



Heritage Ocean View Home in Powell River's Historic Townsite



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PROPERTY DETAILS

Listing Number:	25221
Price:	\$799,000
Taxes (2025):	\$6,128.42
Size:	0.21 acres

DESCRIPTION

This beautifully preserved 1932 heritage home combines timeless character with thoughtful modern upgrades, all in the heart of Powell River's vibrant Townsite. Just steps from the Patricia Theatre, Townsite Market, brewery, restaurants, Timberlane track, and schools, the location offers both convenience and lifestyle.

Perched above the old golf course with commanding ocean views of Harwood Island and the Vancouver Island mountains, the home fronts Marine Avenue with lane access and parking at the rear. The exterior was recently repainted and features a two-year-old seamless metal roof, ensuring lasting curb appeal.

Offering 2,358 sq. ft. of living space, the home includes a 1,077 sq. ft. main floor, 681 sq. ft. upstairs, and a 600 sq. ft. unfinished basement with its own entrance and laundry—perfect for future suite potential. The main floor features one bedroom, a formal dining and living room, original fir floors, and a wood-insert fireplace. The updated kitchen retains a vintage flair with its natural gas range.

Upstairs are two spacious ocean view bedrooms, including a master with a sitting area and generous closet space. The upper four-piece bathroom highlights a classic clawfoot soaker tub, and laundry is conveniently located on this level.

Modern touches include smart locks, Wi-Fi thermostats, and in-home laundry, while heating is provided by an efficient electric boiler system with traditional-style registers. The home was recognized with the Grand Heritage Home Award in 2010 by the Townsite Heritage Society. The covered veranda at the front is perfect for enjoying sunsets, while the backyard offers vehicle access, parking, and a small garden shed. With tennis and pickleball courts, Henderson Elementary, and Brooks High School all within walking distance, this is a rare opportunity to own a heritage gem in one of Powell River's most desirable neighbourhoods.

Call Jamie or Jason to book your appointment to view today!

LOCATION

5576 Marine Ave in the Historic Townsite of Powell River, BC

DIRECTIONS

Contact Listing Agent

AREA DATA

With a population of approximately 20,000 people, this friendly seaside town offers 'big city' amenities and luxury services without the 'big city' parking and traffic hassles. All within easy access is a full-service hospital, medical, dental, chiropractic, physiotherapy and massage therapy clinics,



health and beauty spas, a newly renovated recreation complex, full banking facilities, marine services, outdoor guides and outfitters, challenging championship par-72 golf course, plus a wide range of retail outlets, art galleries, gift shops and fine dining.

The Upper Sunshine Coast, from Saltery Bay to Desolation Sound, boasts approximately 1,900 hours of sunshine annually. Summer temperatures vary from 20 to 30 degrees Celsius (70 to 90 degrees Fahrenheit) while winter temperatures are mild.

RECREATION

Boating

Protected by Vancouver Island to the west, the Strait of Georgia is a boater's gateway to the most dramatic coastal scenery in the world. Due to the mild temperatures and warm pacific currents of the Strait of Georgia, boating is a year-round activity on the Sunshine Coast. Discover Savary Island, laced with long white sand beaches, and the gorgeous, deserted bays of Hernando, Redonda

and Cortes Island in the calm, warm waters of Desolation Sound.

Protected waters make the Upper Sunshine Coast a prime destination for ocean kayaking and canoeing. Popular spots include Jarvis Inlet, Chatterbox Falls, Hardy, Nelson, Savary and Cortes Island, the Copeland Islands Marine Park and the numerous islets and quiet bays of Desolation Sound. Eco-tours, kayak and canoe rentals for day trips, as well as fully outfitted, guided expeditions, can be booked locally.

Enjoy fresh water easy road access to the many lakes and rivers. The area boasts more than 50 lakes surrounded by thousands of hectares of pristine coastal forests. Inland Lake is known for its level, 14 km trail which can accommodate wheelchairs and strollers. You may prefer a day of paddling the calm, clear waters of a peaceful lake, or you can take on the challenge of a 57 km (35 mile) canoe route which includes 8 lakes and 5 portages. Dinner is fresh and never far away, as the region's lakes teem with trout and, at certain times of the year, steelhead salmon!

