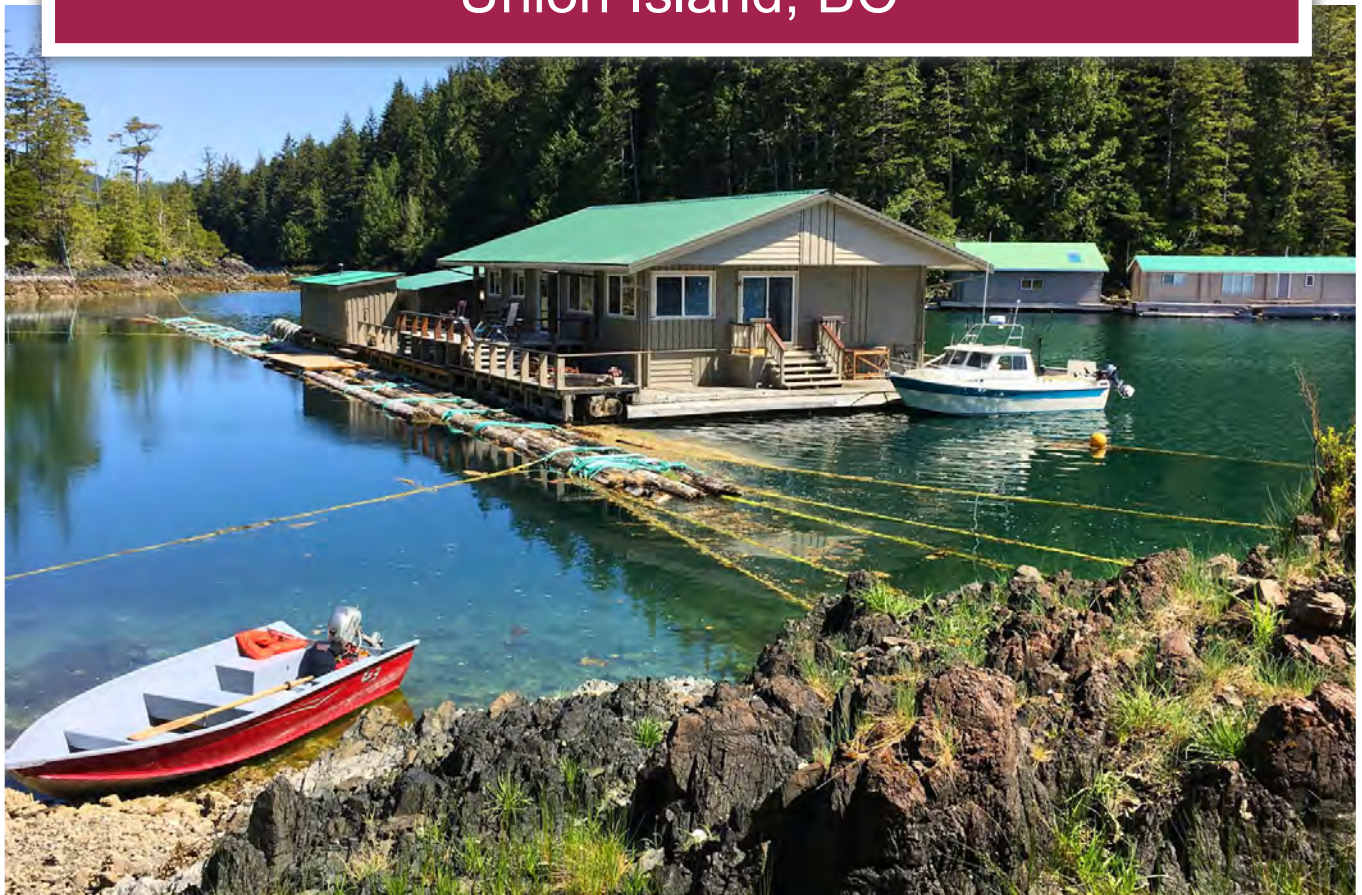




Kyuquot Sound Float Camp

Union Island, BC



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Kyuquot Sound Float Camp

Union Island, BC

PROPERTY DETAILS

Listing Number: 25040
Price: \$295,000

SIZE

- 8.624 acres
- 3.49 ha (8.624 Acres) Licence of Occupation

DESCRIPTION

This is an unheard-of opportunity to become part of the west coast fishing scene at the lowest possible entry cost, allowing you to acquire a superb turnkey floating camp in what is arguably the best fishing area on the BC coast.

