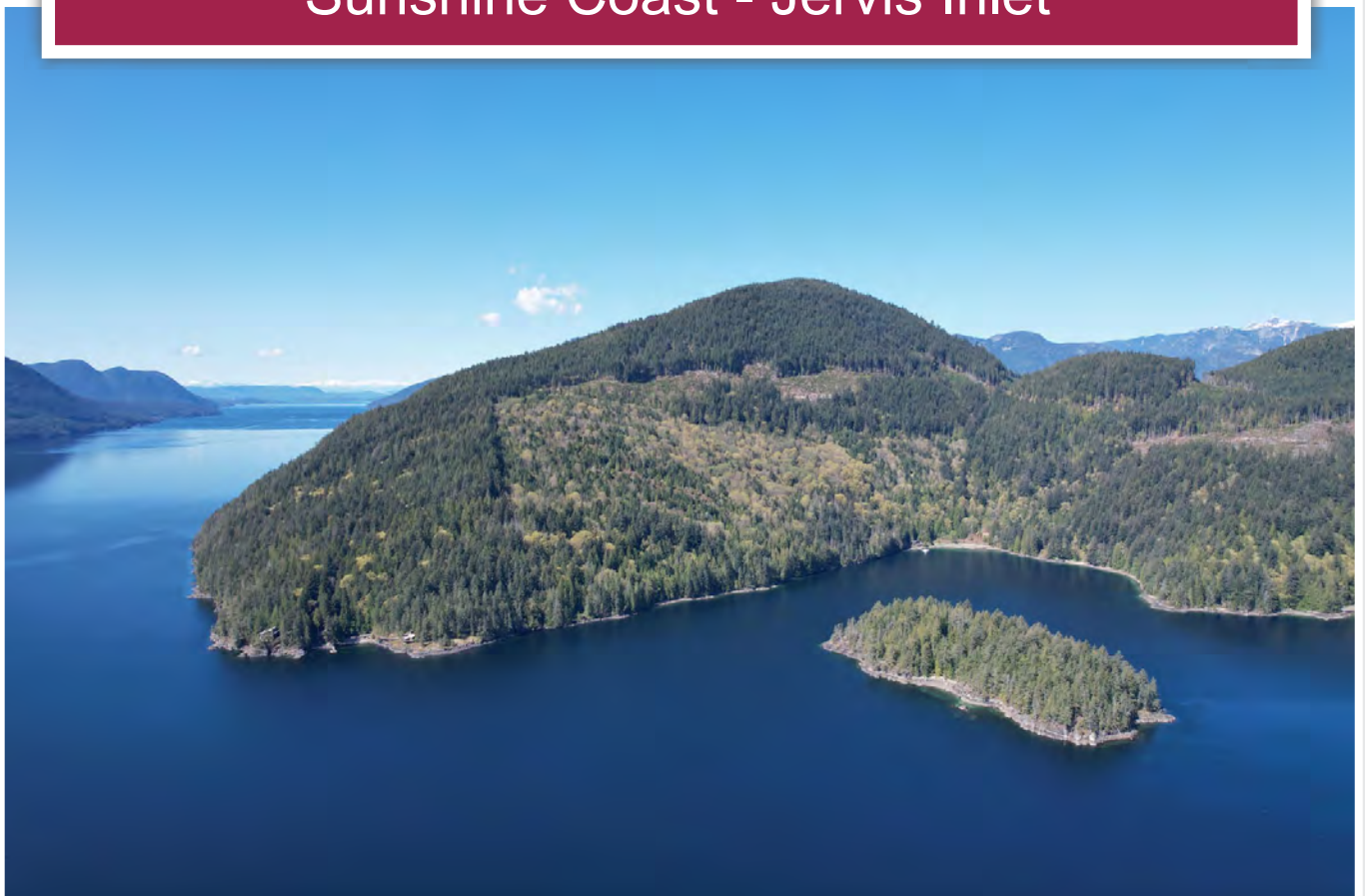




**136 Acre Oceanfront**  
Sunshine Coast - Jervis Inlet



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# Court Ordered Sale - 136 Acre Oceanfront

