



Sidney Island Oceanfront
Strata Lot 28 - Southern Gulf Islands



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Strata Lot 28 - Southern Gulf Islands

PROPERTY DETAILS

Listing Number:	23173
Price:	\$2,290,000
Taxes (2023):	\$3,450.31
Strata Fees (2023):	\$253.58 per month

SIZE

1.67 acres ~ 210 ft oceanfront

DESCRIPTION

You won't believe you are living off-grid on this parklike 1.67 acres landscaped, treed with fir, arbutus, cedar, and 210 ft of oceanfront on BC's southern most Gulf Island.

The 2,160 sq. ft., 4-bedroom, 2-bath home has an ocean view from every room and the full walkout basement houses the workshop and utilities.

The chef's kitchen featuring top end Thermador fridge, range, microwave, and dishwasher is perfect for entertaining at the long granite covered island. Kitchen, dining, great room overlook Haro Strait to Mount Baker, invigorating sunrises greet your morning and sunsets bathe your world in light and colour. The wide entry hallway serves double duty as an art gallery.

Get the best sleep ever in a master bedroom with 14 ft pine ceilings and stunning views of Haro Strait. Relax in the extra large 6 ft bathtub and revel in the northeast views of the Salish Sea.

Ornate fencing surrounds the gardens of raised hügelkultur beds, espaliered cherry, apple, pear trees and a variety of berries. 16 raised vegetable gardens produce food to eat all summer and the 8' x 12' hydroponic greenhouse produces the best greens from spring to early winter. The gardens are a showcase of evergreen, annuals, perennials and pollinator beds with an underground sprinkler system. The herb garden off the kitchen offers convenient herbs while cooking.

Enjoy the maximum outdoor living experience with a shower, outdoor kitchen with 2 Napoleon built in BBQ's and brand new "work of art" wood fired pizza oven. The paver patio is as good as it gets with Adirondack chairs surrounding the propane fire pit offering a serene escape overlooking Miners Channel to Halibut and Mandarte Islands. An area on the deck is prepped for a hot tub. The sleeping cabin has a loft, TV & 2-piece bath next to it.

TV antenna provides a high-speed Internet system with Wi-Fi and Cat 6 wired throughout the house with TVs in almost every room. The owners have lived here full time and worked seamlessly on the Internet for 7 years.

It is designed for safety and comfort with built in redundancy in power, water, and heating systems with two 500 lbs. propane tanks, on demand hot water tank and 40-gallon HWT back up, 30 solar panels, inverter, 48 Volt battery system, new 7 kW diesel generator with 6500 W gas generator backup. Blaze King wood stove and propane heater in the basement ensure year-round comfort, and the zero-clearance fireplace in the great room provides warmth and beauty.



The lot has a shared well with 8,500 gallon of domestic water storage and a fire pump house provides fire suppression throughout the property. The domestic water has a full UV water treatment system including water softener and filtration.

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. The 1,343 acres of common property shared by the owners of the 111 lots on Sidney Island is larger than Stanley Park.

Call Rich Osborne 604-328-0848 to arrange a visit to see Sidney Island and this very special property.

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. Please call Rich Osborne 604-328-0848 to arrange a 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:

- Fallow deer
- Black-tailed deer
- 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. 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.

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.

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.

