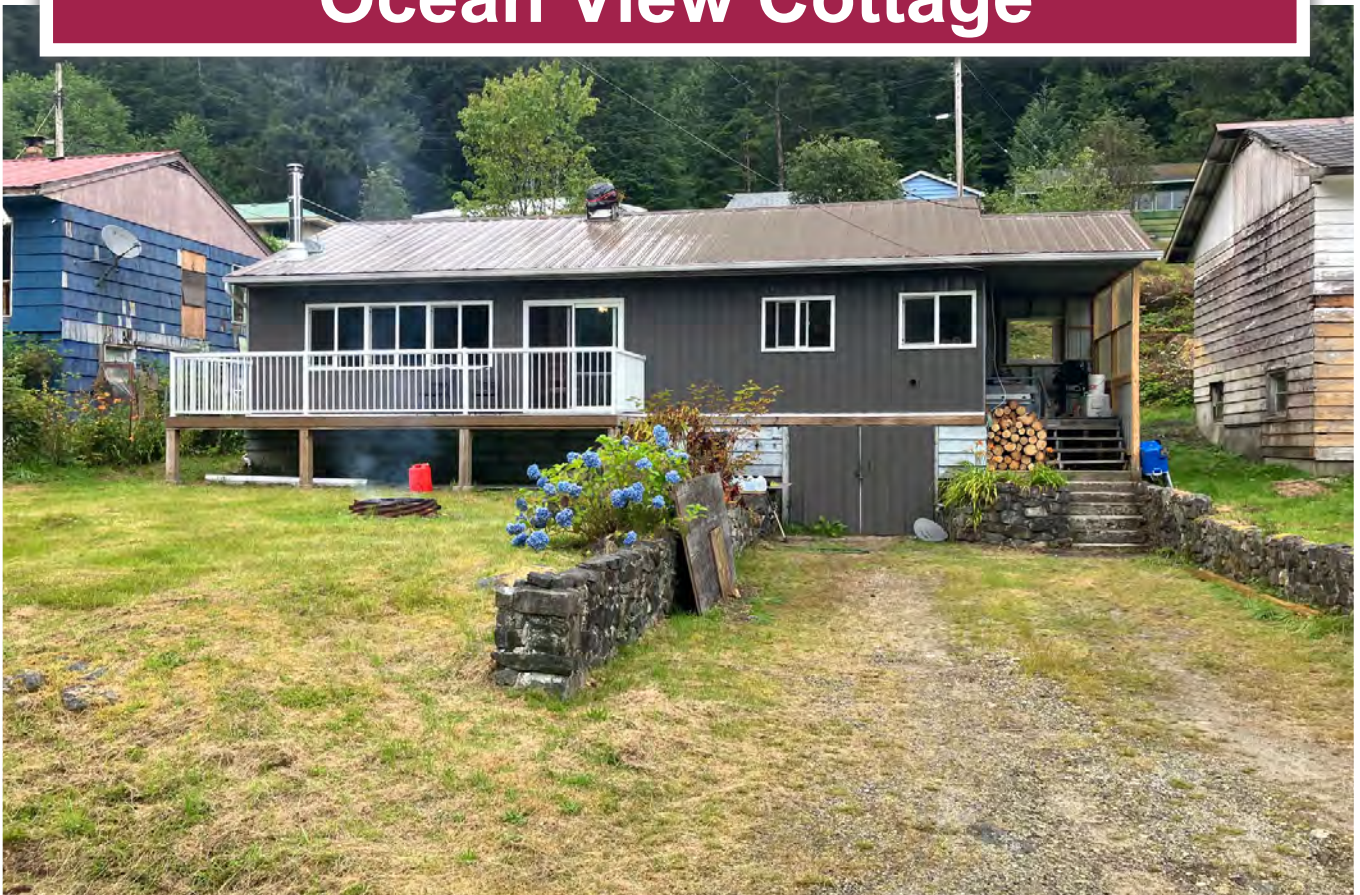




Furnished and Renovated Ocean View Cottage



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Ocean Falls, BC

PROPERTY DETAILS

Listing Number:	25260
Price:	\$105,000
Taxes (2024):	\$767.76
Size:	0.16 of an acre
Zoning:	None

DESCRIPTION

Situated in Martin Valley, Ocean Falls on the Central Coast, this affordable, charming 1,056 sq. ft. coastal home offers the perfect place to call home or spend your vacations. The fully furnished rancher/bungalow offers a full kitchen, dining room and living room all with new windows and an amazing ocean view. The home is also complete with 3 bedrooms, a 4-piece bathroom and a perfectly appointed utility room, perfect for storing your fishing gear.