## Sunshine Coast - Jervis Inlet

### PROPERTY DETAILS

<b>Listing Number:</b>	24082
<b>Price:</b>	\$2,495,000
<b>Taxes (2026):</b>	\$7,639.23

### SIZE

136 acres ~ 4,150± ft oceanfront

### DESCRIPTION

Offered by Court Order. 136 acres of rare low bank oceanfront situated only minutes by boat from Egmont on the Lower Sunshine Coast. Priced competitively alongside lower density RU2 zoned waterfront acreages, this exceptional property offers more than 4,100 feet of quality shoreline and represents a rare opportunity to acquire a large private waterfront holding within close proximity to Vancouver.

The property offers outstanding recreational and lifestyle appeal with protected moorage, expansive ocean views, multiple usable benches throughout the land, and excellent privacy. Whether envisioned as a family legacy property, private retreat, or long-term land holding, opportunities of this scale and setting are becoming increasingly difficult to acquire on the British Columbia coast.

The land is currently zoned CD5, a comprehensive development designation permitting resort style development uses under the applicable regional district zoning.

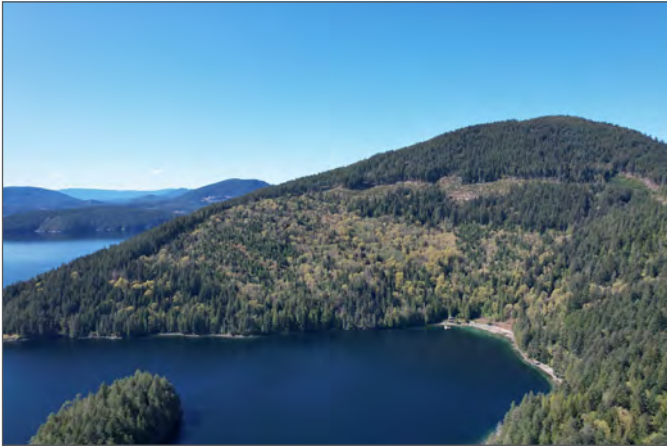
While the zoning creates significant long-term potential, the property is equally compelling simply as a private oceanfront compound to enjoy today while holding for the future. Buyers considering future development will recognize the value in securing a large waterfront parcel with an existing higher density zoning designation already in place, particularly as obtaining similar approvals along the coast is expected to become increasingly difficult over time.

The property is improved with a modest log home and guest cabin near the waterfront. The main residence was constructed in the 1980s and offers approximately 1,120 sq. ft. on the main level plus a 480 sq. ft. loft. The main floor features an open concept layout with vaulted ceilings through the kitchen, dining, and living areas, along with 2 bedrooms and 1 bathroom. The loft area serves as a spacious primary bedroom overlooking the main living space.

A large oceanfront deck extends toward the shoreline and provides an exceptional setting for enjoying the property's southern and eastern exposure, with strong sun exposure from morning through early evening during the summer months. A small guest cabin of approximately 200 sq. ft. is also situated on the property and awaits finishing.

Several seasonal creeks flow through the lands and were active during our April 2024 inspection. These creeks are believed to be runoff fed and may diminish seasonally during summer months.

The property rises gradually from the shoreline to approximately 240 metres in elevation, creating numerous natural view sites and exceptional



outlooks across the surrounding coastal landscape. Portions of the property were logged historically, though pockets of mature cedar and fir remain. There may also be sand and gravel resources present onsite.

The state of the septic system is unknown and buyers are encouraged to conduct their own due diligence regarding all aspects of the property and future use potential.

## LOCATION

Dark Cove within Jervis Inlet near Egmont.

## DIRECTIONS

Contact Listing Agent.

## AREA DATA

### Egmont

Egmont is located at the head of Sechelt Inlet 51 km north of Sechelt and is the closest point you can drive to the properties. Egmont was a small fishing village back in the day and, to some extent, it still is to this day. However, in recent years it has evolved into a port that services recreationalists and contractors that frequent the neighbouring inlets and islands in the area. There is a government

marina and two private marinas in the area. Bathgates Marina offers a general store, marine fuel, moorage and accommodation. The Back Eddy has marine fuel, moorage, accommodation and a restaurant/pub.

