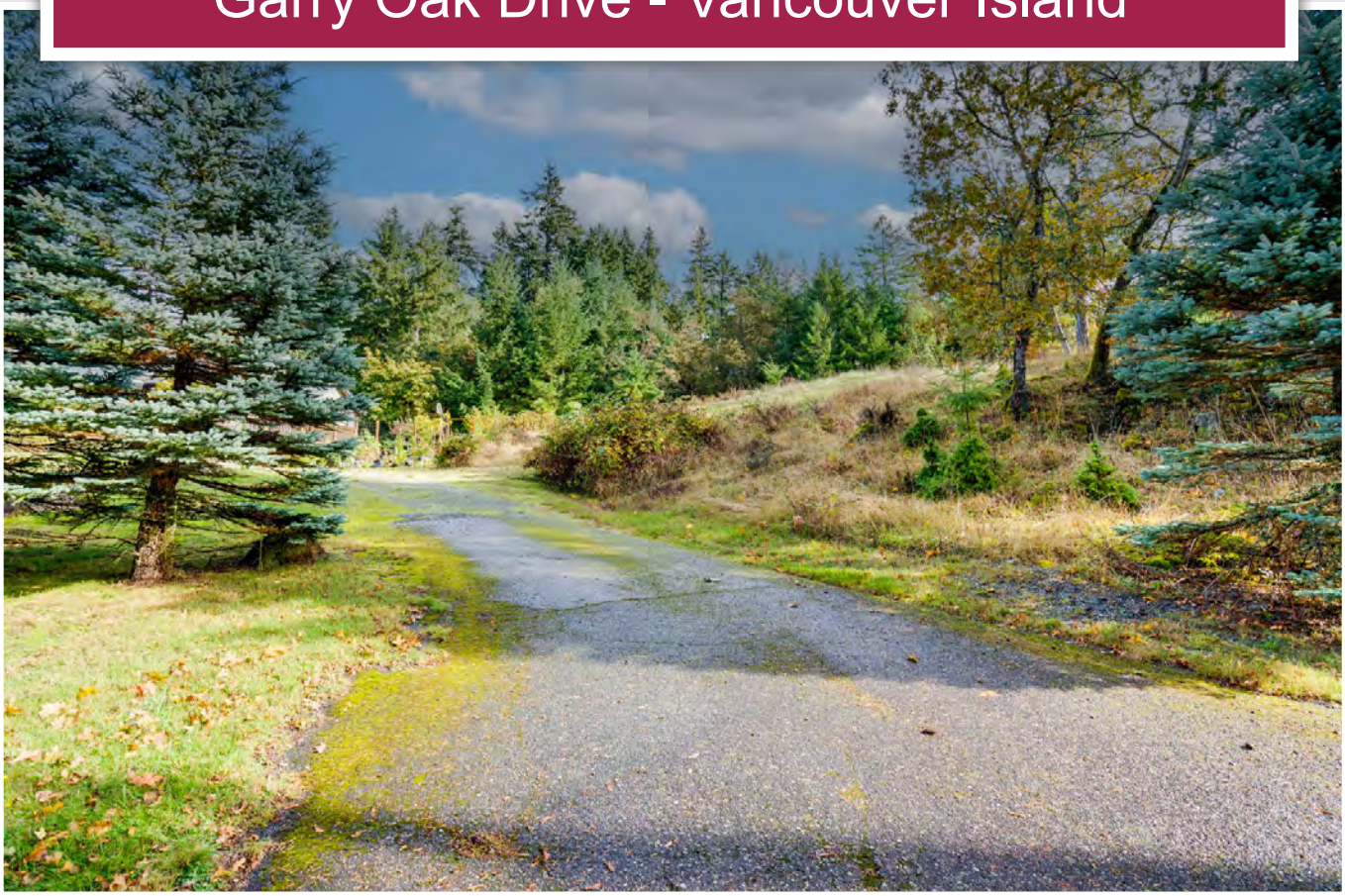
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Build-Ready Lot in Nanoose Bay

Garry Oak Drive - Vancouver Island



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BC Land Team
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Build-Ready Lot in Nanoose Bay

Garry Oak Drive - Vancouver Island

PROPERTY DETAILS

Listing Number:	25288
Price:	$499,000
Taxes (2025):	$2,451.82
Size:	0.407 of an acre