MAP REFERENCE

48°36'55.73"N and 123°17'33.35"W

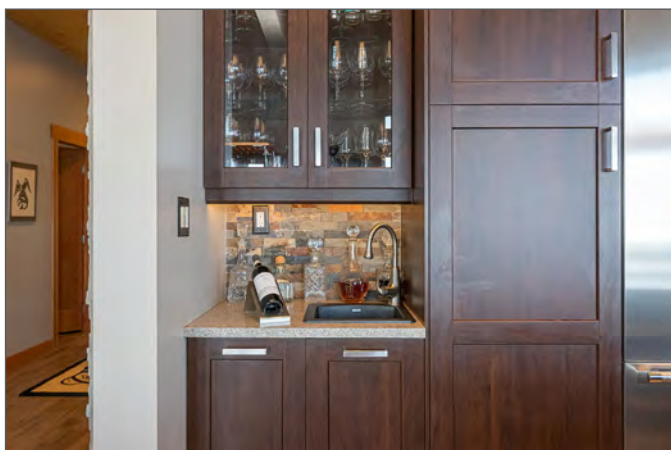
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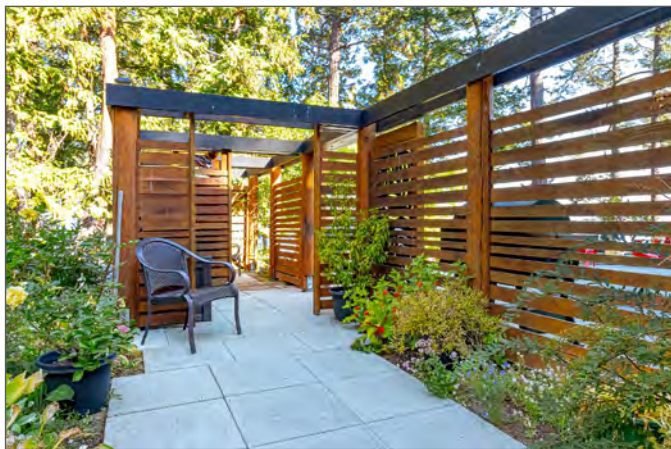
CD-2 Sidney Island Comprehensive Development Zone Capital Regional District and Islands Trust

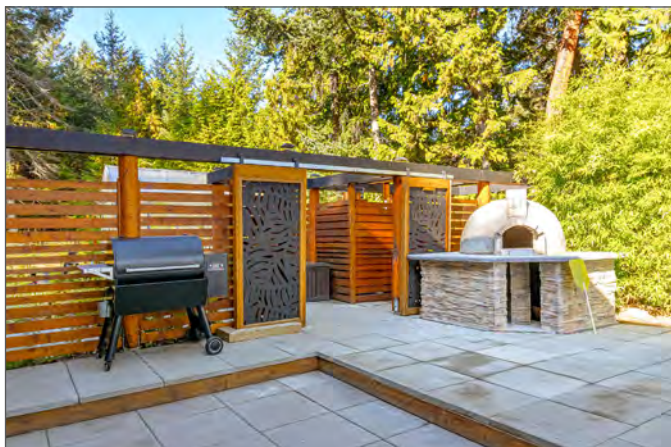
LEGAL

Lot 28, Section 6, Sidney Island, Range 1E, 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 026-297-540

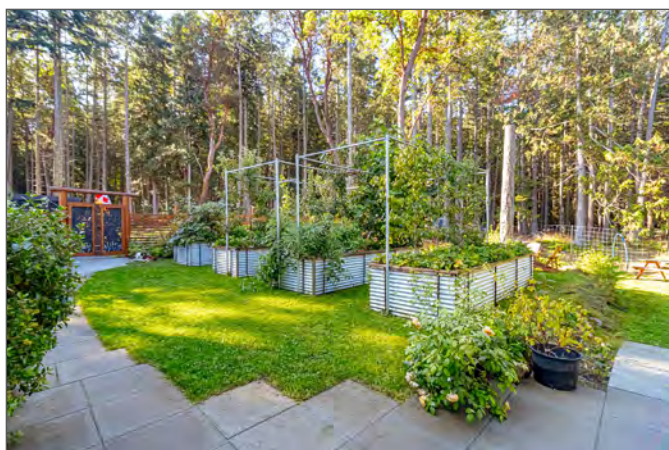
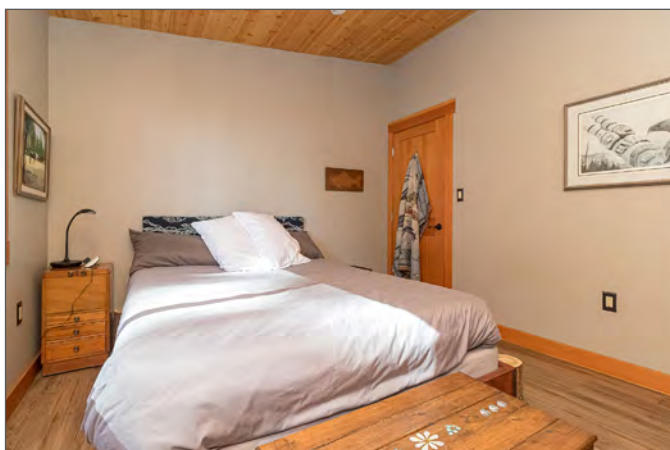
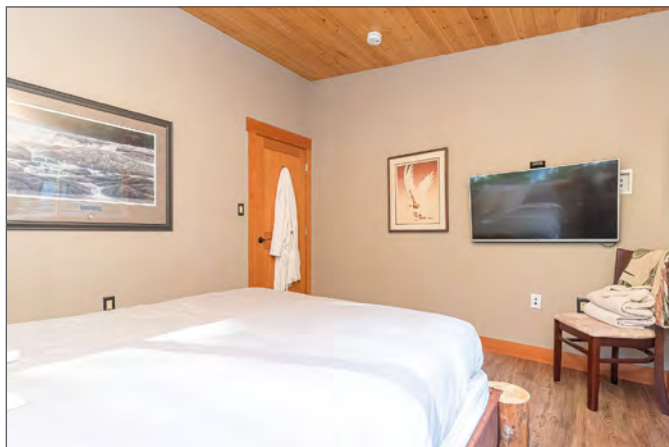






