



**589.6-Acre Estate with Timber
& Farmland - Texada Island**



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Texada Island

PROPERTY DETAILS

Listing Number:	25179
Price:	\$3,750,000
Taxes (2025):	\$3,841.47
Size:	589.6 acres

DESCRIPTION

This exceptional 589.6-acre estate on Texada Island is a rare opportunity to acquire a fully self-sufficient farm, forestry, and residential property in one of British Columbia's most private and picturesque Gulf Island settings. Entirely within the Agricultural Land Reserve (ALR), the property is rich in natural resources, infrastructure, and income-producing potential. Located just 2 km from the ocean and sharing a boundary with Shelter Point Regional Park, this beautiful tranquil property where one experiences the abundant sounds of nature, bird song and wind in the trees because it is far enough away from neighbours to give one maximum privacy.

With farm status in place, the land has produced income from vegetables, orchard fruit, nuts, eggs, and lumber. It features two custom-built homes, a fully operational sawmill, a substantial equipment inventory, and beautifully maintained gardens, orchards, and extensive forestlands. This is a unique opportunity for multi-generational living, sustainable agriculture, eco-forestry, or a long-term land-based investment.

A Landscape Designed for Self-Sufficiency and Stewardship

The estate spans nearly 590 acres and includes a rich variety of terrain: open fields, productive gardens, planted timber stands with substantial regrowth, mature second growth, and roughly 30 acres of preserved old growth forest that adjoin the park. Trails and historic logging roads crisscross the property and have been maintained to allow full vehicular access. There are multiple gated entrances and access points.

The majority of the land has been planted and stewarded over decades, with fir, cedar, pine, alder, oak, maple, walnut, and hemlock maturing across large sections of the property. Additional planted species include redwood, linden, beech, and pecan—an uncommon variety for this region. The commercial timber value is significant and complemented by active forest management infrastructure, including a functioning electric sawmill and associated equipment.

Orchards, Gardens and Agricultural Production

The agricultural component of the estate is well-established, with fertile soil enhanced over time through composting, manure, and seaweed—no herbicides or pesticides have ever been used. Two fenced and gated orchards host an impressive variety of fruit and nut trees, including Boskoop apples, plums, pears, figs, and mulberries, with room for future expansion. Mature hazelnut and walnut groves produce reliably, while a large greenhouse supports nectarine, lemon, and grape vines year-round.



Several enclosed berry patches contain productive stands of blueberries and black currants. Numerous raised beds and in-ground vegetable gardens provide seasonal produce and could easily be scaled into larger operations. Decorative landscaping and rock gardens around the main homes include herbs such as rosemary, thyme, and lavender, as well as flowering species like roses, rhododendrons, mimosa, and Japanese maple. Two large chicken coops—one insulated—previously supported over 80 laying hens and could easily be reactivated.

Water and Off-Grid Infrastructure

Abundant, clean water is a standout feature of this property. Several man-made dugouts, natural ponds, and year-round creeks supply water for irrigation and consumption. A solar-powered well house pumps to a 5,000-litre gravity-fed storage tank, providing reliable pressure across the residential compound. Copper plumbing is in place throughout both homes.

The greenhouse collects water from the coach house roof into a holding tank and uses a small

electric pump to distribute it to the planting areas. Two separate root cellars—each dug 6 feet deep with built-in shelving—offer ideal cold storage for produce year-round. There's also a dedicated gasoline storage shed and extensive firewood storage with split and bucked wood ready for use.

Working Sawmill and Equipment

The large sawmill building is powered by a 440V, 25 kVA 3-phase diesel generator and fully set up for on-site milling, with a forklift, planer, industrial air compressor, attic storage, and drying racks. This space supports both commercial milling and private-use lumber production for construction or value-added goods.

The property is offered with a robust inventory of equipment, including a John Deere 690B excavator, Kubota tractor with skidder attachment, John Deere ride-on mower, aluminum dump trailer, log trailer, water tank trailer with pump, and a Dodge Ram diesel pickup (approx. 150,000 km). All tools, shop equipment, and accessories are included, making this a turnkey forestry and homesteading opportunity.

Two Quality Homes with Ocean Views

The main residence is a 2,877 sq. ft. custom-built home and is constructed using 2" x 6" fir lumber milled directly from the property. It offers three bedrooms, two bathrooms, and a den that can function as a fourth bedroom. The open kitchen features custom pine cabinetry, granite countertops, and both an electric stove and a European wood-burning cookstove that also heats water.