Golf Year-Round

For those who love to golf year-round, the Sunshine Coast is the place to be. The 18 hole, par 72 Myrtle Point Golf Course and Clubhouse is in the foothills of the Coast Mountains. This Les Furber designed course offers four sets of tees for all levels of ability. A fully stocked pro-shop, driving range, putting green and Canadian Professional Golfers' Association membership ensure a first-class golfing experience. Golf cart rentals are available, plus shower-equipped locker rooms. After the game, enjoy a meal at the Orca Bar and Grill.

Fish and Seafood

The Sunshine Coast is truly a fishing mecca. Whether you are reeling in a salmon or jigging for cod, fly fishing for cutthroat, rainbow trout and steelhead salmon or trolling for kokanee in one of the region's spectacular lakes, you will not be disappointed!

International Dive Destination

Known internationally as the "Dive Capital of Canada," the Upper Sunshine Coast was rated by Rodales Dive Magazine as "The #1 Best Overall Dive Destination in the World" for 2006. A predator-free dive habitat, the coastal waters boast a visibility range of up to 30 metres (98 feet). Especially clear waters during the winter months make for excellent viewing of the area's wolf eel and giant octopus. One of the area's leading diving attractions is in the waters in front of Saltery Bay Provincial Park. The Emerald Princess, a 2.5 metre (8 foot) bronze statue of a mermaid located below 18 metres (59 feet) of water attracts dive enthusiasts from around the world. Other dive sites include several wrecks, the Okeover Caves and numerous coastal boat dives which highlight the diverse and colorful underwater world of the BC coast.



Hike, Bike and Climb

The Sunshine Coast's thousands of hectares of untouched forest and coastal mountains make for unbeatable mountain biking, hiking and rock climbing. Thousands of kilometres of off-road access and trail networks facilitate easy day trips to scenic viewpoints, lakes, rivers, streams and surrounding mountains.

The 170 km (106 miles) Sunshine Coast Trail accommodates everyone from day hikers to ultra-marathoners. Easy to get to with more than twenty access points along the way, hikers are rewarded with abundant wildlife, gorgeous lookout points and stunning westerly views of the Strait of Georgia and its emerald islands. The trail is extremely well maintained, and hikers can take advantage of camping facilities and lodging located along the route.

During the spring and summer months, take advantage of guided hikes or let the local hiking club introduce you to some of the region's most popular wilderness trails. Maps and detailed information regarding hiking routes and activities are available 5 minutes away at the Powell River Visitor's Centre.

There are numerous biking routes well suited to beginner, intermediate and advanced off-road



riders. Once again, the Visitor's Centre is the place to go for detailed maps and trail descriptions.

Arts and Culture

Named the Cultural Capital of Canada in 2004, Powell River is home to many artists, performers, musicians and writers. Every two years, choirs from around the world arrive in Powell River to participate in Choral Kathaumixw, a four-day extravaganza of performances by youth and adult choirs. The Powell River Academy of Music, founded in 1990, has spawned no less than six local choirs, several of which perform and tour internationally. In addition to founding Kathaumixw, the Academy operates the Symphony and Opera Academy of the Pacific, two weeks of master classes and performances which offer aspiring professional musicians an opportunity to train with internationally renowned conductors and musicians.

Festivals

April through September cultural and outdoor events include Festival of Writers, Men's and Ladies' Malaspina Open Golf Tournaments, Algerine

Passage Sailing Race, Choral Kathaumixw, Symphony and Opera Academy of the Pacific, Sunshine Music Festival at Palm Beach, Blackberry Festival, art studio and garden tours and the Fall Fair. During the month of August, Texada Island plays hosts to tourists who come to enjoy the Sandcastle Weekend and the annual jazz festival, Jazz on the Rocks.

HISTORY

Pulp and Paper Industry

With the establishment of logging camps in the Powell River area in the 1880s, Powell River became a regular stop for the ships of the Union Steamship Company. The area's deep harbour and the energy potential that would be available from a dammed Powell River convinced three men from Minnesota, Dr. Dwight Brooks, Anson Brooks and M.J. Scanlon, to build the largest pulp and paper mill in Western Canada.



In 1909, after purchasing the pulp lease owned by the Canadian Industrial Company and the water rights of Powell Lake from the Pacific Coast Power Company, Brooks and Scanlon incorporated The Powell River Company. By 1912, the Powell River Mill was built and in operation and by the mid-1960s, it was the highest producer of wood fibre pulp and paper newsprint in the world.

