



## Family Home / Escape

Oona River on Porcher Island, BC

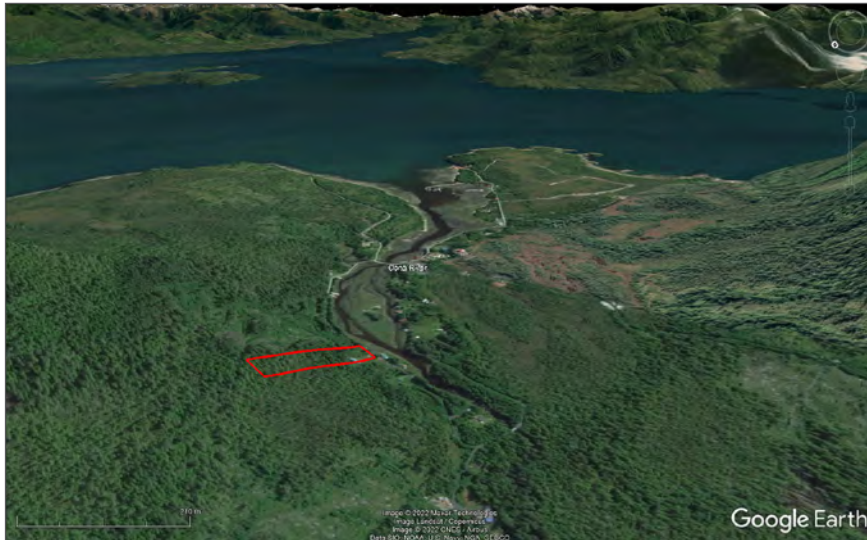


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# Family Home / Escape

Oona River on Porcher Island, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	23102
<b>Price:</b>	\$299,900
<b>Taxes:</b>	\$861
<b>Size:</b>	4.88 acres

## LOCATION

1800 Upper Road - Oona River, BC. On the east side of Porcher Island.

## DESCRIPTION

Looking for a quality North Coast property, this 5 bedroom 2,496 ft<sup>2</sup> home in the quaint island community of Oona River could be the one.

Oona River is a beautiful seaside community with a rich history, located on the eastern side of Porcher Island south of Prince Rupert. Access is by ferry, float plane or charter launch.

The house sits on just under 5 acres of gently sloping land with picturesque views of the river. The land itself has excellent soils for gardening and the fishing is world class. Water is gravity fed, septic is via a lagoon, power on site with a backup generator, electric and wood heat and cell service is available.

Ideal place for a west coast getaway, B&B or get fully integrated into the community and live year-round.

## House Layout

### Main Floor

- Kitchen 12'2 x 14'2
- Living room 16'5 x 14'
- Dining 13'7 x 9'
- Sitting room 15' x 14'
- Hobby room 11' x 11'4
- Foyer 9 x 11'10
- Laundry room 12' x 7'
- Bathroom 5'4 x 5'

### Upper Floor

- Main Bedroom 16'10 x 13'10
- Bedroom 12'4 x 14'
- Bedroom 12 x 11'2
- Bedroom 10 x 11'3
- Bedroom 12 x 11'2
- Bathroom (3-piece) 11'6 x 6'8
- Toilet room 5' x 5'

### Front Deck

- 38' x 6'

### Garage

- 21' x 28'6

## DIRECTIONS

Access to Oona river is either by ferry, float plane or boat charter. Since Oona River is tidal, access into the harbour is only at high tide times. On the island there are a few roads and this property can be accessed by road once on the island.





## AREA DATA

### Oona River

The community of Oona River is situated on the lee side of Porcher Island in a well-protected harbour at the mouth of the Oona River. It faces eastward, looking over Ogden Channel toward the Skeena River. Twice a day the view is dramatically altered with the changing of the tide. As the water drops, stone fishing weirs used by Aboriginal fishers, perhaps as many as 5,000 years ago, are revealed, offering proof that the river has long supported prolific salmon runs and helped to sustain the people of the coast.