### Jervis Inlet

Slicing deep into the Coastal Mountain Range, Jervis Inlet becomes Princess Royal Reach and Queens Reach with a branch to Princess Louisa Inlet and the famed Chatterbox Falls. A popular recreation destination in Jervis Inlet is Hotham Sound, an isolated and protected warm-water wilderness leading off the north shore of the Inlet. Hotham Sound is ringed by steep mountains and walls of sheer rock, with numerous tumbling waterfalls - majestic Pacific Northwest scenery! Hotham Sound is named after Admiral William Hotham of the Royal Navy, Commander-in-Chief in the Mediterranean in the 1790s. The peaceful Hotham Sound is a favorite destination for kayakers, who explore the sheltered coves and bays and enjoy wilderness camping amongst the Harmony Islands.

### Princess Louisa Inlet

Princess Louisa Inlet is a natural wonder that is a must see. It is absolutely stunning! To completely understand how unique this offering is you first need to know how spectacular Princess Louisa Inlet is and the history of trying to protect the area for future generations to enjoy.

Princess Louisa Inlet (6 km long) is located near the head of Jervis Inlet (77 km long). Jervis inlet is the deepest fjord on the BC coast with a max depth of 2,402 feet.

A visit to Princess Louisa Inlet is like completely surrounding yourself by magnificent waterfalls. In fact, North America's highest waterfall is within Princess Louisa Inlet. James Bruce Falls cascades 2,755 feet down a sheer granite rock face which

then turns into the world-renowned Chatterbox Falls, which empties into the ocean.

Princess Louisa Inlet has been a popular destination from the Pacific Northwest's boating community for nearly 100 years.

James MacDonald purchased 45 acres in Princess Louisa Inlet in 1927. He rejected an offer from someone who desired to purchase his land in 1953 for \$400,000, a fortune back in those days. Instead, he gifted his property to the Boaters of the Pacific North West and kicked off a conservation project within the Inlet to protect the area for future generations to come. To date, there have been approximately 2,221 acres of land turned into parkland in the Inlet.

### **Sechelt**

Sechelt's central location on the southern peninsula of the Sunshine Coast makes it a natural hub for business, culture and tourism. With a population of 9,490, this thriving village is surrounded by beautiful mountain scenery and a natural seaside beauty that lends a special charm to the attractions and amenities of the Heart of the Sunshine Coast.

The Sechelt area climate is characterized by mild, moist winters and warm, dry summers. Temperatures on the Coast range from freezing in winter to highs of 30°C (90°F) in summer. The annual rainfall is approximately 100 cm (40 in). The Sunshine Coast is sheltered from the open Pacific, and the milder weather patterns result in very light snowfalls in the region.



The Sunshine Coast is split into two portions on either side of Jervis Inlet. Roughly speaking, the southern half between the ferry slips at Langdale and Earls Cove occupies the Sechelt Peninsula, while the northern half between the ferry slips at Saltery Bay and Lund sits on the Malaspina Peninsula.

### **Nelson Island**

Nelson Island is named after Viscount Horatio Nelson, the hero of the British navy. Nelson Island sits at the mouth of Jervis Inlet guarding the secrets of Prince of Wales Reach and Queens Reach. Famous with the yachting crowd for the scenery and anchorages, the area has a lot to offer. It is one of the few spots on the Coast where you can feel the presence of the towering Coast Mountains while experiencing the expanse of the Strait of Georgia. It is a region with a mild, dry and semi-Mediterranean climate.

### **Powell River**

Powell River is a full-service community with a population of 20,000 and is a year-round sea to sky recreation area. It is North America's premier boating, trophy fishing and diving destination with its world-famous Desolation Sound Marine Park, award-winning marine and wilderness parks, golf courses, recreational facilities, services, shopping, dining, arts and culture.

Miles of hiking trails lead to beautiful lookouts, waterfalls or peaceful lakes which can be viewed along the 180 km Sunshine Coast Trail, and numerous recreational areas can be reached by logging roads owned by the logging companies. Boating and sports fishing are ardently pursued as all season sports. Marinas and government docks are available to residents and visitors.