The main floor includes a full bathroom, laundry, large walk-in pantry, and a tiled entryway. The west-facing living and dining areas overlook the ocean, Comox Glacier, and mountains on Vancouver Island. The walkout basement has a finished rumpus room, bathroom, cold storage room, and rough-in plumbing for a future kitchen—creating strong potential for a rental suite or separate accommodation. There is also a large covered entry, ample deck space, and room to expand or convert space under the main floor into a carport or patio.

Upstairs are two spacious bedrooms and a full bathroom, with all doors built from solid wood and European tilt-and-turn windows throughout for efficient, secure ventilation. The home has a poured concrete foundation and a steel roof being recently serviced in 2023.

The coach house sits above a 3-bay garage/workshop and includes two bedrooms, an office, full bathroom, and a kitchen with solid oak cabinetry and pantry. It features hardwood floors, vaulted ceilings, and a large unfinished attic space with conversion potential (dormers could add usable living area). Attached to this structure is the large steel-framed greenhouse, complete with a custom European tile wood stove and a steel spiral staircase leading up to the living quarters.

Additional Features

The property includes a large mechanical shop with power, storage sheds for farm implements, and ample parking. There are two trailer pads in the main yard, each with fresh water and septic hookups—perfect for guests or seasonal accommodation.

The surrounding area is tranquil, rich with wildlife, and distant from any neighbours. The property's size and varied topography offer ideal conditions for recreation, ecological stewardship, or further development. The western boundary connects directly to Shelter Point Regional Park, offering long-term natural protection and trail access. Ocean access is a short distance away, as are the amenities and ferry access of Texada Island.

A Unique Legacy Opportunity

This remarkable estate combines the practical and the natural in a way that few properties in British Columbia can match. With full infrastructure for farming, forestry, and family use, it presents an opportunity to own a rare blend of self-sufficiency, income potential, and natural beauty—whether as a permanent home, multi-family retreat, or long-term investment.

Contact us today to schedule a private viewing of this extraordinary property on Texada Island.

LOCATION

5815 Shelter Point Road - Texada Island, BC

DIRECTIONS

Please note that viewings are strictly by appointment only—do not visit the property without prior authorization.

From the Texada Island ferry terminal at Blubber Bay, turn right onto Blubber Bay Road and head south. Follow the main road as it curves through



the island for approximately 10 km. Just past the entrance to Shelter Point Park, turn right onto Shelter Point Road. Continue for about 2 km—5815 Shelter Point Road will be on your left, marked by a gated entrance. The property is directly adjacent to Shelter Point Park and offers convenient access while remaining completely private. The full drive from the ferry terminal takes approximately 15 minutes.

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 karsk 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°39'54.18"N and 124°26'59.43"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

- Significant merchantable timber value: mature stands of fir, cedar, alder, and hardwoods with on-site milling capacity.
- Income-generating farm infrastructure: established orchards, gardens, greenhouse, chicken coops, and farm classification for tax benefits.
- Two quality residences with suite/rental potential: main house and coach house support multi-family living, guest accommodation, or rental income.
- Fully equipped sawmill and machinery included: turnkey forestry operation with sawmill, generator, trailers, excavator, and tractor.

SERVICES

Connected to BC Hydro power, self-sufficient water source, septic, internet, cable tv and cell phone coverage.

IMPROVEMENTS

- Main residence with 3 bedrooms, 2 bathrooms, and walkout basement
- Coach house suite above a 3-bay garage with 2 bedrooms, office, and full kitchen
- Steel-framed greenhouse with European wood stove
- Fully operational sawmill with generator, forklift, planer, and workshop
- Multiple fenced orchards, vegetable gardens, and berry enclosures
- Two chicken coops, insulated and uninsulated
- Dug root cellars, storage sheds, and designated RV/trailer hookups
- Solar-powered well system and extensive internal road/trail network