Members of the founding immigrant families of the Oona River settlement were Scandinavian homesteaders who were recruited to live in the northwest in the early 1900s. At its peak, the tight-knit community had more than 100 residents and 25 homes. Until the 1970s, fishing and forestry provided a stable economic base that supported the rural lifestyle preferred by its residents.

*Source: Oona River Resource Association*

A short you tube video of the community can be found on the Fishing Adventures YouTube channel.  
<https://youtu.be/7Iz-Sk07kAI>

### Oona River Harbour Facility

The Oona River Community Association (ORCA) operates the harbour as the Oona River Harbour Authority (ORHA). The ORHA provides moorage for commercial fishing vessels, residents and the traveling public. The use of the harbour at Oona River is subject to a moorage fee. ORHA provides hydro (30 amp connections) for a fee. Water is free, but is not provided as potable water. Pump out service, fuel service or repairs are not available. Prince Rupert would be the nearest community for those services.

### Oona River

If you visit Oona River there is a road on the end of the approach which leads to the community. The only retail services available are a post office, and accommodations by reservation. Coffee time is at 10:00 a.m. and at 3:00 p.m. daily. If you talk to a local resident they will invite you to this time honoured tradition.

## Porcher Island

The property is located in Oona River on the east side of Porcher Island. Porcher Island is one of the protective islands that rim the British Columbia coast and is the eighth largest island on the coast. Situated in Hecate Strait, it is 544 km<sup>2</sup> (210 mi<sup>2</sup>) and is almost square in shape, at 35 km (22 mi) long and 29 km (18 mi) wide. Its northern tip is 26 km (16 mi) south-southwest of the City of Prince Rupert. It is separated from the mainland by Telegraph Passage, which is about 9.6 km (6 mi) in width near the north end of Porcher Island, narrowing to about 4.8 km (3 mi) wide near the southern part by Ogden Channel. Its coastline is deeply indented and mountains on the island rise over 610 metres (2,000 ft) in height.

*Source: Oona River Resource Association*

The climate on Porcher Island is very typical northern coastal British Columbia, relatively wet and windy with moderate temperatures. The mean average monthly temperatures range from a low of -1°C in January to +13°C in August.

## MAP REFERENCE

53°57'15.81"N and 130°15'54.73"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## IMPROVEMENTS

2,496 ft<sup>2</sup> 5 bedroom, 2 bathroom home.

## SERVICES

Power, gravity-fed water, septic lagoon, cell service, backup generator, wood stove.



## ZONING

Rural Residential (Property is part of North Cast Regional District)

The area is in the process of finalizing a new Official Community Plan—it has already been through the Third Reading and is with the Province now. Nearly all of Oona River, including this property, is classified/will be classified as Rural Residential. All verbiage in the new OCP will reflect the objectives identified by the community of Oona River to maintain the local heritage and culture in terms of development, and as such commercial and industrial uses will be restricted to those which are either pre-existing, or those which reflect the socio-economic reality of the community. This may include such uses as cottage rentals, eco-tourism, home-based businesses, food production, etc.