Powell River is known as the “Hot Spot” for winter diving in North America. The “Mermaid” at Mermaid Cove in Saltery Bay Provincial Park is an extra special attraction. The area also has some of the largest wolf eel and octopus in the world. Canoeing may also be enjoyed on the quiet lakes of Powell River or you can take in the Powell Forest Canoe Route circuit. Ocean canoeing and kayaking are very popular in Jervis Inlet, the Copeland Islands Marine Park, Malaspina Inlet, Okeover Arm and Desolation Sound. For all the nature lovers and sightseers, Powell River has many parks, viewpoints and beaches to explore, and the hiking club will help you take advantage of the many beautiful trails. Bird watching is also unprecedented.

## **VEGETATION**

Western red cedar, Douglas fir, hemlock and typical west coast foliage.

## **RECREATION**

The area is a mecca for recreational activity. Because the property is situated on the ocean, one can enjoy all the benefits the ocean has to offer, but what makes this property unique is the ability to drive right from the property on forest service roads into the Coastal Mountain Range and access numerous freshwater lakes, hiking trails, glaciers and river systems.

Some activities include boating, fishing, kayaking, scuba diving, site seeing, hiking and swimming

in an area characterised as one of BC’s popular outdoor playgrounds. There are endless amounts of shoreline to explore, but one does not have to venture any further than your own dock to catch your daily limit in prawns, crabs, oysters and clams.

## **MAP REFERENCE**

49°48’48.77”N and 123°58’2.72”W

## **BOUNDARIES**

Please see mapping section, all boundaries are approximate.

## **INVESTMENT FEATURES**

CD5 zoning designation permitting resort development.  
Natural resources such as timber and sand and gravel.

## **SERVICES**

None. This property is water access only and is not connected to the power grid.

## **IMPROVEMENTS**

3-bedroom log home, guest cabin and small storage shed.

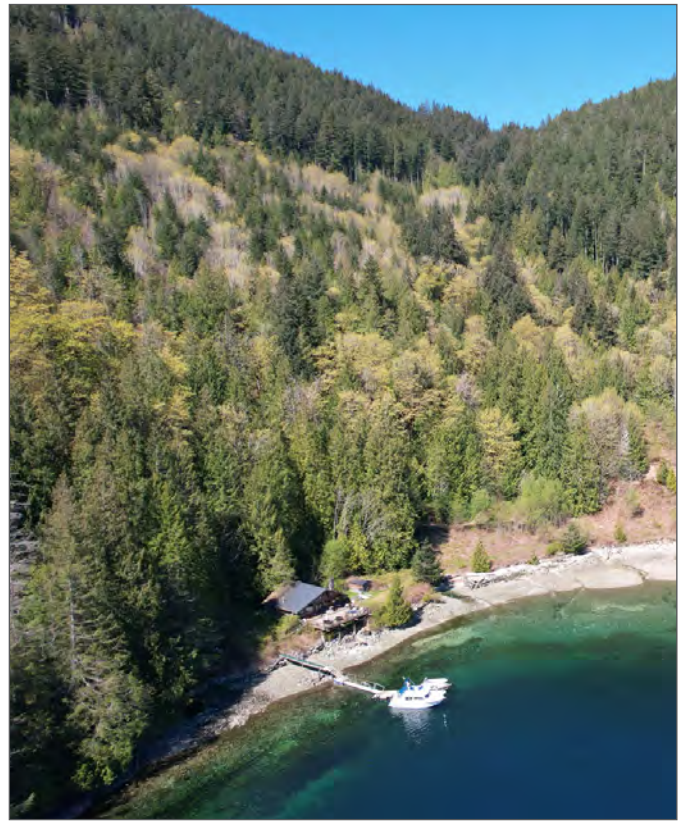
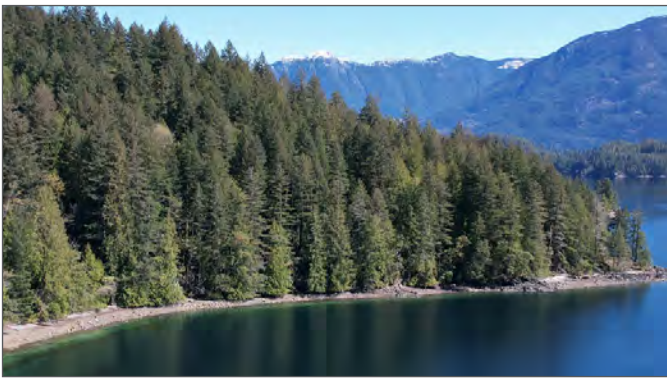
## **ZONING**

