



27.72 Acre Oceanfront Retreat
Near Anderson Bay - Texada Island

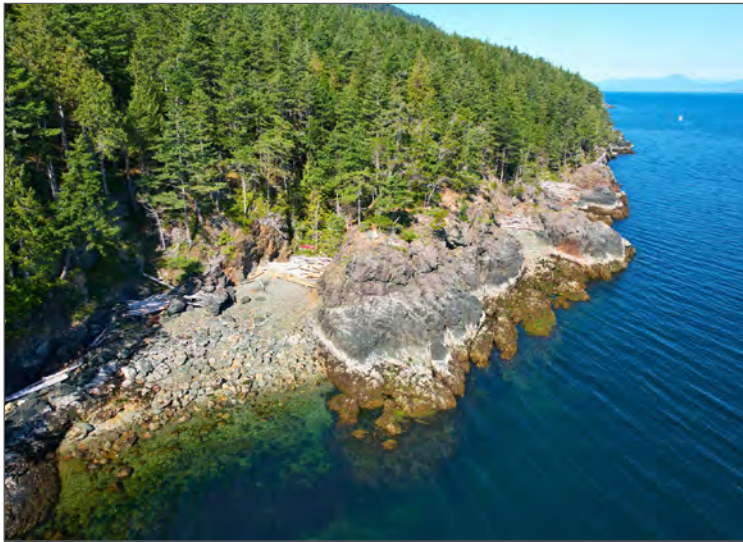


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27.72 Acre Oceanfront

Near Anderson Bay - Texada Island

PROPERTY DETAILS

Listing Number:	25236
Price:	\$529,000
Taxes (2025):	\$3,120.62

SIZE

27.72 acres ~ 815± ft oceanfront

DESCRIPTION

Discover an extraordinary 27.72-acre oceanfront property on the south end of Texada Island's eastern shoreline, featuring approximately 815 feet of pristine waterfront and easy road access via a forest service gravel road. Almost entirely untouched, this acreage offers the perfect blend of natural beauty, privacy, and recreation.

Perched on a small peninsula about 50 feet above the shoreline, a rustic 12' x 20' cabin provides a cozy retreat with stunning views across Malaspina and Georgia Straits. The cabin includes a loft sleeping area, wood stove, composting toilet, outhouse, and a screened front porch—an ideal spot to sit back and take in the ever-changing marine landscape. Watch humpback whales, orcas, seals, and eagles from your doorstep.

The property features two coves, including one beside the cabin with a rocky beach well-suited for launching kayaks or small boats. A network of walking trails weaves through the forested landscape, while the access road to Anderson Bay passes through the middle of the acreage. Trail

access also connects directly from Anderson Bay into the property, making it an excellent base for hiking, kayaking, or mountain biking on South Texada's extensive network of old roads.

Located next to Anderson Bay Provincial Park, this property benefits from its sheltered anchorage and proximity to one of Texada's most scenic natural destinations. With its rural zoning under the Qathet Regional District, the land offers a wide range of potential uses. Notably, no building permits are currently required within the district, providing unique flexibility for future development.

Texada Island, the largest of BC's Gulf Islands, is known for its warm community, rich history, and recreational opportunities. From fishing and boating to hiking, biking, and exploring quiet beaches, Texada is a hidden gem for outdoor enthusiasts seeking tranquility and adventure just a short ferry ride from Powell River.

Whether you envision it as a secluded recreational getaway, a long-term conservation opportunity to complement Anderson Bay Park, or simply a one-of-a-kind private retreat, this property delivers an unmatched island experience.

Call Jamie or Jason today to book your private viewing of this exceptional coastal escape.

LOCATION

Anderson Bay Road - Texada Island, BC

DIRECTIONS

Contact the listing agent.



AREA DATA

Texada Island offers a unique blend of natural beauty, strong community, and essential services—ideal for those seeking a quieter, more grounded way of life. Located off the coast of British Columbia, it's the largest island in the Strait of Georgia, yet remains uncrowded and welcoming.

The community is tight-knit and friendly, with a mix of long-time residents, young families, and newcomers. Island life moves at a steady, manageable pace—perfect for anyone looking to step away from city stress without giving up access to core services. Texada has a school, a medical clinic, a credit union, fire and emergency services, and everyday essentials like a general store, gas station, and post office.

Recreation opportunities are abundant. Hike forested trails, kayak along rugged shorelines, or spend the day fishing. There's a 9-hole golf course, an active community center, a museum, and numerous beaches. The island is also home to a marina, ideal for boaters and water-access adventures. For off-island travel, BC Ferries runs multiple daily sailings to the mainland, and the local airstrip provides additional access.

Whether you're looking for a weekend escape or a full-time residence, Texada offers a practical, well-supported lifestyle with nature at your doorstep.

