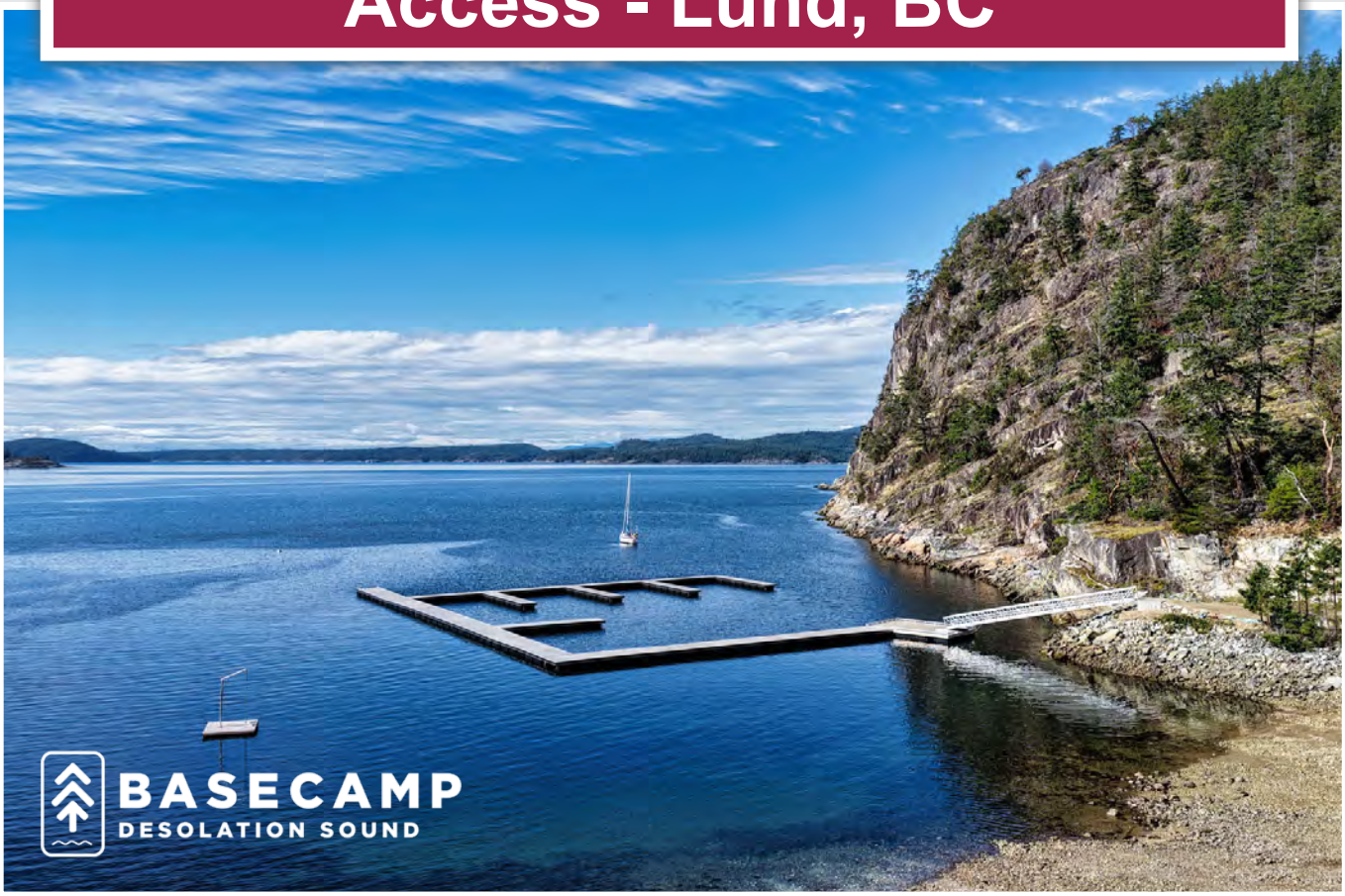
LANDQUEST
REALTY CORP.

Oceanfront Acreage, Road Access - Lund, BC



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LANDQUEST®
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Artist Rendering of Private Marina

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

www.landquest.com

Oceanfront Acreage, Road Access

Lund, BC

PROPERTY DETAILS

Listing Number:	25140
Price:	$599,000
Taxes (2024):	$1,904.24
Size:	4.14 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
DESOLATION SOUND

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 18-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° 2’39.84”N and 124°49’27.97”W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Hydro to the lot line.