CD5 (Residential Comprehensive Development)  
Sunshine Coast Regional District Zoning Bylaw No. 337, 190

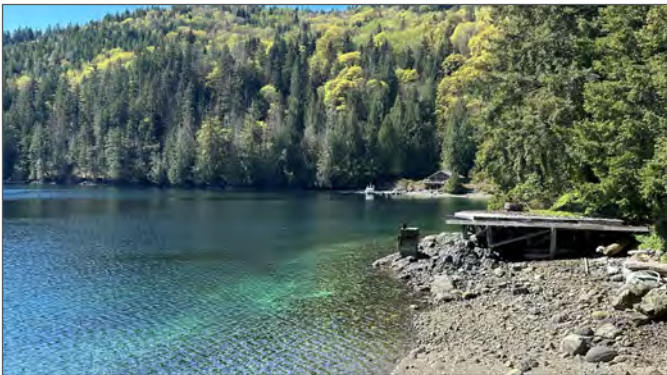
Additional zoning information can be found on the Sunshine Coast Regional District website.

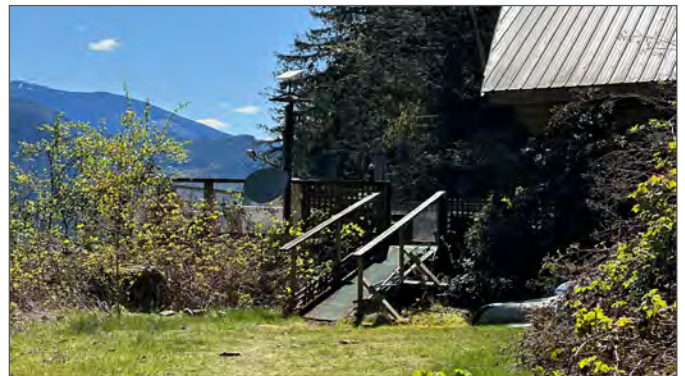
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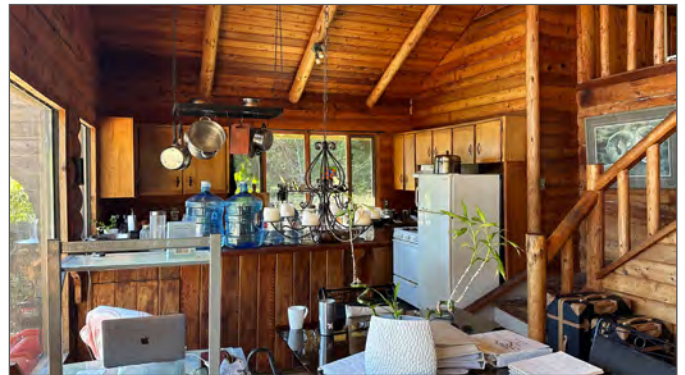
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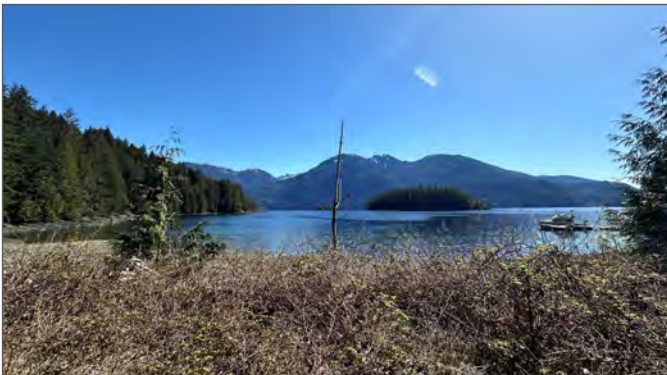


