- woodpeckers
- hummingbirds
- great blue herons
- Javanese peacocks
- river otters
- a rich variety of songbirds, ducks, geese, and other waterfowl

Offshore, the waters support a wide variety of sea life including salmon, halibut, 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 was

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, high bank oceanfront, 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. This area comprises about four hundred 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.

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. The east side of the island is solid rock with no geo-technical setbacks required.

VEGETATION

Sidney 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, kayaking, paddling, scuba diving, photography, bird watching, cycling, exploring, and cruising the Canadian Gulf Islands and the US San Juan Islands.

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. The subdivision into 111 strata lots was completed with titles registered in 2005 all the lots were sold in 2005 and 2006, properties for sale since then are resales.

MAP REFERENCE

48°36'43.95"N and 123°18'41.57"W

ZONING

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

LEGAL

Lot 106 Section 8, 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 V (see plan as to limited access)

PID 026-298-333

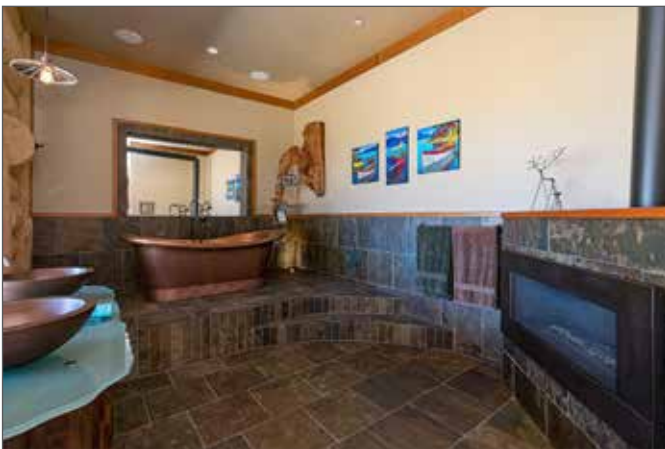


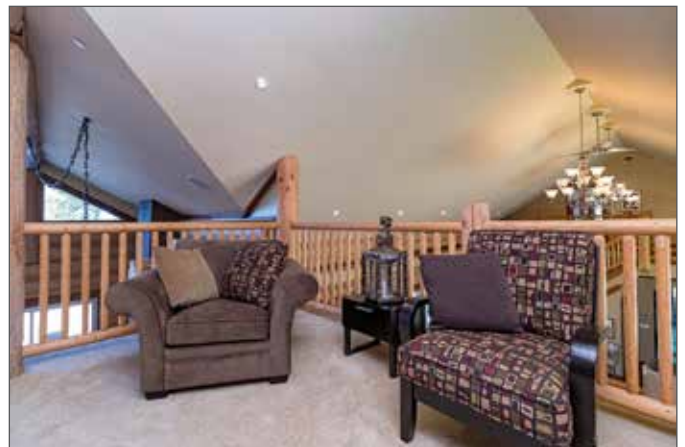
















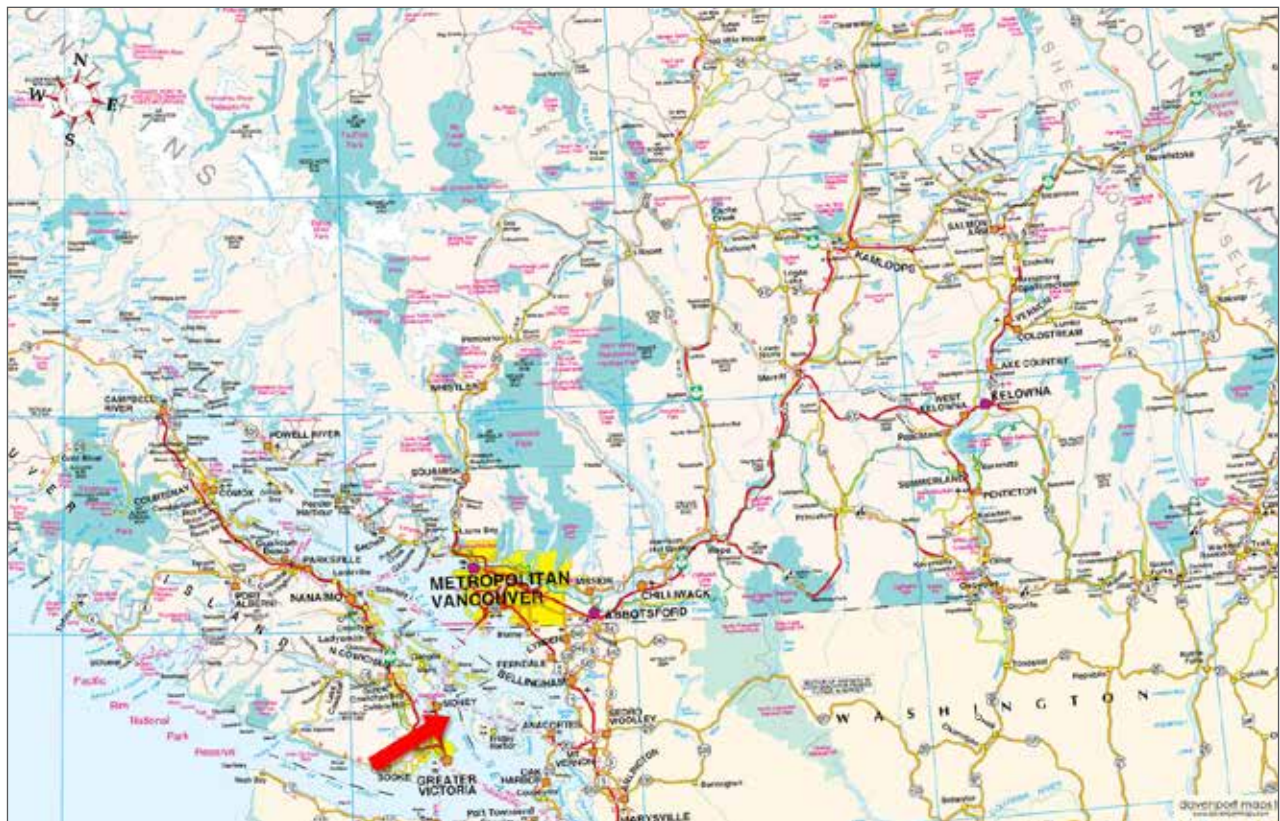


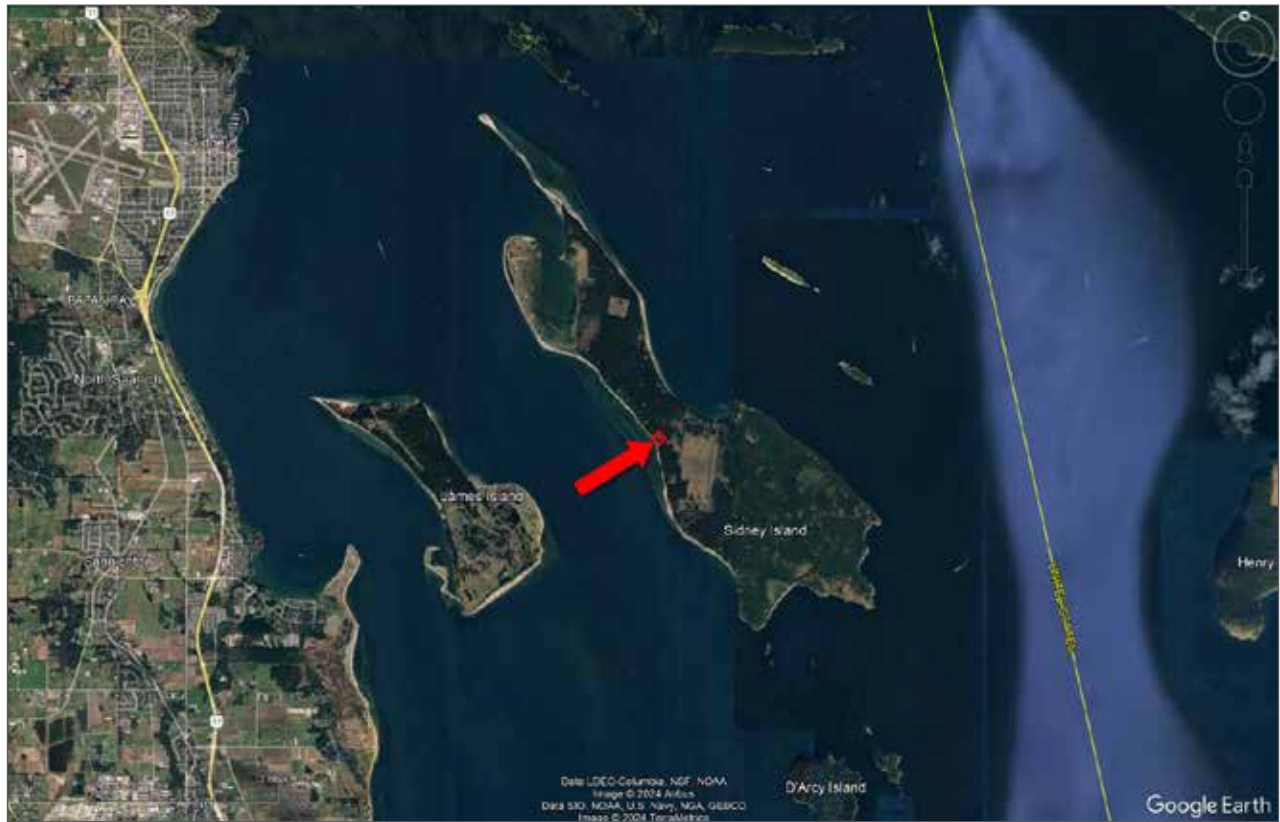


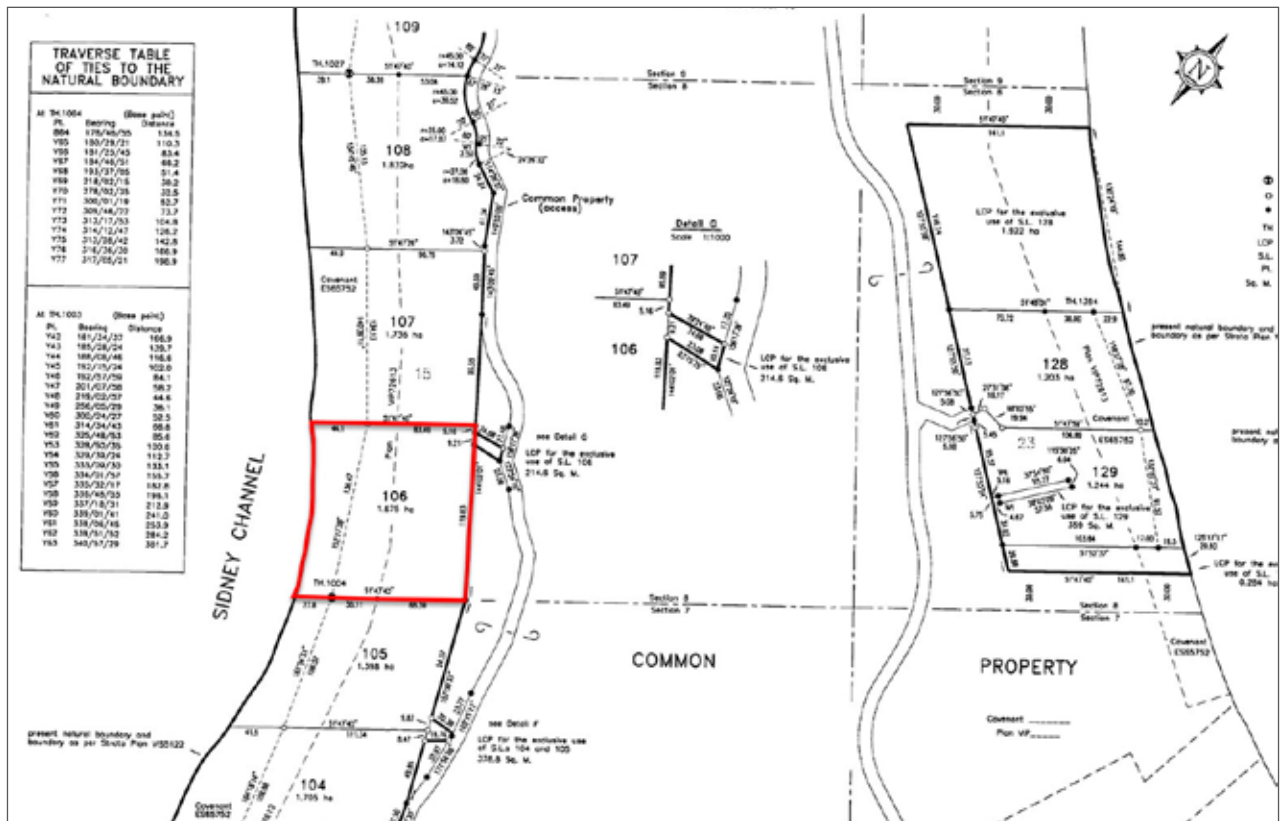
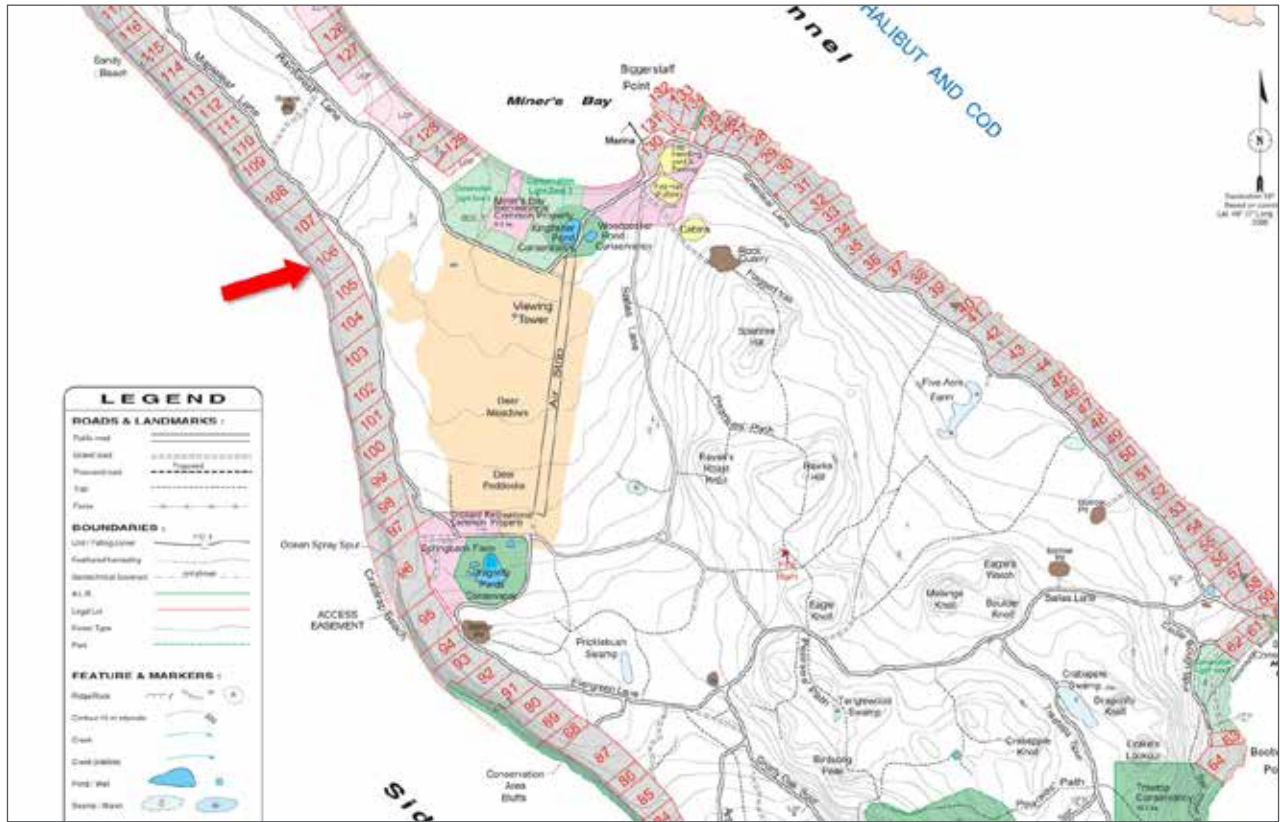
















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