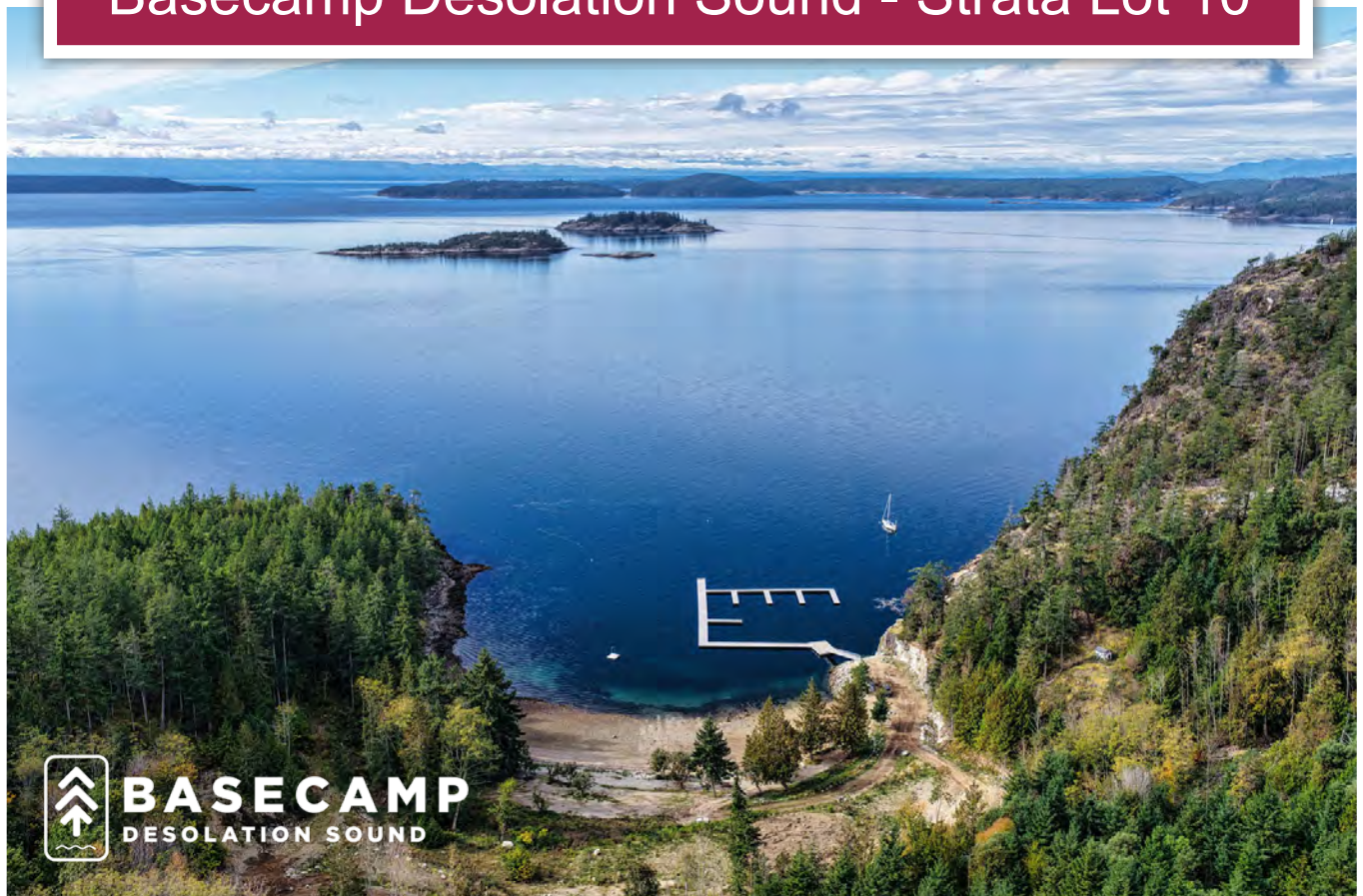




Oceanfront with Moorage

Basecamp Desolation Sound - Strata Lot 10



Jason Zroback
BC Landpro Group
jason@landquest.com
1 (604) 414-5577

Jamie Zroback
BC Landpro Group
jamie@landquest.com
1 (604) 483-1605



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Oceanfront with Available Moorage

Basecamp Desolation Sound - Strata Lot 10

PROPERTY DETAILS

Listing Number:	25138
Price:	\$499,000
Taxes (2024):	\$1,407.63
Size:	3.66 acres

DESCRIPTION

We are excited to introduce to you Basecamp, a place where adventure begins within the surroundings of world class natural amenities. The location is stunning with dramatic mountains, islands, and inlets that make this property the definition of "West Coast" wilderness.



Basecamp is situated at the gateway to world renowned boating destination, Desolation Sound just north of Lund. It has proximity to Savary, Hernando and Cortes Islands and Refuge Cove, providing an array of adventures right at your doorstep.

Basecamp is a rare collection of 28 lots over 150 acres of forested, waterfront property, ranging from 3.5- to 7-acre parcels at the northernmost entrance to the Sunshine Coast Trail, just 30 minutes from Powell River.