ZONING

RU Rural

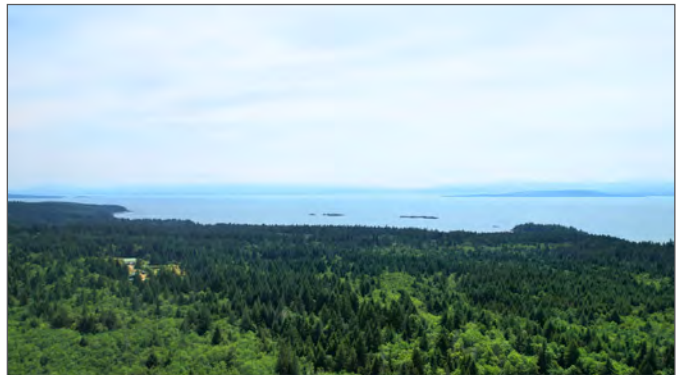
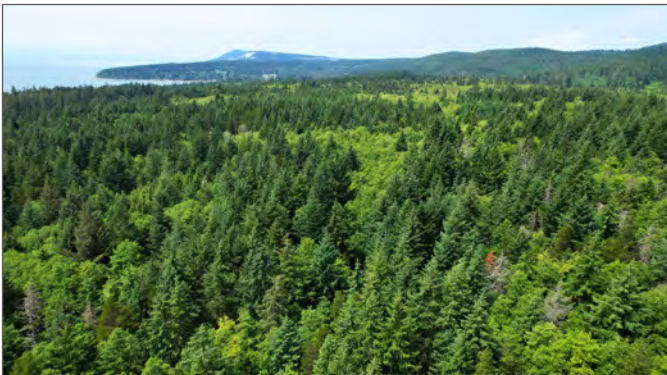
Electoral Area D, Texada Island Zoning Bylaw No. 99,1982

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

LEGAL

Section 14 Texada Island District Except: Part Subdivided by Plan BCP35231

PID 011-774-134





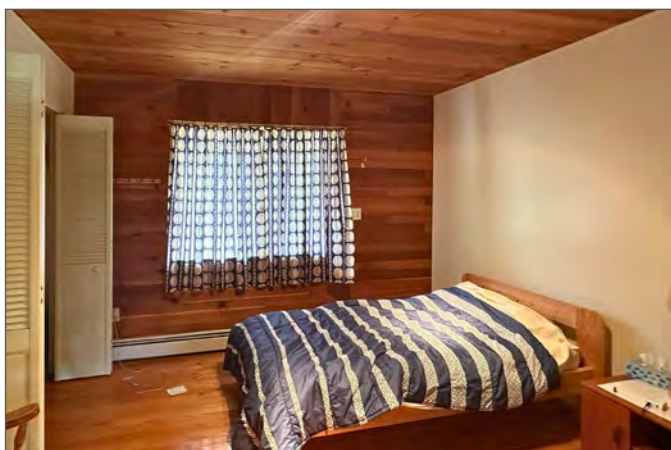
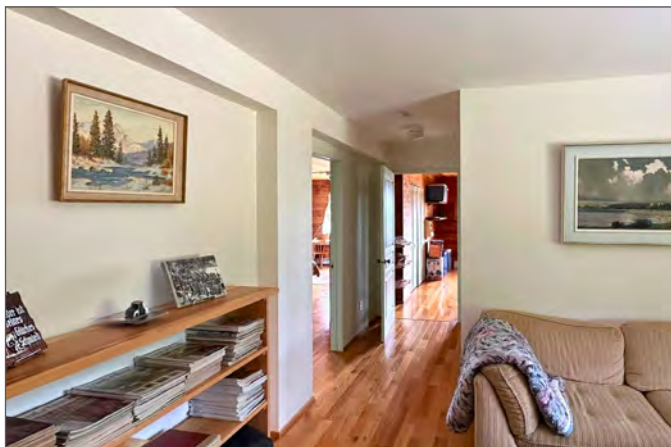