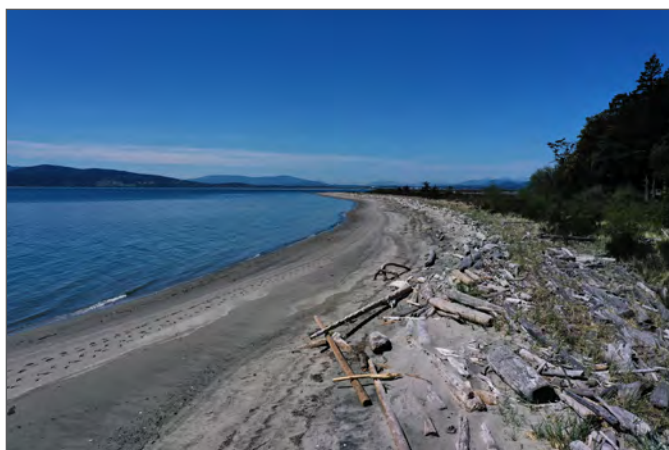
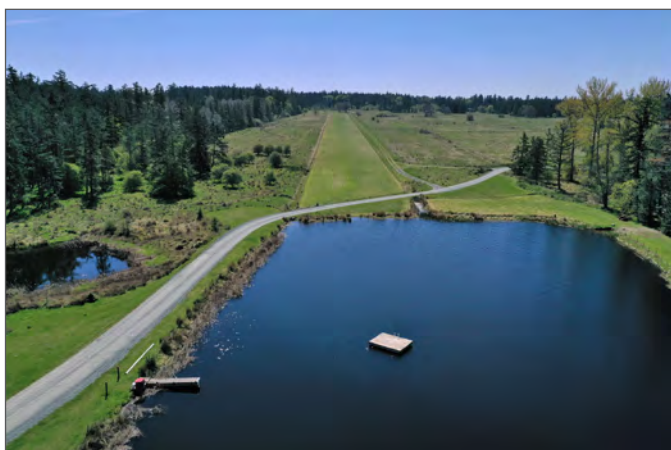