Landowners at Basecamp have the exclusive opportunity to purchase 20-year prepaid moorage slips at Basecamp, located right around the corner from Desolation Sound. The first phase of the Basecamp Marina is now completed and offers a variety of slip lengths from 35' to 100', with power, fresh water and Wi-Fi enabled security. Note: moorage is available exclusively to residents of Basecamp.

While each parcel has its own special characteristics, outlook, and topography, they all share access to 400 metres of pristine, private beachfront. A 30,000 sq. ft. area has been improved for the residents as a beach club, an incredible place to relax and enjoy. Enjoy paddle boarding in the private bay or star gazing from a beach side bonfire. You can also explore world class hiking trails, dirt biking, mountain biking, and numerous activities from the property.

This rare retreat is the ultimate place for you and your family to unplug and connect with nature. Peaceful solitude with Nancy's Bakery, groceries, or the Boardwalk Restaurant just 10-15 minutes away. Discover Basecamp, a place to recharge and live life the way it was meant to be.

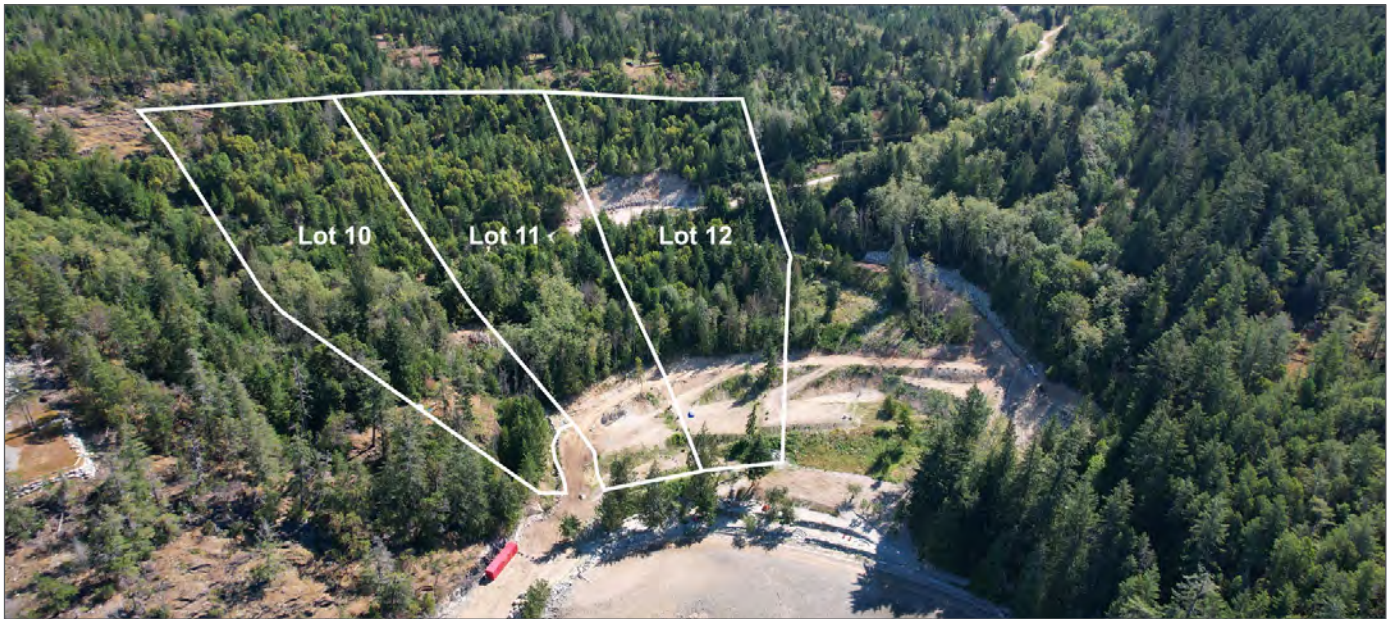
Answers to FAQ can be found on the Basecamp website, www.basecampds.com/faqs

LOCATION

8 km north of Lund.

DIRECTIONS

Contact listing agent.



AREA DATA

Copeland Island Provincial Marine Park

This property is situated near an area known locally as The Ragged Islands or Copeland Islands Group. The 437-hectare archipelago comprises of four islands and 14 islets that protect narrow Thulin Passage, the main passageway for boats and kayakers traveling between the Discovery Islands and Desolation Sound.

Wilderness camping and fabulous kayaking attracts outdoor enthusiasts to this group of small, moss-covered rocky islands. Other leisure pursuits in the area include swimming, fishing, snorkeling and scuba diving. The Copeland Islands and Savary Island lie offshore from Lund on the Malaspina Peninsula of the Sunshine Coast. You can see the white sandy beaches of Savary beckoning in the distance. The Copelands lie out of sight to the north, 2 km northwest of Lund and southwest of the property.

