



## Turnkey Off-Grid Lakefront Cabin

Henderson Bay - Powell Lake, BC



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## PROPERTY DETAILS

|                        |           |
|------------------------|-----------|
| <b>Listing Number:</b> | 25225     |
| <b>Price:</b>          | \$389,900 |
| <b>Taxes (2025):</b>   | \$765.48  |

## SIZE

0.69 of an acre ~ 115± ft lakefront

## DESCRIPTION

This fully finished, off-grid lakefront cabin offers a freehold title lot in sought-after Henderson Bay, just a 10- to 15-minute boat ride from Shinglemill Marina on Powell Lake. The 0.69-acre property features a 16 x 24 ft cabin with modern amenities and excellent recreational appeal.

Inside, the 592 sq. ft. cabin offers a 16 x 14 living room, 6 x 9 bathroom with shower and hot water on demand, and a 16 x 13 loft bedroom. The kitchen is equipped with a 12-volt solar fridge, while a WETT-certified woodstove provides cozy heat. A full off-grid power system includes solar panels, battery bank, inverter, and backup generator. Water is drawn from Powell Lake into a cistern with a pressure tank, and the cabin also includes a composting toilet.

Outdoor living is equally inviting, with a 16 x 16 sundeck and a 14 x 19 dock connected by a 22 ft aluminum ramp to a 70 x 3 ft walkway. In addition to the asking price, a 20 ft 1990 Malibu boat with a 2015 190 hp Mercury 4.3-litre inboard engine and

a two-year-old 12 ft Princecraft aluminum boat with a 6 hp Suzuki outboard are available for purchase.

Surrounded by fir trees, the property offers privacy and sweeping views of the bay. Powell Lake is one of BC's premier recreational destinations, perfect for swimming, boating, and fishing, while only minutes from the community of Powell River with ferry service and daily flights to Vancouver.

Call Jamie or Jason today to schedule a viewing.

## LOCATION

Powell River is located on the coast of British Columbia approximately 145 km (90 miles) north of Vancouver and immediately across from Courtenay on Vancouver Island.

Powell Lake is adjacent to Powell River and sits on the low rise of land forming a natural dam between the lake and the Strait of Georgia. The lake is fed by Powell River and features Goat Island, a large mountainous island. It serves as a reservoir for a small hydroelectric generating station which was built to serve the City's paper mill, and it also served as a water supply for that mill.

Powell Lake is a short 10-minute drive from downtown Powell River and, once at the lake, you can reach the property in approximately 10-15 minutes by boat.

## DIRECTIONS

Contact the listing agent.





## AREA DATA

With a population of approximately 20,000 people, this friendly seaside town offers 'big city' amenities and luxury services without the 'big city' parking and traffic hassles. All within easy access is 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.

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

The Powell River and Powell Lake area is the jewel of the Sunshine Coast.

Powell River is renowned as the "hot spot" for scuba diving. Hikers, naturalists, fishermen and photographers will find vast areas for exploration.

The main centre of town is about a 10-minute drive to Powell Lake.

Powell Lake is ideal for boating, water skiing, wakeboarding, paddle sports and swimming. It has a full-scale launch and marina and is home to The Shinglemill Pub & Bistro, which offers lakeshore dining with a gorgeous view. You can also fish for cutthroat, kokanee or rainbow trout year-round, as the waters of the lake rarely experience a freeze in any but the coldest of winters.

Powell Lake has over 300 km of scenic shoreline stretching deep into mountain valleys, and is surrounded by snow-capped mountains, waterfalls and streams. There are two large rivers flowing into the lake, with one connecting to pristine Goat Lake, and over 250 float homes on the lake that are very unique and accessible by boat only. There are numerous hiking trails and the world-famous Fiddlehead Farms is well worth the visit.

Powell Lake is also one of 12 lakes that comprise the Powell Forest Canoe Route, located within the southern portion of the Sunshine Coast Forest District. Kayakers and canoeing enthusiasts can weave through well maintained portages, protected lake waterways and magnificent forest reserves.