This floating camp is in a sheltered bay on the west side of Union Island, minutes from the fishing grounds for which the Kyuquot area is renowned.

It is on a Licence of Occupation renewed in 2023 and valid until November 18, 2033. It is 3.49 ha (8.6 acre) in size and located in Crowther Channel off Union Island, only 3 miles from Kyuquot.

The 1,060 sq. ft. 2-bedroom, 2-bathroom float camp is beautifully finished with pine ceilings, wood panel walls trimmed with cedar and sisal rope, and high-end cork and laminate floors. The master bedroom has a walk-in closet and the bathroom has a jet tub and shower. The walk-in pantry has a full-size washer and dryer, upright freezer and lots of room for food storage. A pellet stove provides heat and the great room is home to the kitchen,

dining and living room. The island kitchen features include maple cabinets, countertop range, wall oven, refrigerator, dishwasher and microwave, and all drawers in the home are self closing.

Power is provided by a Kubota 3-cylinder diesel generator that feeds a 24-volt system with new Rolls Batteries installed in 2023, which has dual inverters and one back up inverter as a spare. There is a chest freezer in the battery room and many tools in the workshop that are included. The owners will keep their personal items, fishing gear, some art, keepsakes and the mounted salmon.

Water is from an intake on an unnamed creek flowing out of Union Lake through a filter system to the taps in your kitchen and heated by a Renai on demand water heater.

Built by long time coastal logger Al Lavigne as a floating home for his family, the float and home are beautifully constructed, nicely finished, comfortable and practical. The float is on logs and attached to the land with a stiff leg. There is a new stiff leg, logs and 600 ft of 1.5" rope that can be used to replace and repair if required. The float is made of cedar and there is a significant amount of lumber including cedar and treated included in the sale.

The bay is shared with the Slam Bang Lodge which was also built by Al Lavigne as their first home in the bay. The location could not be better for enjoying the incredible west coast scenery, wildlife and prolific fishery and seafood resource that includes salmon, halibut, ling cod, sole, prawns and crabs, and at night it is so much fun to jig the delicious squid.



Think about it. Your boat is tied a couple steps from your doorstep, you walk out with your coffee and 5 or 10 minutes later your lines are in the water in one of the most prolific fishing grounds the BC Coast has to offer. Take your lunch and fish all day or come back for lunch to process your catch. We are always happy to talk about the fishing.

LOCATION

Crowther Channel, Union Island in Kyuquot Sound
- West Coast of Vancouver Island

DIRECTIONS

Access by boat or float plane. It is 10 miles by water from Fair Harbour Marina and Campground, which is about a 3.5-hour drive from Campbell River.

From Campbell River head north to Sayward and turn towards Woss. 21 km past Woss, turn left off Highway 19 towards Zeballos (this is a well-maintained gravel road), then turn right and follow signs to Fair Harbour for boat pickup.

AREA DATA

Kyuquot Sound

Kyuquot Sound is the smallest of the five large sounds on the West Coast of Vancouver Island. Surrounded by mountains, Kyuquot Sound has two main inlets, Kashutl and Tahsis, and many islands and islets. It is renowned for sport fishing and being the closest location to the continental shelf.

Fair Harbour

The gateway to Kyuquot, Fair Harbour is a full-service marina and campground that provides rental cabins, dry camping, parking, moorage, fuel, boat launch, washrooms, showers, laundry, and a convenience store for guests visiting the Kyuquot Sound area. It is about a 3.5-hour drive from Campbell River. The owners keep their boat here on a trailer when they are not at the cabin, which works perfect.

RECREATION

Fishing salmon, halibut and lingcod, cruising, sailing, kayaking, surfing, wildlife, bird and whale watching.

HISTORY

The float and home were built by long time coastal logger Al Lavigne as a floating home for his family. The bay is shared with the Slam Bang Lodge, which was also built by Al Lavigne as their first home in the bay. While they were still logging, Al and family created Slam Bang Lodge to be able to share the amazing fishing resource with friends and guests. The lodge is in operation today offering guided fishing, accommodation and providing fish processing services to lodges and fishermen in the area.

