



Oceanfront Cottage and Guest Cabin on Sevilla Island



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Oceanfront Cottage and Guest Cabin

Sevilla Island

PROPERTY DETAILS

Listing Number:	25261
Price:	\$499,000
Taxes (2025):	\$3,521.18

SIZE

0.49 acres ~ 215± ft oceanfront

DESCRIPTION

Surrounded by ocean vistas and natural beauty, this Sevilla Island property delivers true coastal living. This offering includes a 1,738 sq. ft., 2-bedroom, 2-bathroom oceanfront cottage with a separate one-bedroom guest cabin, located on the south-east side of the island looking towards Lund Harbour. Just a 4-minute boat ride from Lund—where you'll find a government wharf, general store, fuel services, shops, hotel, and restaurants—this half-acre property offers 215 feet of stunning shoreline in one of the Sunshine Coast's most desirable locations.

When you arrive at the property, you are greeted by mature landscaping, a flat lawn area, and a small pond that create a picturesque setting as you approach the cottage. The home itself is rustic yet equipped with modern conveniences, blending seamlessly into its natural surroundings. While there are a few finishing touches and some maintenance required, the property provides a rare opportunity to personalize your coastal getaway at an affordable price. Overlooking a quiet cove, the cottage is equipped with a funicular lift that

allows you to bring supplies and goods up from the shoreline during higher tides.

Inside the cottage, the main floor includes a bedroom, bathroom, and kitchen. Both the kitchen and the sunroom open directly onto a sundeck, while a second deck on the side of the home faces Finn Bay. The large sunroom at the front of the home, is an ideal spot to enjoy your morning coffee. Upstairs, the open-concept loft offers a second bedroom, an office area, and a 3-piece bathroom, making it a flexible space for full-time living or extended visits. Under the side of the home there is a shop area with exterior access, perfect for storage or small projects.

The separate guest cabin is located close to the main home and includes a bed, sitting area, bathroom, and power, making it perfect for extended family or visiting guests. The property is serviced by community water and sewer systems, along with hydro-electric power—an uncommon benefit on a small, boat-access-only island. A trail and walkway connect to the neighbour's dock, where the current owner, along with other island residents, rents moorage space.

Sevilla Island consists of just 13 privately owned lots, with a mix of seasonal and full-time residents, fostering a true sense of community. The island is ideally situated close to world-class destinations including Desolation Sound, Savary Island, and the Copeland Islands Marine Park, offering incredible opportunities for kayaking, boating, and fishing right at your doorstep.

This oceanfront property with both a main cottage and guest cabin offers the perfect balance of



community amenities, and breathtaking scenery. Whether as a full-time residence or recreational getaway, it is a must-see for those seeking an authentic coastal lifestyle. Call today to arrange your private viewing.

LOCATION

Sevilla Island is located within Lund Harbour near the City of Powell River on the coast of British Columbia, approximately 145 kilometres (90 miles) north of Vancouver.

DIRECTIONS

Contact the listing agent.

AREA DATA

Lund

Only a few minutes' drive from the government wharf is the historic community of Lund, where you can find a grocery store, liquor store, bakery, restaurants, pub, post office, marine mechanics, and tour operators offering fishing charters, water taxi services and eco-adventures.

The area of Lund was established in 1899 when the Thulin Brothers started to build the hotel, which is still in use today. Recently the hotel has changed ownership and has seen a major renovation. For most of the early years Lund served as a port for

fisherman. Today Lund thrives on its attraction from tourists.

Desolation Sound, Savary Island, Harwood Island, Bliss Landing and the Copeland Islands are areas of interest and are all located in close proximity to the property. The area is rich in natural beauty and abundant with sea life. The area is also rated among the best in the world for its scuba diving.

Powell River

With a population of approximately 20,000 people, Powell River is the largest center closest to the property, and just a 20-minute drive south. So many natural wonders surround this area, from the ocean at your doorstep to a choice of 100-some-odd lakes, all within a short drive. 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

Lakes

The Sunshine Coast offers easy road access to many lakes and rivers. The area boasts more than 50 fresh water 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-kilometre (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!