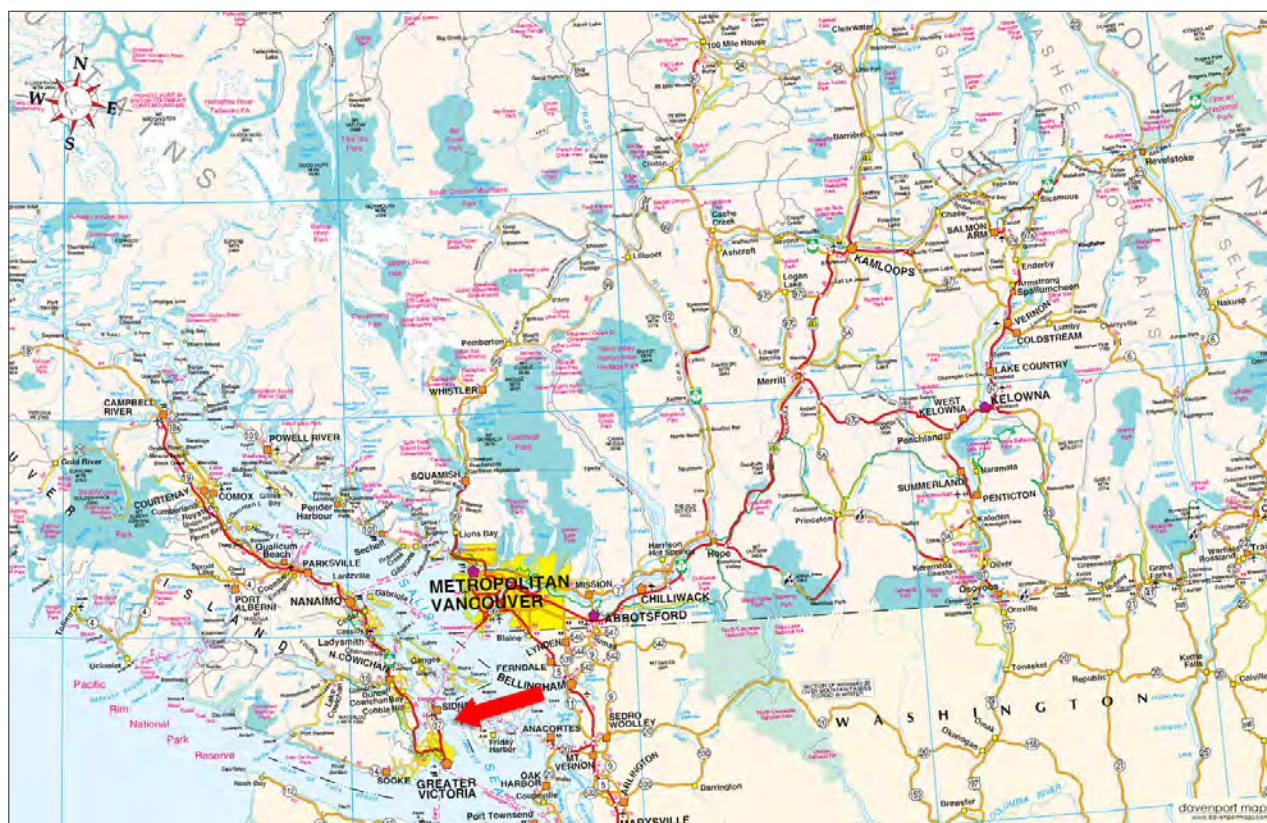
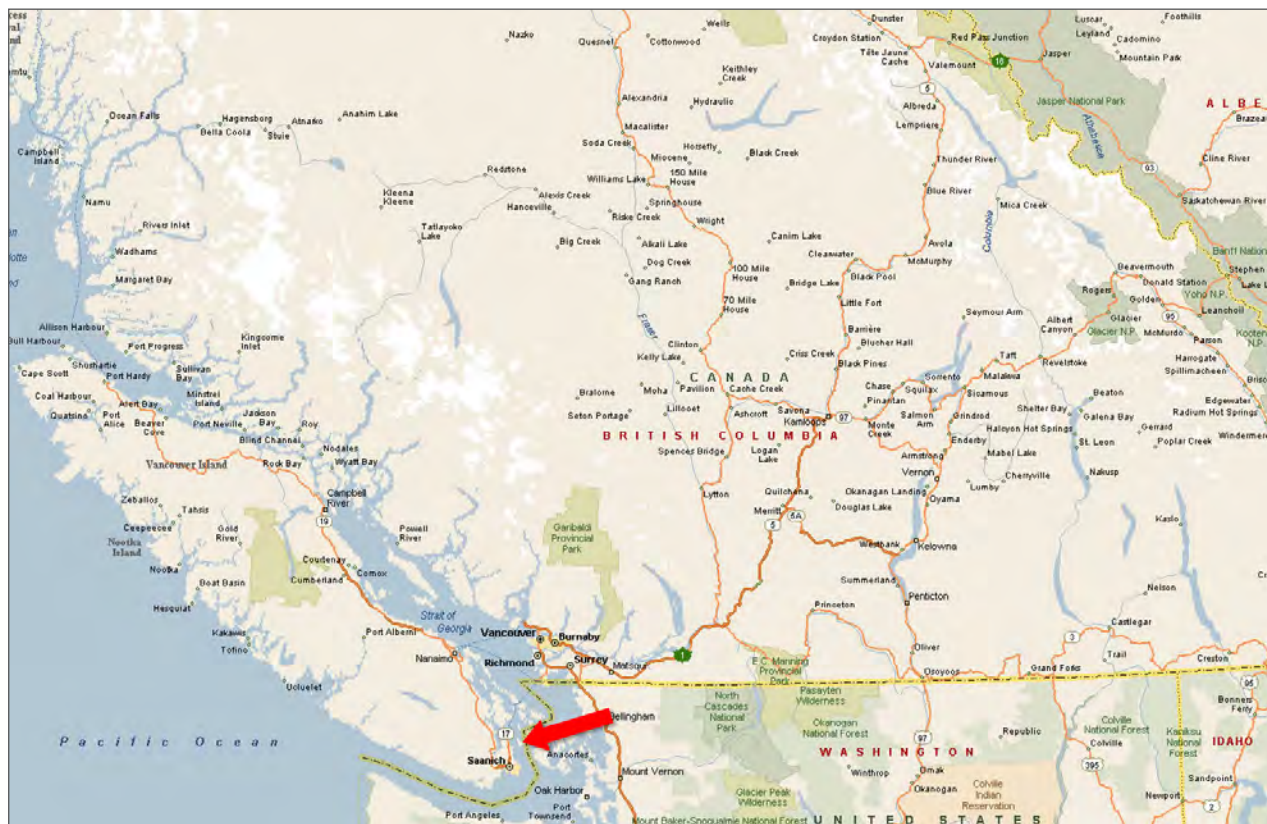