MAP REFERENCE

50° 1'2.33"N and 127°18'59.75"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

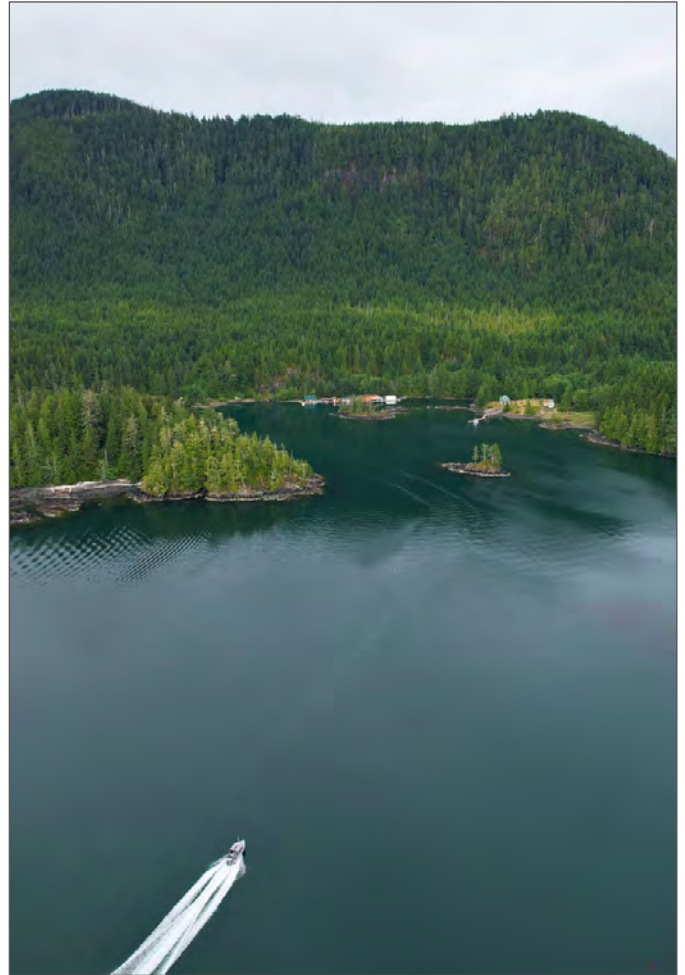
None.