Recently renovated, the home offers a newly finished deck, new, freshly painted siding, new flooring, tongue and groove pine on the ceilings/walls and all new double pane windows. Other upgrades include a CSA approved wood stove, new water lines and a UV filtration system for the water. Other more recent upgrades to the exterior include gutters, downspouts, rebuilt side porch and cladding all around the house.

This move-in ready property offers the perfect place to spend a peaceful summer fishing, relaxing and enjoying the outdoors.

LOCATION

75 Highland Drive Martin Valley - Ocean Falls, BC

DIRECTIONS

Approximately 480 km north of Vancouver, 170 km northeast of Port Hardy and 88 km west of Bella Coola in the heart of the Great Bear Rainforest. Ocean Falls is perched beside the deep waters of Cousins Inlet, 24 km from the open Pacific Ocean.

BC Ferries provides public access to most of the Central Coast Communities including Ocean Falls. During the summer months, The Northern Sea Wolf operates on the Discovery Coast Passage Route and stops in Ocean Falls on a weekly basis on a regular basis.

You could also charter one of the many local boat charter companies or a small float plane.

However you come to the Central Coast, getting there will be a big part of the adventure.

AREA DATA

Ocean Falls is in a prime location sitting in the center of the spectacular and scenic Central Coast. It is one of the most breathtaking and remote areas, surrounded by misty fjords, massive mountains, old growth rainforests and the wild Pacific Ocean.

Ocean Falls also has some of the best fresh water in BC as well as the cheapest dock rates on the Central Coast.



The community of 55 full-time residents and up to 50 or more additional, seasonal residents is divided into two neighbourhoods. The Ocean Falls town site is on the right and Martin Valley is on the left. The road between them is approximately 1.5 km. You can just see a bit of water above the townsite, this is Link Lake which is 18 miles (25 km) long and has great fresh water fishing. There is a hydroelectric dam and waterfall just above the town site that provides power to the town.

Mail is delivered once per week by plane and groceries are by barge and ferry delivery every two weeks. Boat fuel can be purchased off of the barge when it is in.

The community hosts a community garden, a small convenience store, gift store as well as a salmon festival at the end of August.

The Government dock offers water, Wi-Fi and power for vessels of any size.

Year-round, short-term rental accommodations are available.

This area is also part of what is known as "The Great Bear Rainforest," one of the world's greatest wildlife areas. This area hosts healthy populations of all wildlife species that were present since 1793. The Coast Mountain Range has isolated

many wildlife populations from the rest of North America. As a result, the Great Bear Rainforest is home to many subspecies and genetically unique populations such as the spirit bear and the coastal grey wolves.

RECREATION

Ocean Falls is in a prime location sitting in the center of the spectacular and scenic Central Coast. It is one of the most breathtaking and remote areas, surrounded by misty fjords, massive mountains, old growth rainforests and the wild Pacific Ocean. If you love adventure in the outdoors, you will truly love this place. The recreation possibilities are endless from hiking Mt. Caro Mario, exploring the Martin Valley trail, fly-fishing and camping on Link Lake, kayaking on the ocean or enjoying some of the best salt water fishing in the world.

HISTORY

The Heiltsuk natives inhabited the coastal region surrounding Ocean Falls for more than 9,000 years. In 1903, the Bella Coola Pulp and Paper Company surveyed the area for hydro power potential of the site. In 1906, following the company's acquisition of 260 acres (1.1 km²) of land clearing began for the town and three years later, a sawmill, hospital and school were established. In 1912, the dam was erected and the pulp mill began operating. The Ocean Falls pulp and paper mill was the largest mill in British Columbia for many years. Ocean Falls' population numbered 250 in 1912 and grew to 3,500 by 1950. By 1970, the number of inhabitants had dropped to 1,500 and by 1990, only about 70 people, mostly loggers, remained.