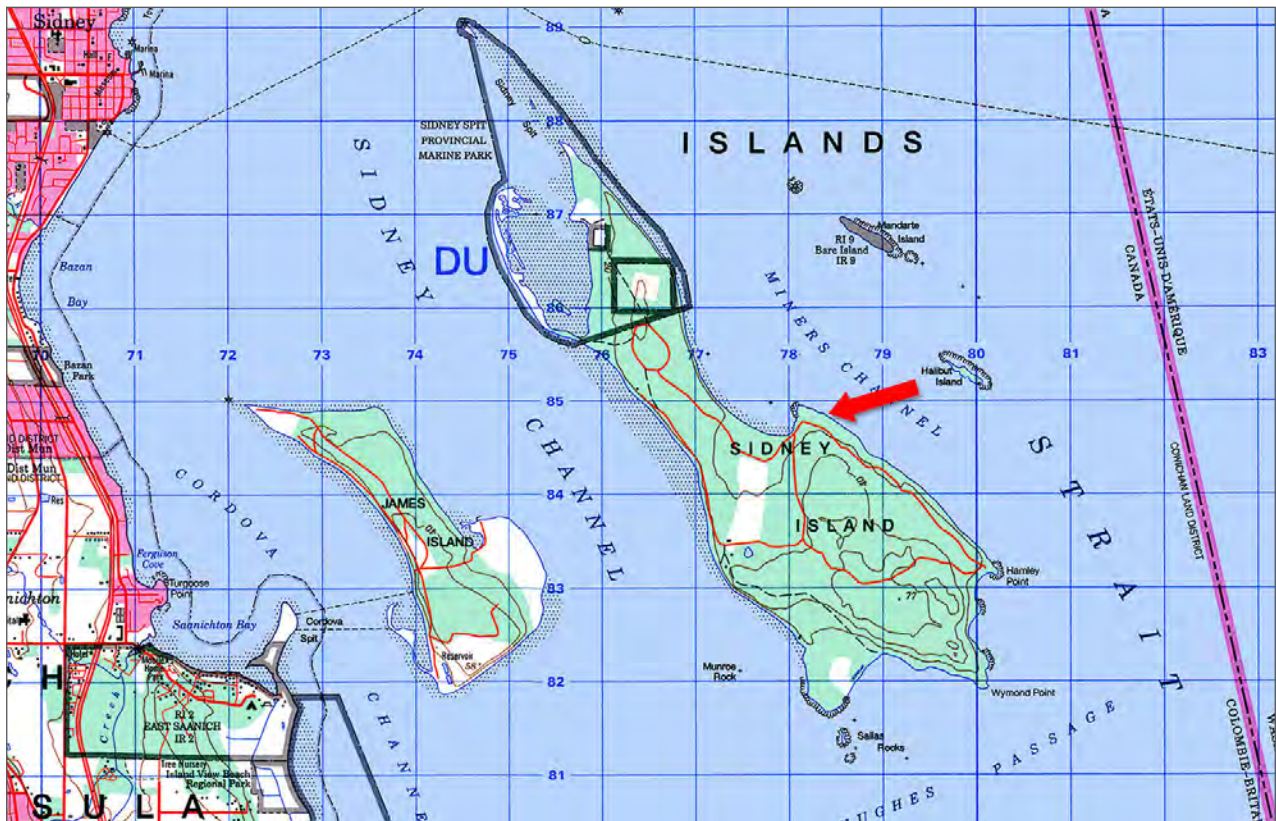