## HISTORY

Powell Lake is a lake in the northern Sunshine Coast region of British Columbia, adjacent to the City of Powell River, which sits on the low rise of land forming a natural dam between the lake and the Strait of Georgia. The lake is fed by Powell River and features Goat Island, a large mountainous island.

Powell Lake was named in 1881 after Dr. Israel Wood Powell, a medical doctor from Ontario who worked for the British Columbia government during the 1800s. A fjord lake, it spans some 50 km in length and is 24 km wide. In 1924, when the Powell

River Company raised its dam on Powell River for a second time, the lake level rose to 56 metres above sea level. Although a fresh-water lake, a 1961 study by the University of British Columbia proved the existence of salt water at the bottom of the lake.

There is conflicting historical evidence that a village of the Tla'amin people was ever located on its shores. However, any evidence will likely be found under the current waters of Powell Lake, since it was only a river system meandering between mountainous valleys before the dam at the river head was built to provide power for the timber mill and a floating highway to deliver logs from cutting areas in the adjacent mountains. One view is that the original Powell River was a salmon breeding ground before settlement and logging interests dammed the water's use, suggesting ecological, cultural and geographical desirability for native settlement on the life-giving river close to the ocean.

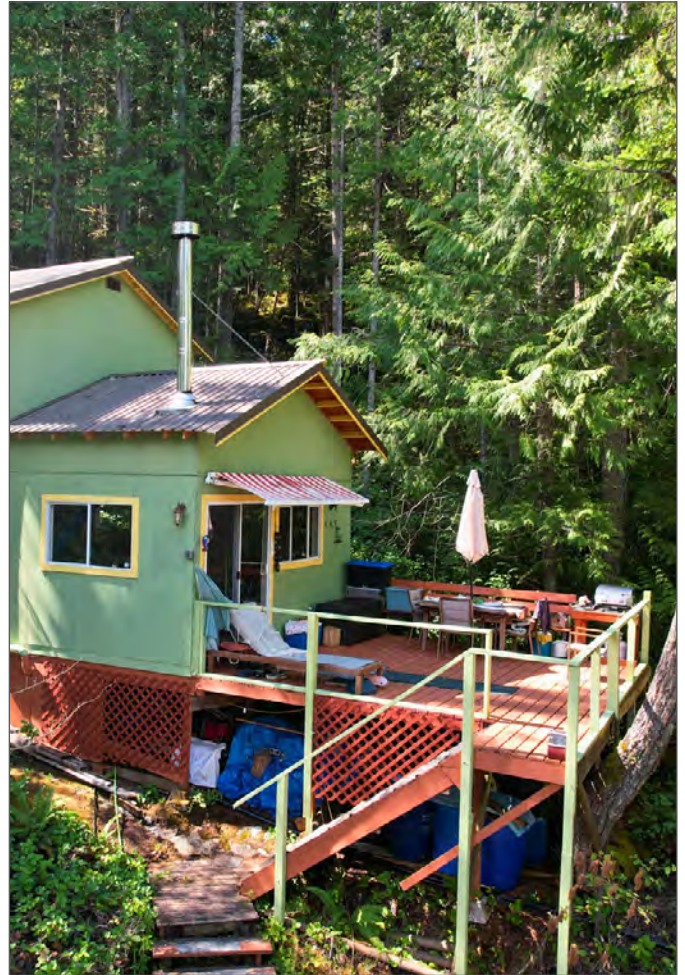
However, there is no doubt that at one time Powell Lake was once an ocean inlet as it contains ancient salt water at its deepest points, some of which are more than 500 metres. Geologists posit that the mouth of Powell Lake rebounded with the recession of glaciers at the end of the last Ice Age, creating a fresh water barrier system, which led to the destruction of its salmon runs and it becoming a fresh water lake. If there were indigenous communities based on salmon runs in that system, that must have been many thousands of years ago.

## MAP REFERENCE

49°58'9.60"N and 124°31'22.33"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.