## LEGAL

Lot 1, Plan PRP1436, District Lot 2203, Range 5, Coast Range 5 Land District

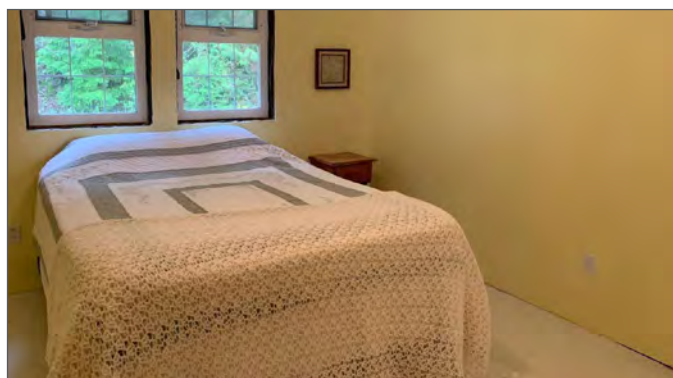
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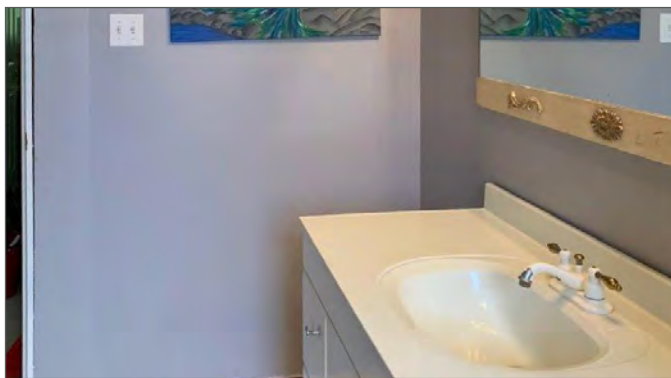
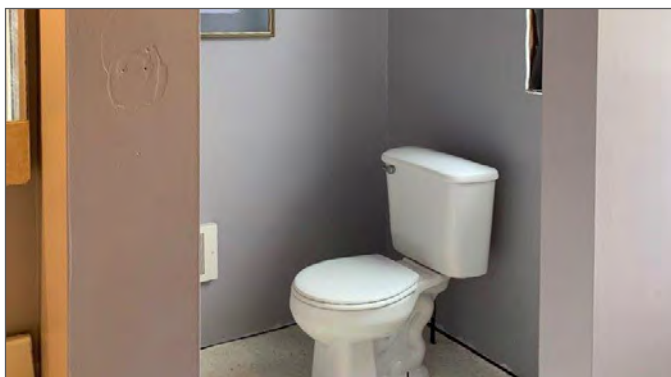