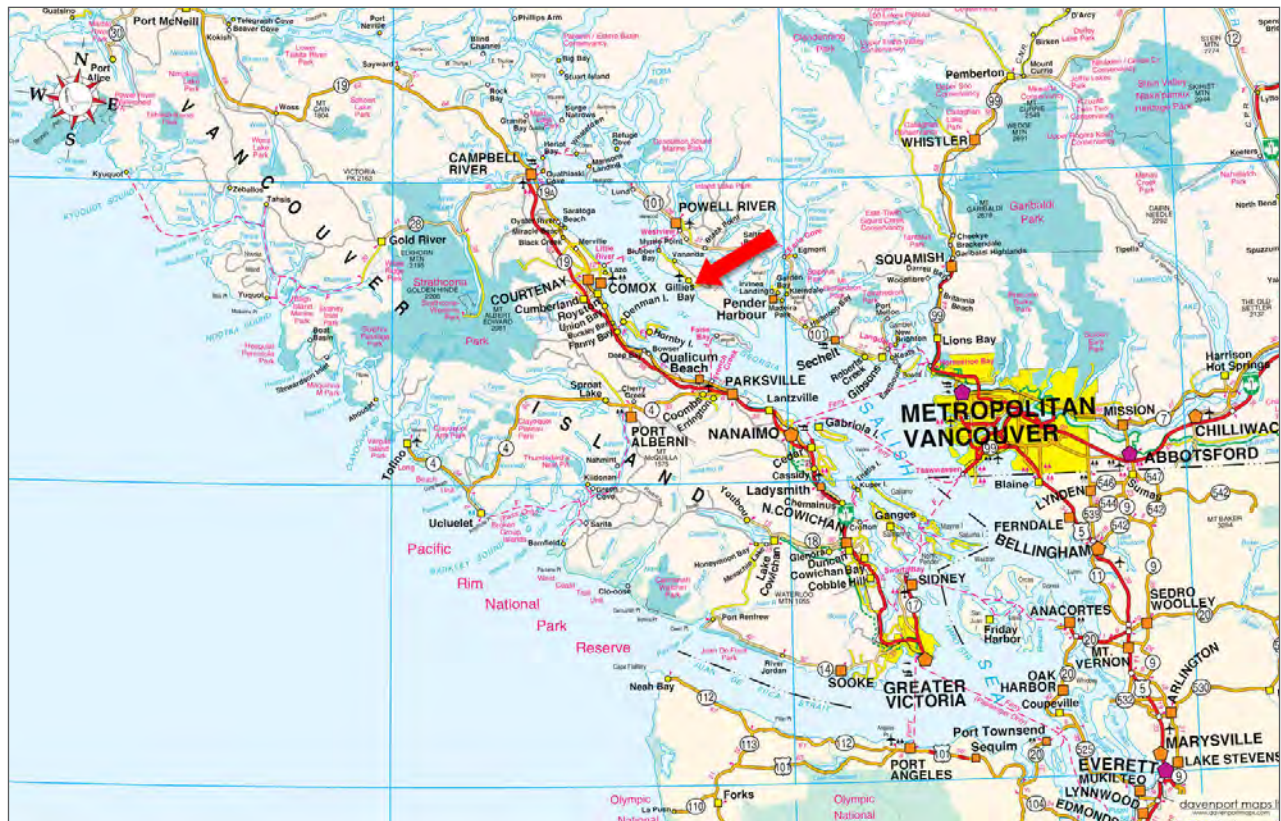
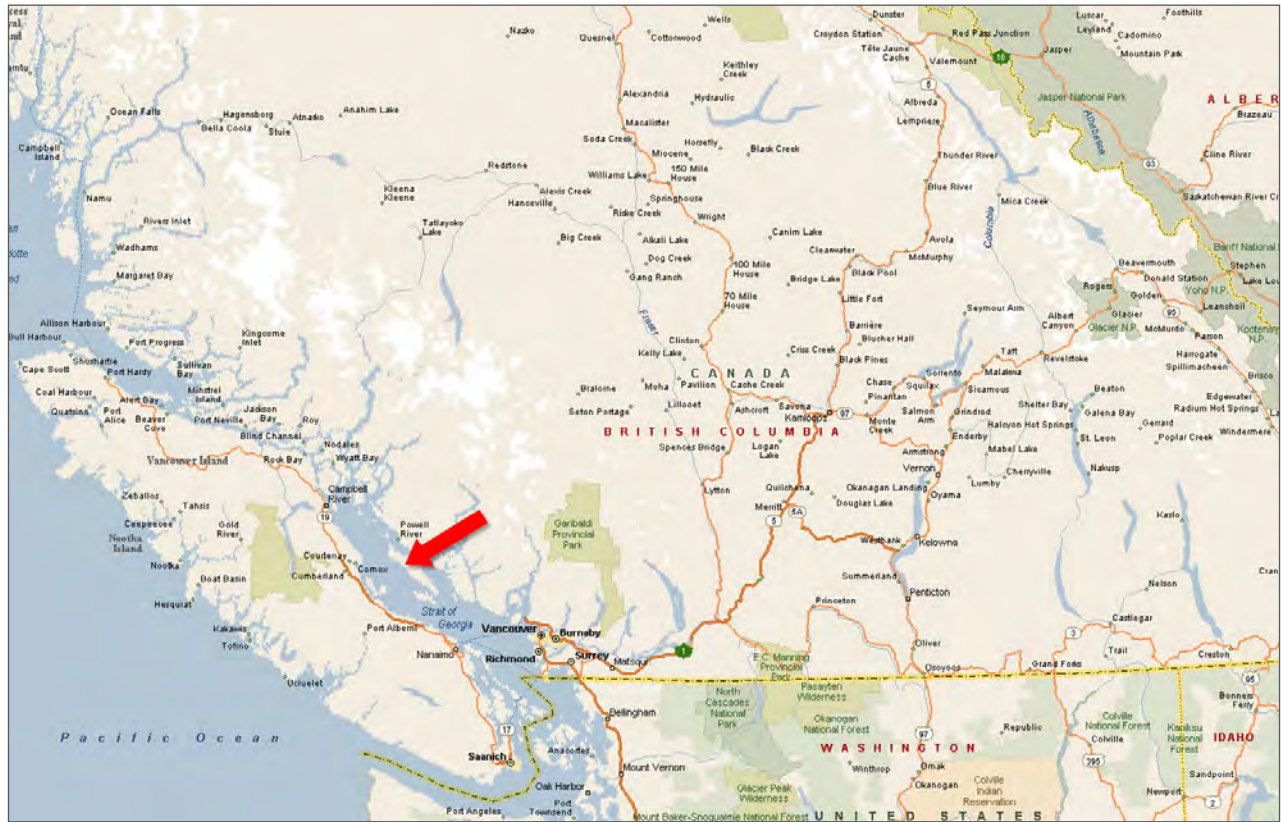