## ZONING

Rural Residential

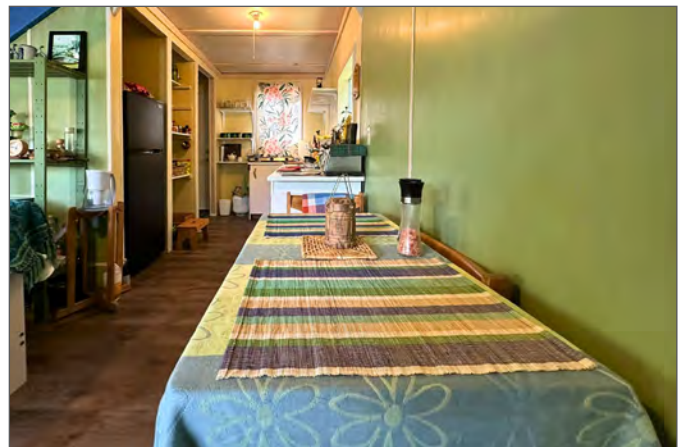
Qathet Regional District Electoral Area B OCP,  
Bylaw No. 465, 2012

Additional zoning information can be found  
on the Qathet Regional District website,  
[www.qathet.ca/land-use/plans-zoning](http://www.qathet.ca/land-use/plans-zoning)

## LEGAL

Block R District Lot 3864 Group 1 New Westminster  
District  
PID 018-874-002

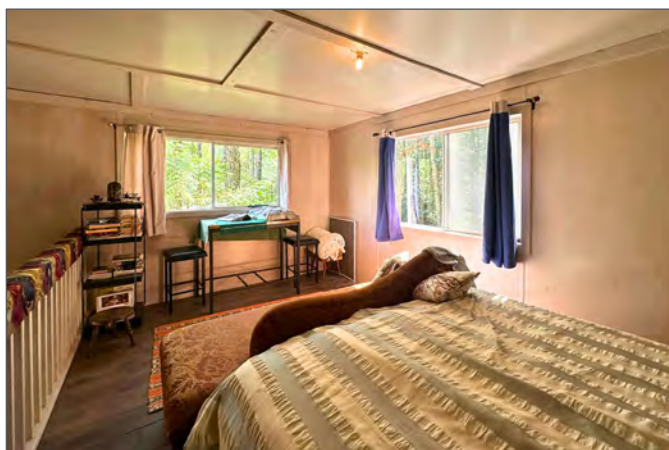




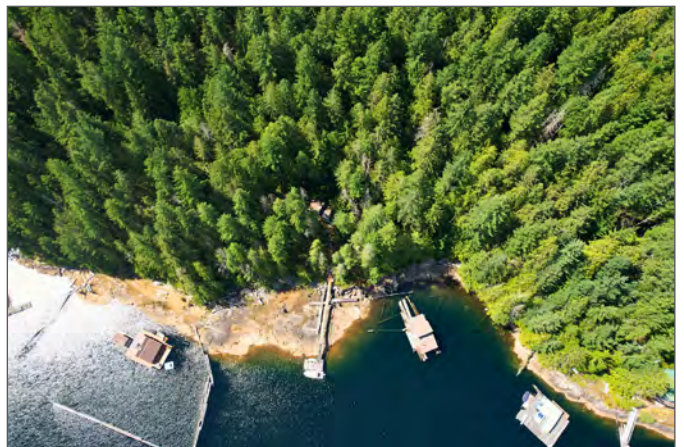
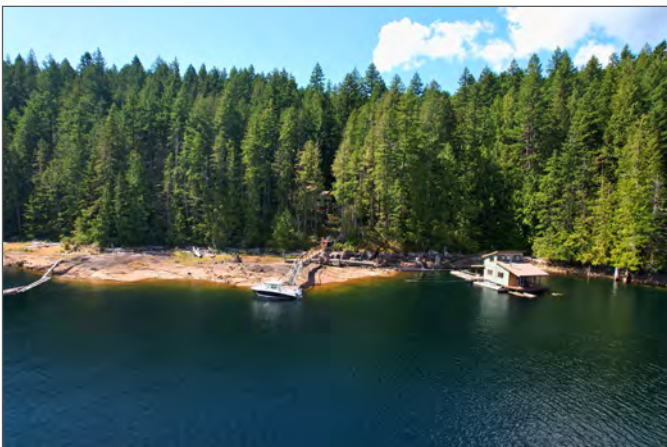
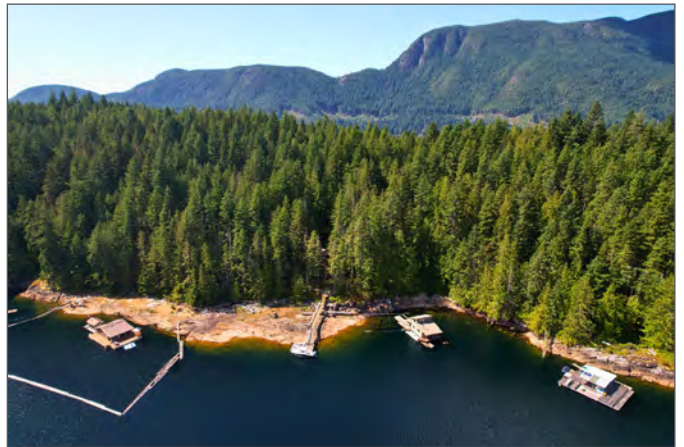