The profit structure of the original investment changed considerably during the mill's many years of operation. Low labor costs, inexpensive hydro power and low infrastructure costs made the Ocean Falls mill a viable proposition. Nevertheless, the remote location, rising labor costs and the high cost of operating a town site made further investment unattractive. The Ocean Falls pulp and paper mill

was a very large and complex production facility and modernization costs were prohibitive.

By the early 1970s, the facility was inefficient and uneconomical. The owner at that time, Crown Zellerbach, decided to close the plant and effectively shut down the town by March 1973. The provincial government bought the town and mill at a minimal cost a few weeks before the planned closure and kept the mill operating until 1980. The Ocean Falls mill thus joined the ranks of other older, remote pulp and paper mills in British Columbia and finally shut down during the latter part of the twentieth century.

Today, much of the town has been demolished, and many of the remaining buildings are in decay. Nevertheless, Ocean Falls maintains a residential community and a social network of former residents.

MAP REFERENCE

52°21'38.49"N and 127°43'14.98"W

INVESTMENT FEATURES

Ocean Falls has some unique qualities that make properties there attractive as an investment, even though it's boat access only. Here are some strong investment features you could highlight for this home:

- Turnkey Vacation Rental: Fully furnished and move-in ready, making it simple to operate as a short-term rental for anglers, boaters, or adventure travelers.
- Fishing Destination Appeal: Ocean Falls is known for its world-class salmon and halibut fishing. That's a reliable draw for repeat seasonal visitors.
- Eco-Tourism Potential: Remote, boat-access-only communities are becoming popular for travelers seeking authentic, off-grid, wilderness experiences.
- Recent Upgrades: New siding, windows, flooring, water system, and CSA-approved



wood stove mean lower maintenance costs and long-term durability.

- Low Entry Price: Affordable purchase price compared to other coastal BC communities makes it a cost-effective way to own waterfront-access property.
- Growing Interest in Remote Properties: Demand for unique vacation properties with privacy, scenery, and recreation opportunities continues to rise.
- Proximity to Wharf: Walking distance to the Government Wharf adds convenience and rental appeal for visitors arriving by boat.

SERVICES

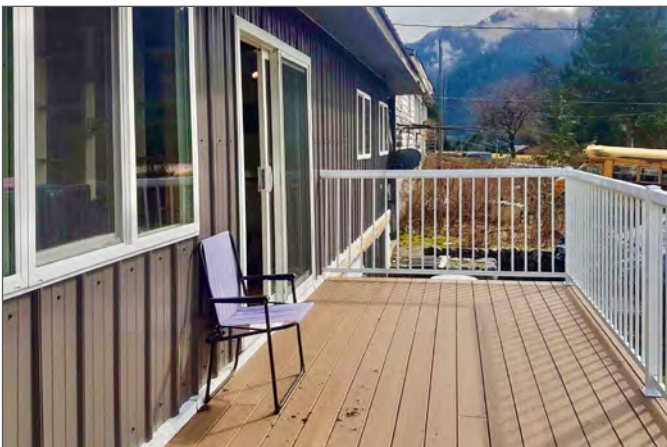
- Community water
- Community sewer
- Forced air and wood heat
- Internet
- Community hydro