The Powell River Company was merged into MacMillan Bloedel in 1960. Ownership then passed to Pacific Papers in 1998, which was again purchased by Norske Skog Canada in 2001, becoming Catalyst Paper in 2005. Paper Excellence Canada finalized the acquisition of Catalyst Paper on March 15, 2019.

Heritage and City Designations

In 1995, the original Powell River townsite area was designated by the Canadian federal government as a National Historic District. In 1995 Powell River was incorporated as a separate district municipality and received full city status in 2005.

MAP REFERENCE

49°52'2.86"N and 124°32'53.23"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Municipal services

ZONING

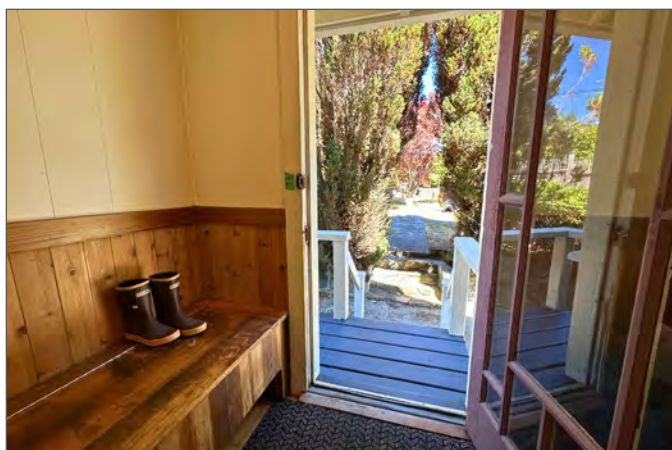
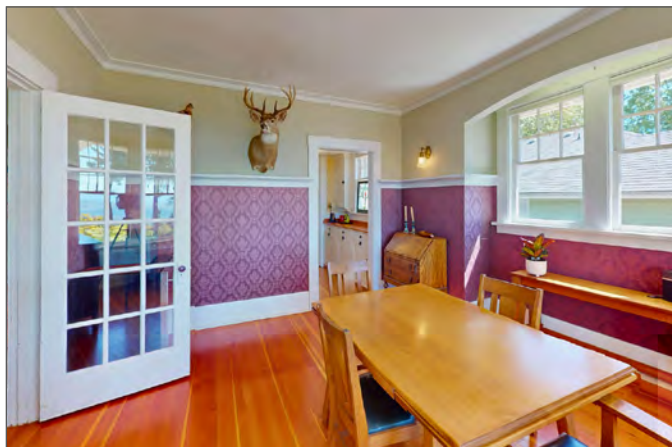
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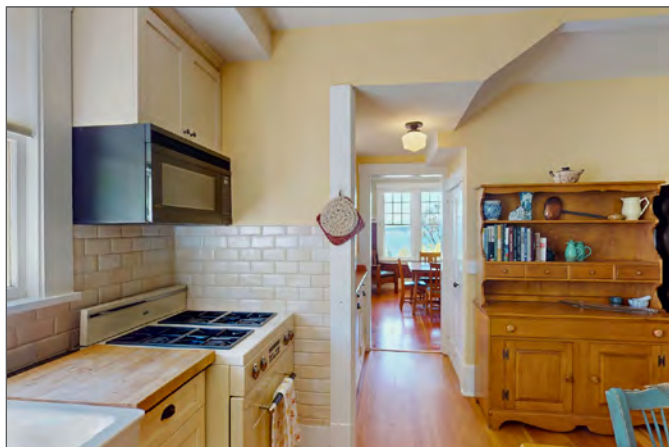
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powellriver.civicweb.net/document/876/