RECREATION

Recreation abounds on Texada with excellent hiking and mountain biking trails, over 250 species for the avid birdwatcher, 9-hole golf course, kayaking from Shingle Beach to historic Jedediah Island Marine Park, skim-boarding and swimming at Shelter Point beach and exploring the newly protected karst caves near Davies Bay.

Try 4x4ing to Anderson Bay Provincial Park with tremendous mountain-high photo opportunities of Malaspina and Georgia Straits along the way. The outdoors can be enjoyed without fear of any major predators, as there are no bears, cougars, wolves or poisonous snakes on Texada.

If scuba diving is your idea of a great holiday, then Texada environs are dripping with life, boasting warm, high-visibility waters. Boaters will find unprotected anchorages in the many bays around the island. Limited protected guest moorage is available at the Sturt (Marble) Bay Boat Harbour in Van Anda, on the northeast coast of the island.

Boat launch facilities are located at Shelter Point Park and Sturt Bay Boat Harbour. There is a government dock with a tie-up float in Van Anda, close to the Texada Farmers Market.

HISTORY

Surviving middens and fish weirs show that First Nations people spent time on Texada long before Europeans discovered North America. These people did not have permanent settlements on the island, because an ancient legend says the island rose from the sea and will sink again one day. The Tla'amin name for Texada Island is Si'yi yen. Don Jose Navarez, a Spanish seaman,

sighted and charted the island in 1791. Spanish explorers also named the small island just west from Texada (Lasqueti). While Spain did not have much interest in this area, Britain became a dominant force in the Pacific Northwest. At that time there was little activity along the coast, apart from fur trading, whaling and cutting a few spars for sailing ships. Blubber Bay, which is now the site of the BC Ferry terminal, was so named because it was used by whalers for the processing of their catches. Texada's modern history began in 1871, when iron ore was discovered on the northwest coast at Welcome Bay. That precipitated the boom of exploration on Texada.

Sometime after 1877 marble was found, then in 1880 gold was discovered, where Van Anda is now, and The Little Billie Mine began producing gold and copper. Logging has also been prevalent in this area during the late 1800s and 1900s. By 1898 Van Anda had become a boom town! People came from everywhere to live, work and spend their leisure time here. It boasted the only opera house north of San Francisco, had three hotels with saloons, a hospital, several stores and businesses and an illegal distillery flourished in Pocahontas Bay supplying liquor to the United States during prohibition. In 1900 the names of some of the Texada landmarks aptly described island activities at that time; Blubber Bay, Rumbottle Creek, Midas Street and the Bucket of Blood Saloon!

In 1910 the first of three serious fires completely destroyed the major buildings of Van Anda in only forty minutes. The optimism of the boom town led to rebuilding larger, more imposing structures, only to be destroyed by fire again in 1912. The third fire struck in 1917 leaving only Al Deighton's store which was saved by a bucket brigade. The building remains a fixture on the Van Anda waterfront today. Mining continued through the twentieth century and today there are still a number of working limestone quarries on the island.



MAP REFERENCE

49°31'30.25"N and 124° 8'38.42"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

IMPROVEMENTS

None.