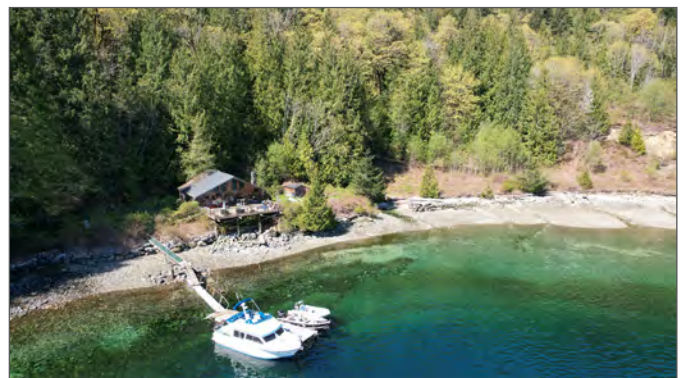
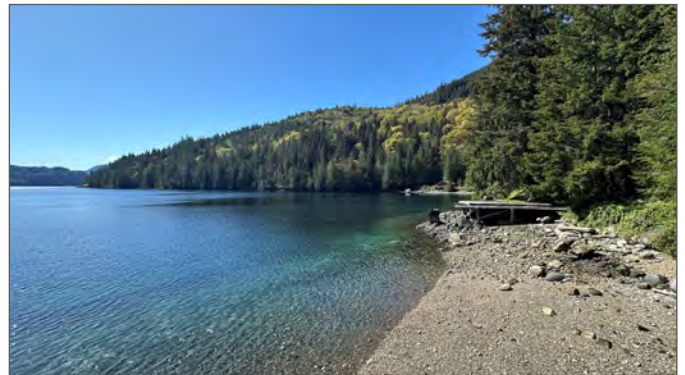