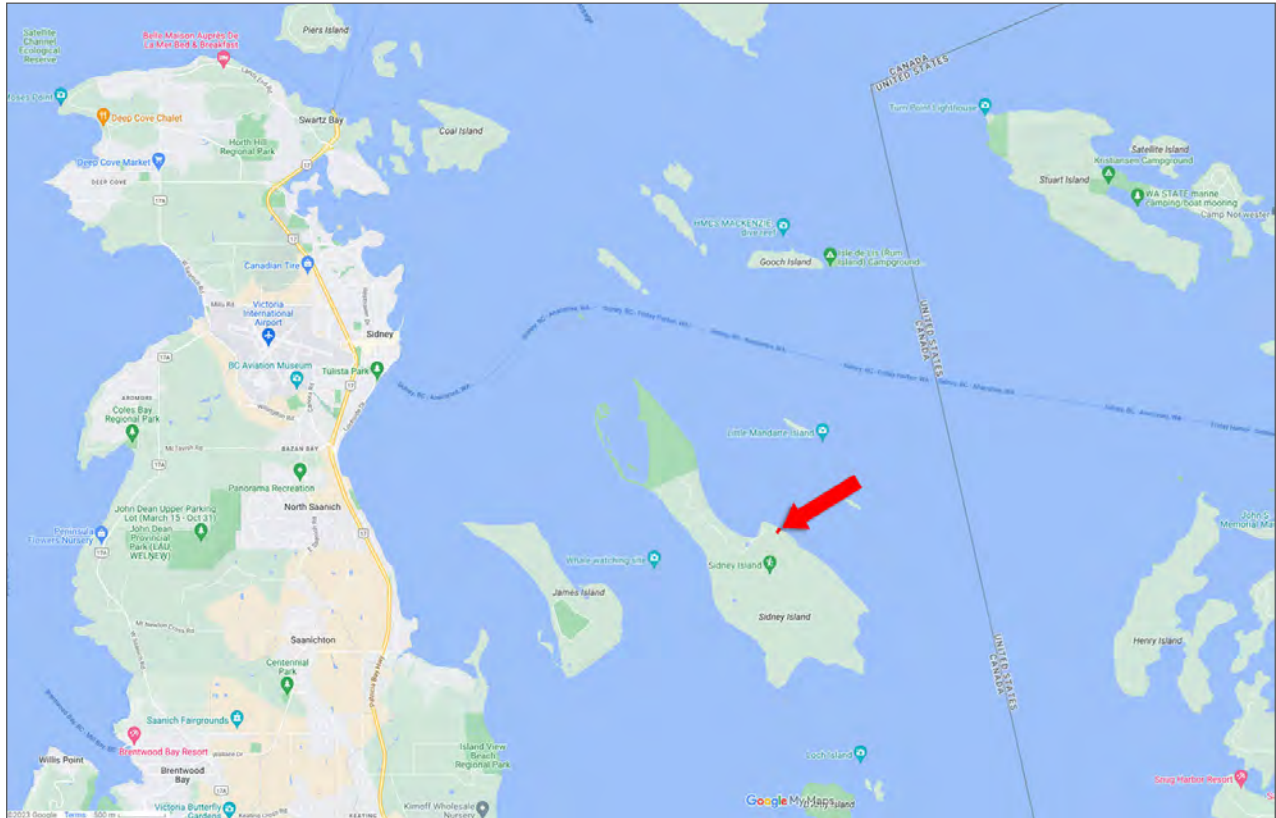