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 view points, lakes, rivers, streams and surrounding mountains.

The 170-kilometre (106 mile) 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 20 minutes away at the Powell River Visitor Centre.

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

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 located 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 in 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.

Powell River is a gateway to many destinations in the surrounding area including Texada Island, Desolation Sound and Savary Island.

Fishing

The Sunshine Coast is truly a fishing mecca. Fish for cod or salmon in front of your ocean view acreage and grill your catch on the barbecue that evening. 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! This pristine ocean waterfront sanctuary offers up prawns a mere 300 feet off shore. Crab, clams mussels and oysters are also abundant in the area.



Wildlife

BC's west coast abounds with wildlife. While relaxing in this pristine natural environment you may glimpse a great blue heron stalking its morning catch along the shoreline, observe a playful otter family darting in and out of tidal rocks, or watch deer wandering through an open meadow. Eagles and ospreys soar on the warm ocean breezes; below porpoises, killer whales or grey whales might break the surface of the water as they traverse the coast. Seals and sea lions are seen on a regular basis.

The region is known for its exceptional bird watching. Loons, mergansers, wood ducks and harlequins are but a few of the waterfowl that make their home along the coast. In the spring tiny ruby red rufous hummingbirds dart from flower to flower; great owls watch silently in the forest, and in the fall pale chevrons of snow geese move across the sky, heading south for the winter. Nature, pure and unspoiled, awaits you.

HISTORY

Lund is a quiet village about 17 miles north of Powell River and the physical ending (or, as argued by locals, the "starting") point of Highway 101, which stretches to Chile, South America. The Historic Lund Hotel symbolizes the heart of Lund, and to marine traffic it is the symbolic gateway to beautiful Desolation Sound Marine Provincial Park.

The area that is now Lund has been known to the Coast Salish peoples for thousands of years as a village site of the Tla'amin people. The village of Klah ah men was home to dozens of families and a desirable location as it was accessible by land and sea so approaching visitors could be detected from afar.

Further, both I hohs (Savary Island) and Tohk natch (Okeover Inlet), plentiful in shellfish, salmon and land mammals, were only short paddles away. Fresh water was ample as were cedar trees, the main material source in the production of tools, shelter, clothing and more. Ceremonies, both spiritual and social in nature, were held at Klah ah men, and included dance, song and recreational games that were a major part of Coast Salish culture.

In 1889 Fred and Charlie Thulin arrived from Sweden, looking for a better life in the new "land of opportunity." The brothers first set eyes upon the area that would later become Lund while sailing by on the side-wheeler tugboat Mermaid on their way to find employment logging in Pendrell Sound. Shortly thereafter Fred and Charlie settled in the area they named Lund, after the University town of the same name in their native Sweden, immediately building a wharf, logging the bay, piping in water and converting suitable land on the settlement to farmland.

In 1892 a post office was established, one of only two north of Vancouver at the time. A general store was constructed and shortly thereafter the first passenger and mail boat began making regular stops at Lund, tying it to the world. By 1895 the brothers had built Lund's first hotel, which held both the first hotel licence and the first liquor licence to be issued north of Vancouver. A bottle of the best scotch was available for \$1.50 and the basement of the hotel housed a jail cell, primarily used to "accommodate" any drunken rowdies patronizing the hotel. By 1905 the Thulins had purchased the first donkey engine seen up the coast, built their first

steamboat “City of Lund” and expanded their chain of stores to Tla’amin Village and to where present-day town site is. As coastal traffic continued to increase in 1905 the Thulins began construction of a second hotel, The Malaspina, which in 1918 was renamed the Lund Hotel after the original building was destroyed by fire.

In November 1999 the Tla’amin First Nation and a local businessman purchased the property and commenced extensive renovations, reopening the doors in the spring of 2000. Although further improvements and expansion are planned, the hotel currently boasts 27 well-appointed guest rooms and the new pub and restaurant feature un-obscured ocean views as well as spectacular menus. During the warmer months guests may dine on the spacious waterfront decks, savoring the ocean breeze and the bustling activity of Lund Harbour. Historic photos grace the walls of the entire hotel, telling the story of the hotel and Lund as only those immortalized by the camera could truly tell it.