IMPROVEMENTS

- Float on logs
- 1,060 sq. ft. home

TAXES

- \$690.00 (2024)
- \$2,291.43 Annual Rent

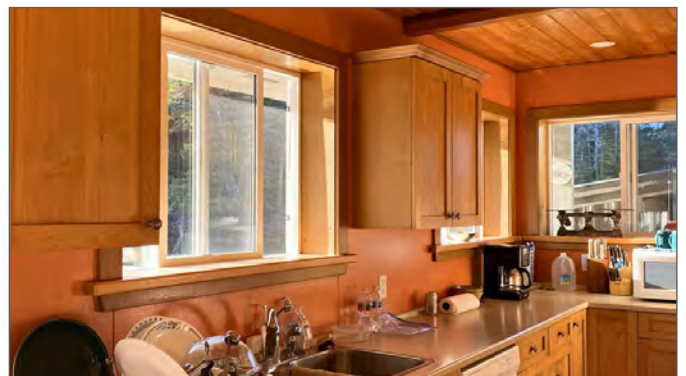


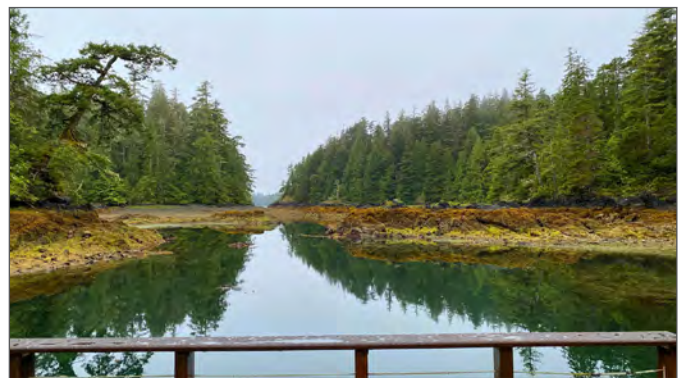
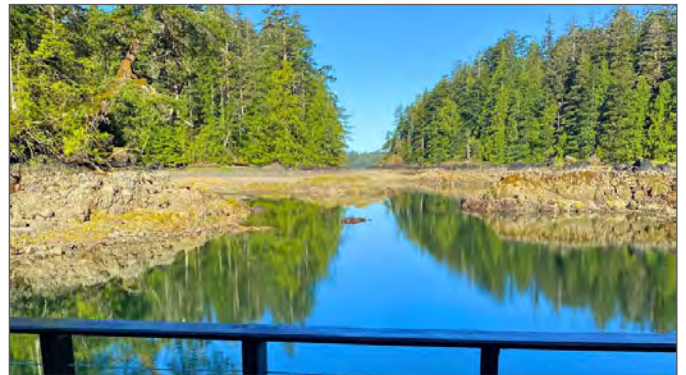
ZONING

SD-64

Electoral Area A-Kuyquot/Nootka-Sayward
Subdivision Servicing Standard Bylaw No. 64,
2010

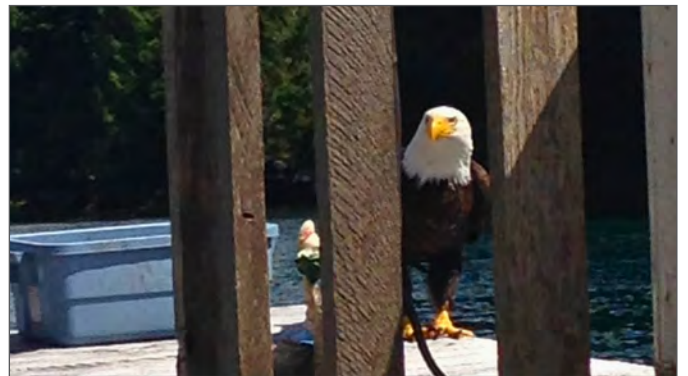
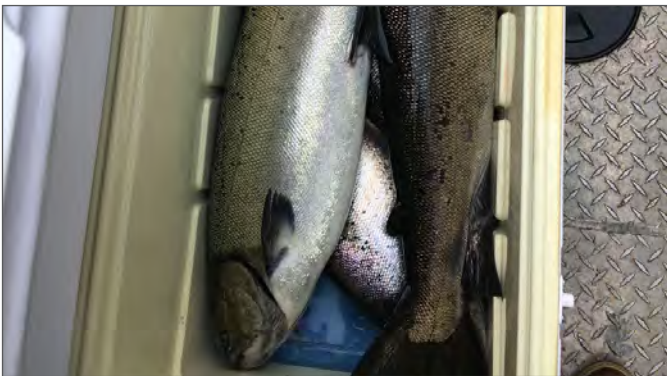
Additional zoning information can be found on the
Strathcona Regional District website, [www.srd.ca/
services/planning/land-use-zoning/](http://www.srd.ca/services/planning/land-use-zoning/)

