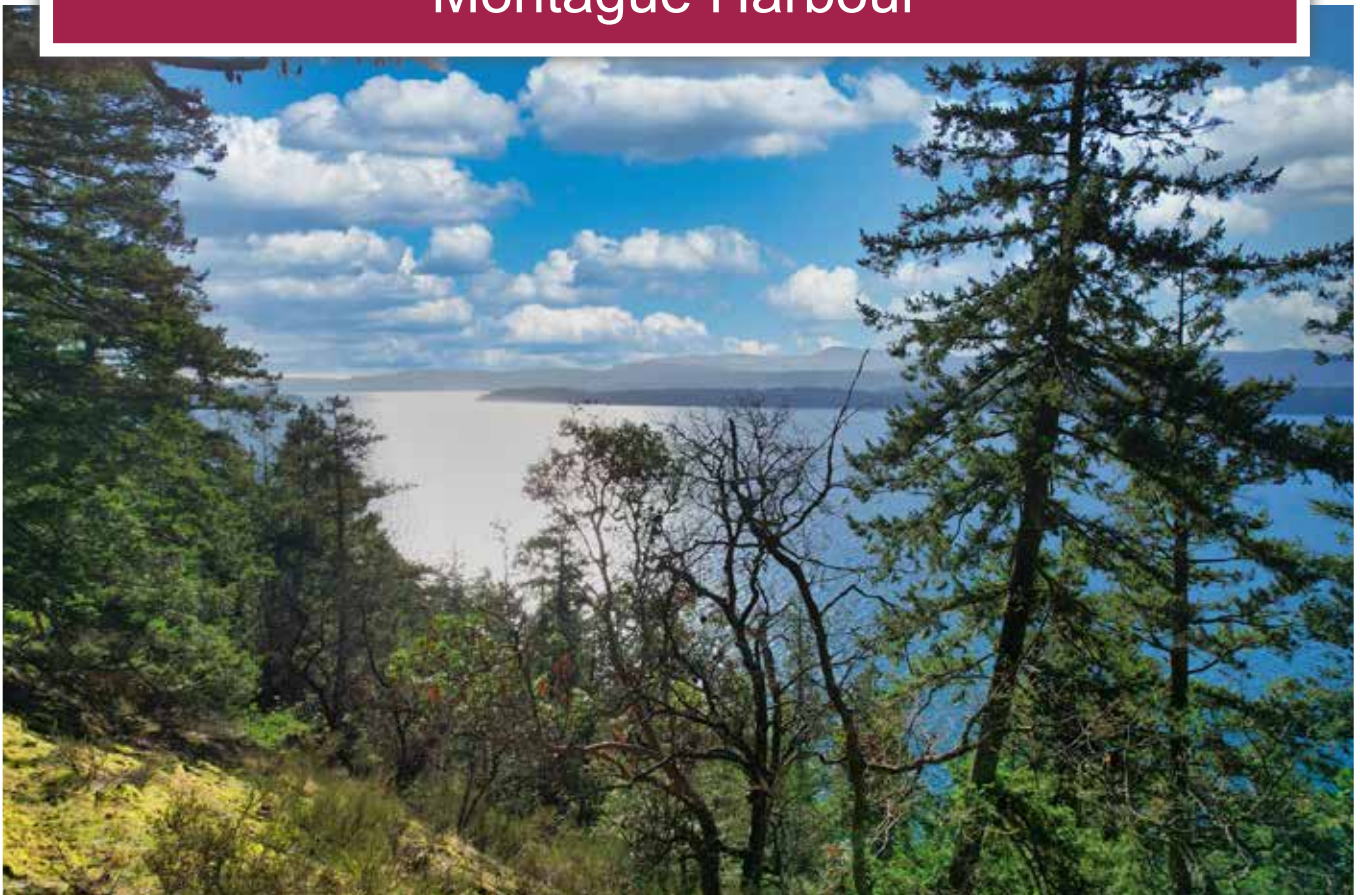




**Parker Island  
Montague Harbour**



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# Parker Island

## Montague Harbour

### PROPERTY DETAILS

<b>Listing Number:</b>	23227
<b>Price:</b>	\$325,000
<b>Taxes (2023):</b>	\$1,519.29

### SIZE

9.82 acres ~ 675± ft oceanfront

### DESCRIPTION

Situated in the Southern Gulf Islands, Parker Island stands just a short distance off the coast of Galiano Island, providing a shield for Montague Harbour—a hotspot for boaters in the region.

This nearly 10-acre property offers ample space and privacy, making it feel like your personal sanctuary. Despite having neighbors, once you're on-site, the seclusion is pure luxury. With a southwest orientation, the property maximizes sunlight exposure and offers stunning sunset views perched above Trincamali Channel, providing an uninterrupted 180-degree panorama.