MAP REFERENCE

49°59’1.20”N and 124°46’8.96”W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Lund Community water and sewer
- Power
- Telephone

IMPROVEMENTS

1,738 sq. ft., 2-bedroom, 2-bathroom oceanfront cottage with a separate guest cabin



ZONING

Lund Residential
Qathet Regional District Electoral Area A Official
Community Plan Bylaw No. 500-2015

Additional zoning information can be found
on the Qathet Regional District website,
www.qathet.ca/land-use/plans-zoning/

LEGAL

Lot D District Lot 5582 Plan 10022

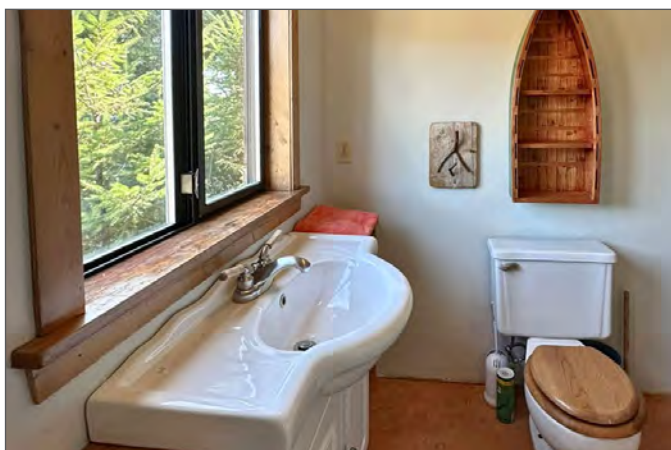
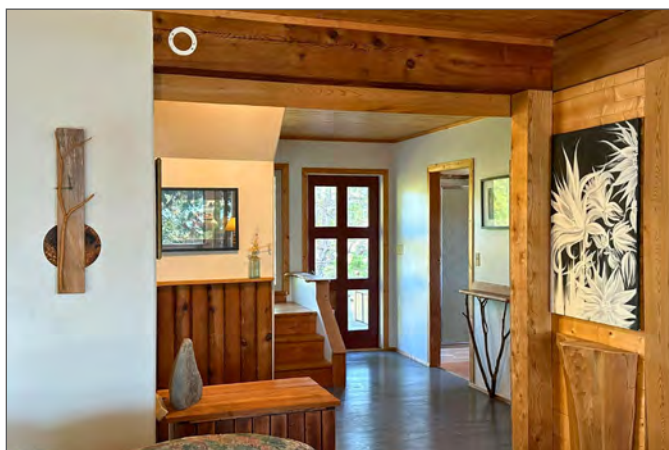
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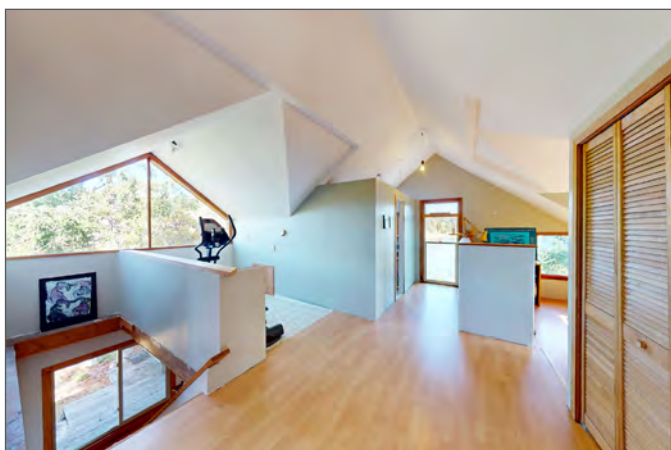