DESCRIPTION

This peaceful parcel in the heart of Nanoose Bay offers a rare opportunity to build your dream home in one of Vancouver Island's most desirable coastal communities. The lot features municipal water and hydro available at the lot line, and a test hole has already been completed for a proposed septic system. Its gentle slope and natural setting make it ideal for a variety of home designs, from single-level layouts to walk-out basements that follow the contours of the land. Families will appreciate that Nanoose Bay Elementary (K-7) is nearby, making it a convenient and sought-after option for local residents. The Nanoose Place Community Centre provides a welcoming hub for recreation and social connection, hosting fitness classes, community programs, and activities for all ages. Outdoor enthusiasts will enjoy Jack Bagley Community Park, recently upgraded with new tennis and pickleball courts, open field space, and picnic areas. This ready-to-build lot combines rural tranquillity with close proximity to Fairwinds Marina, the golf course, and the amenities of both Parksville and Nanaimo. Bring your vision to life and enjoy the relaxed West Coast lifestyle Nanoose Bay is known for.

LOCATION

Lot B - 2310 Garry Oak Drive - Nanoose Bay - Vancouver Island

AREA DATA

Vancouver Island encompasses 31,788 km2 from Victoria, BC's capital on the southern tip to Port Hardy and from eastern Tahsis over to Campbell River.

The Parksville Qualicum Beach area stretches along the sheltered Strait of Georgia on the Island's eastern shore from Nanoose Bay in the south to Deep Bay in the north a half-hour north of the ferry terminus in Nanaimo.

Nanoose Bay is a fishing oceanside village between Nanaimo and Parksville on the east coast of the Island. This rural community of close to 5,000 residents is the perfect spot for those looking to live in the country while having conveniences nearby. Nanoose Bay is home to various groups of people, such as families with children, retired couples, farmers, fishermen, and artisans, that make up the diverse neighbourhoods and give it the character it is today.

Temperatures on the coast, even in January, are usually above 0°C. During the summer season, temperatures average 21-24°C. The rain shadow effect of local mountains includes Mount Arrowsmith, southwest of Parksville Qualicum Beach, as well as the mountains of Washington's Olympic Peninsula, creating a wide variation in precipitation.



RECREATION

Vancouver Island's nearly 8 million acres offer endless opportunities for year-round adventure, from the West Coast Trail to remote glaciers and beaches. Within Nanoose Bay, outdoor enthusiasts will appreciate the nearby Enos Lake trails, Notch Hill viewpoint hikes, and the Fairwinds Golf Club and Marina.

Enos Lake and Trail

The Enos Lake area, provides a diverse and vibrant escape, a short 10-minute stroll from the home. Interconnected trails provide over 7 kilometres to meander through woodlands, rocky terrain and native flora. Choose a different path, and the views include 18-hectare Enos Lake, a seasonal waterfall, and ponds. Wetlands filled aquatic insects, fish and birds all contribute to the parklike area for exercise, photography, or simply to immerse yourself in this peaceful environment.

Notch Hill

The Notch Hill 2.9 circular loop offers a rewarding hike within a 13-minute walk from the home to the trail head. Climbing up through a mix of forest, wildflower meadows, you are rewarded with panoramic views of the Strait of Georgia, Mount Arrowsmith, and the surrounding coastal terrain. With its varied terrain and moderate but steady incline, Notch Hill is a local favourite for enthusiasts seeking low-traffic alternative to busier hiking destinations.

Fairwinds, The Recreational Group

Under the Fairwinds Group, plenty of opportunities to recreate include a marina, golf course, wellness center, restaurant/bar—all around 5-kilometer radius from the property. In addition, this group spearheads local parks, playgrounds and athletic fields.

The Fairwinds Golf Club has rainforest and ocean views providing a stunning setting for this year-round 18-hole golf course. Two large practice greens, covered/heated driving range stalls, a short-game practice area, and PGA-certified golf pros, enhance this challenging and desirable golf club.

Just north of the golf course, the Fairwinds Schooner Marina has picturesque views across



the Strait of Georgia to the Coast Mountains. Well sheltered, it serves as starting point for deep sea fishing, boating and sailing, nearby beaches, or as a convenient dock to head to the golf club. Docks cater to a range of vessel sizes, offering annual, semi-annual, monthly, and transient moorage options. Fuel stations equipped with gas and diesel, a kayak launch area, pump-out facilities, and electrical services contribute to this oceanside convenience.