Desolation Sound Provincial Marine Park

Desolation Sound Provincial Marine Park (8,256 hectares) is British Columbia's largest marine park. This includes more than 60 km of shoreline, several offshore islands and a gradually rising upland that contains a number of lakes, waterways and waterfalls. Unwin Lake, a 173-hectare body of fresh water, is the park's largest. Set back to the north and east, Coast Mountains soar to more than 2,400 metres. The warm waters surrounding the area teem with sea life. Ideal for swimming, scuba diving and feasting on your catch of the day, salmon, cod, prawns, crab, clams and oysters. Plenty other tasty morsels lie beneath on the ocean's floor. To acquire them you must put on your scuba gear and get a little wet, or you could take a short drive by boat or car to the Laughing Oyster Restaurant at the head of Okeover Inlet, which is one, if not the best, place to eat in the overall area of Powell River.



Lund

South of the property is the historic community of Lund, which was named after a city in Sweden. It was established in 1899 when the Thulin Brothers started to build the hotel, which is still in use today. Recently the hotel has changed ownership and has seen a major renovation. For most of the early years Lund served as a port for fishermen. Today Lund thrives on its attraction from tourists seeking the neighboring Gulf Islands and marine parks.

RECREATION

Boating, endless sightseeing, fishing, scuba diving, hiking and kayaking.

MAP REFERENCE

50° 2'48.86"N and 124°49'33.67"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Hydro to lot line.

IMPROVEMENTS

None.

ZONING

Rural Residential
Qathet Regional District Electoral Area A Official
Community Plan Bylaw No. 500-2015

Additional zoning information can be found on the Qathet Regional District website, www.qathet.ca/land-use/plans-zoning/

LEGAL

Strata Lot 10 District Lot 3781 Group 1 New Westminster District Strata Plan EPS9033 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V
PID 032-032-927

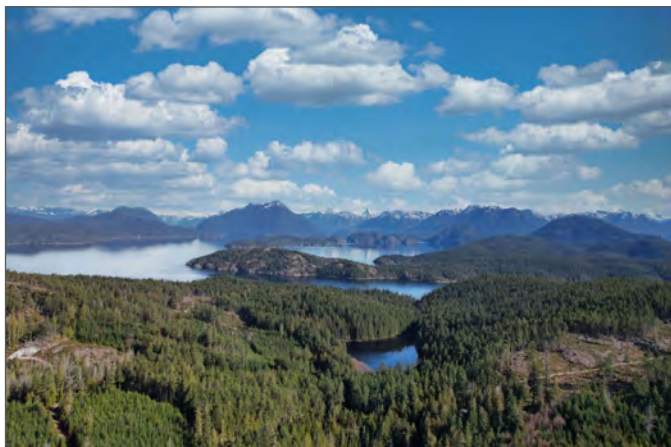


Artist Rendering of Private Marina

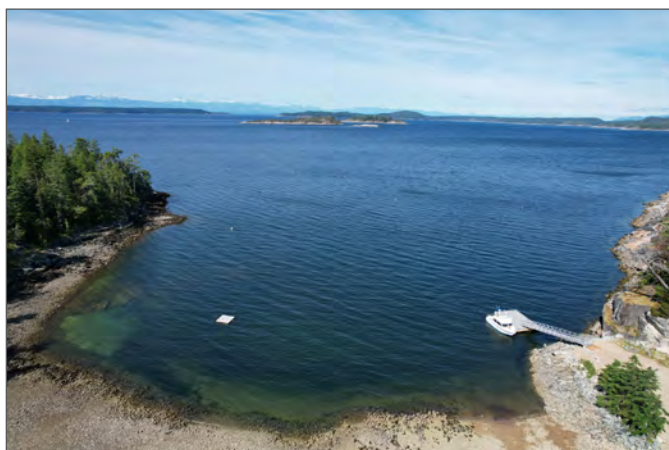


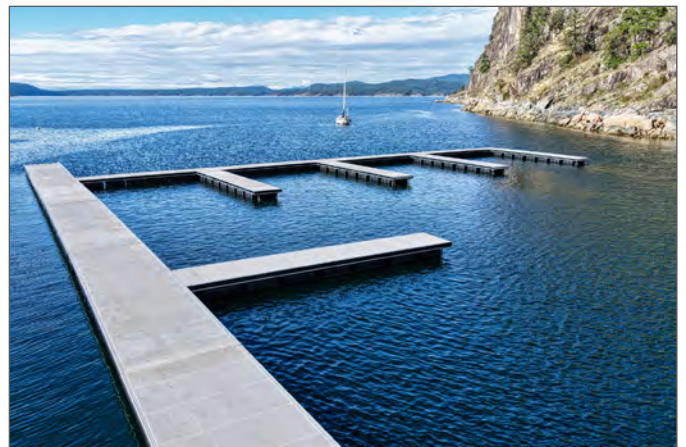
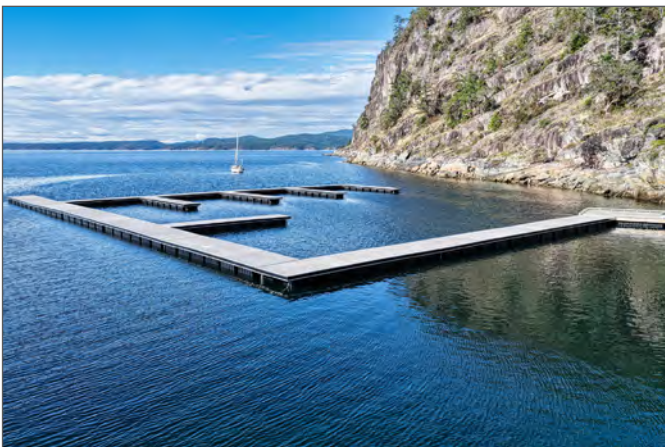