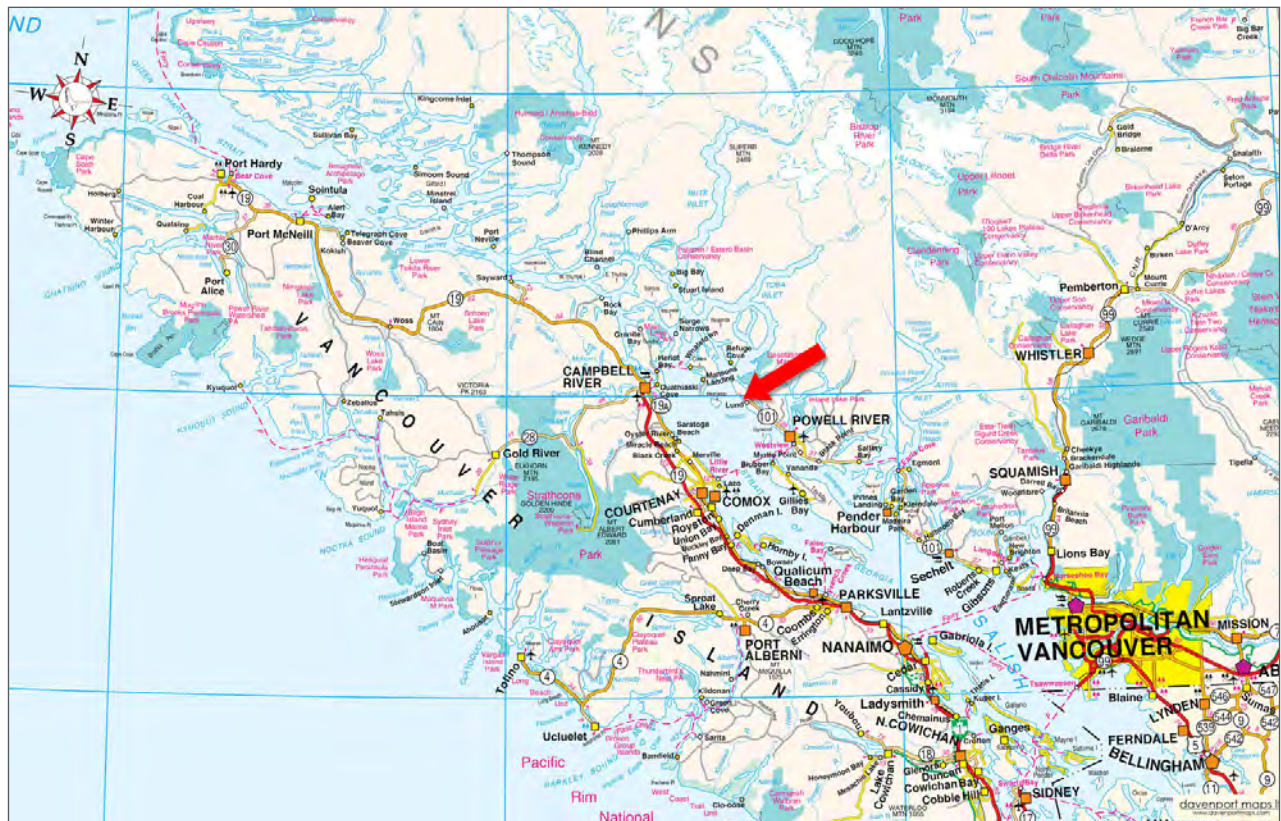