Practicalities are already taken care of—power line is on site, a well has been drilled, and a septic field installed. The only decision left is picking the spot for your build.

A shared dock and landing site serve as a meeting point for locals and provide easy access to the sandy spit for hanging out at the beach, having a camp fire and all other water activities. The property is a short walk from this hub, or like many other residents hop in your utility vehicle for a quick and easy ride or to transport supplies.

Parker Island strikes a balance—offering a remote feel while being easily accessible from Galiano Island. Enjoy the solitude of your surroundings, then hop in your dinghy for a cruise around Montague Harbour or head to the nearby marina for supplies and a meal. And when you crave some lively moments, a short and entertaining bus ride takes you up the hill to the pub. It's the best of both worlds, combining the quiet charm of Parker Island with the conveniences of Galiano.

### LOCATION

1569 Ridge Road - Parker Island, BC

### DIRECTIONS

Contact Listing Agent

### AREA DATA

Parker Island is approximately 400 acres and is part of the Southern Gulf Islands, between Vancouver Island and the mainland of British Columbia. It is located on the western side of Montague Harbour on the southern end of Galiano Island. Parker Island has approximately 25 residents, half of which live there part-time, due to the island's rustic grounds and harsh weather conditions.

There is no public ferry service to Parker Island, so it can only be accessed by private boat, floatplane, helicopter or water taxi from Montague Harbour.

Montague Harbour dock is one of the most heavily used of all ports in the Southern Gulf Islands. Users of this port are mostly the residents of nearby Parker Island and Wise Island, which are small islands comprised mostly of seasonal residents. This dock also provides access for essential service providers



such as BC Ambulance, RCMP, BC Hydro, as well as several float plane companies. A reserved dock area has been set aside for these emergency and commercial vessels.

Galiano Island is one of the Southern Gulf Islands located between Vancouver Island and the Lower Mainland of British Columbia, on the west side of the Strait of Georgia. The island is bordered by Mayne Island to the southeast, Salt Spring Island to the west and Valdes Island to the northwest.

## RECREATION

Boating, swimming, sightseeing, fishing, scuba diving, hiking and kayaking.

## HISTORY

Parker Island is named after Lieutenant George Ferdinand Hastings Parker of the HMS Ganges flagship of the Royal Navy's Pacific Station, which was based in Esquimalt on Vancouver Island.

## MAP REFERENCE

48°53'8.94"N and 123°24'57.22"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## ZONING

R2 (Rural 2)

Galiano Island Local Trust Committee Land Use Bylaw No. 127, 1999

Additional zoning information can be found on the Islands Trust website.