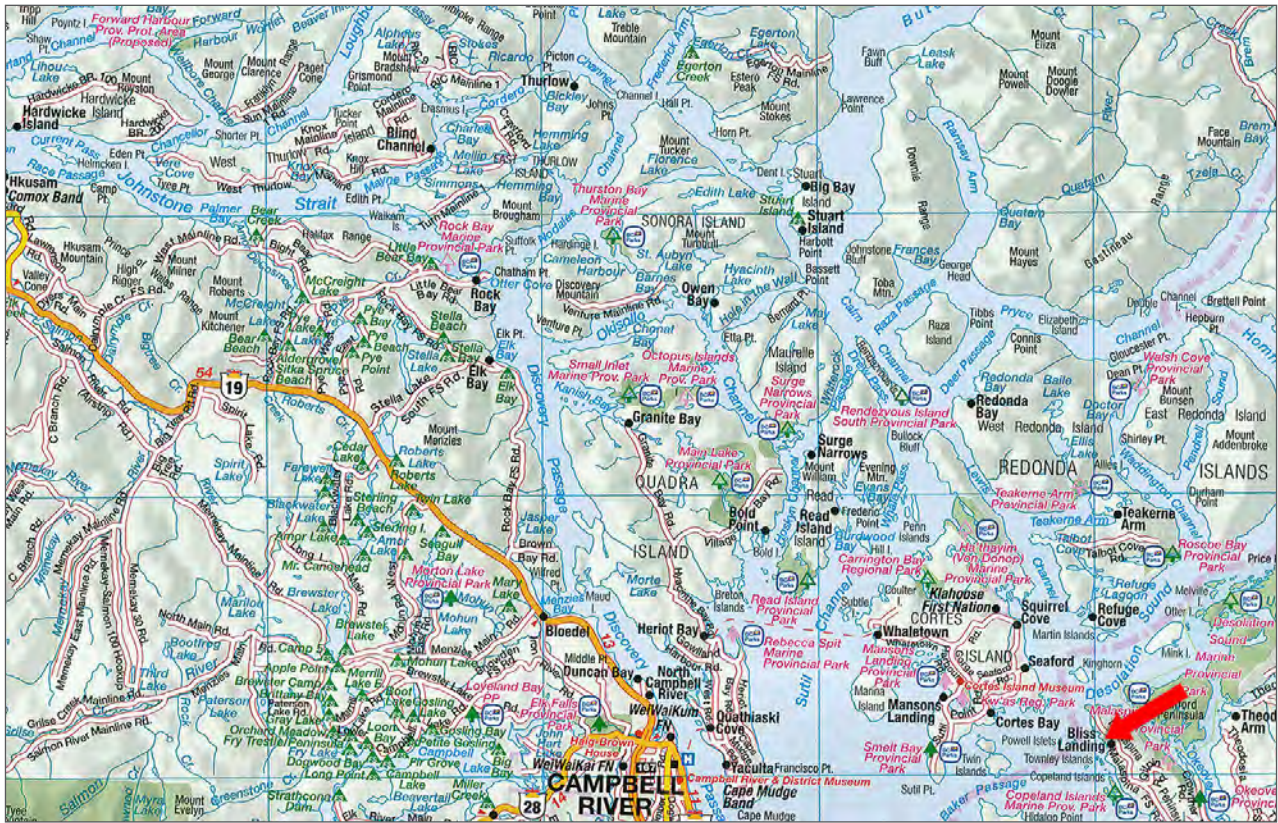
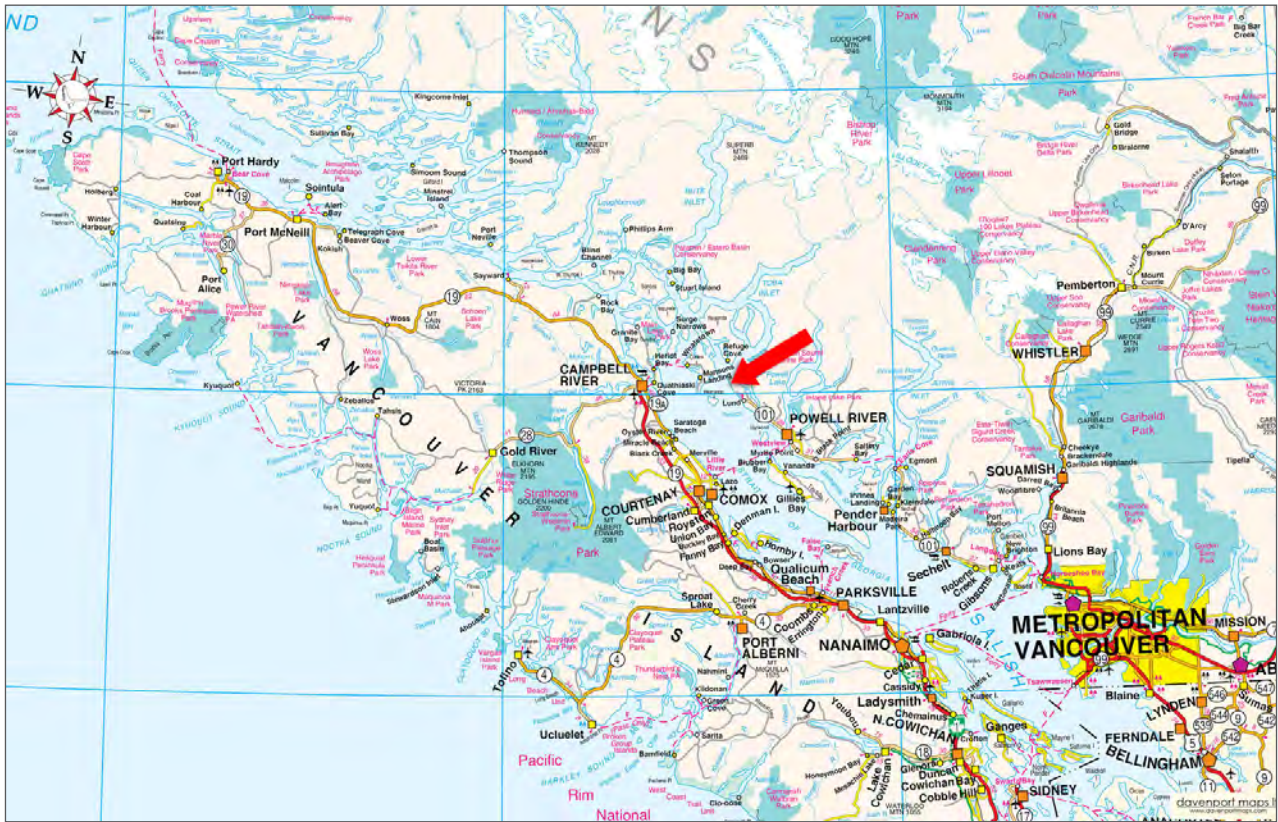