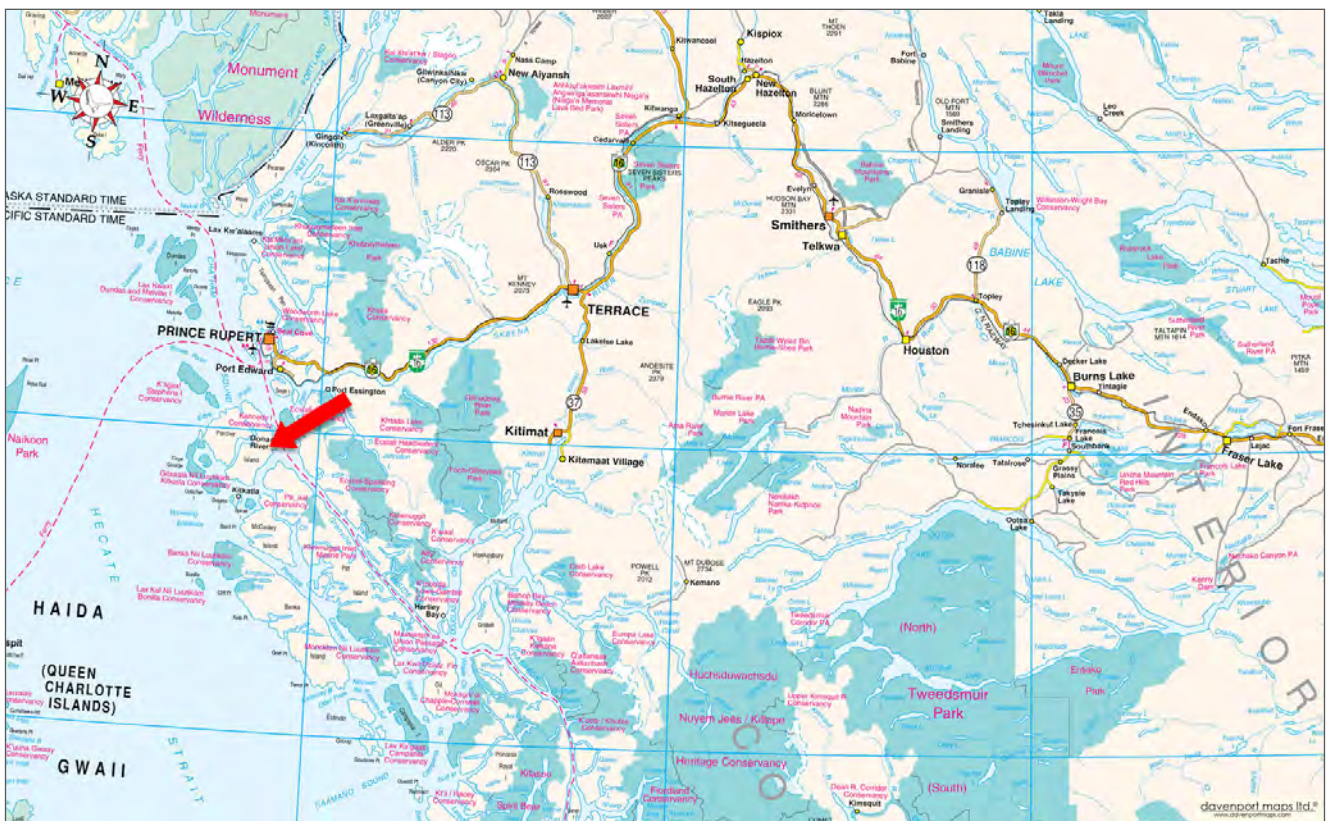
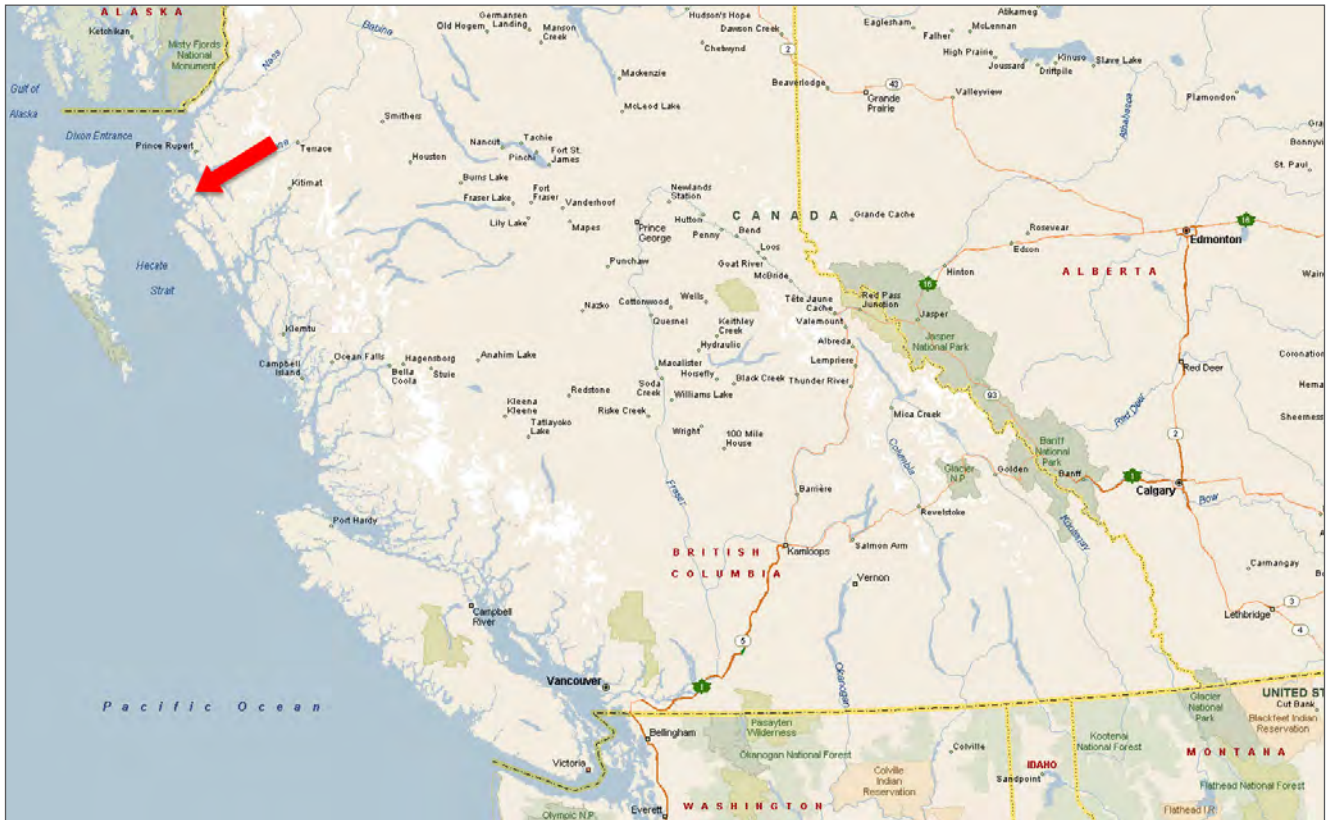