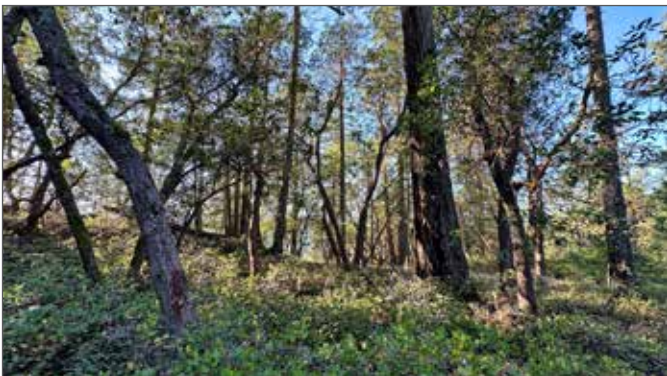
## LEGAL

Lot 29, District Lot 9, Parker Island, Cowichan District, Plan 45606

PID 008-538-719





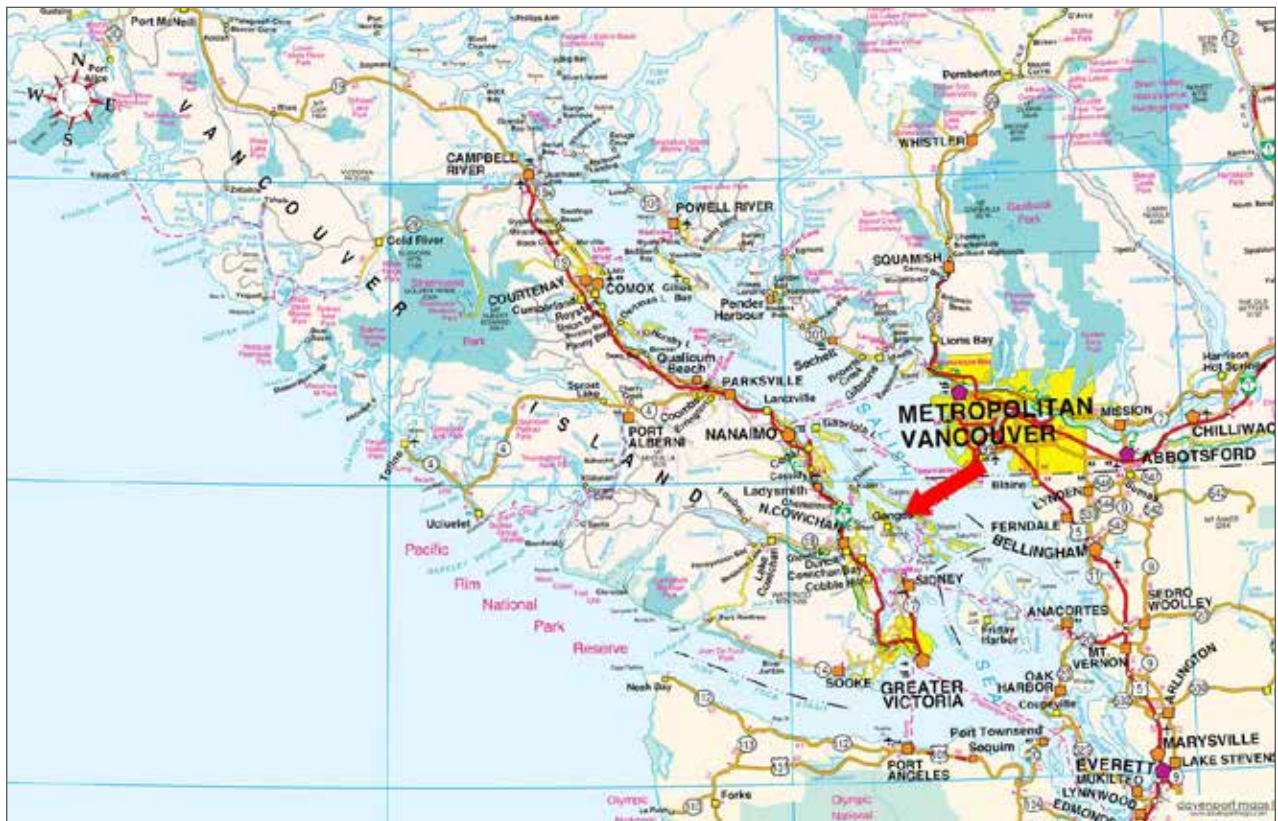