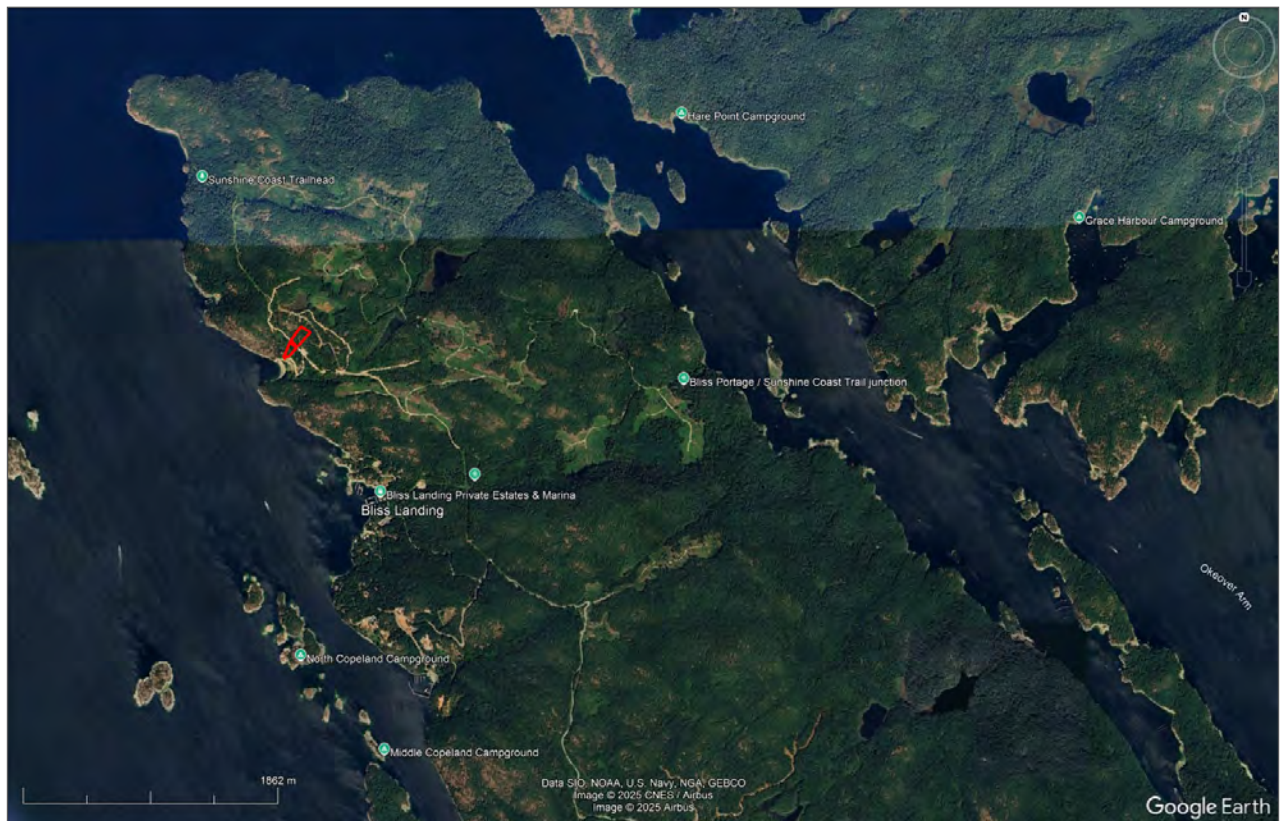
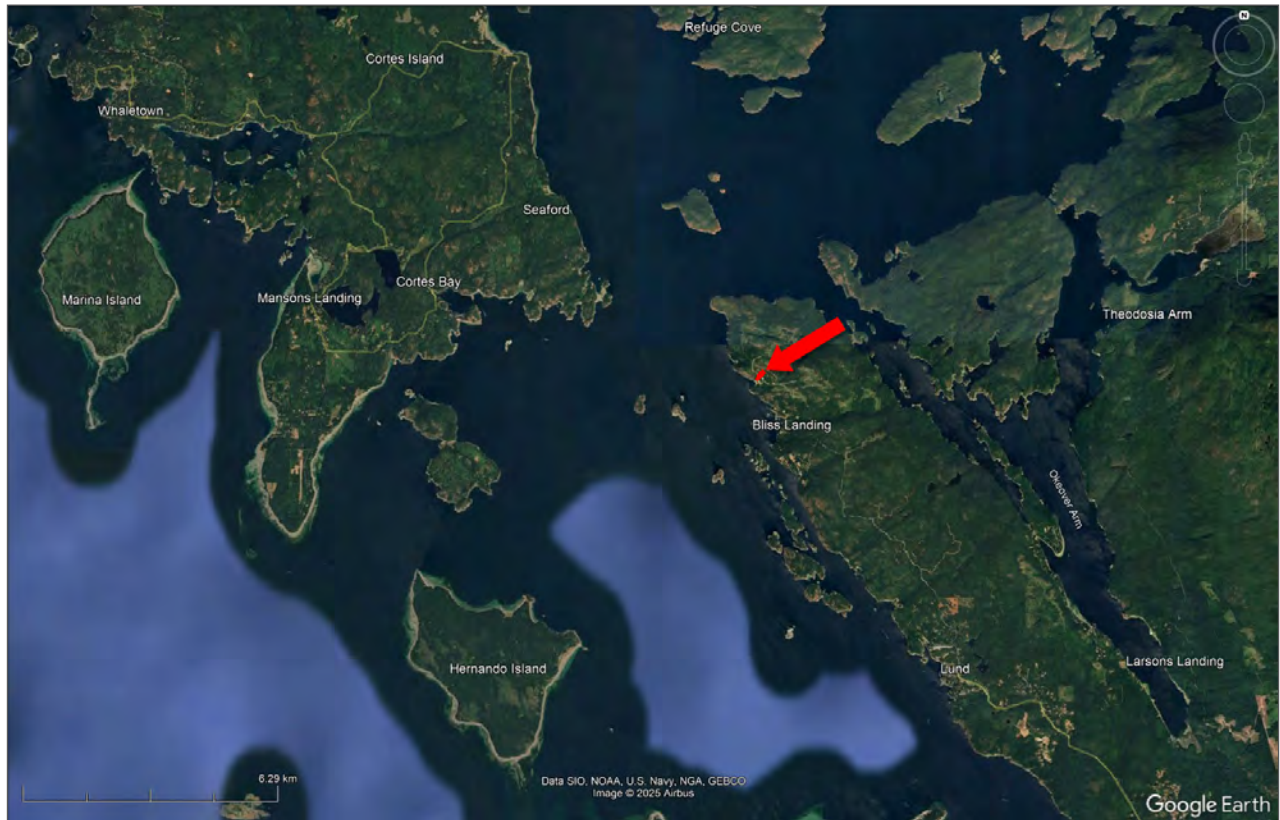