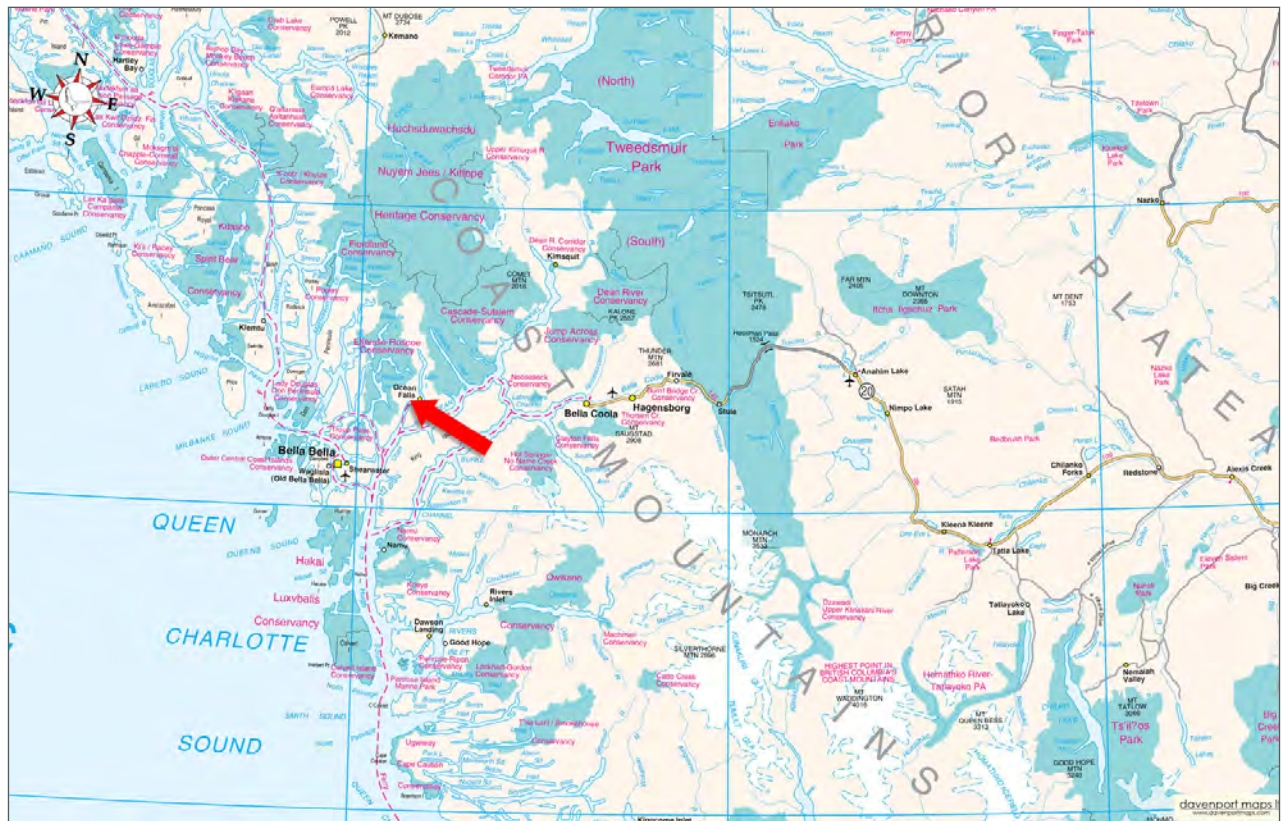
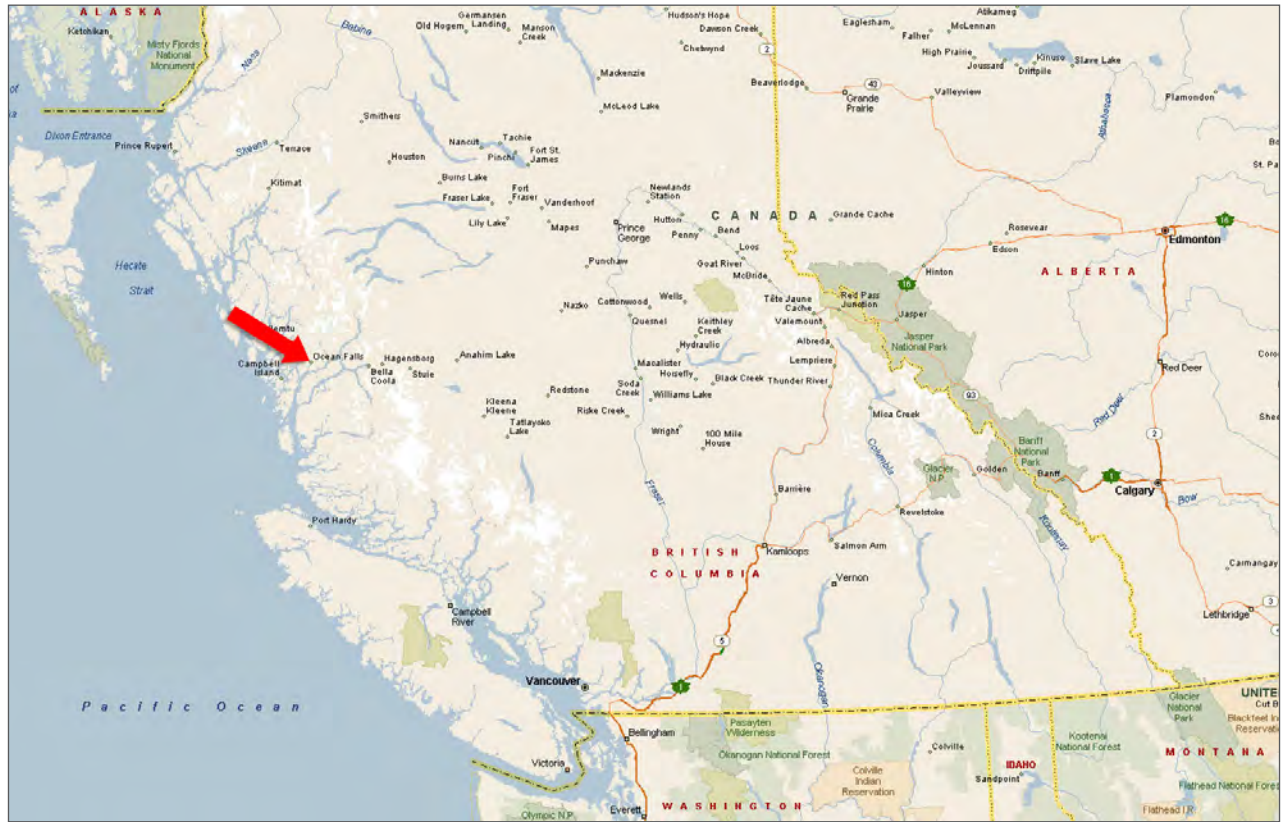
LEGAL