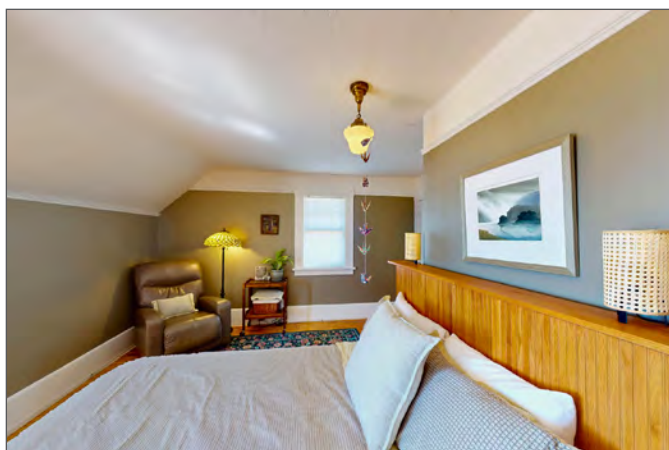
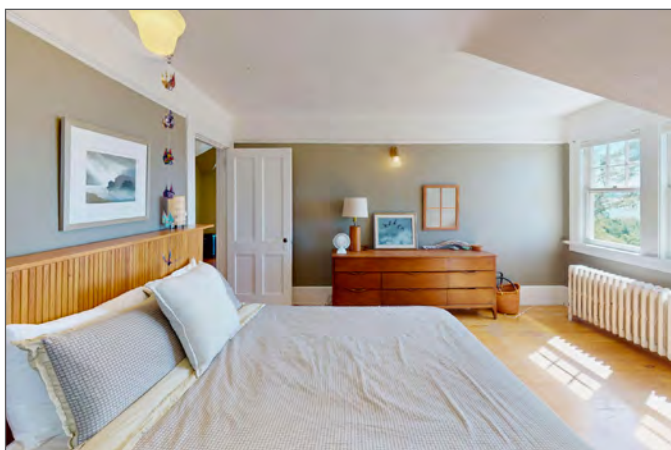
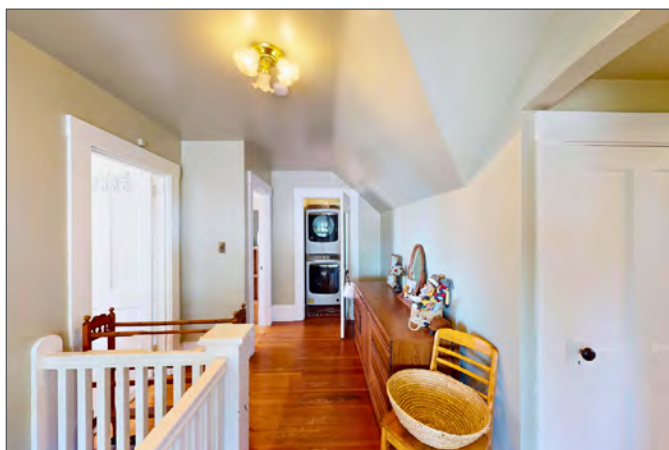
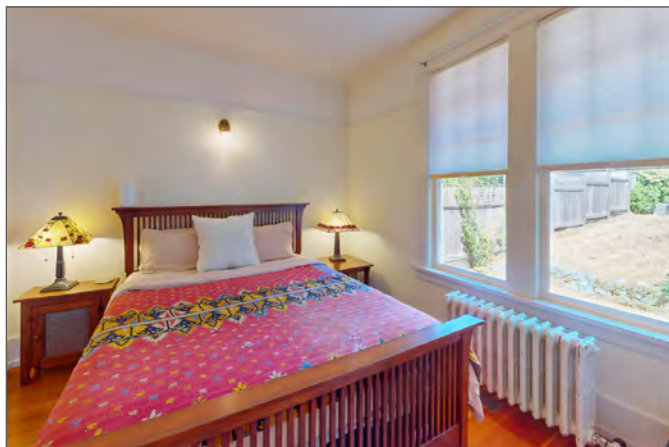
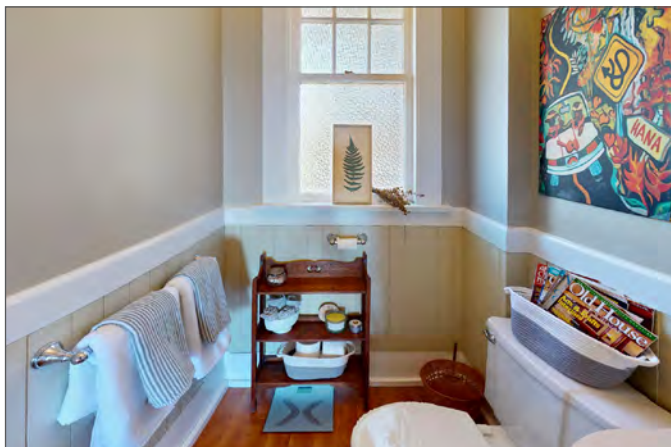