IMPROVEMENTS

None.

ZONING

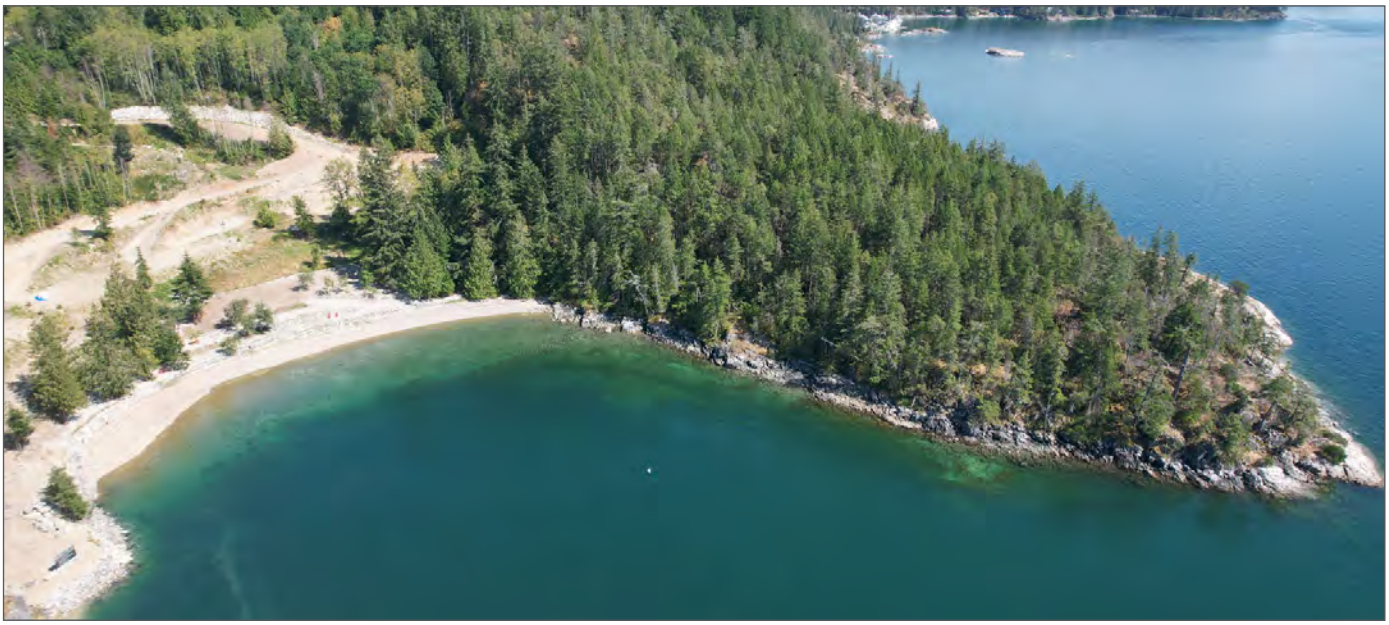
Rural Residential

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 15 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 032-032-978



