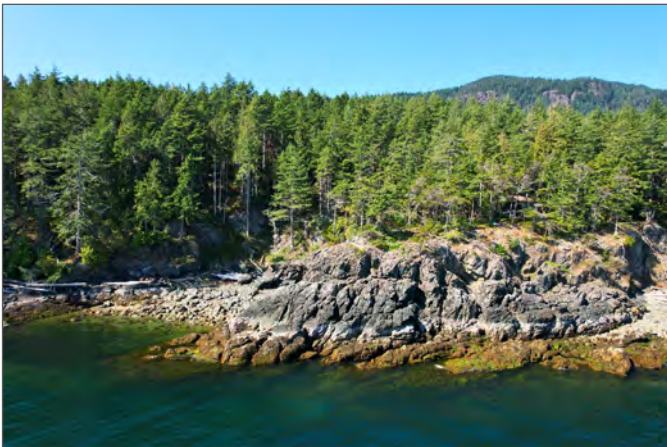
ZONING

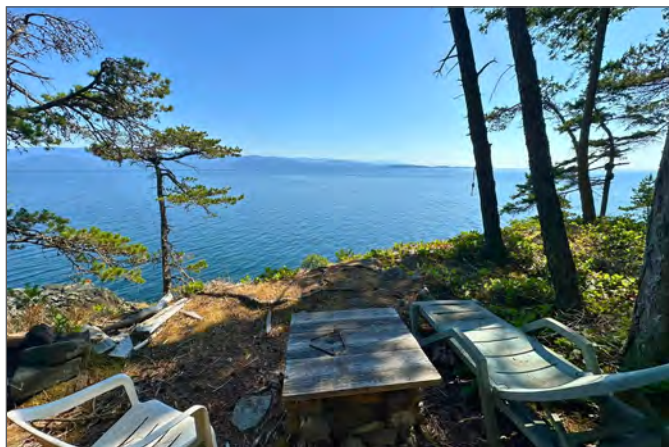
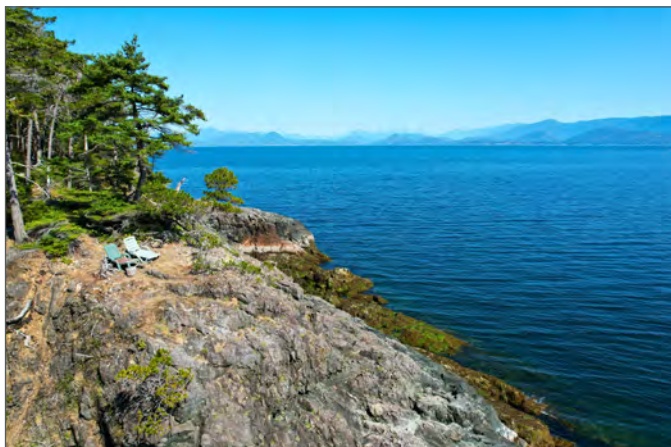
RU Rural
Electoral Area D, Texada Island Zoning Bylaw No. 99,1982

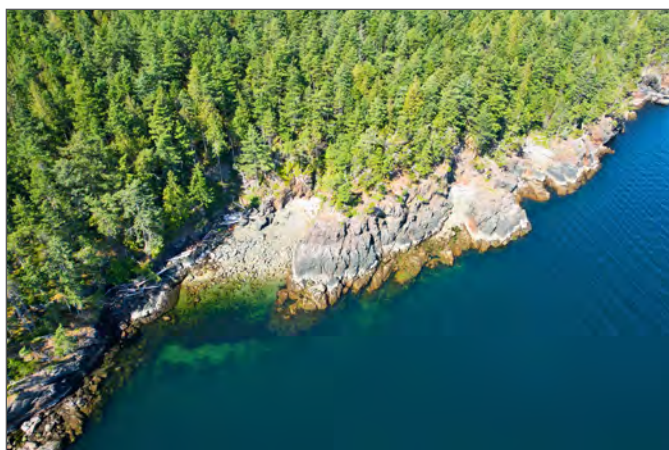
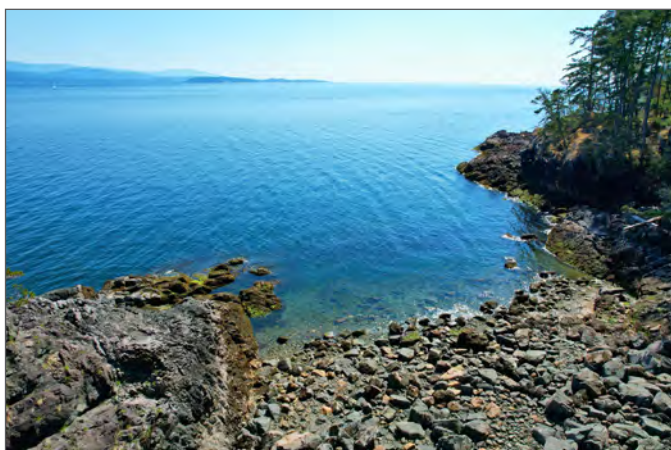
Additional zoning information can be found on the Qathet Regional District website