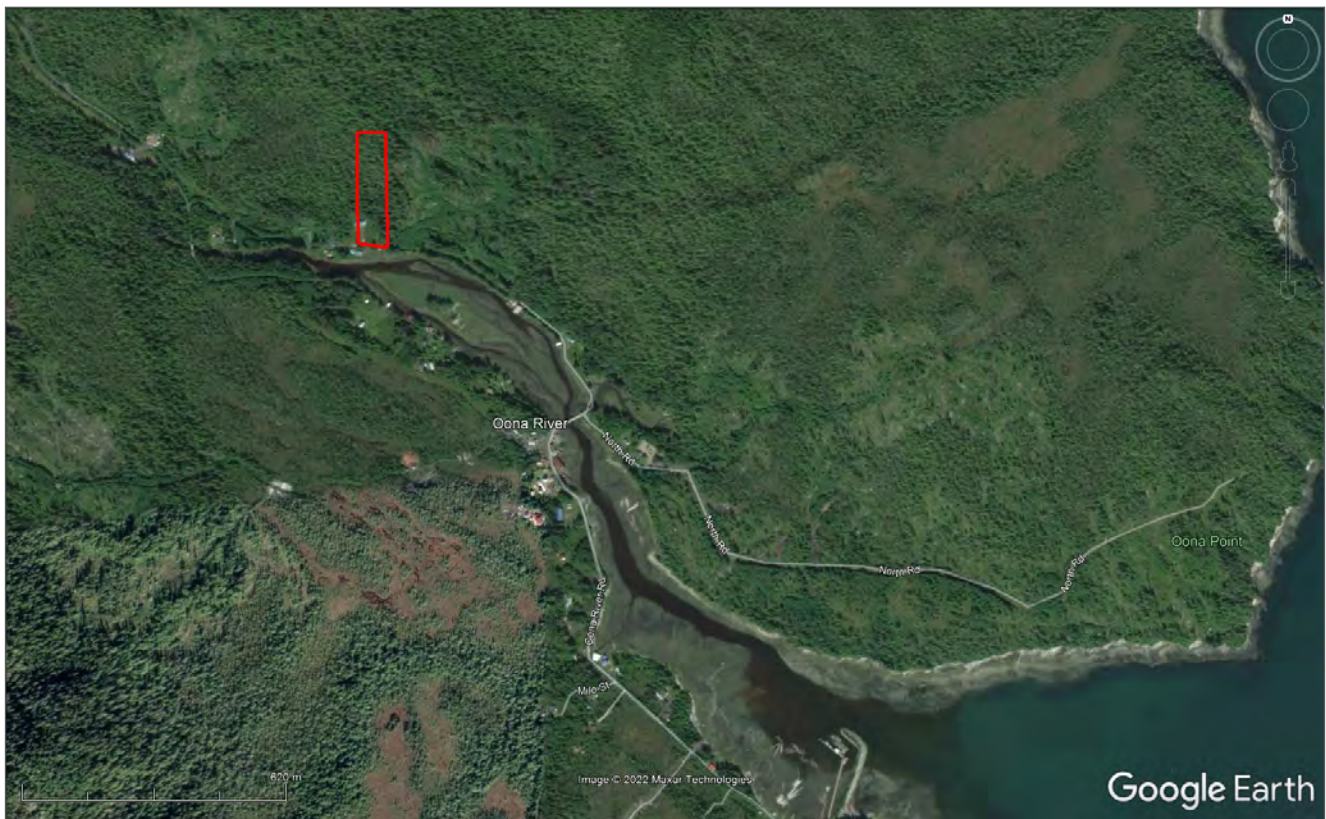
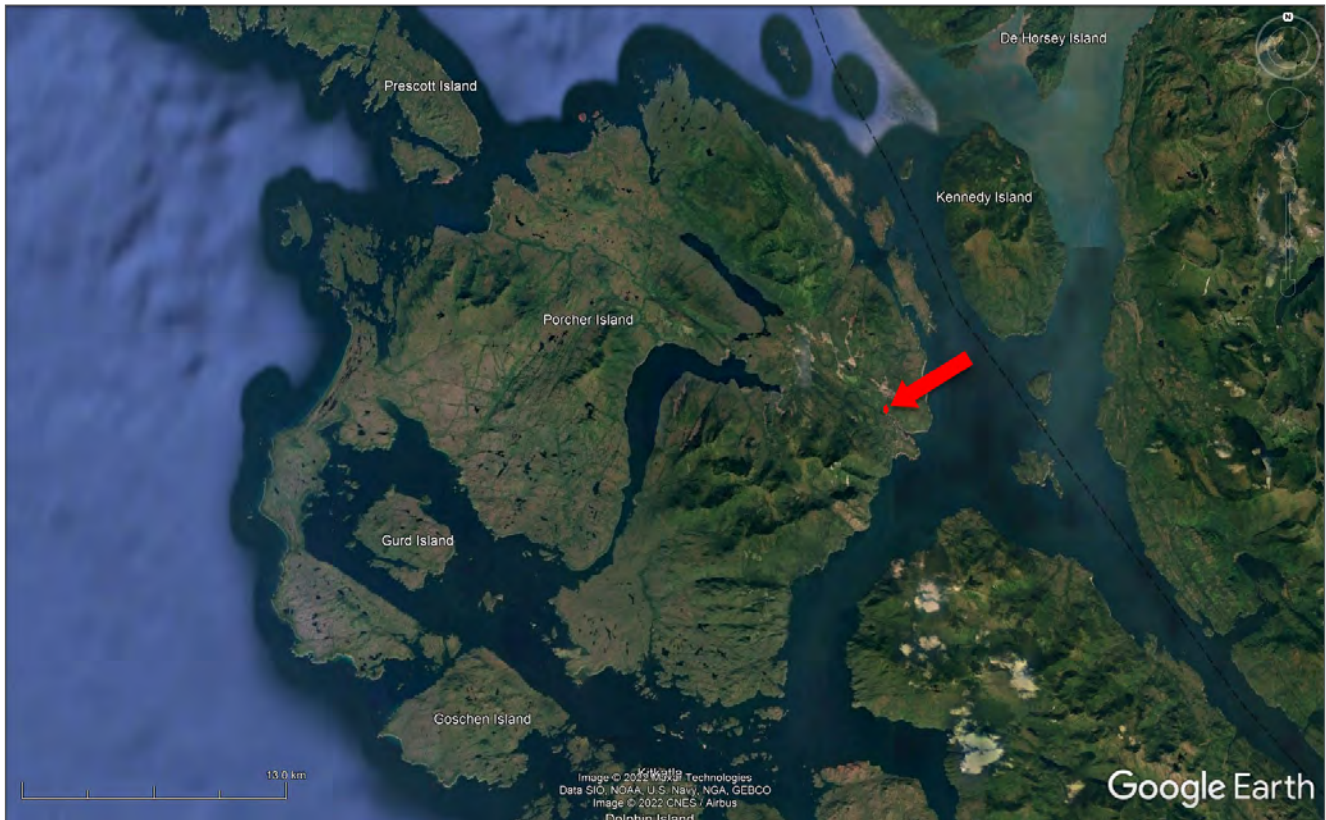


















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