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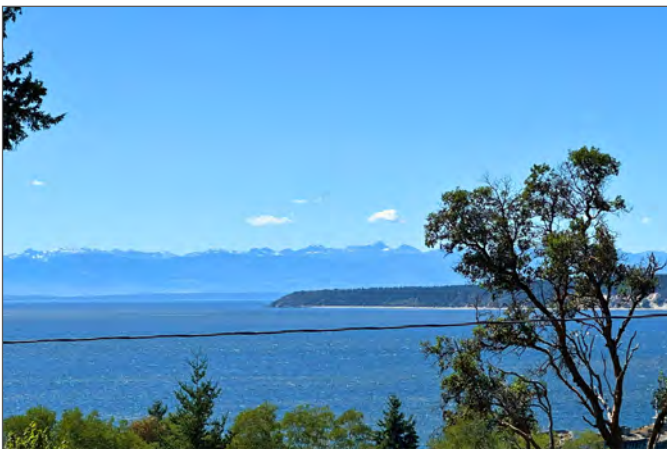
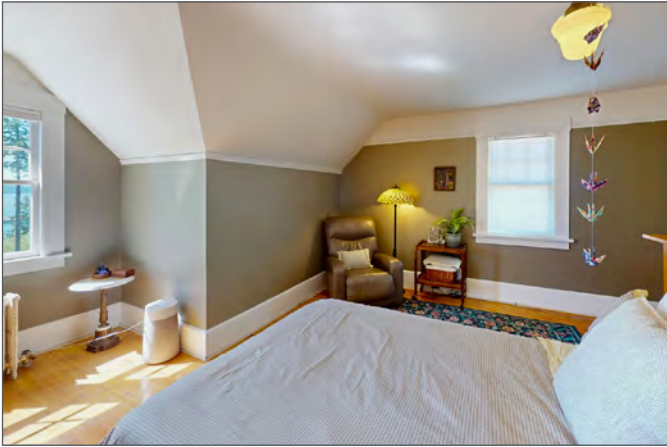
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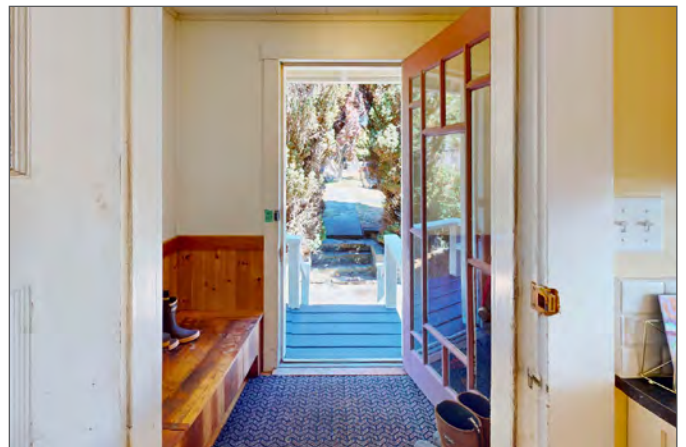