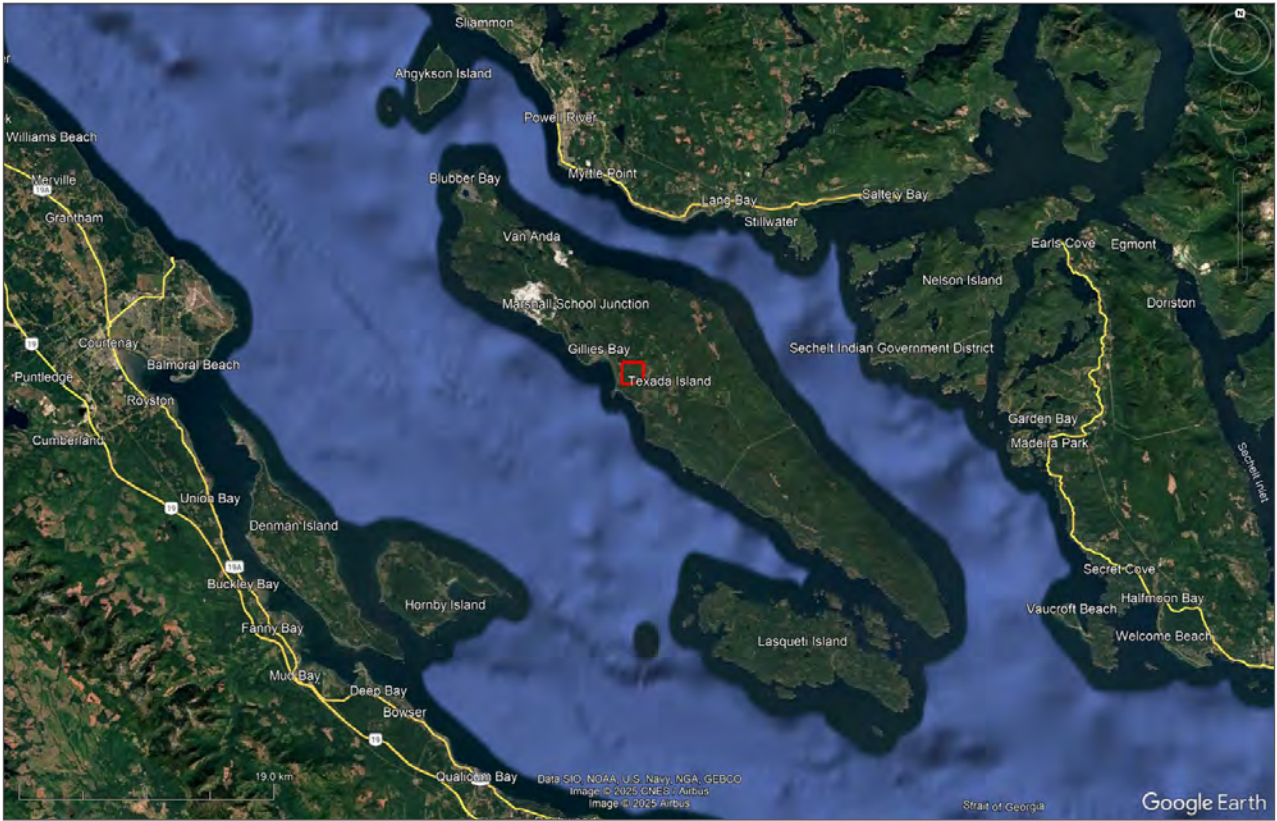


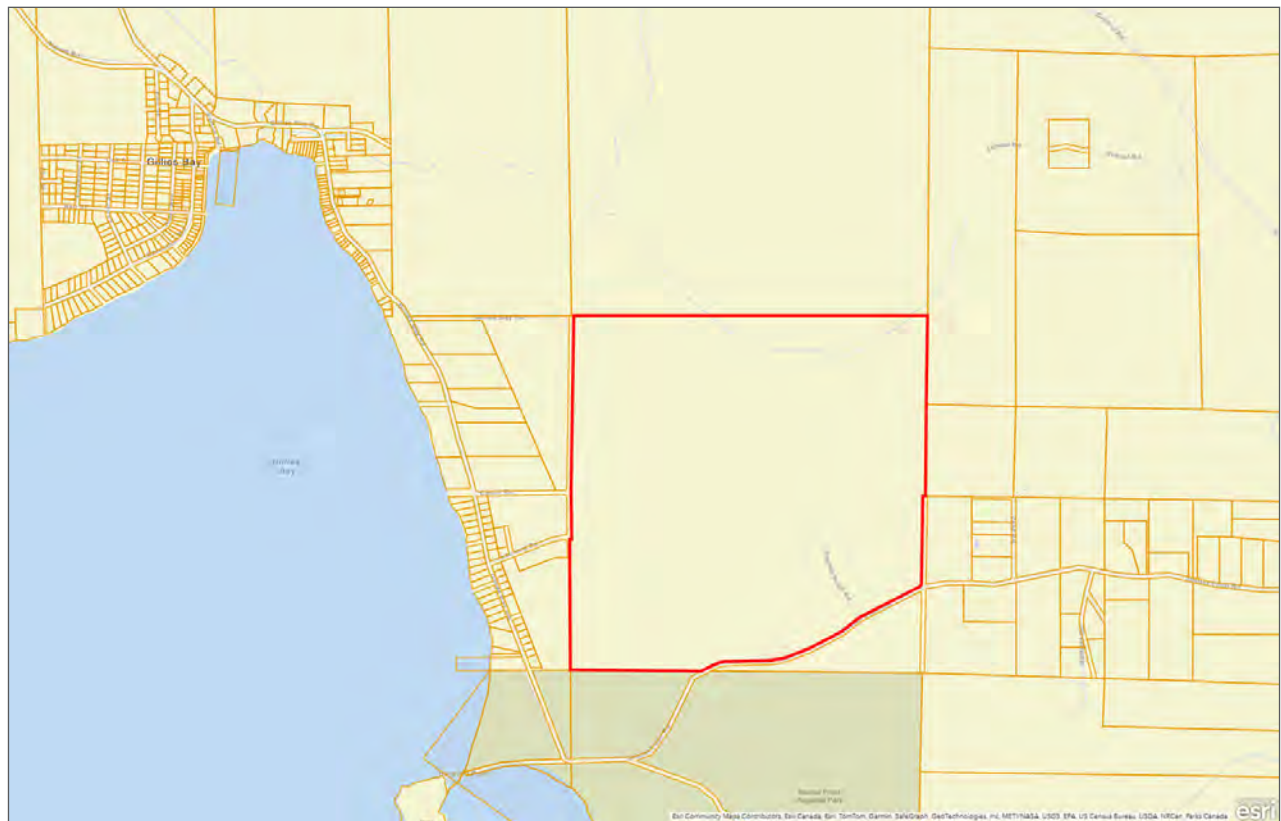