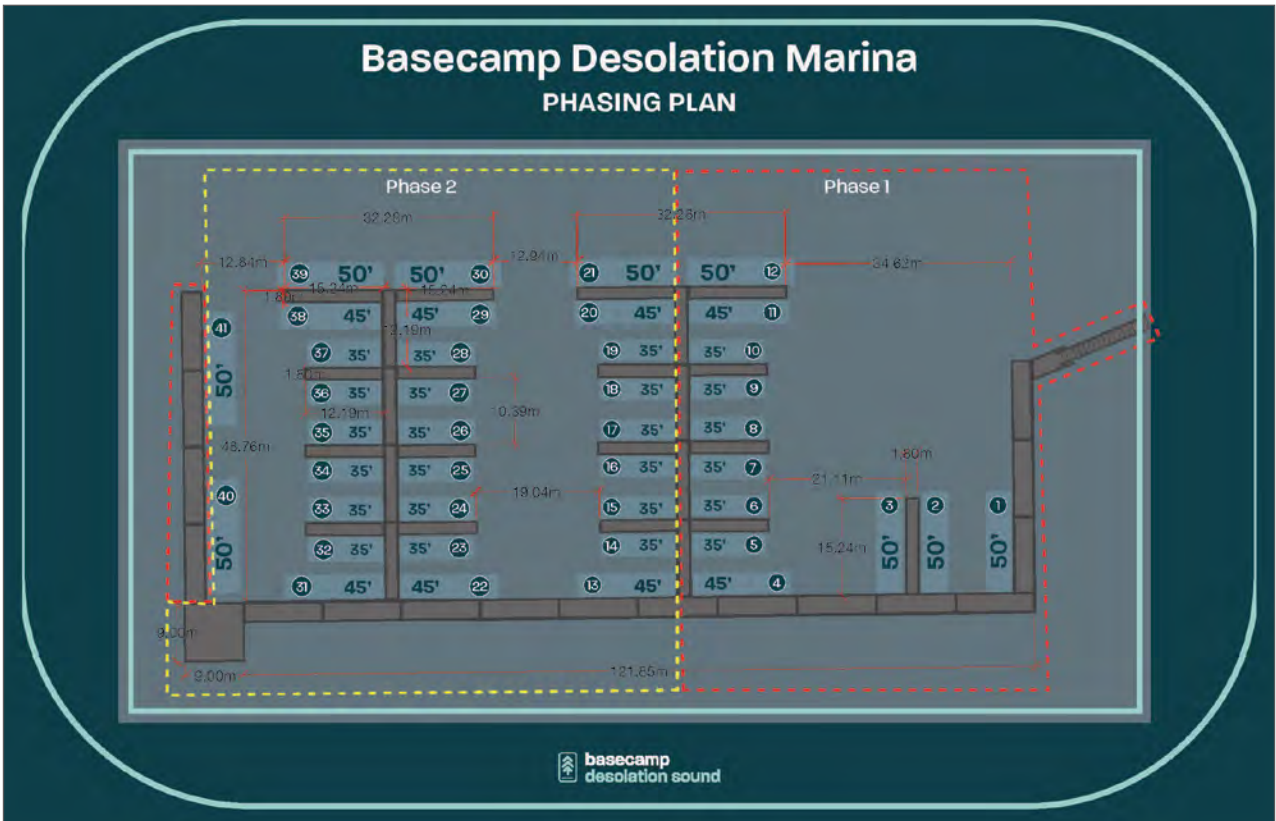