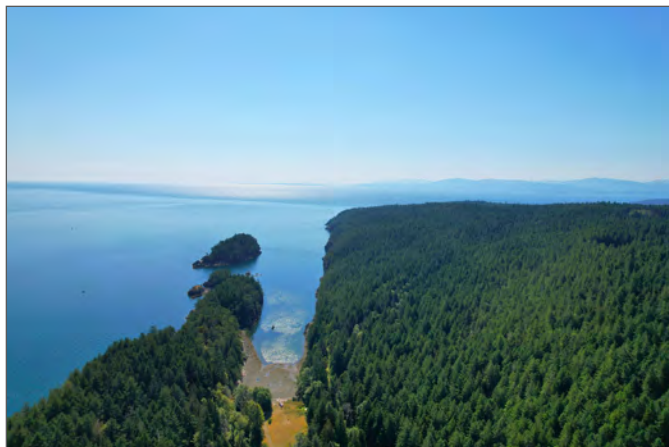
LEGAL

Block B District Lot 26 Texada Island District Plan 10347 - PID 002-437-686

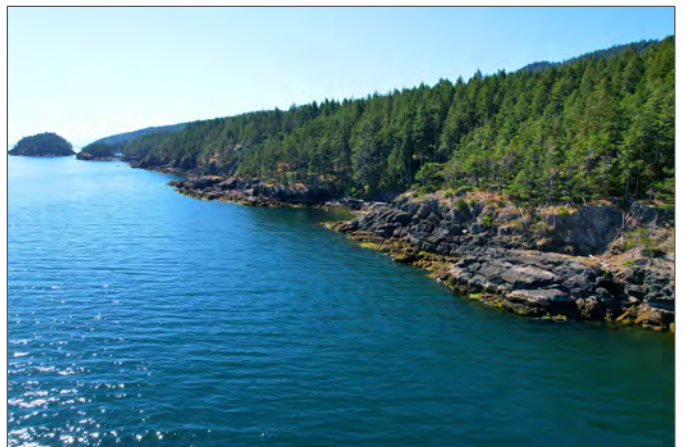
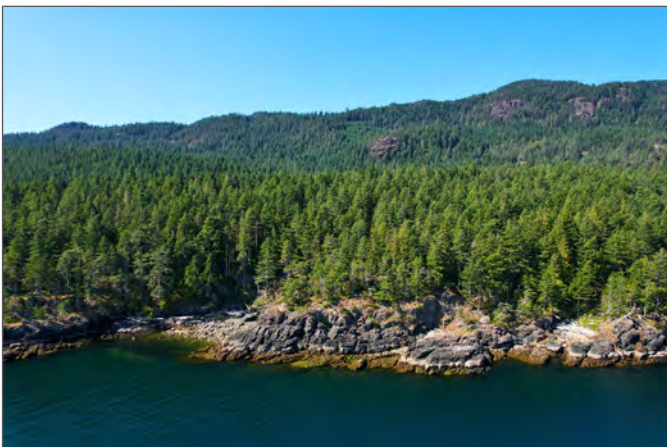
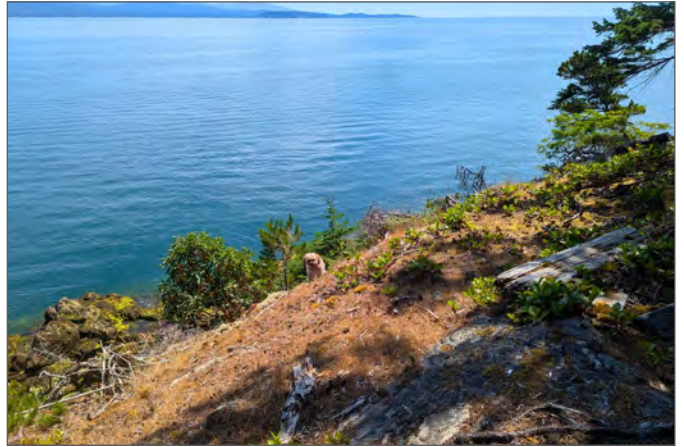