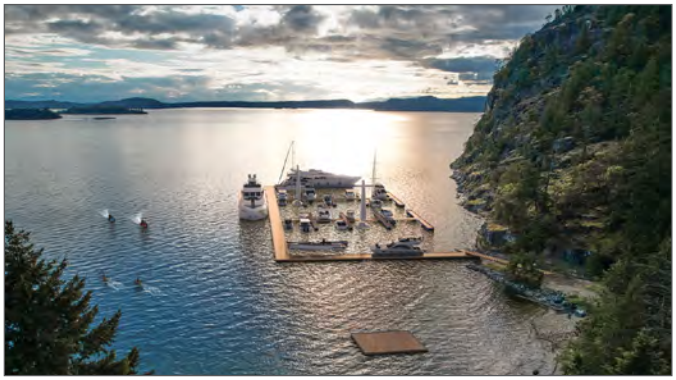












Artist Rendering of Private Marina







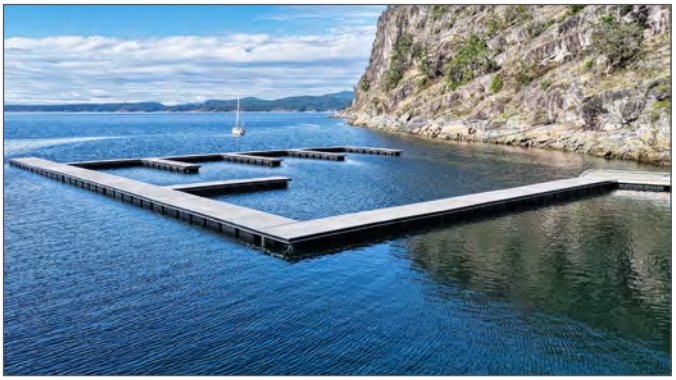








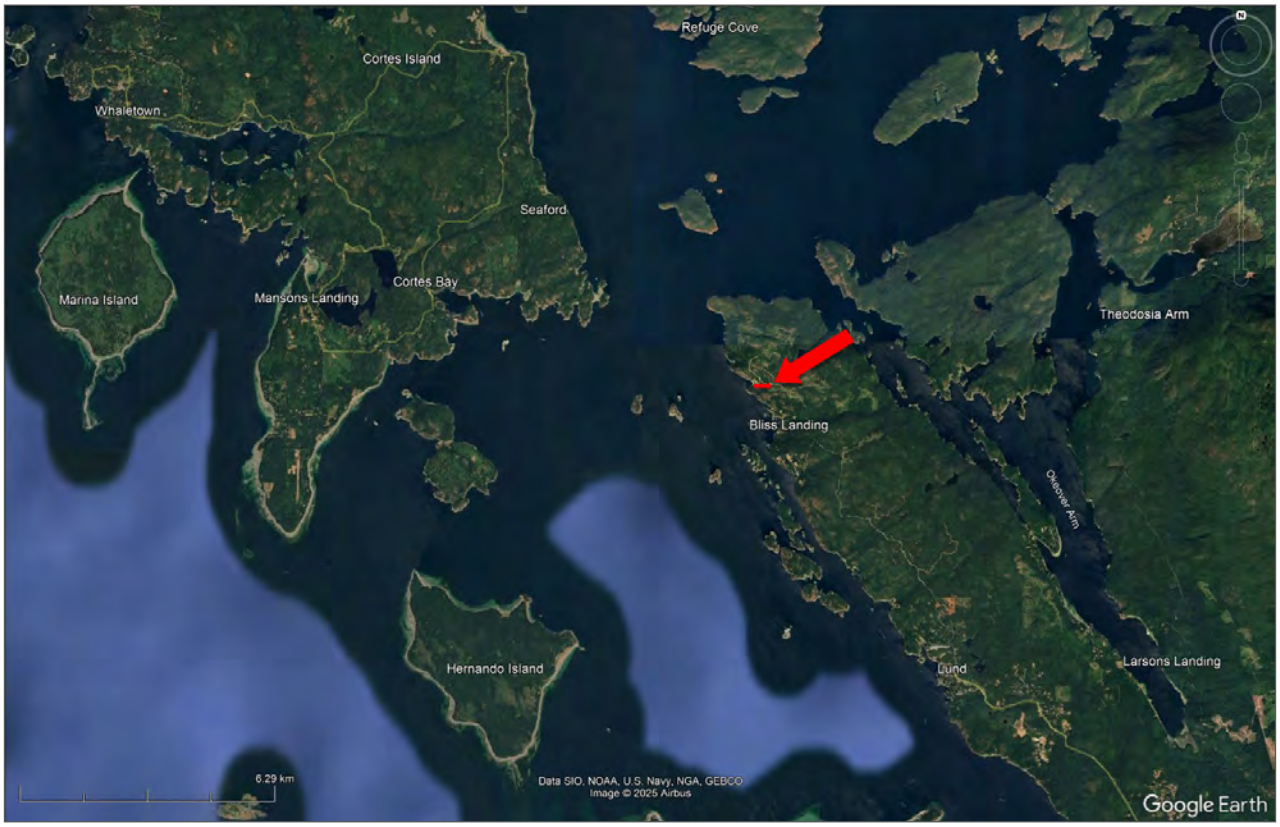




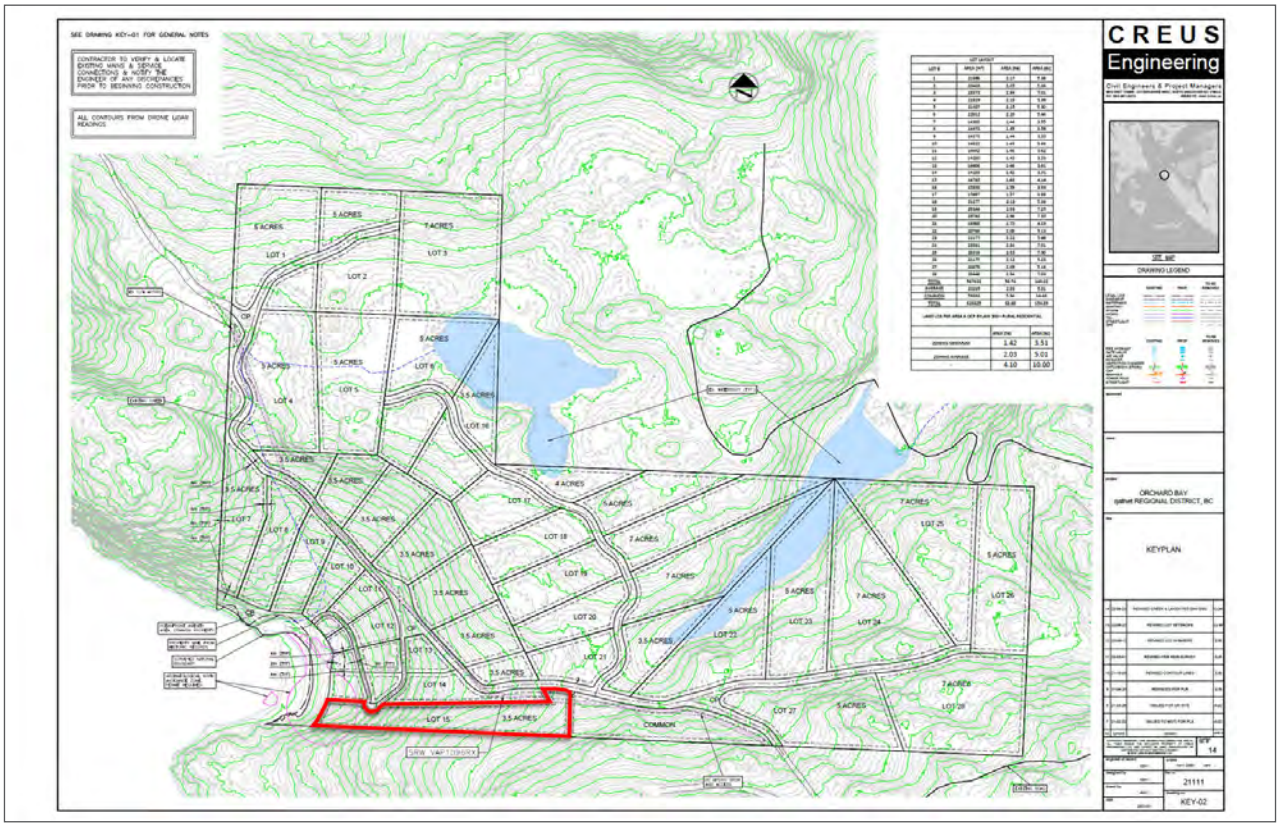


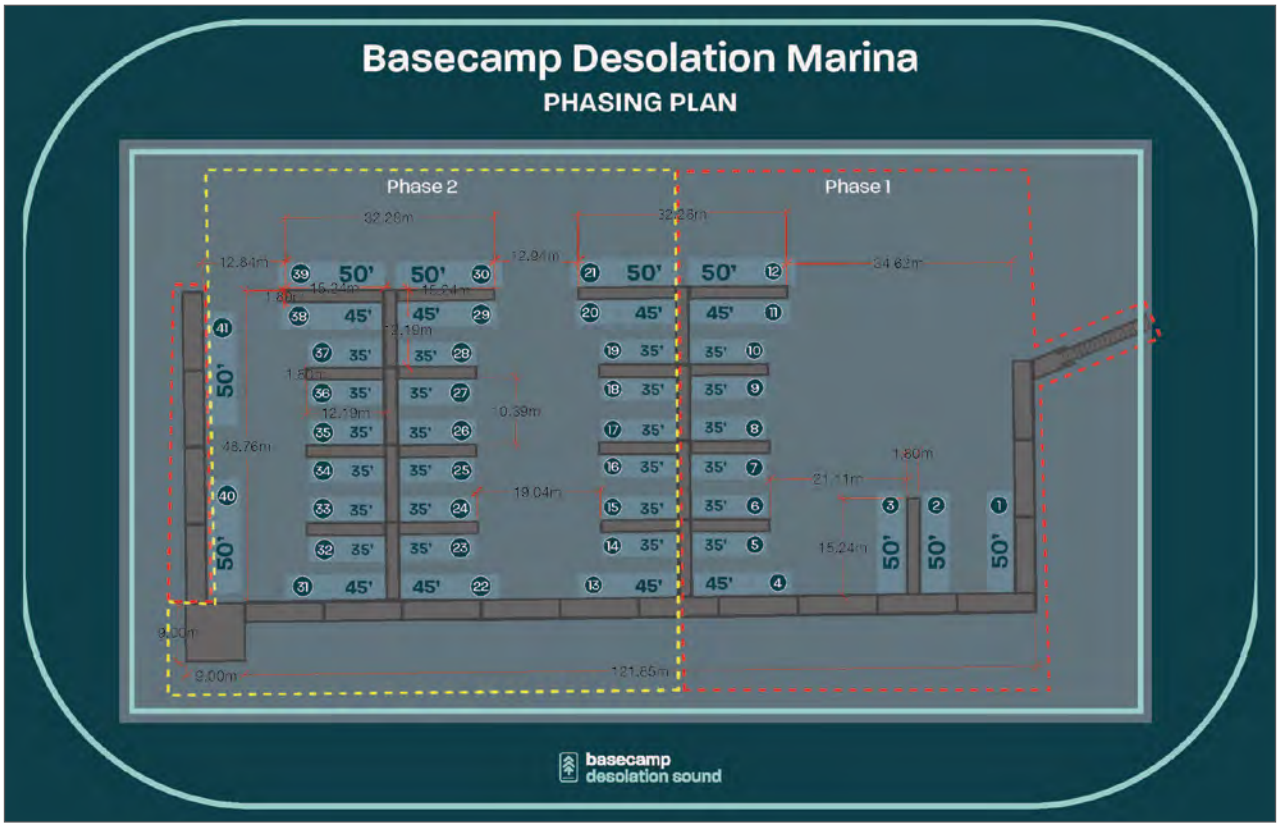

Port Hardy
Port McNeill
Port Alice
Sointula
CAMPBELL RIVER
POWELL RIVER
Gold River
COURTENAY
Cumberland
COMOX
Qualicum Beach
PARKSVILLE
Lantzville
PORT ALBERNI
NANAIMO
Ucluelet
Pacific Rim National
Tofino
Ladysmith
Chemainus
N.COWICHAN
Duncan
Cowichan Bay
Cobble Hill
SIDNEY
Ganges
Pender Harbour
Sechelt
Gibsons
SQUAMISH
Lions Bay