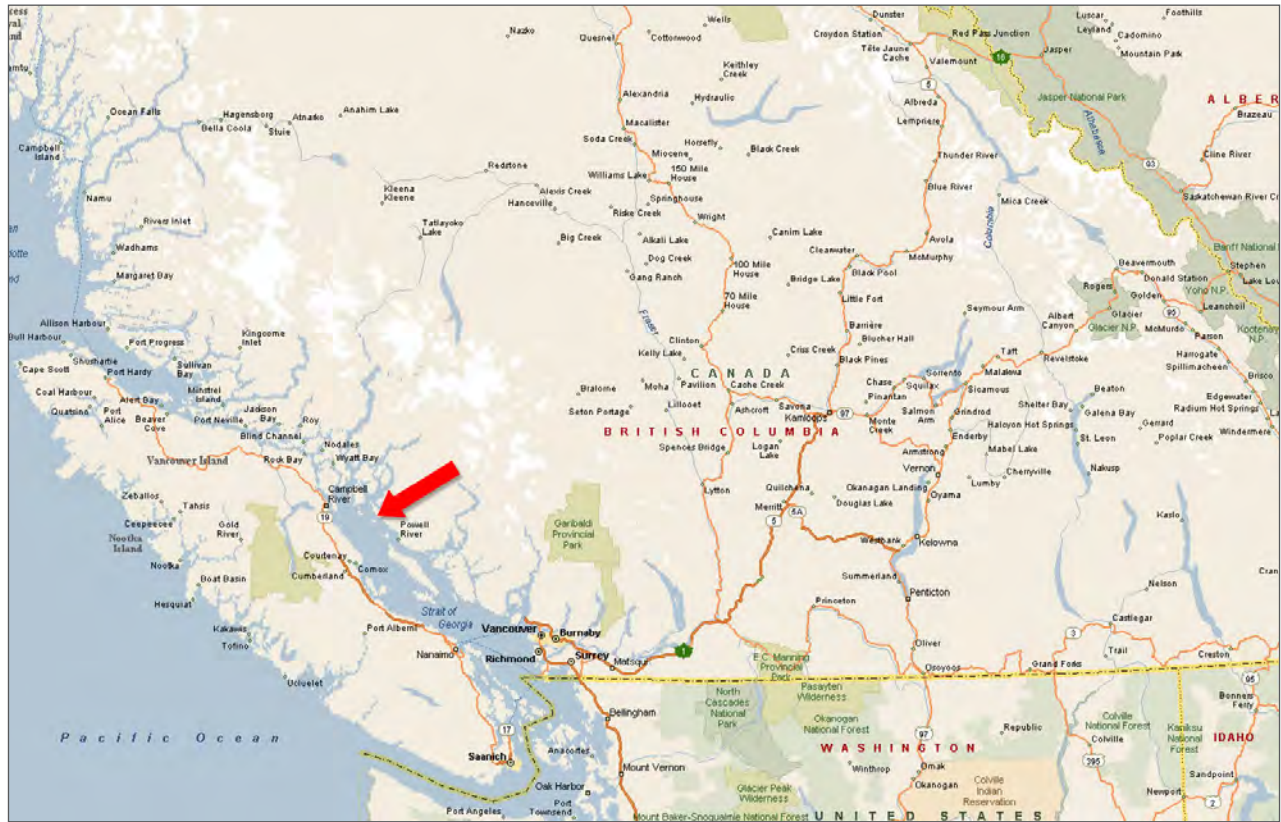