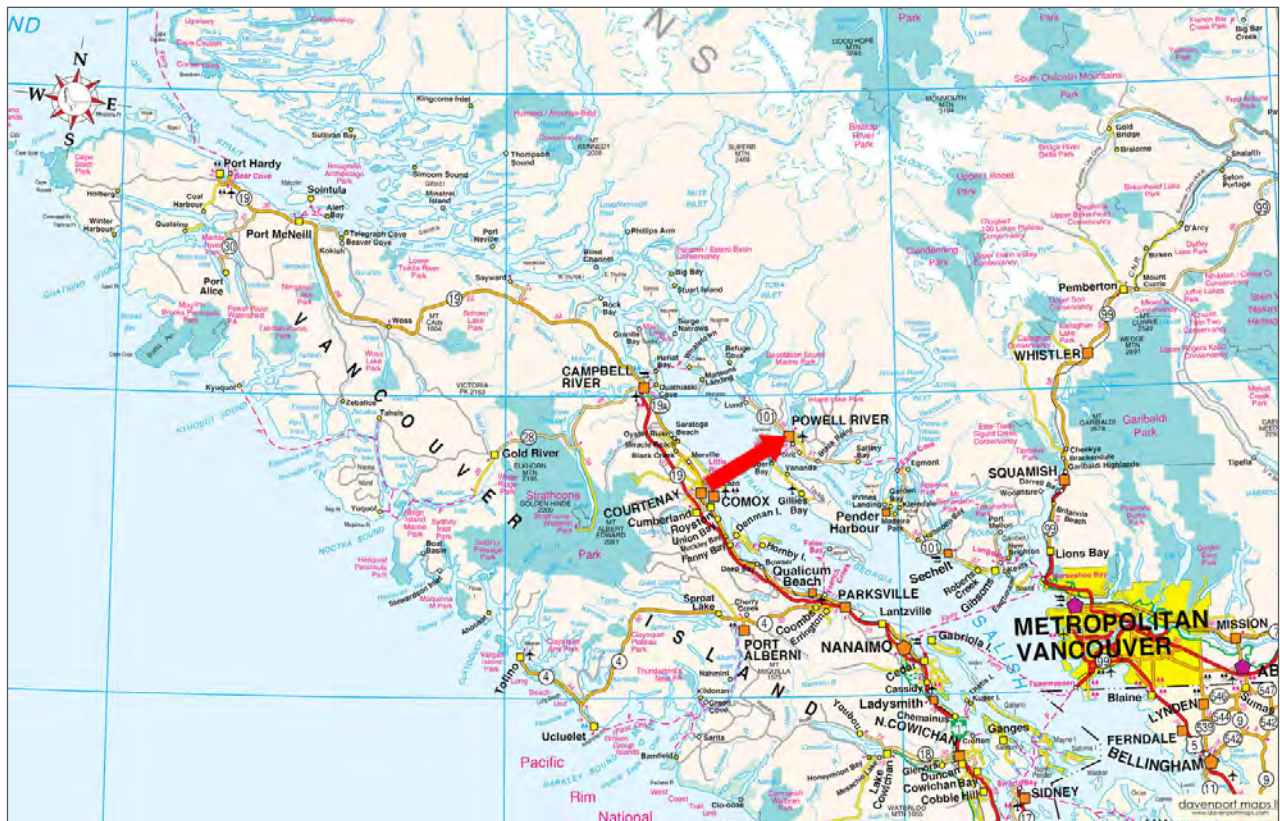
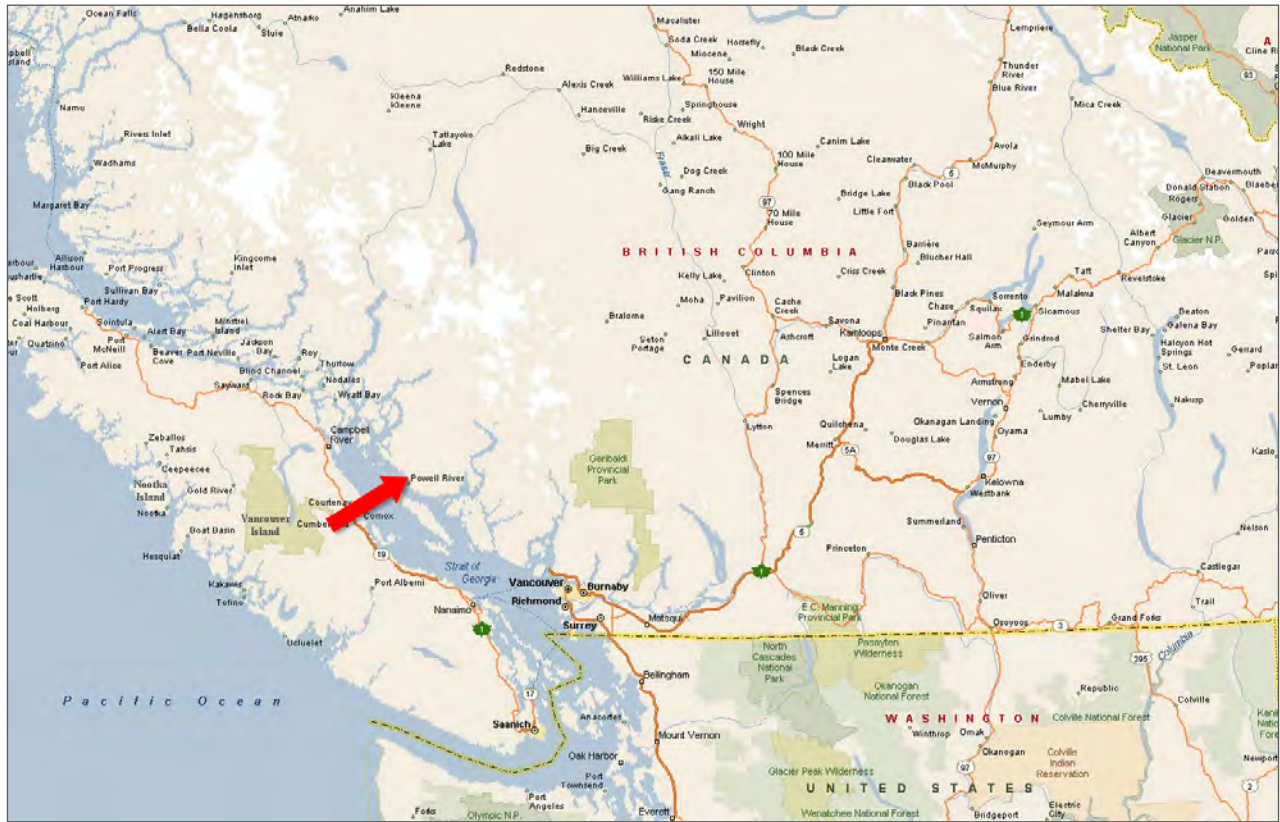