WHISTLER
Pemberton
METROPOLITAN VANCOUVER
NORTH VANCOUVER
ISLAND
Blaine
FERNDALE
BELLINGHAM
LYNDEN
davenport maps


Hardwicke Island
Hkusam
Comox Band
Johnstone Strait
Thurlow
Bliss Channel
Rock Bay
Bear Creek
Elk Bay
Granite Bay
QUADRA ISLAND
SONORA ISLAND
Big Bay
Stuart Island
Owen Bay
Surge Narrows
REDONDA ISLANDS
Read Island
Bold Point
Heriot Bay
Bloedel
Duncan Bay
North Campbell River
WeiWaiKum FN
Quathiaski Cove
Yaculta
Cape Mudge
CAMPBELL RIVER
Campbell River & District Museum
Whaletown
CORTES ISLAND
Seaford
Mansons Landing
Cortes Bay
Squirrel Cove
Refuge Cove
Klahoose First Nation
Teakerne Arm
Gorge Harbour
Hyacinth Bay
Octopus Islands Marine Prov. Park
Small Inlet Marine Prov. Park
Rendezvous Island South Provincial Park
Mary Lake Provincial Park
Read Island Provincial Park
Rebecca Spit Marine Provincial Park
Carrington Bay Regional Park
Mt. Thurlow (Von Donop) Marine Provincial Park
Smelt Bay Provincial Park
Copeland Islands Marine Prov. Park
Desolation Sound Provincial Park
Roscoe Bay Provincial Park
Walsh Cove Provincial Park
Gillard Passage
Sutil Channel
Discovery Passage
Johnstone Strait
Strathcona Dam
Salmon River Mainline Rd.
Island Highway 19
Island Highway 28
Island Highway 54