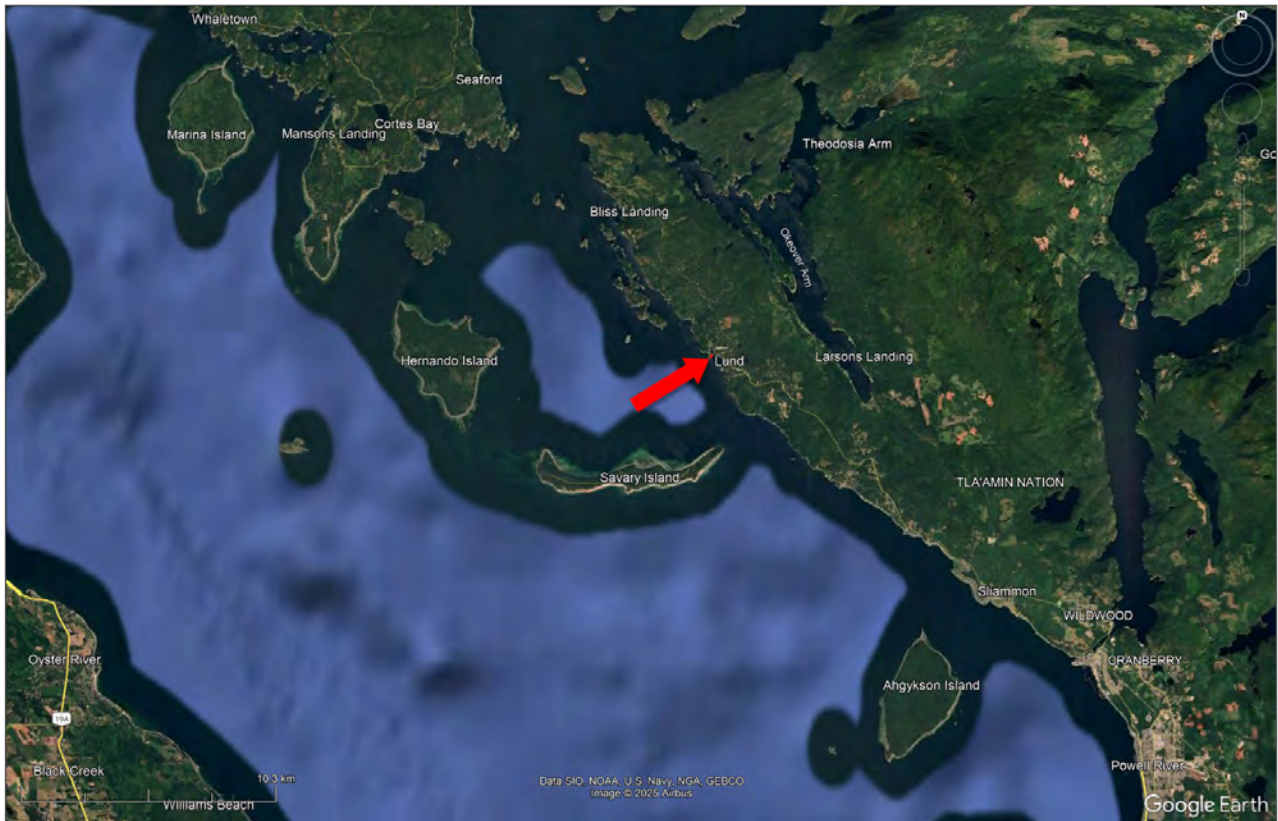


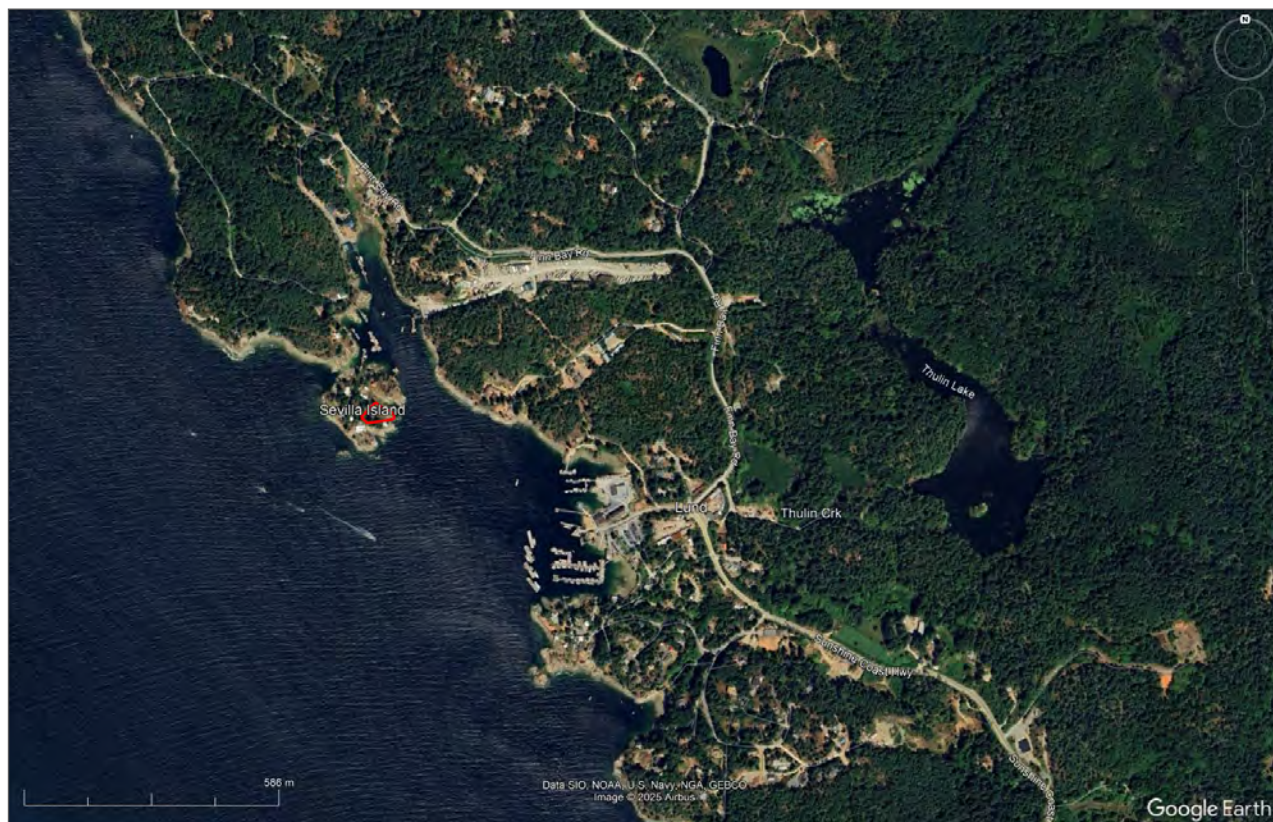