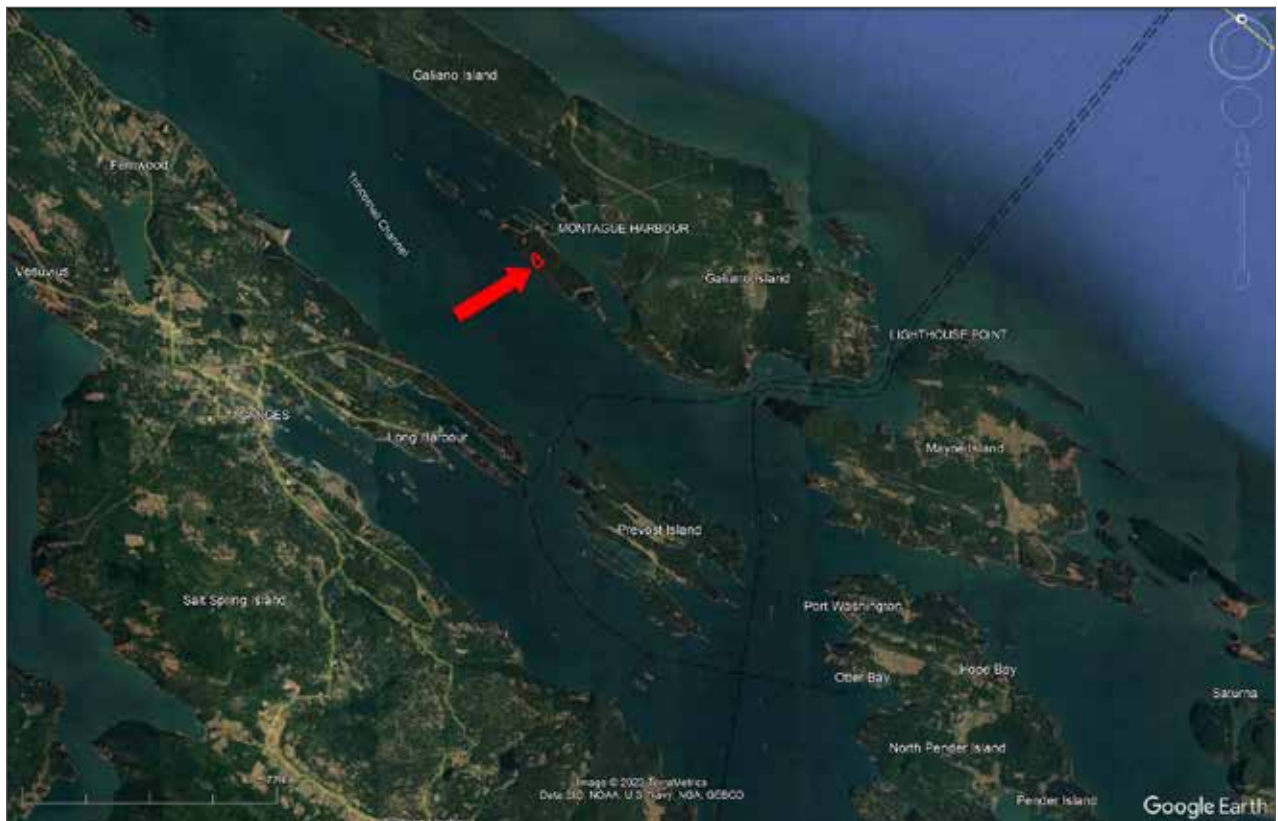




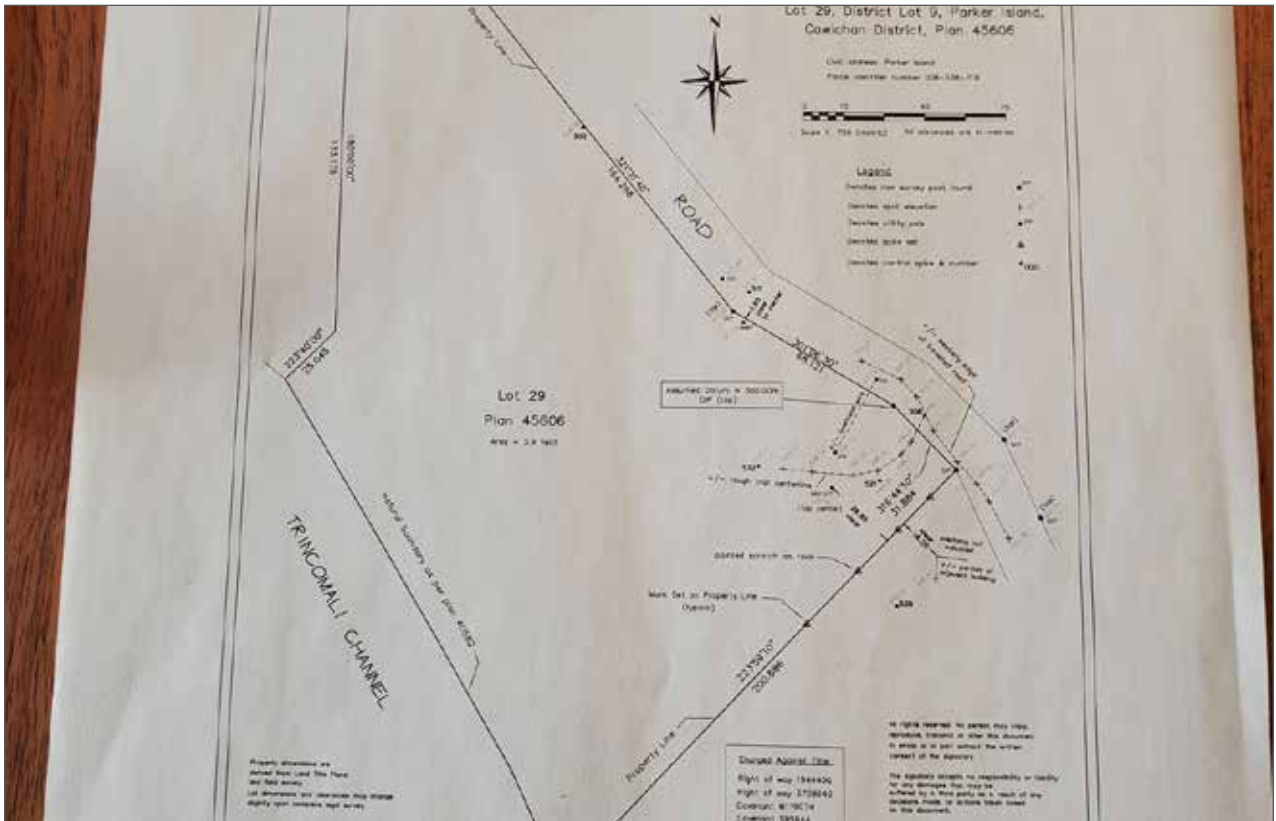
















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