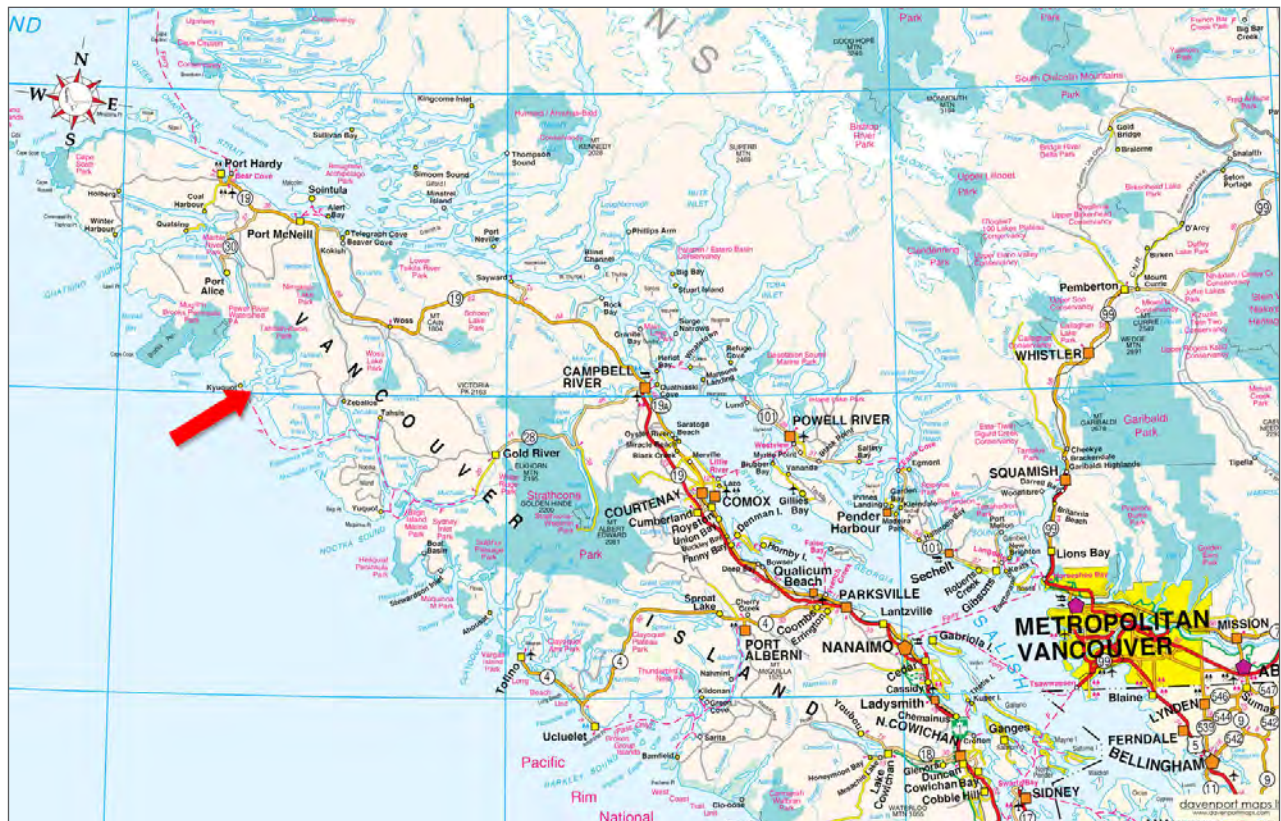


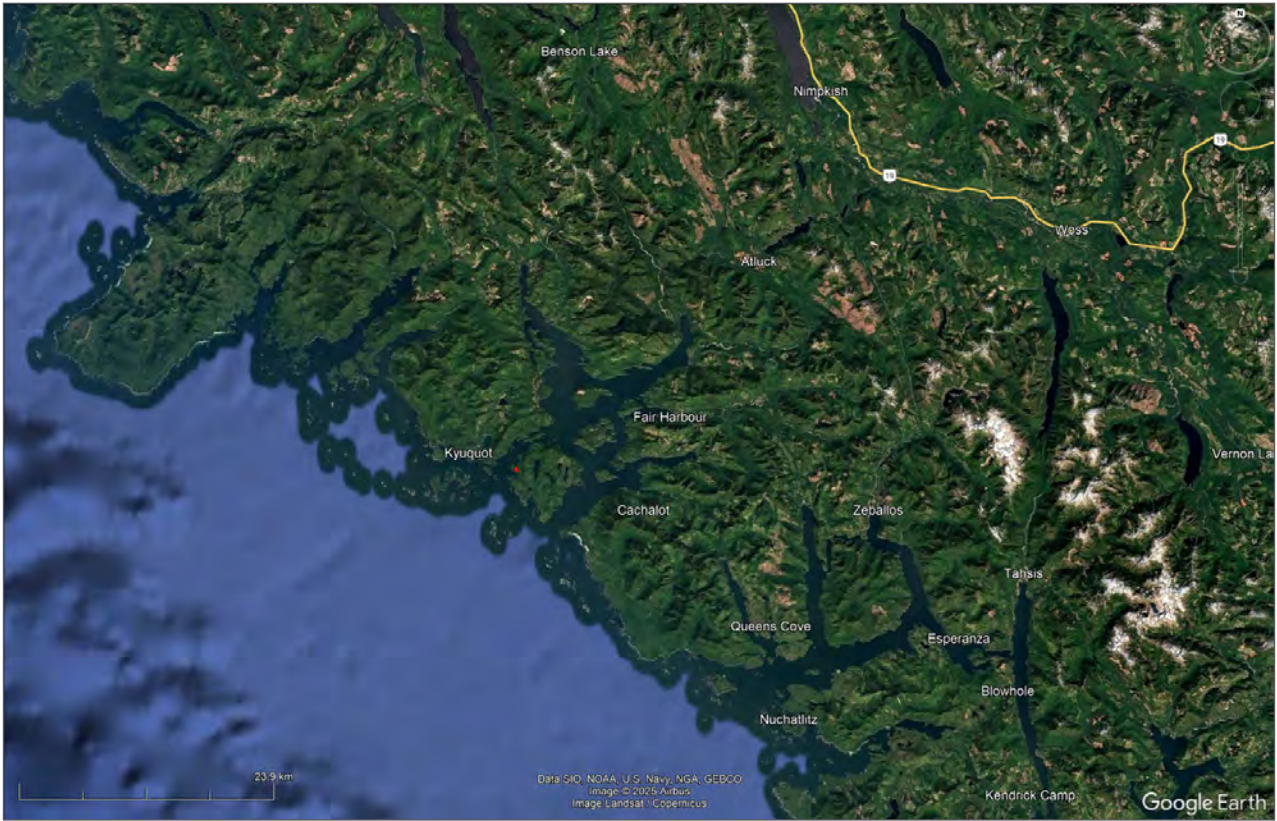