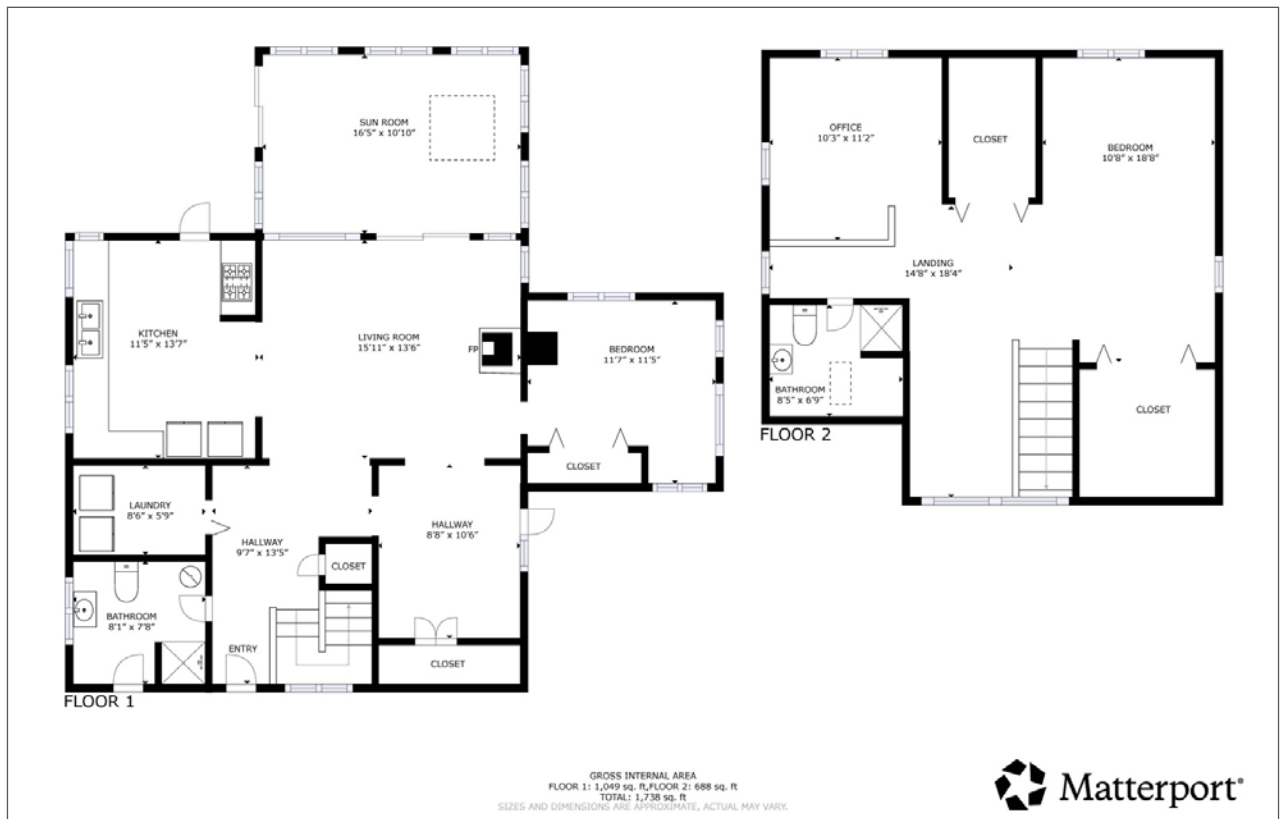
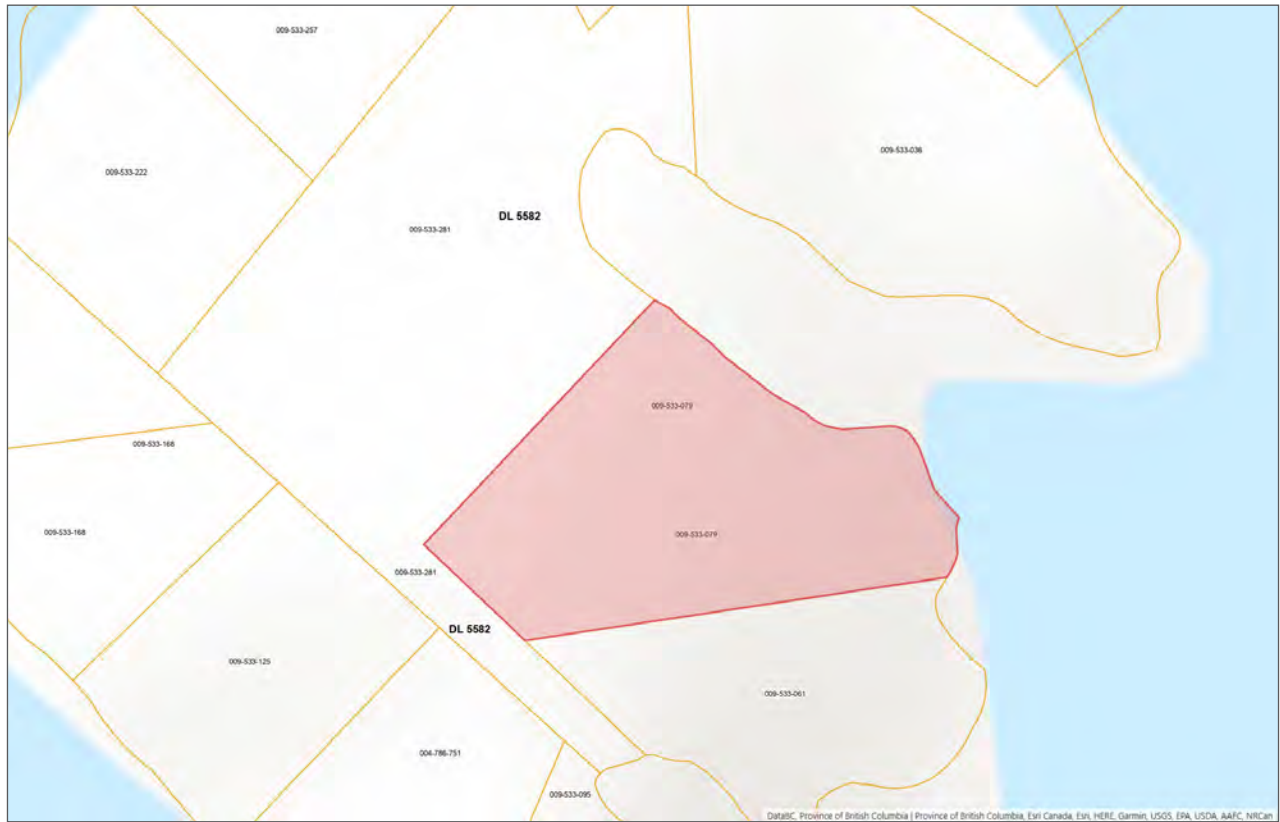














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