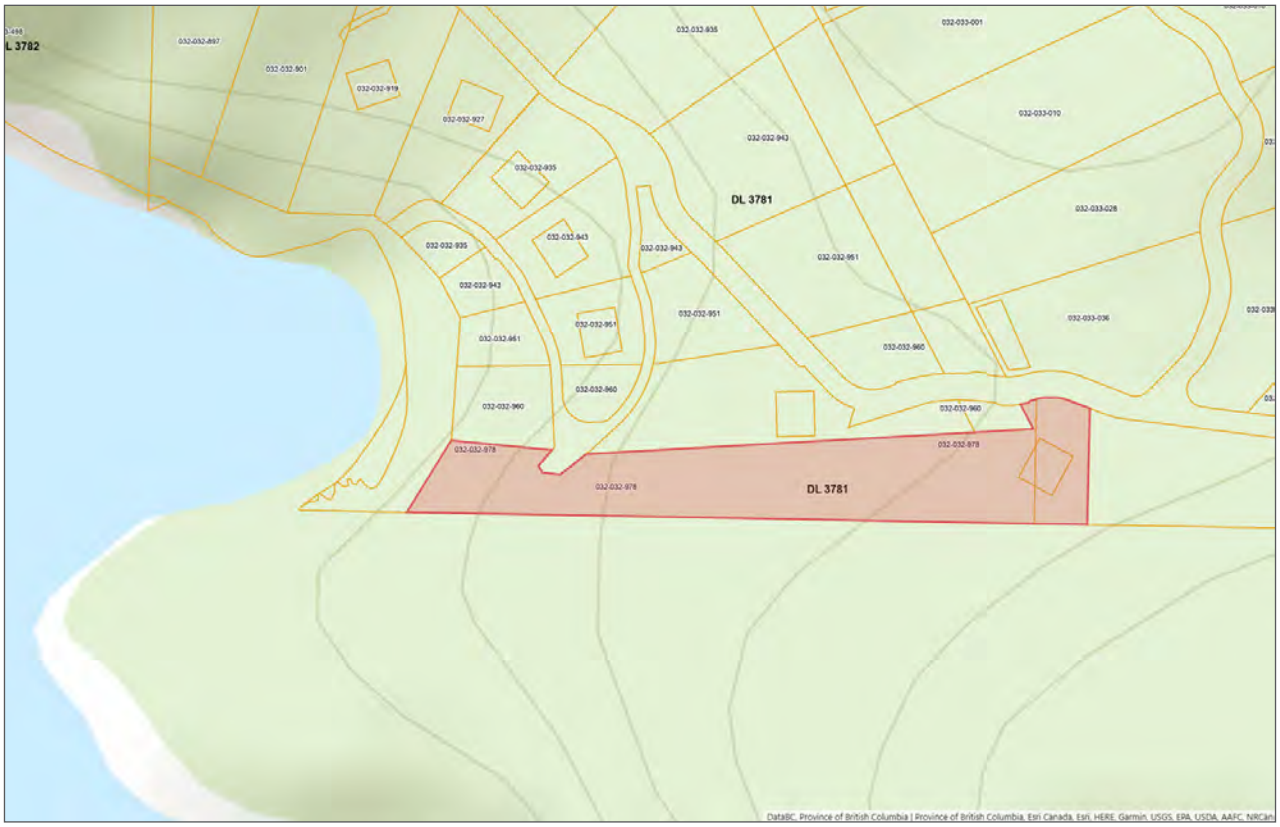

Refuge Cove
Cortes Island
Whaletown
Seaford
Cortes Bay
Marina Island
Mansons Landing
Theodosia Arm
Bliss Landing
Okeover Arm
Hernando Island
Lund
Larsons Landing
6.29 km
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 Airbus
Google Earth