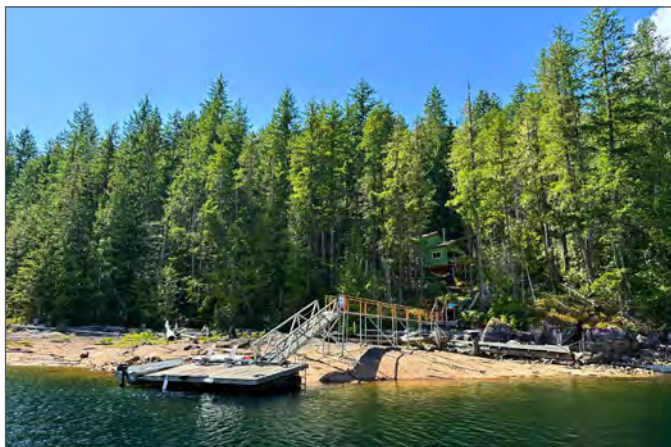




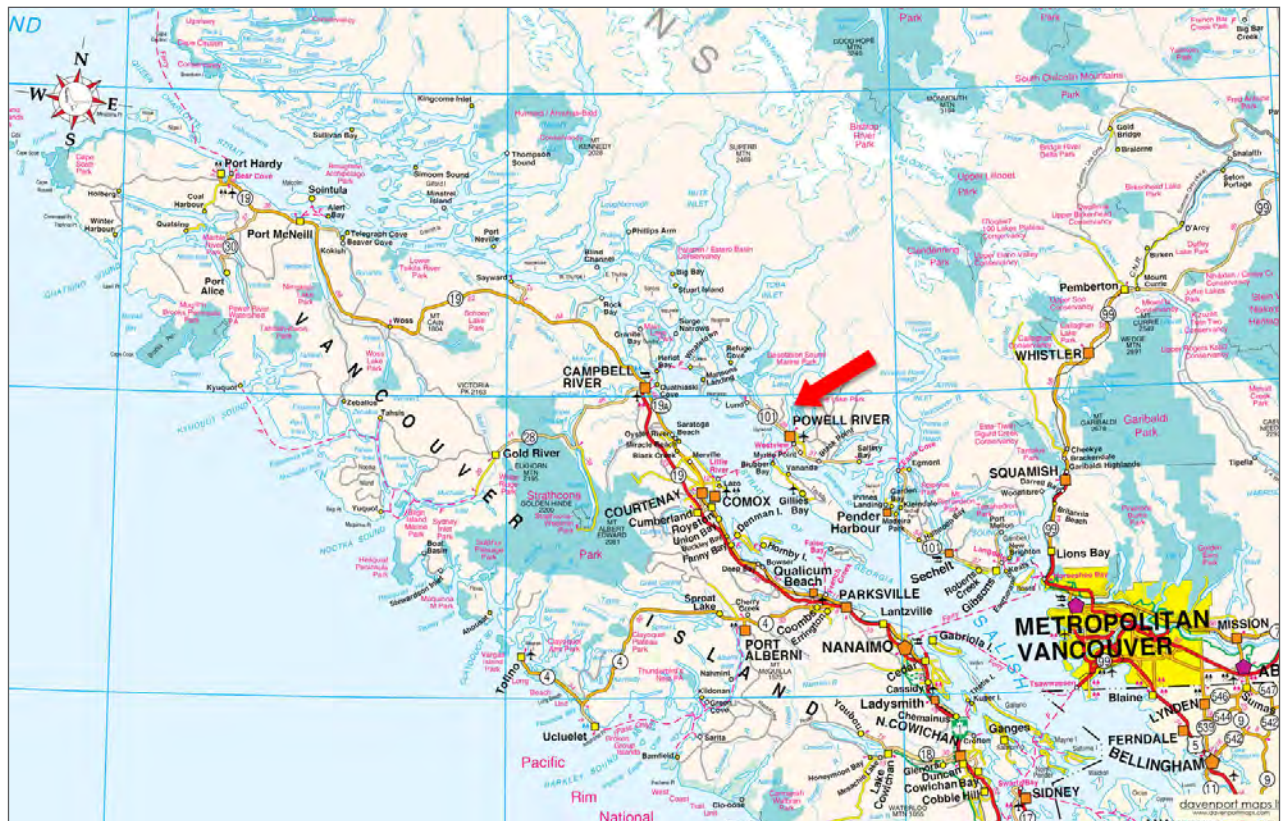