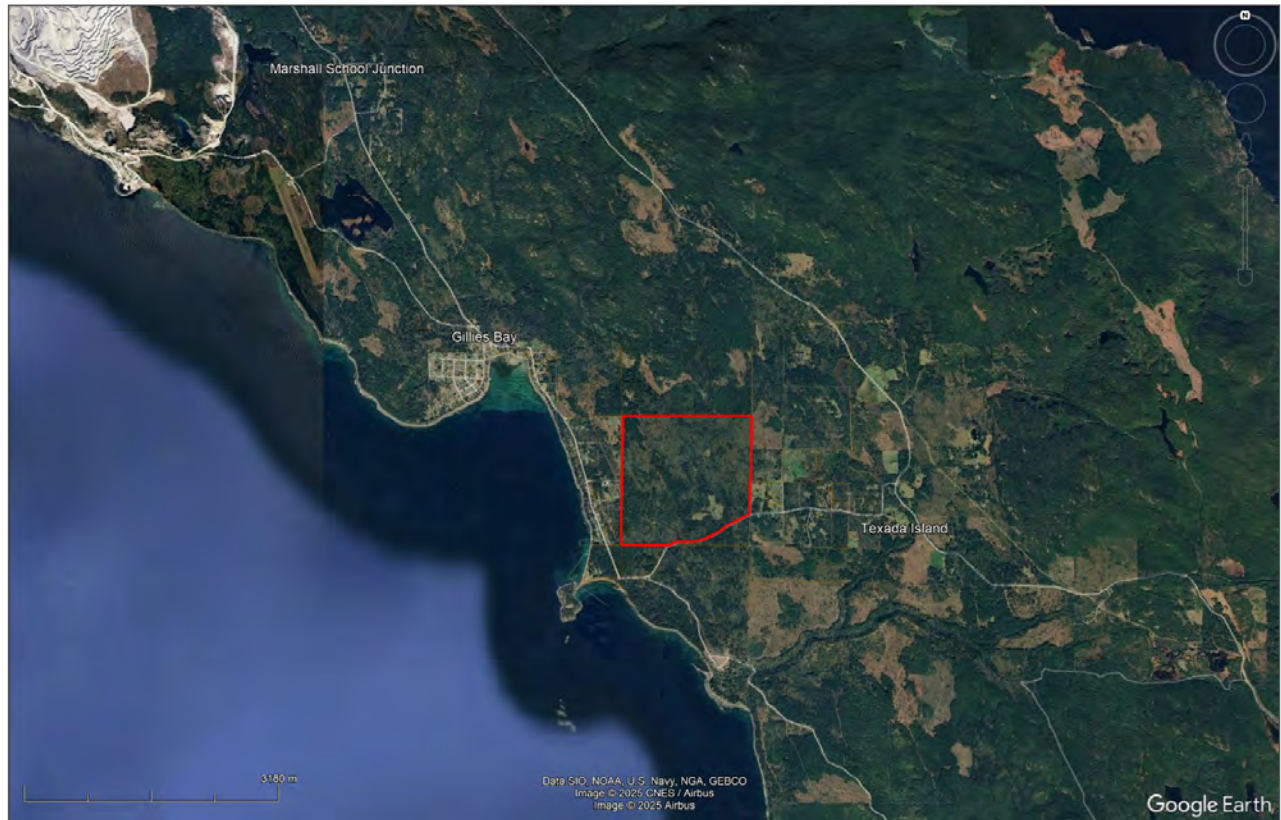