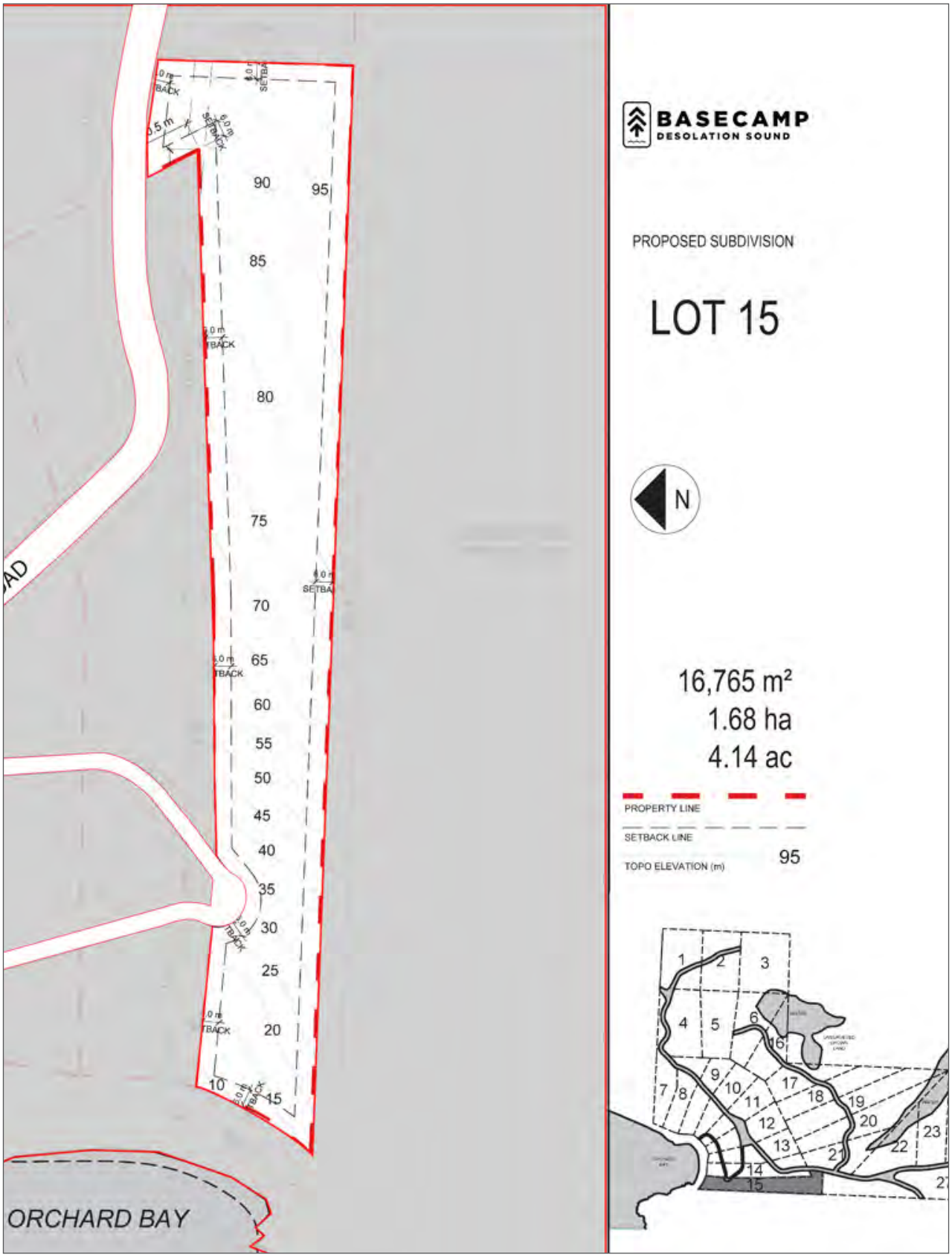

Hare Point Campground
Sunshine Coast Trailhead
Grace Harbour Campground
Bliss Portage / Sunshine Coast Trail junction
Bliss Landing Private Estates & Marina
Bliss Landing
Okeover Arm
North Copeland Campground
Middle Copeland Campground
1862 m
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 CNES / Airbus
Image © 2025 Airbus
Google Earth


CREUS
Engineering
KEYPLAN
KEY-02


Basecamp Desolation Marina
PHASING PLAN
Phase 2
Phase 1
basecamp
desolation sound


Sarah Point Rd
160 m
Image © 2025 Airbus
Google Earth


L 3782
DL 3781
DL 3781
DataBC, Province of British Columbia | Province of British Columbia, Esri Canada, Esri, HERE, Garmin, USGS, EPA, USDA, AAFC, NRCan


BASECAMP
DESOLATION SOUND
PROPOSED SUBDIVISION
LOT 15
N
16,765 m²
1.68 ha
4.14 ac
PROPERTY LINE
SETBACK LINE
TOPO ELEVATION (m)
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
15
10
ORCHARD BAY

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