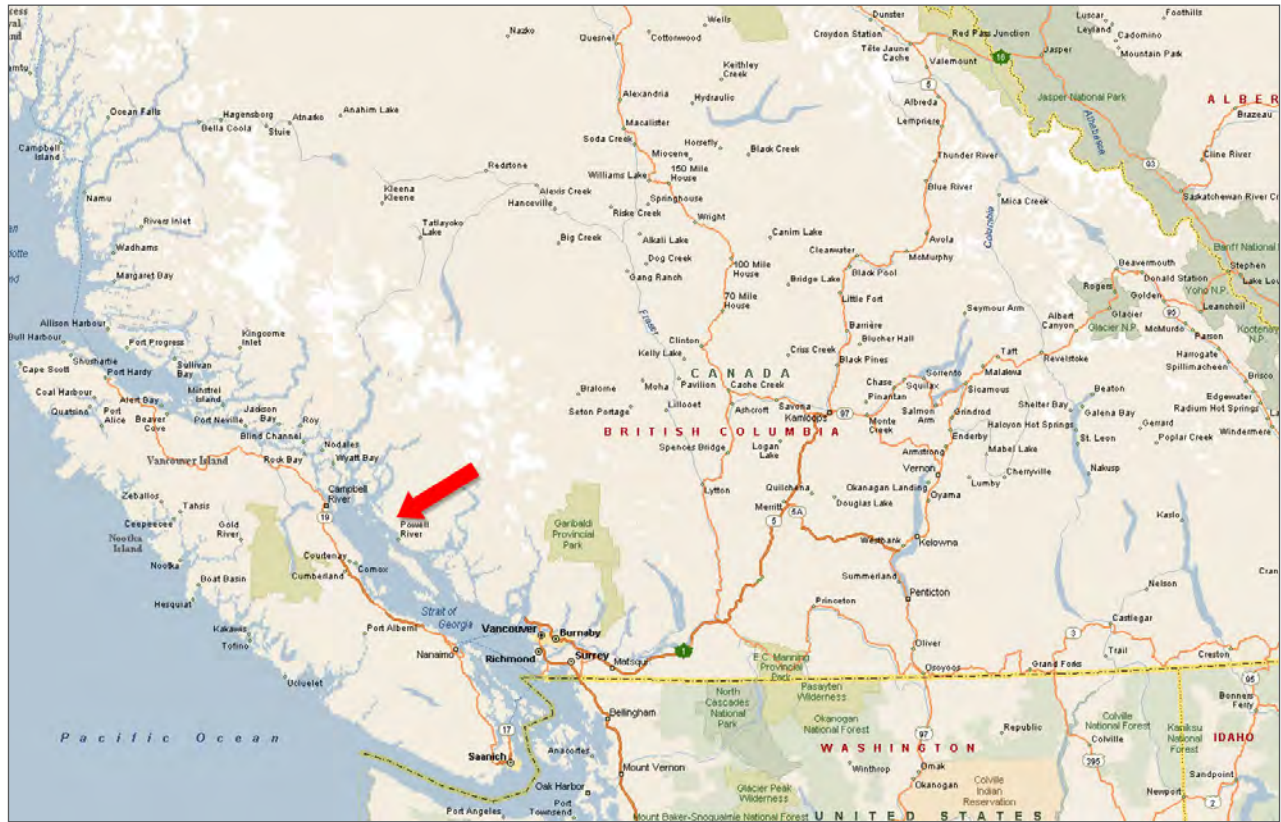