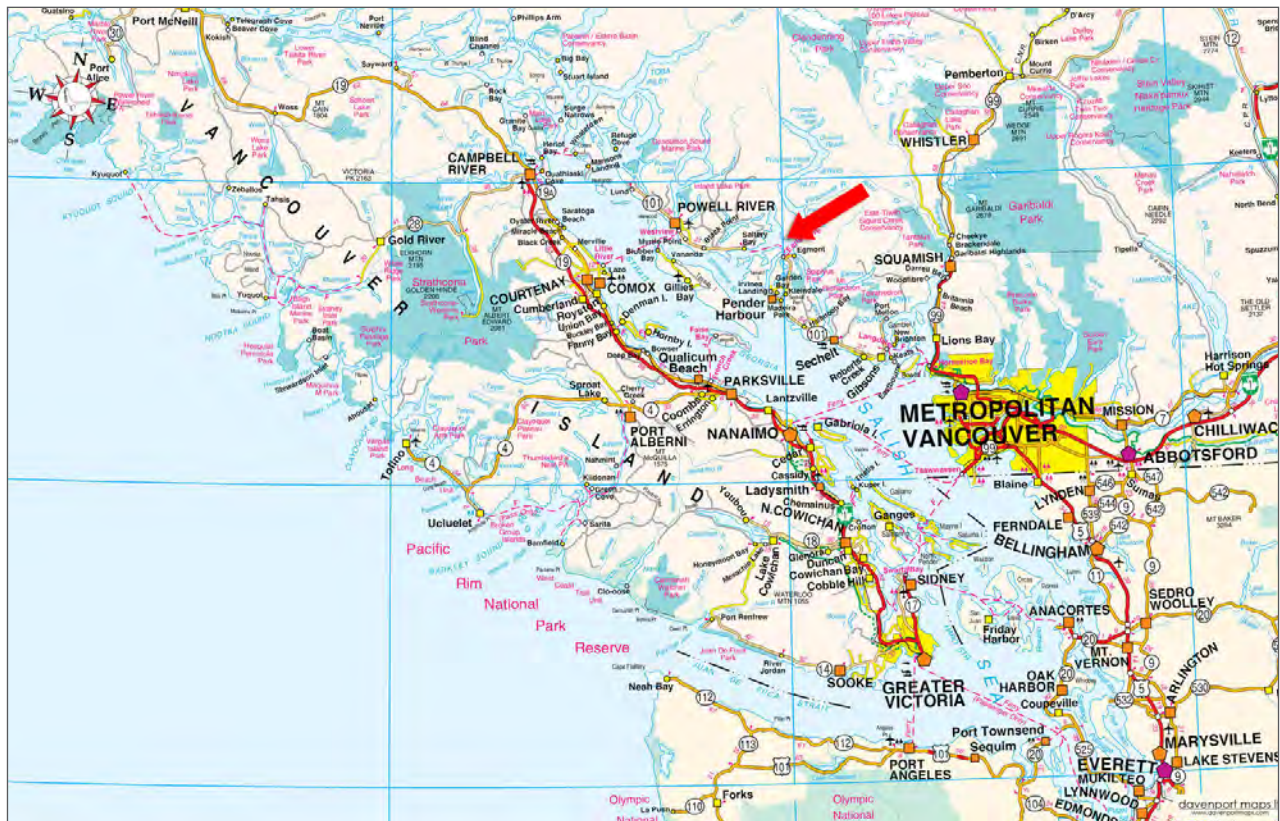
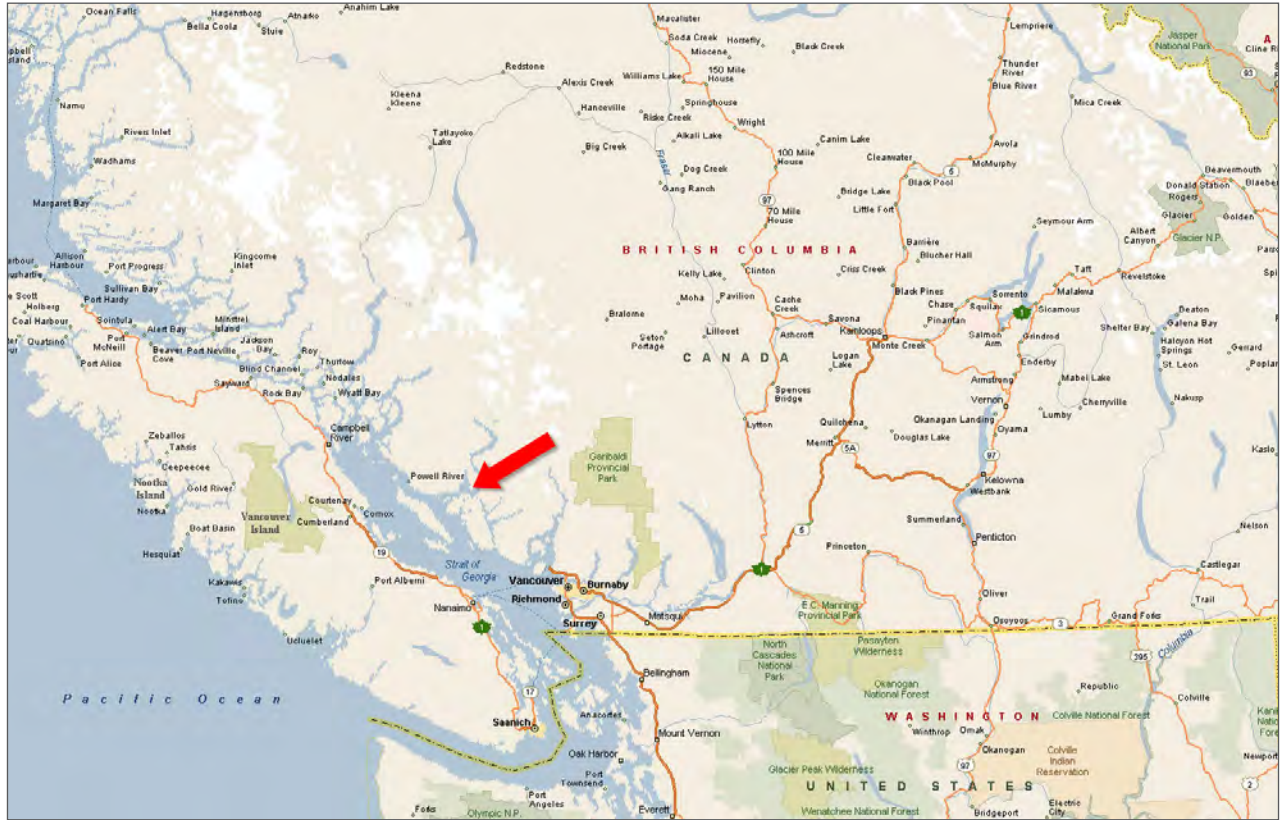