Lot 9, Block L, District Lot 1159, Range 3, COAST DISTRICT, PLAN 9250

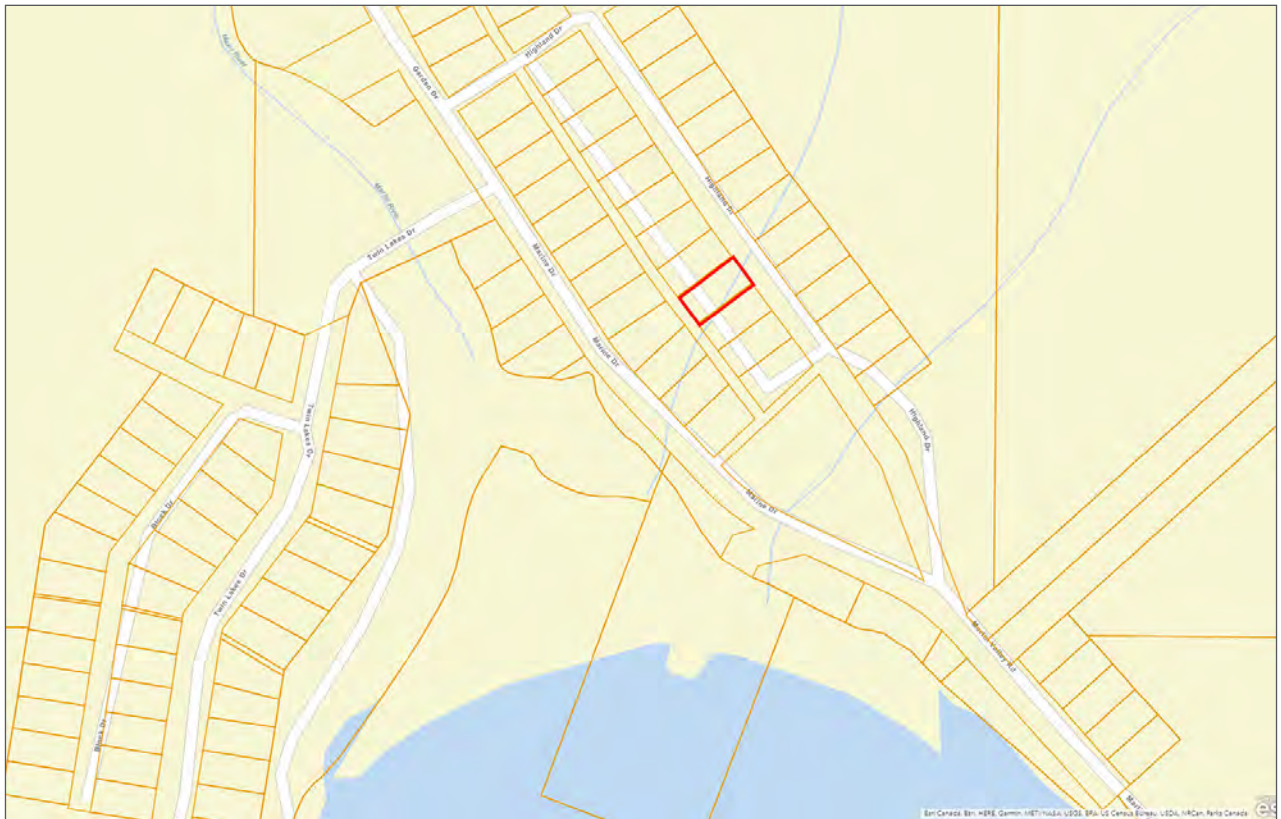