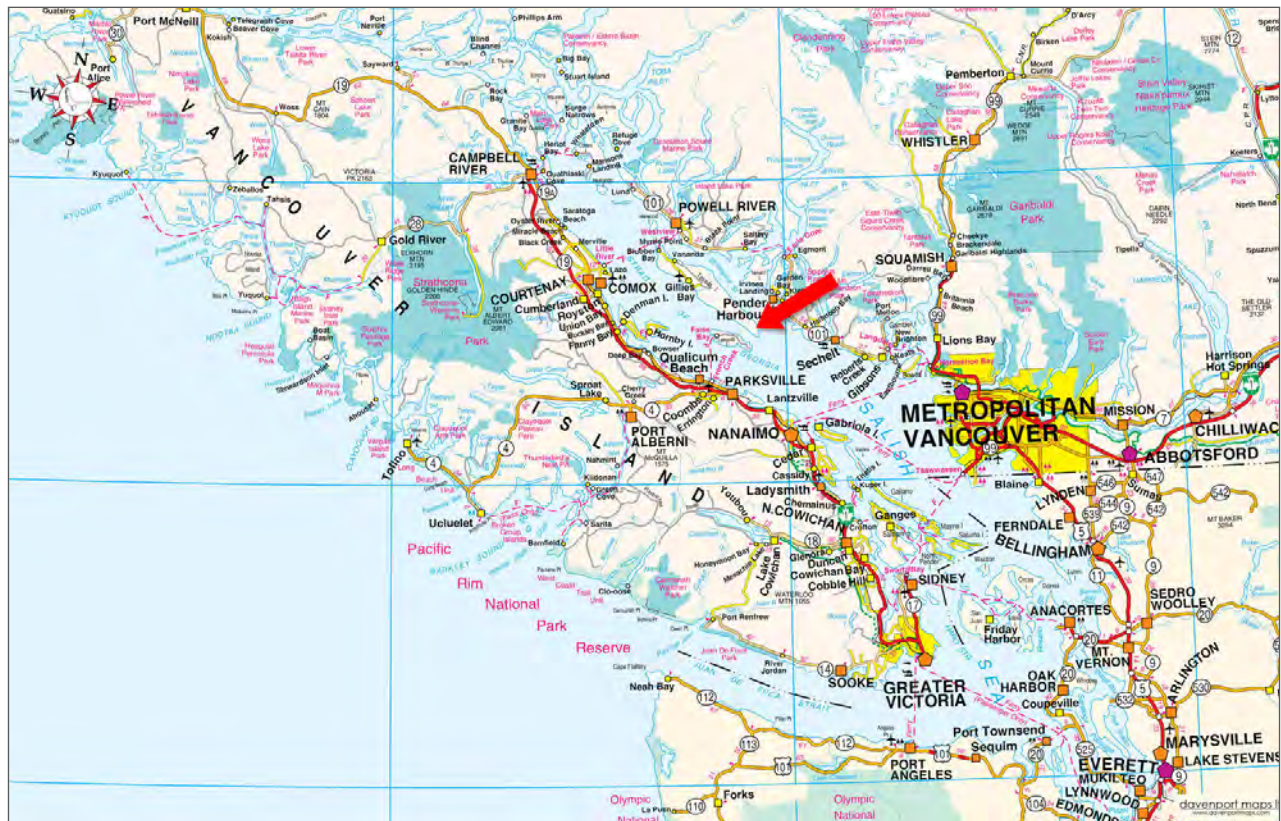
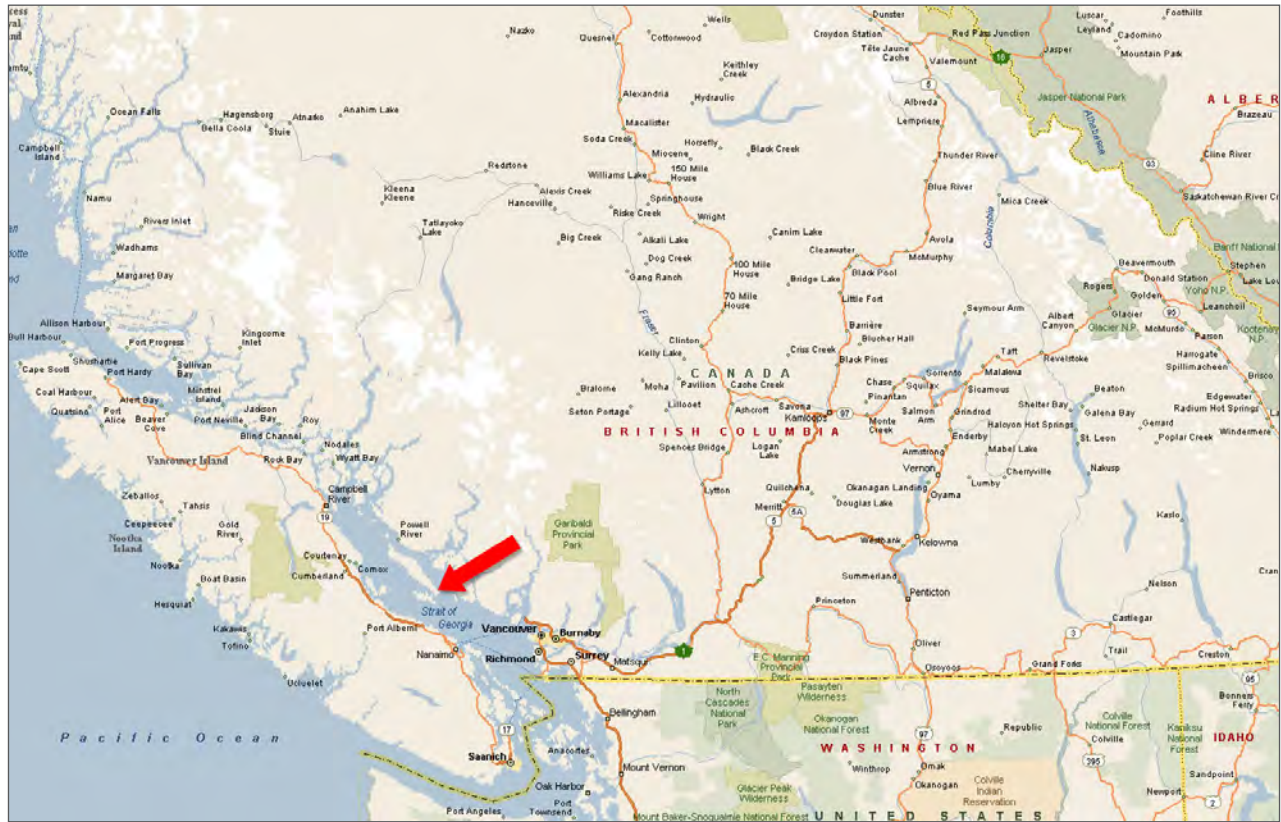