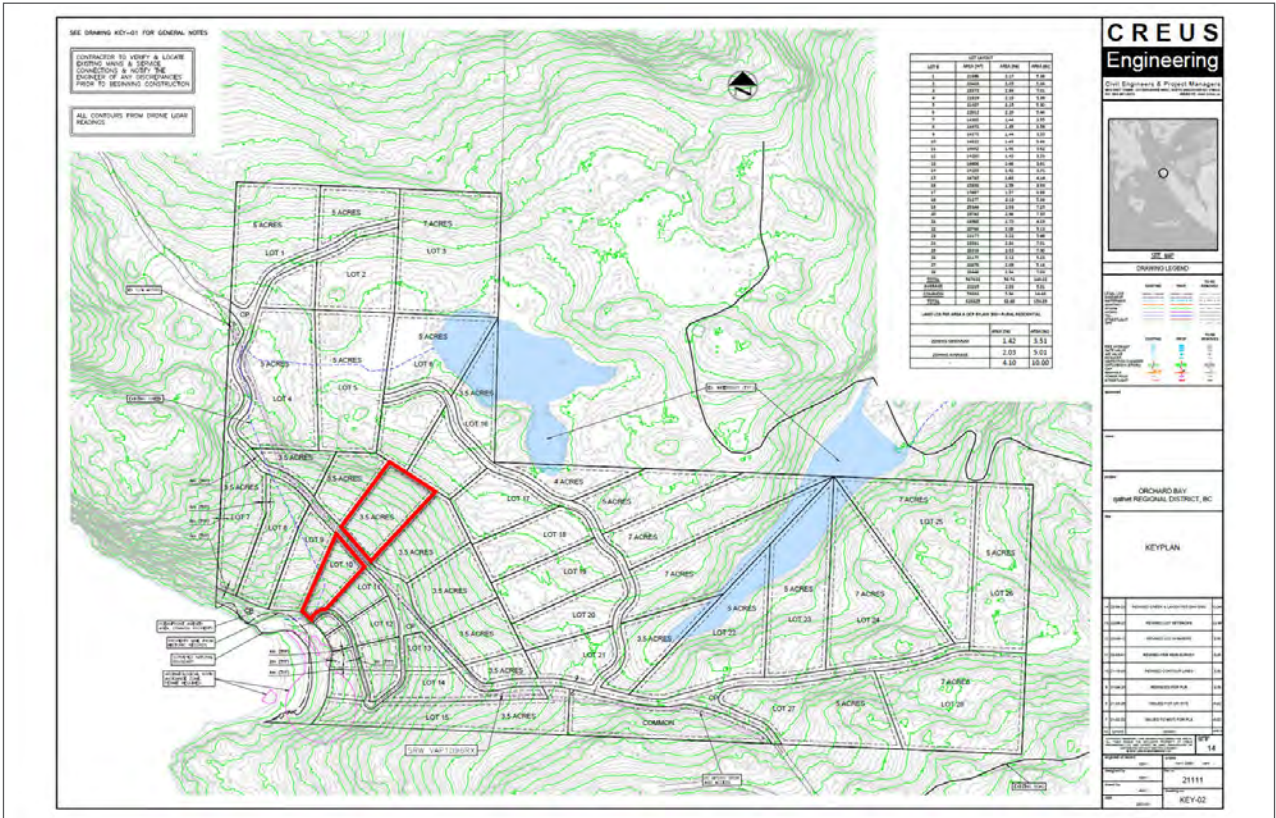
Artist Rendering of Private Marina