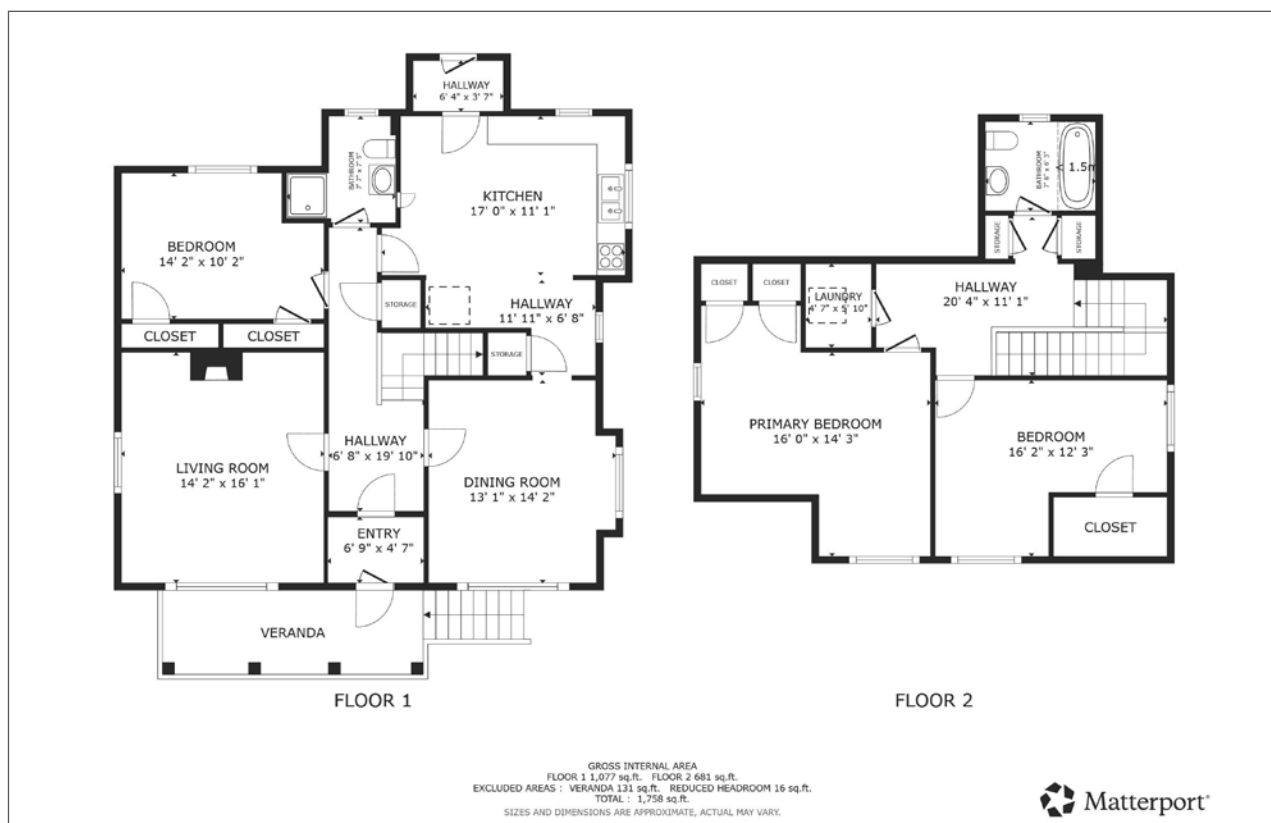












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