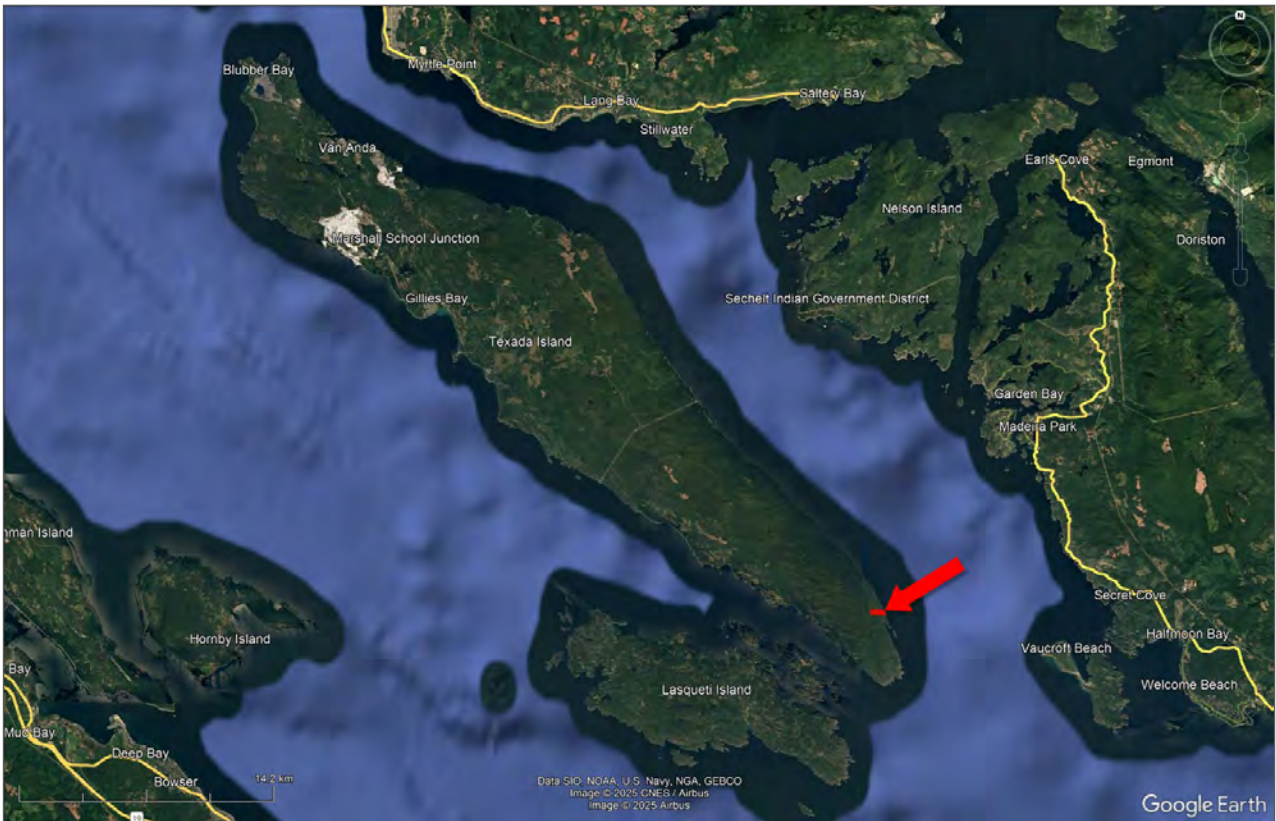


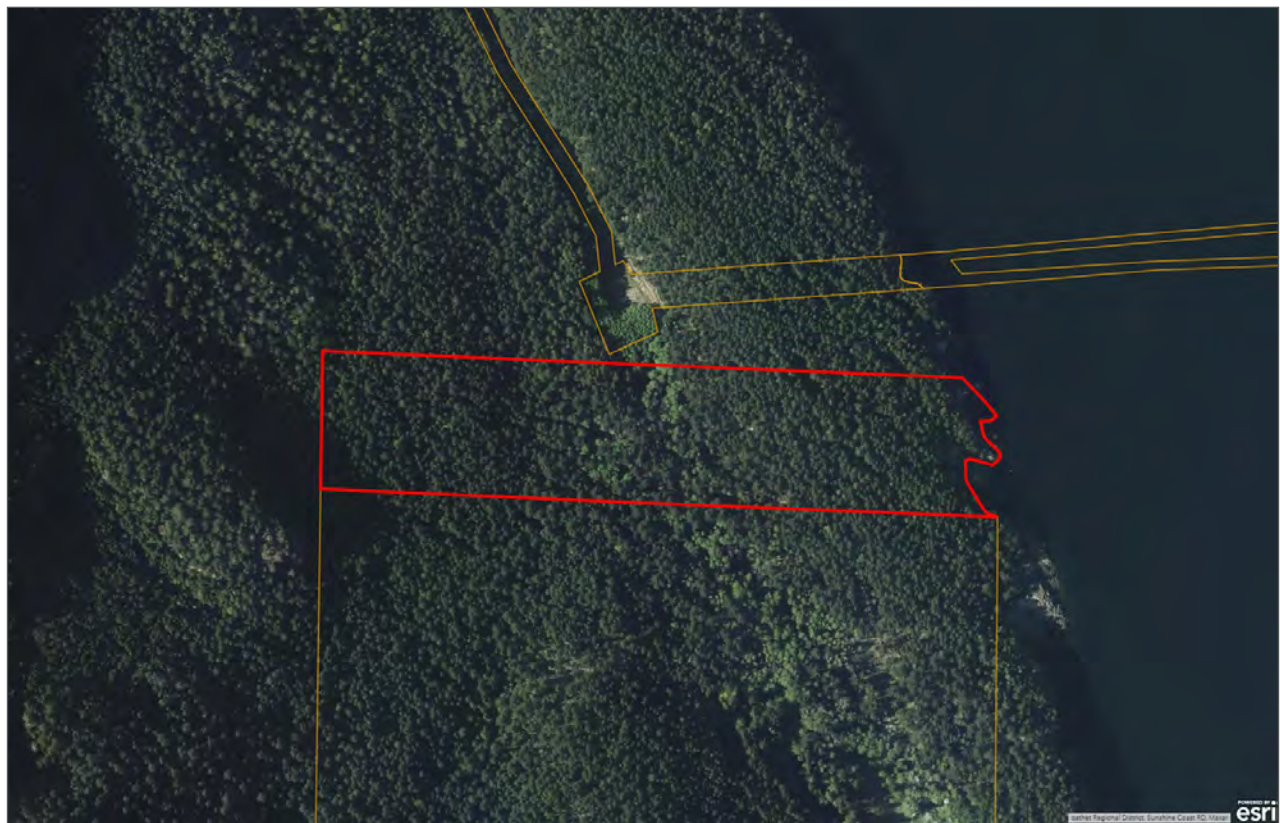