Provincial Parks

The Jedediah Island Marine Provincial Park is accessible by water only, ensuring its isolation and tranquility. Kayakers and recreational boaters seek this park for the 3.5 kilometres of walking trails, wilderness camping/picnicking, fishing and beachcombing.

Rathtrevor Beach Provincial Park, northwest of Nanoose Bay near Parksville, with its vast sandy beach provides campers and picnickers fabulous swimming in shallow waters that are quickly warmed by the sun. With over 150 different species of birds frequenting the park, hours of fruitful birdwatching/ photography are a natural attraction along with beachcombing, particularly at low tide.

MAP REFERENCE

49°16’37.96”N and 124°10’18.62”W

SERVICES

Municipal water, hydro at lot line, and test hole for proposed septic system.

ZONING

RS1 - Residential Single Family

LEGAL

LOT B DISTRICT LOT 78 NANOOSE DISTRICT PLAN EPP128362

PID 032-033-796



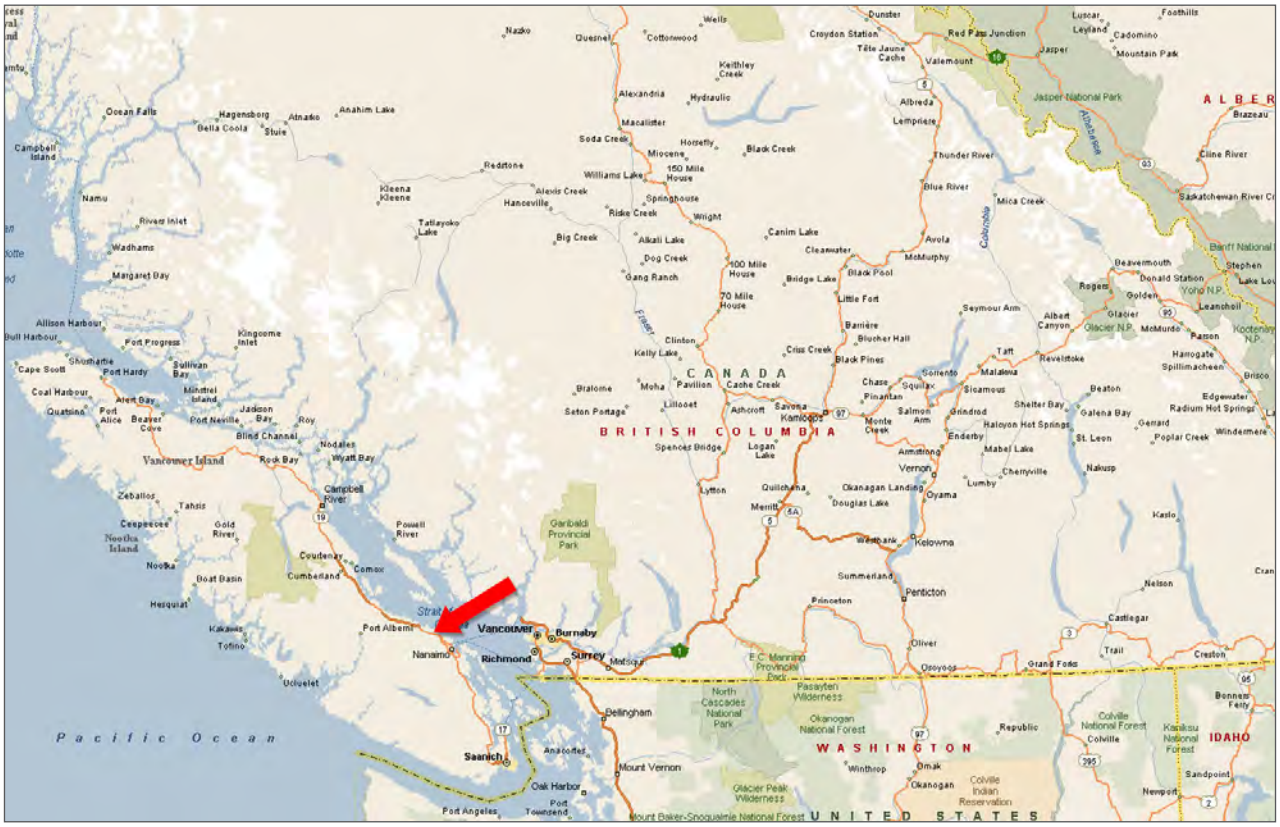


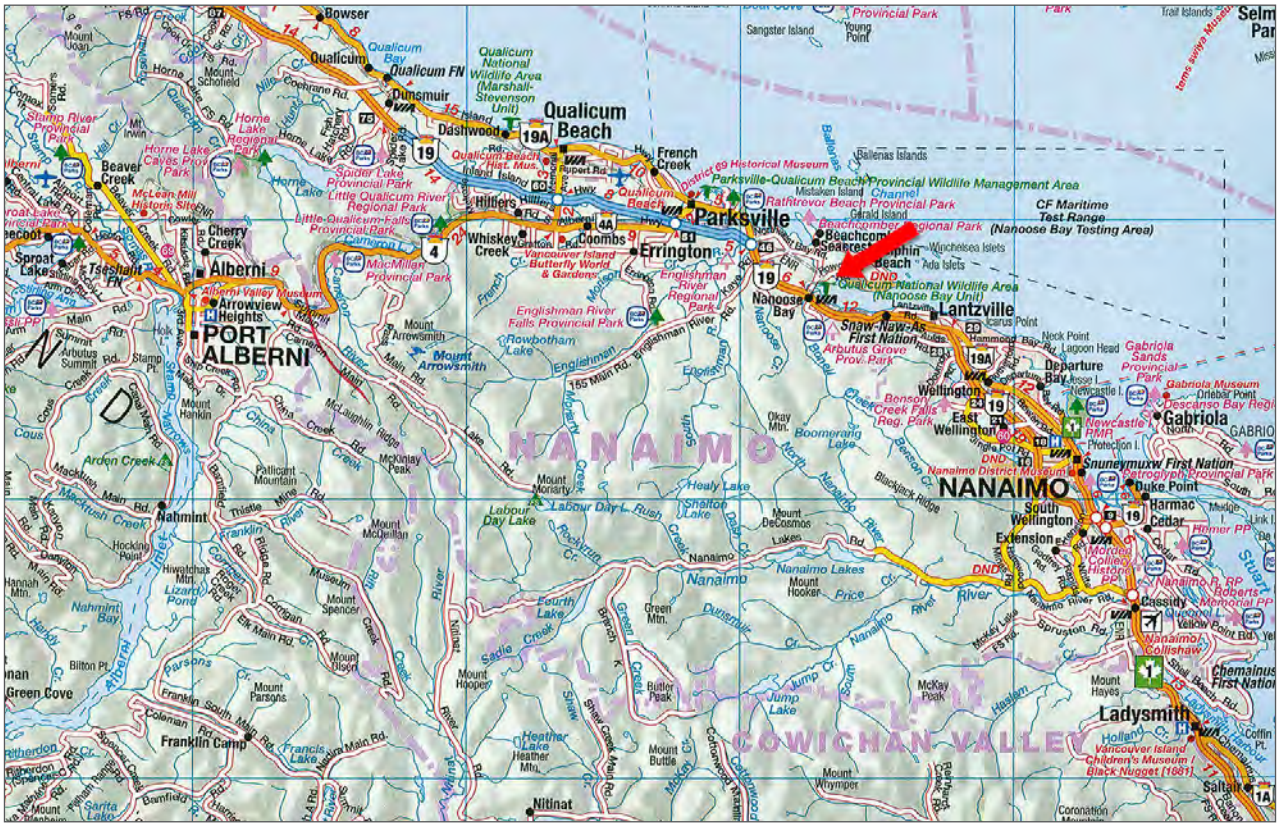


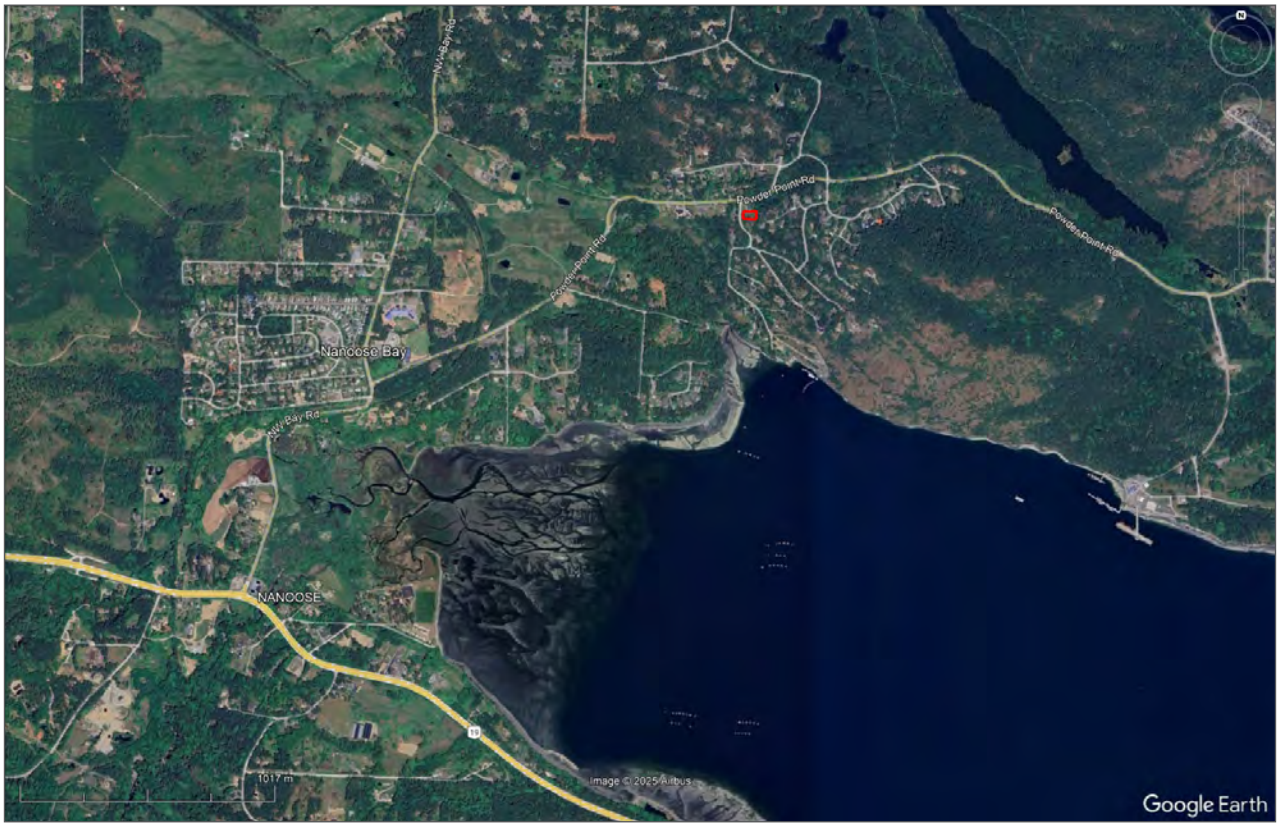




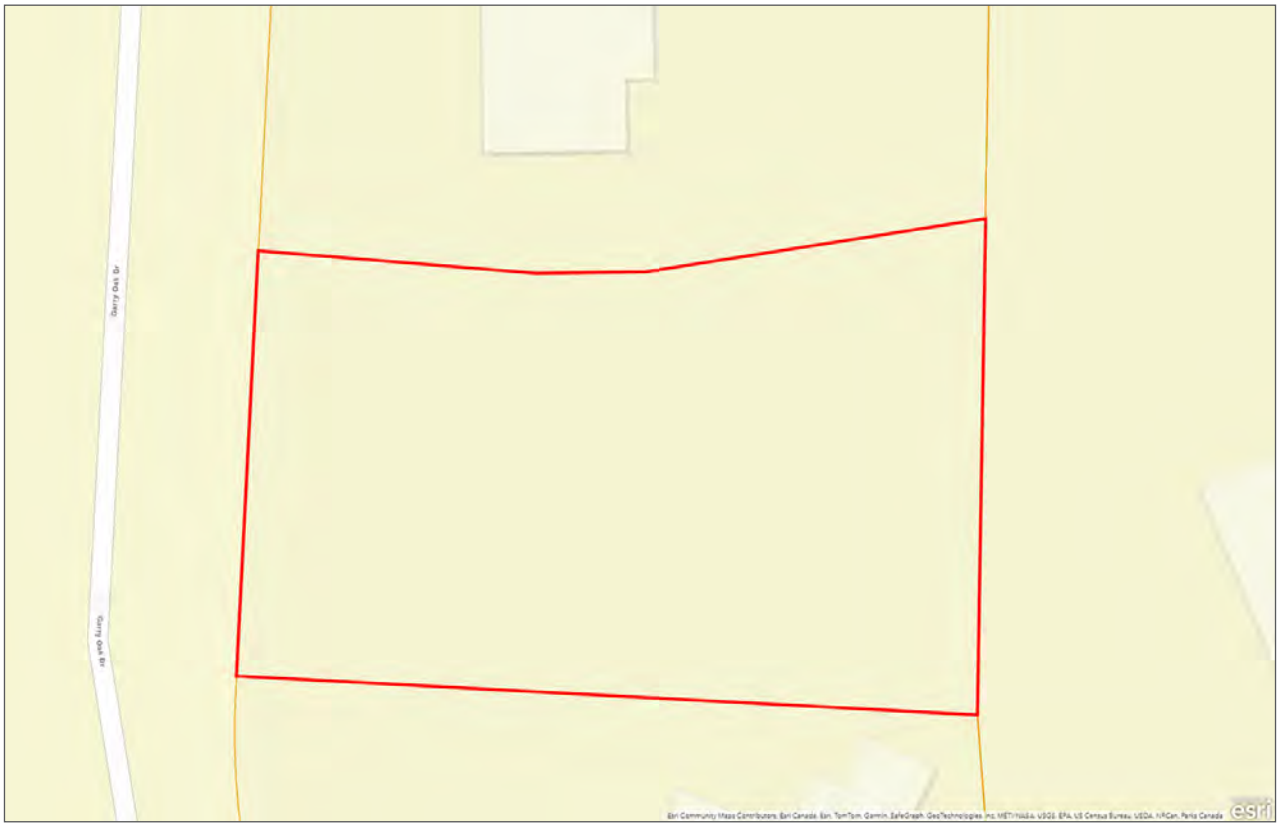


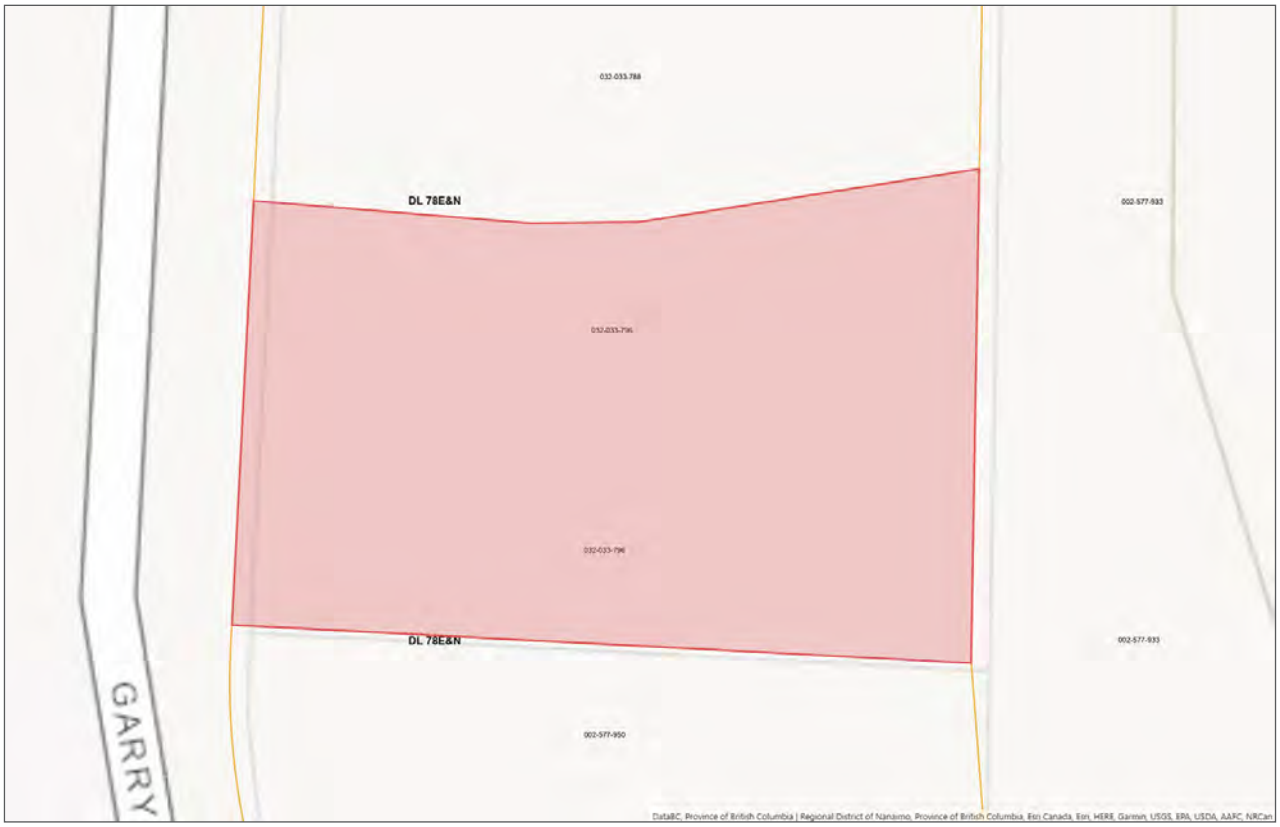

Vancouver Island
Pacific Ocean
Strait of Georgia
Vancouver
Burnaby
Surrey
Richmond
Nanaimo
Port Alberni
Victoria
Saanich
Bellingham
Mount Vernon
Port Angeles
Port Townsend
Oak Harbor
Whidbey Island
Anacortes
Sidney
Ucluelet
Tofino
Campbell River
Courtenay
Comox
Cumberland
Powell River
Gold River
Port Hardy
Port McNeill
Prince Rupert
Kitimat
Terrace
Prince George
Quesnel