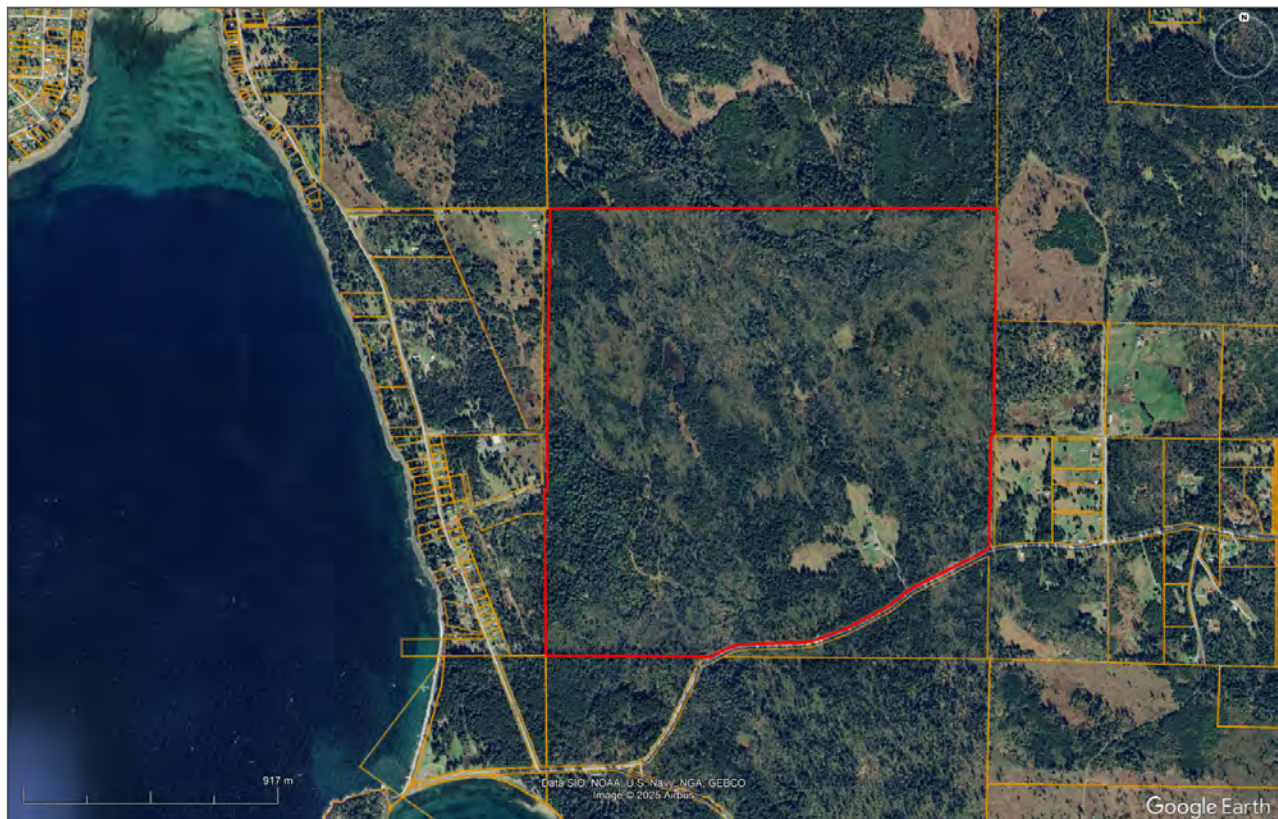
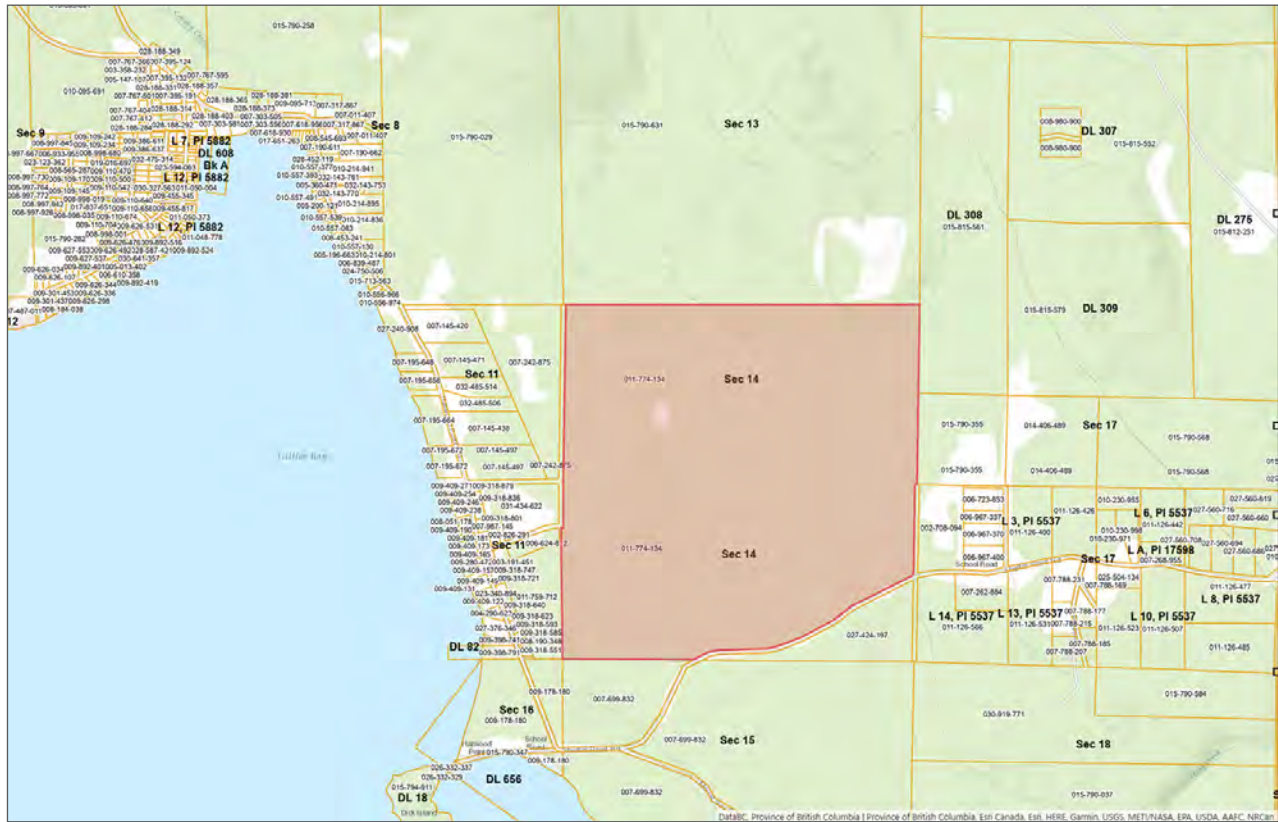












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