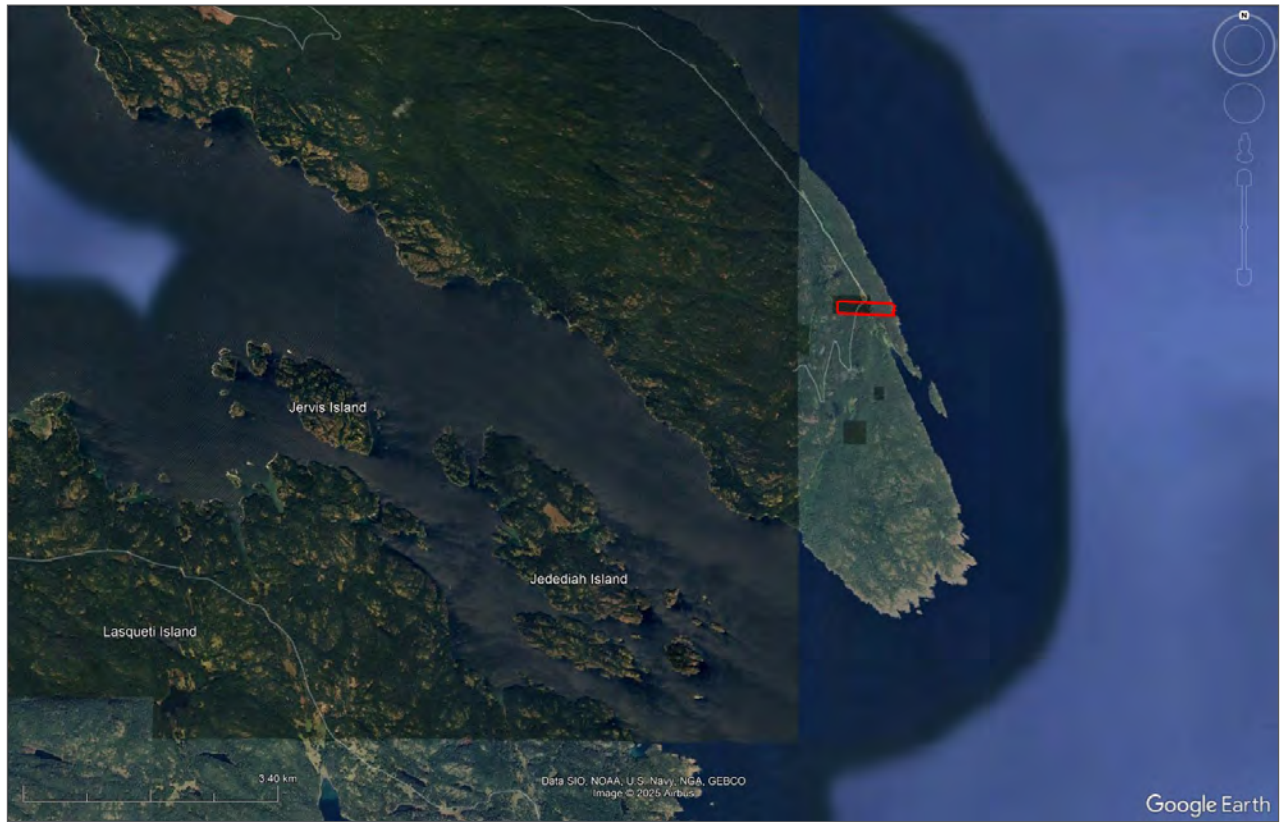