Williams Lake
100 Mile House
Clinton
Cache Creek
Ashcroft
Kamloops
Merritt
Lytton
Lillooet
Whistler
Pemberton
Squamish
Lions Bay
Gibsons
Sechelt
Pender Harbour
Powell River
Jasper
Jasper National Park
Mount Robson
Valemount
Prince George
Dawson Creek
Fort St. John
Fort Nelson
Kelowna
Penticton
Vernon
Salmon Arm
Revelstoke
Golden
Yoho N.P.
Kootenay N.P.
Banff National Park
Cranbrook
Kimberley
Fernie
Creston
Nelson
Castlegar
Trail
Grand Forks
Osoyoos
Oliver
Summerland
Princeton
Merritt
Hope
Chilliwack
Abbotsford
Mission
Harrison Hot Springs
Metropolitan Vancouver
Ferndale
Bellingham
Blaine
Lynden
Sumas
Sedro Woolley
Mount Vernon
Arlington
Marysville
Lake Stevens
Everett
Mukilteo
Lynnwood
Edmonds
Oak Harbor
Coupeville
Friday Harbor
Anacortes
Greater Victoria
Sooke
Port Angeles
Port Townsend
Sequim
Forks
Olympic National Park
Pacific Rim National Park Reserve
Strait of Juan de Fuca
Strait of Georgia
Gulf Islands
Nanaimo
Ladysmith
Chemainus
Duncan
Cowichan Bay
Cobble Hill
Gabriola I.
Hornby I.
Denman I.
Qualicum Beach
Parksville
Port Alberni
Tofino
Ucluelet
Gold River
Campbell River
Courtenay
Cumberland
Comox
Powell River
Sechelt
Gibsons
Squamish
Whistler
Pemberton
Lillooet
Lyt


Bowser
Qualicum Beach
Parksville
Errington
Coombs
Whiskey Creek
Hilliers
Dashwood
Qualicum
Dunsmuir
French Creek
Beachcomber
Nanoose Bay
Lantzville
Departure Bay
Wellington
East Wellington
NANAIMO
South Wellington
Extension
Cassidy
Harmac
Cedar
Duke Point
Gabriola
Snuneymuxw First Nation
Snaw-Naw-As First Nation
Ladysmith
Chemainus
Saltair
Nitinat
Cherry Creek
Alberni
Arrowview Heights
PORT ALBERNI
Beaver Creek
Sproat Lake
Tseshaht FN
Cameron Lake
Mount Arrowsmith
Englishman River Falls Provincial Park
Rowbotham Lake
Mount Moriarty
Mount McQuillan
Mount Hooper
Mount Spencer
Mount Parsons
Mount Hankin
Mount Whymper
Mount Hayes
Mount Buttle
Mount Hooker
Mount DeCosmos
Nahmint
Franklin Camp
Green Cove
Nanaimo River
Nanaimo Lakes
Labour Day Lake
Healy Lake
Shelton Lake
Jump Lake
Heather Lake
Fourth Lake
Sarita Lake
Boomerang Lake
Okay Mtn.
Green Mtn.
Patricant Mountain
Mount Arrowsmith
Mount Benson
Mount Prevost
Mount Richards
Mount Tuam
Mount Wells
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Mount Tzouhalem
Mount Sicker
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