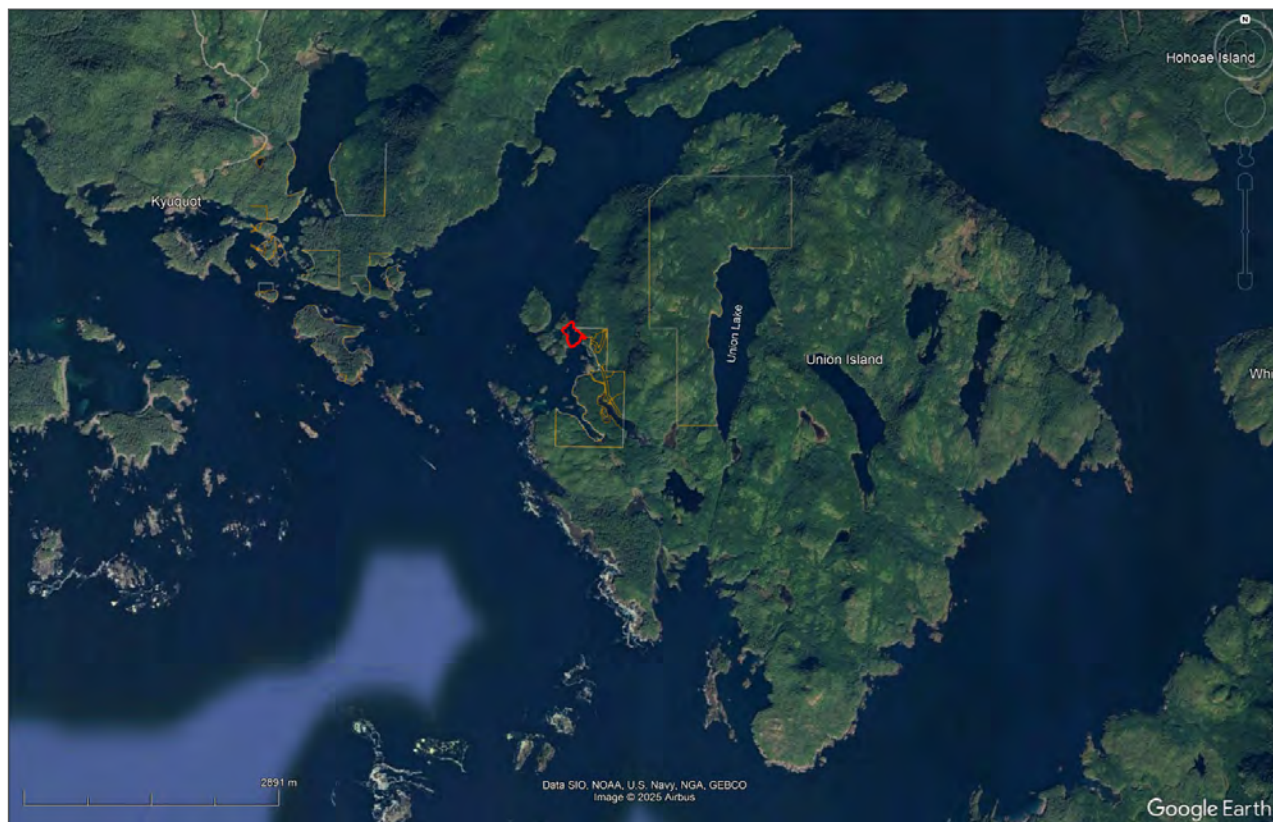


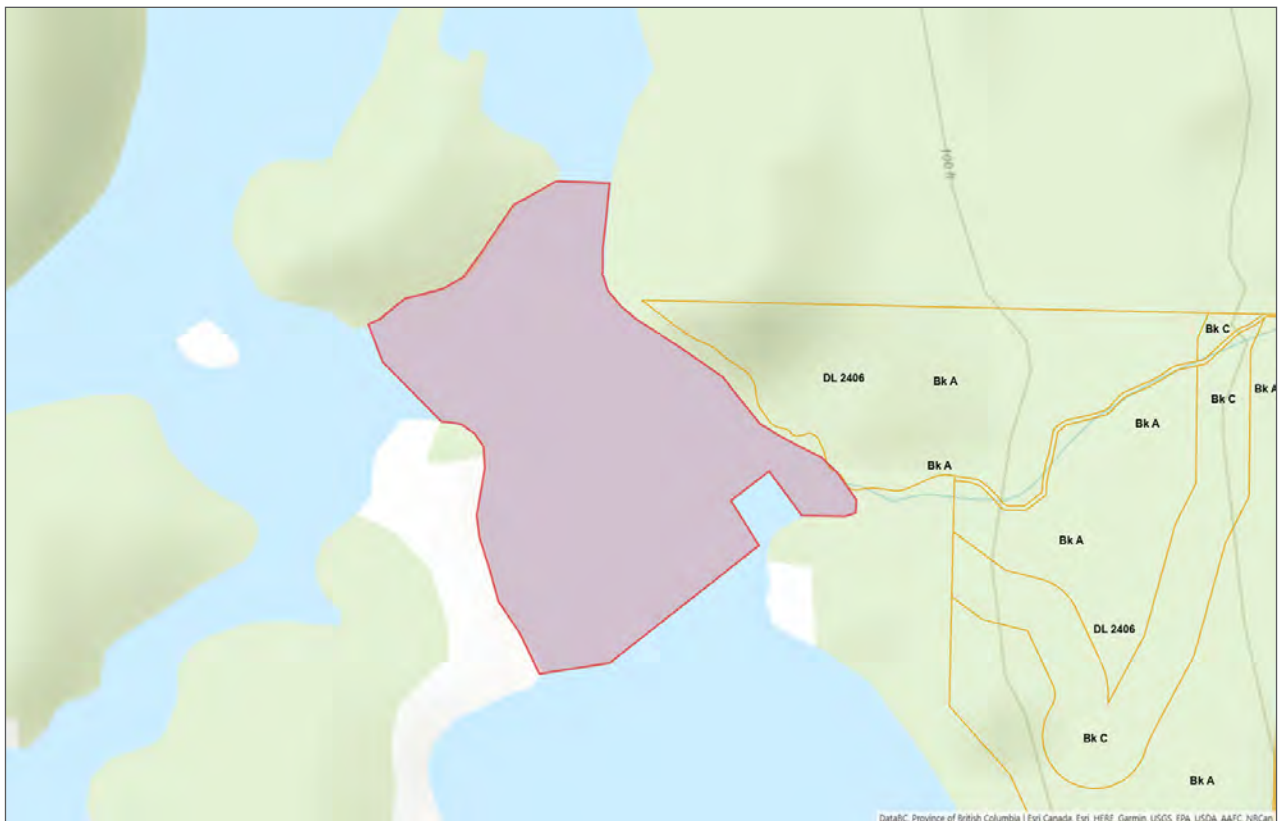












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