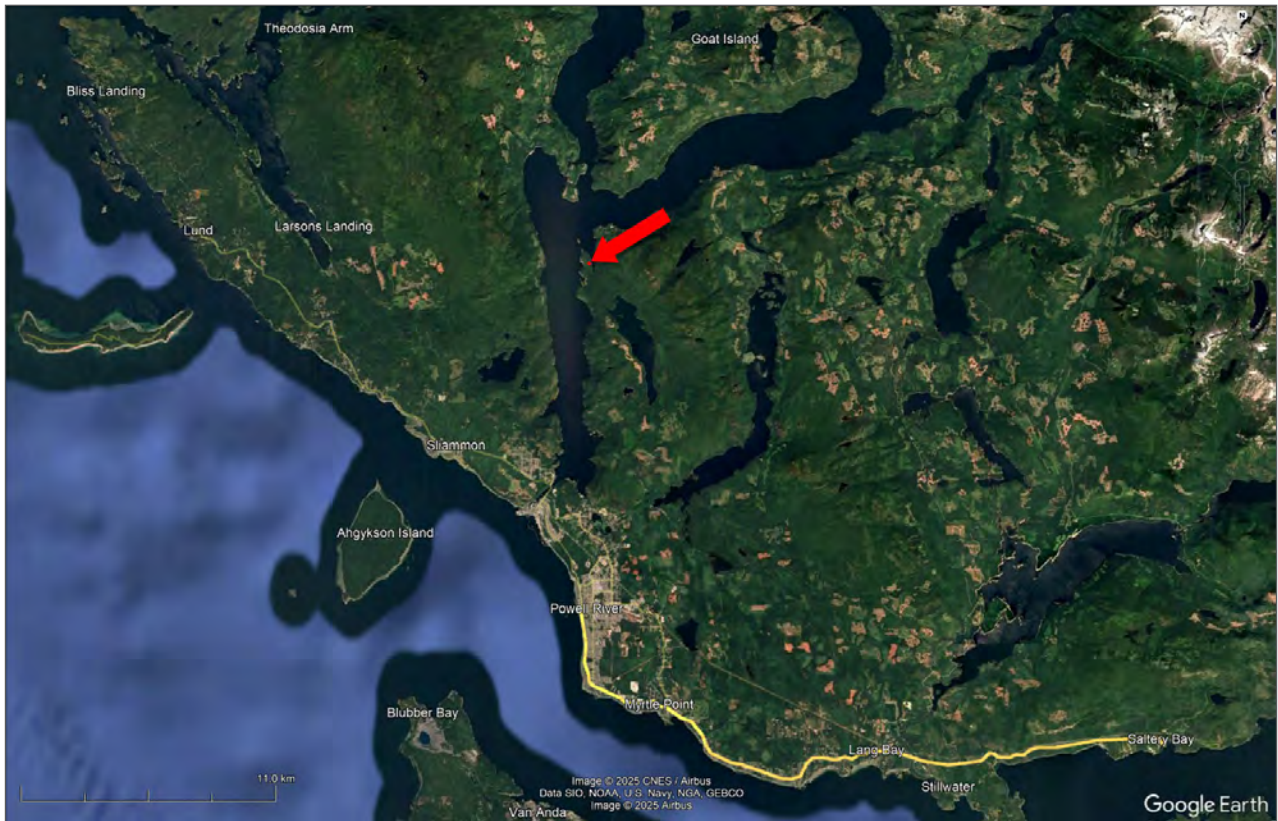