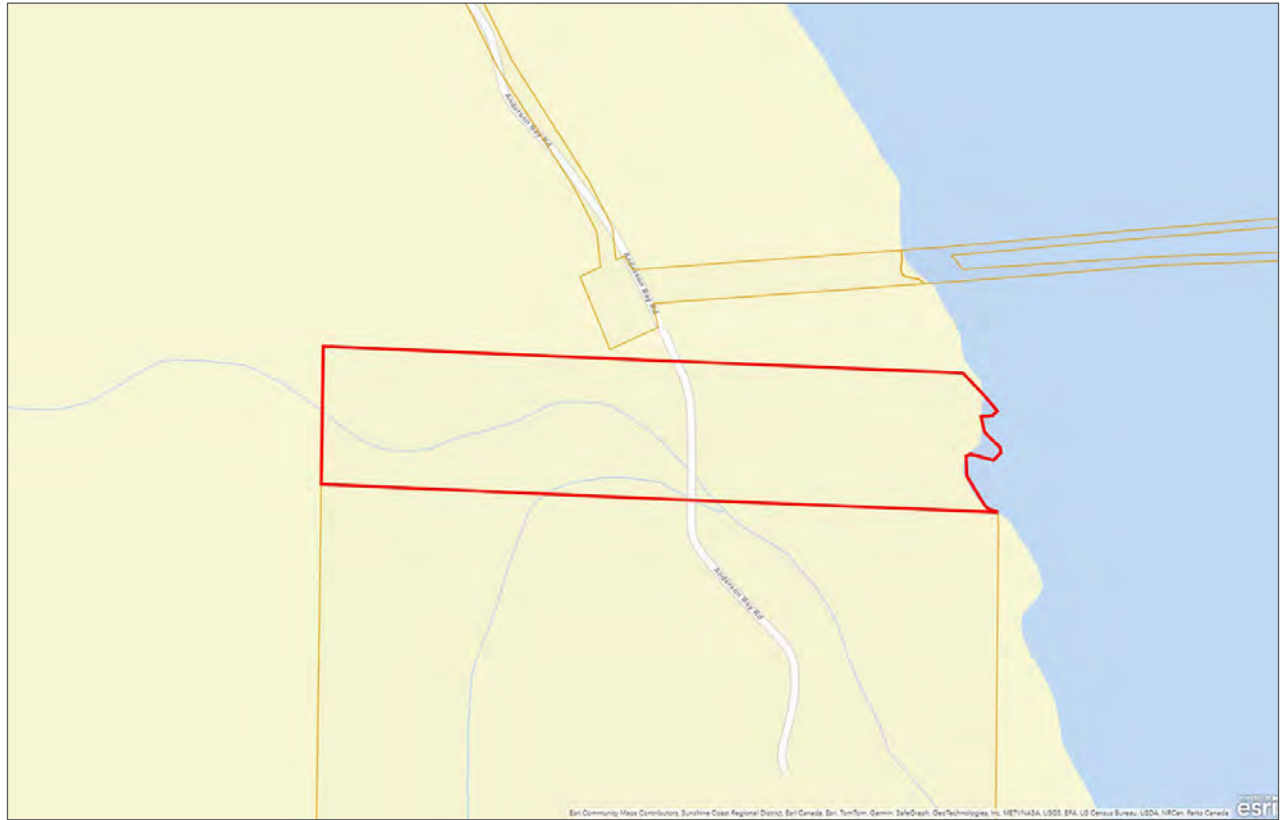














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