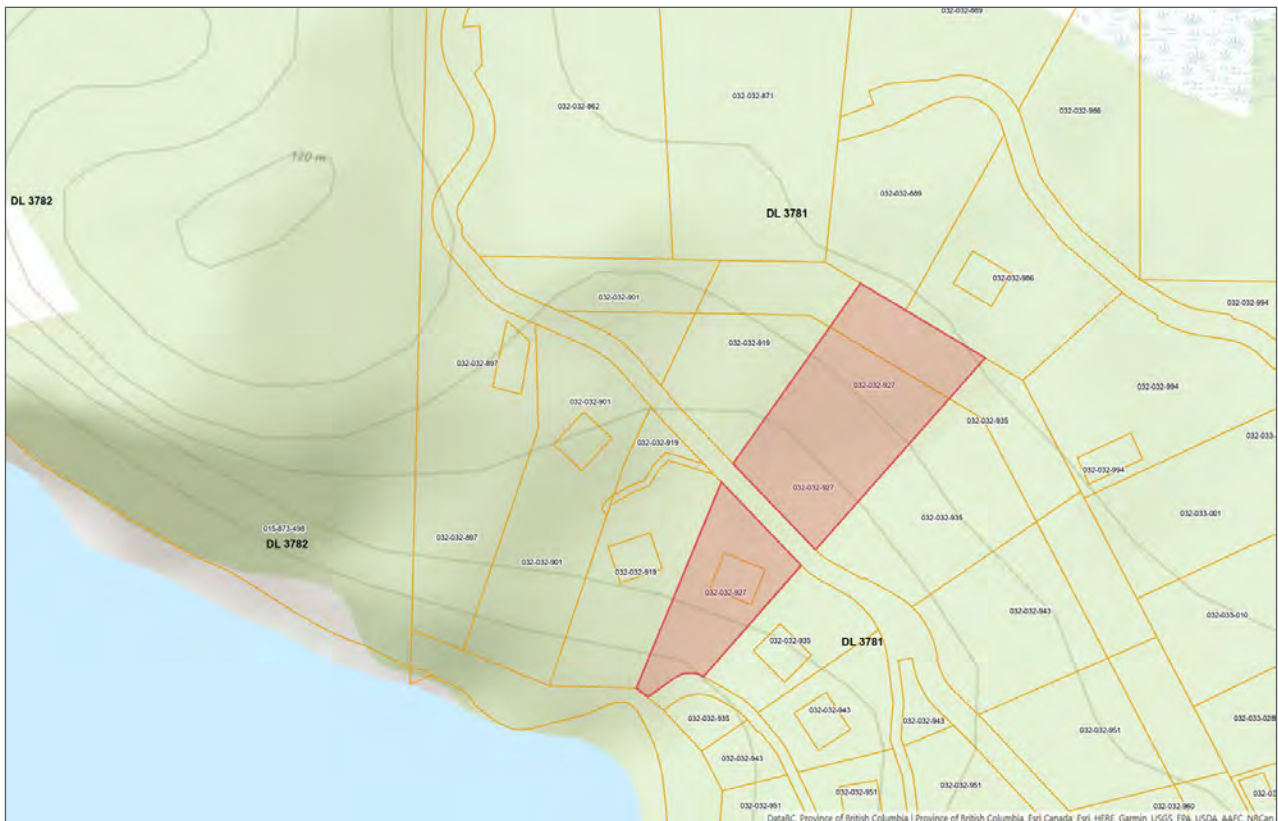














BASECAMP
DESOLATION SOUND

PROPOSED SUBDIVISION

LOT 10



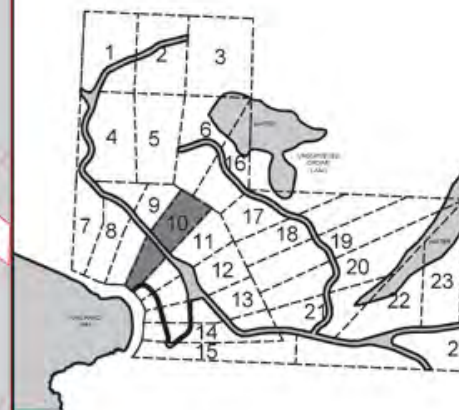
14,822 m²
1.48 ha
3.66 ac

PROPERTY LINE

SETBACK LINE

TOPO ELEVATION (m)

95



LANDQUEST
REALTY CORP.



Marketing British Columbia to the World®



www.landquest.com



Jason Zroback

BC Landpro Group
jason@landquest.com
1 (604) 414-5577



Jamie Zroback

BC Landpro Group
jamie@landquest.com
1 (604) 483-1605

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.