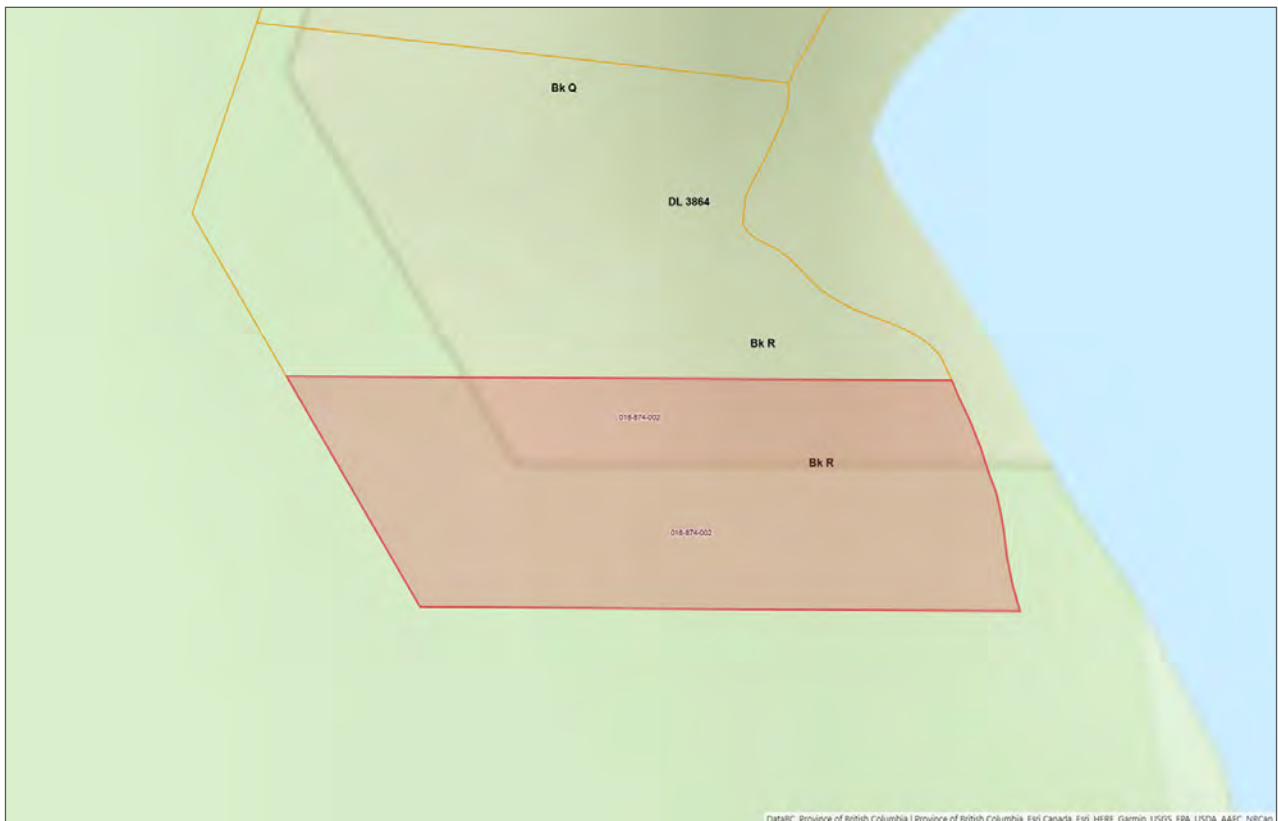
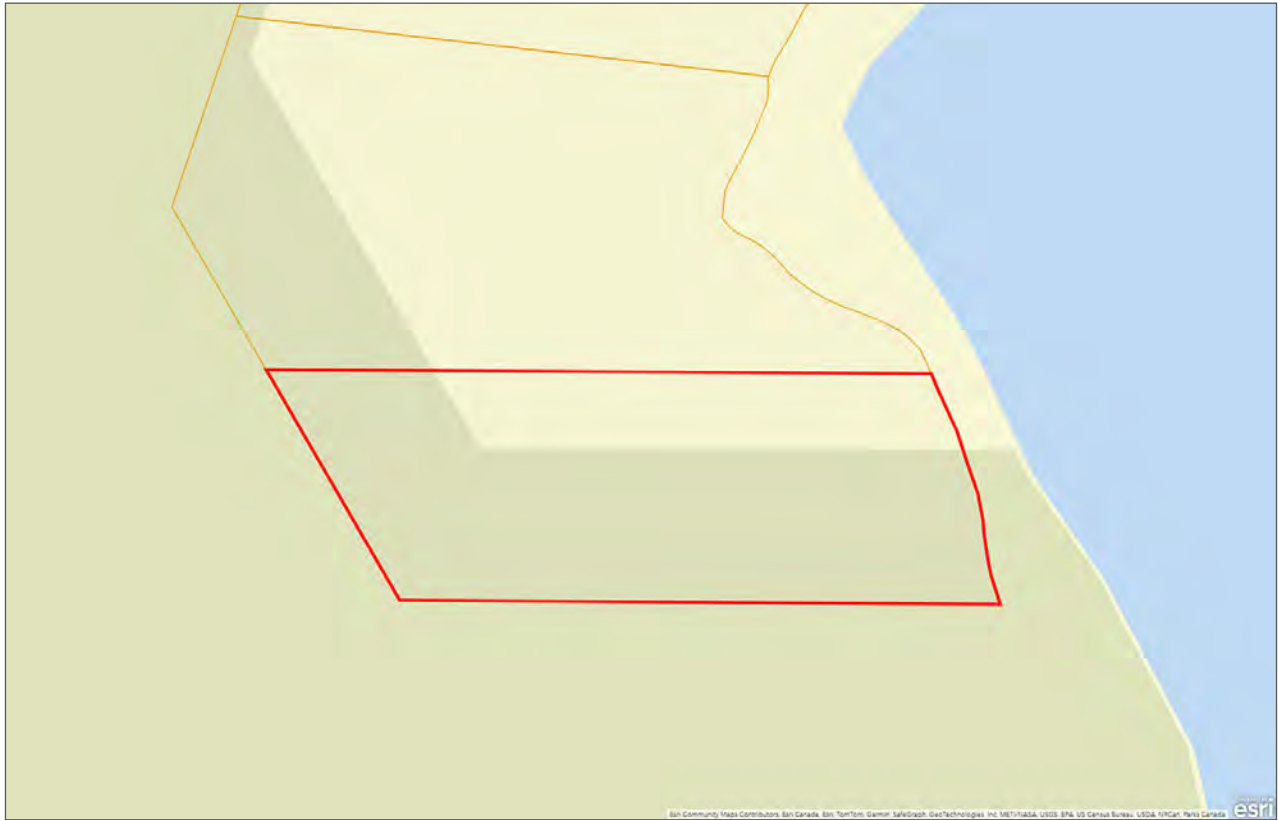














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