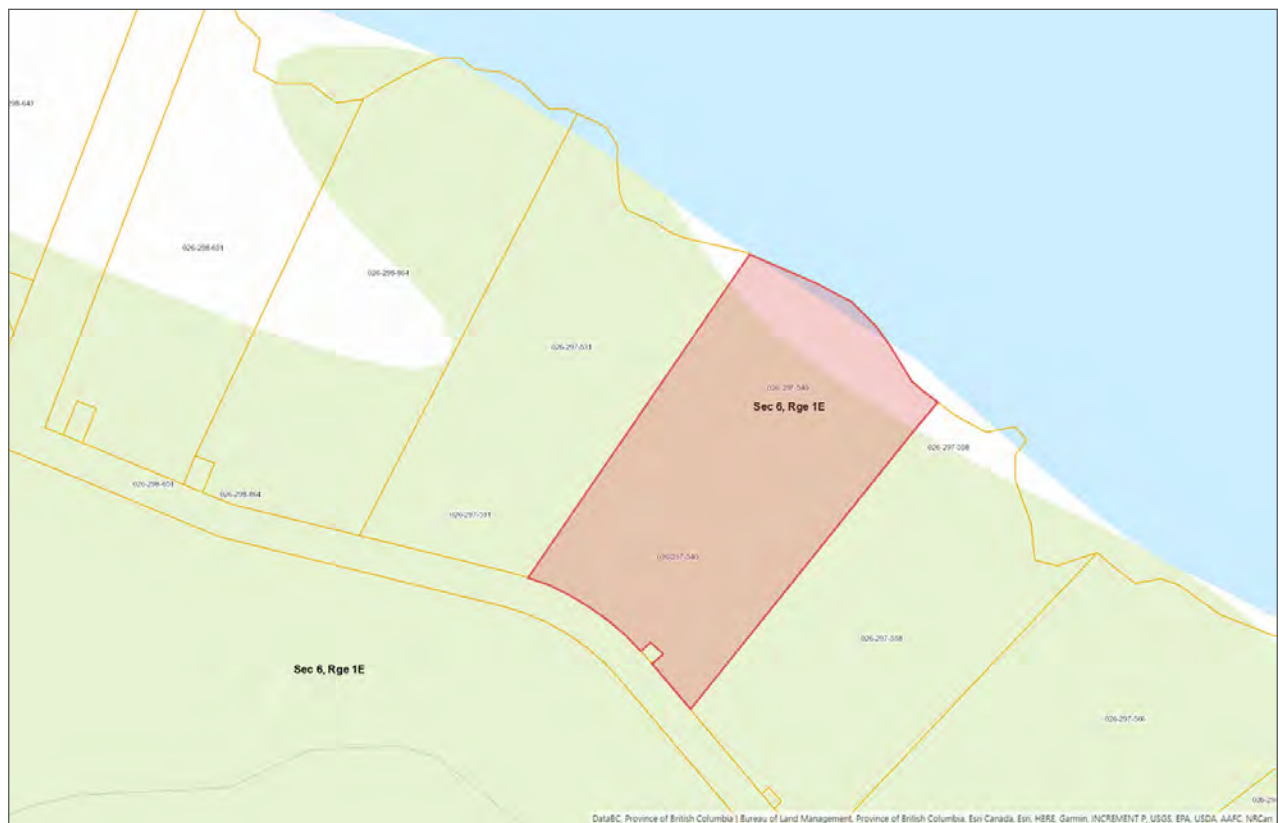














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