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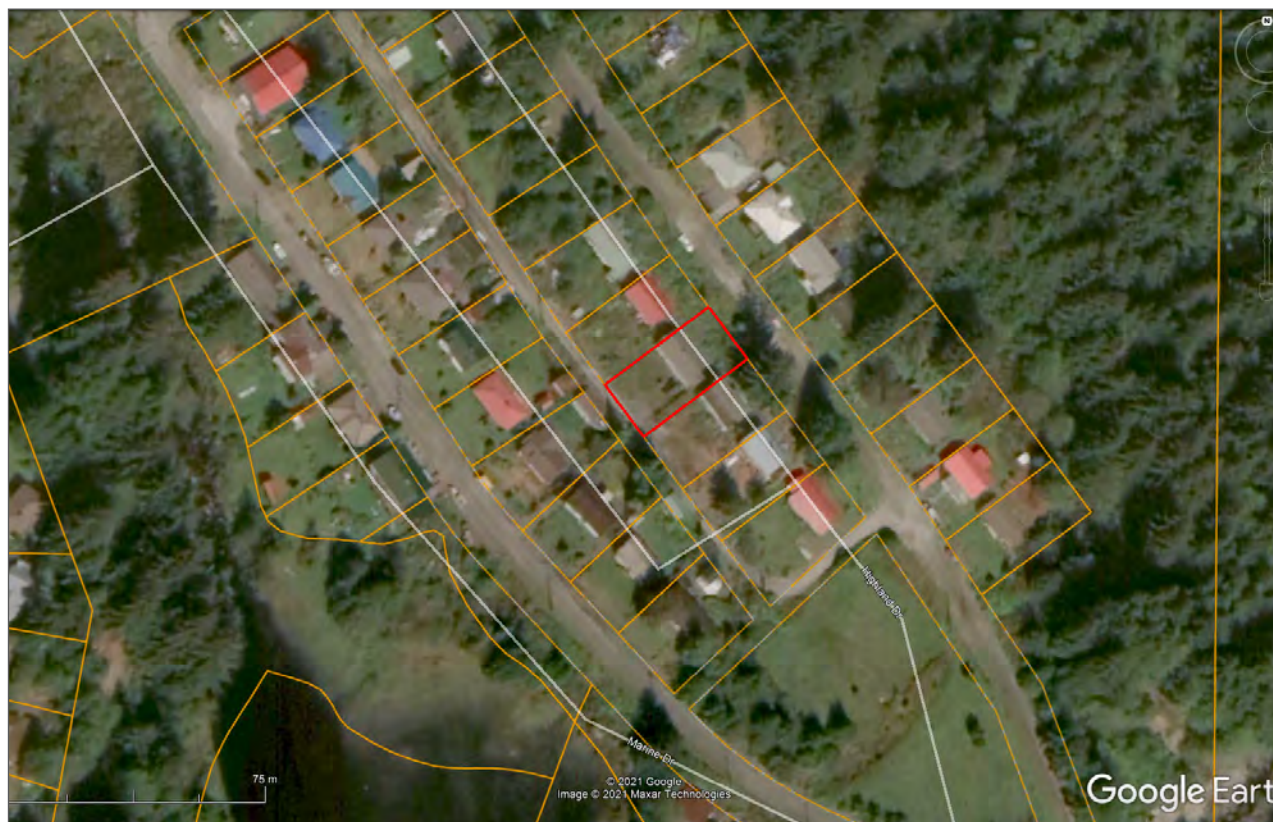














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