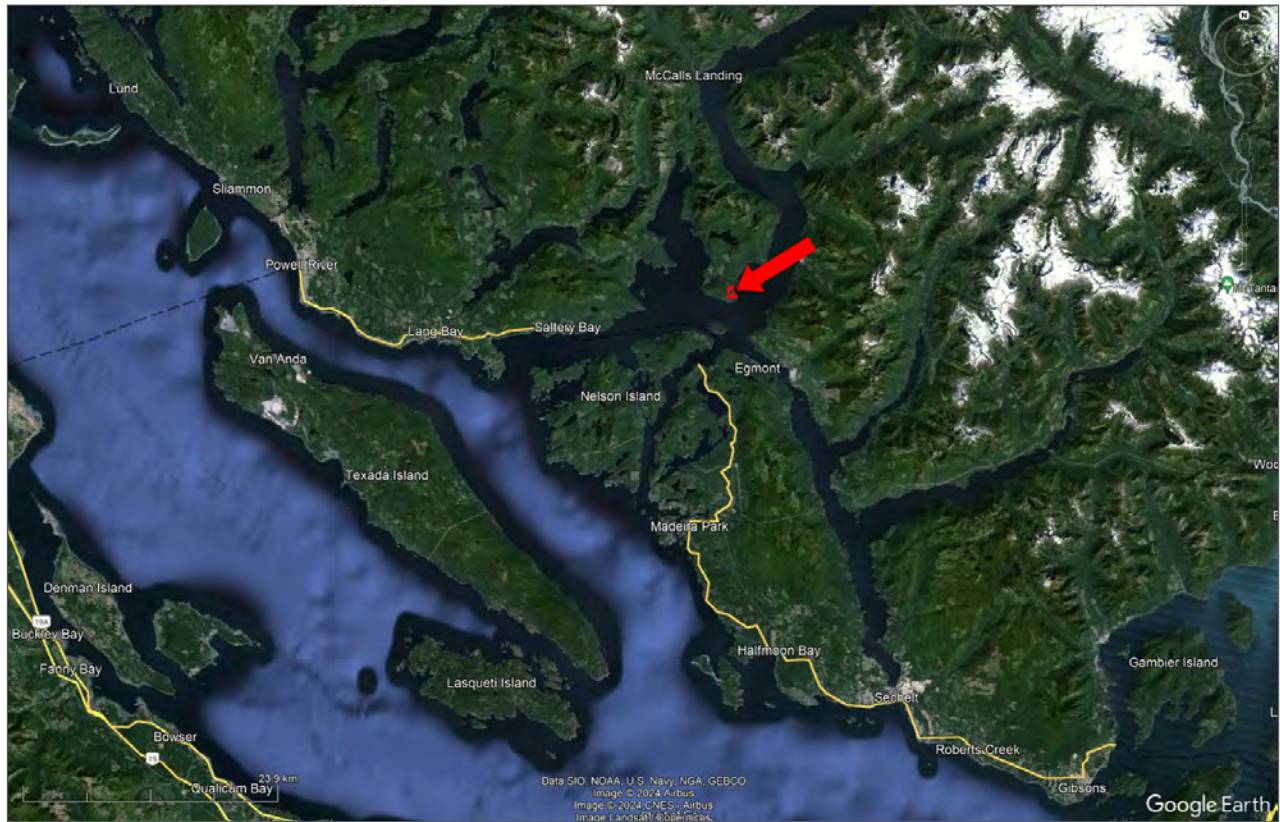




















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