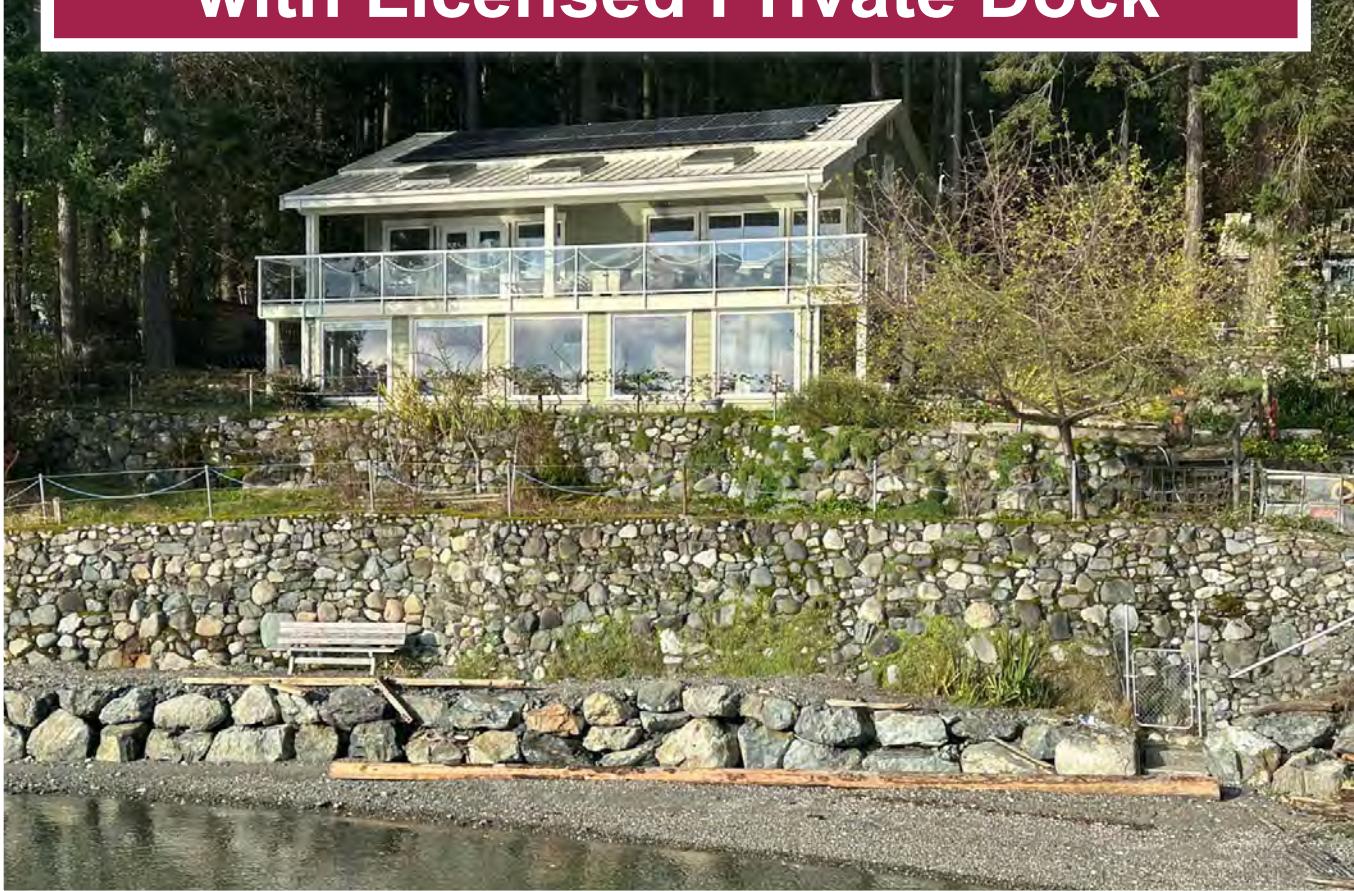




## Piers Island Oceanfront Home with Licensed Private Dock



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# Piers Island Oceanfront Home with Licensed Private Dock

## PROPERTY DETAILS

**Listing Number:** 26001

**Price:** \$1,099,000

## SIZE

0.53 acres ~ 110± ft oceanfront

## DESCRIPTION

Experience a coastal lifestyle with comfort in a fantastic location featuring easy access.

This oceanfront property checks a lot of boxes if you are searching for a property where you can create long lasting memories with family and friends of all ages for generations to come.

This south facing oceanfront property on Piers Island features a quality constructed private 40 ft dock that is licensed. In addition, there is a private mooring buoy for larger vessels or if you need additional space for guests.

Convenience is key. Having your own private dock right out your front door not only allows easy access from the government dock at Swartz Bay or Canoe Cove Marina near Sidney on Vancouver Island within 5 minutes, but it unlocks the coastal experience allowing you explore the entire coast with ease.

Whether you or your guests are travelling from near or far, getting here is easy. Swartz Bay Ferry Terminal is across the way which provides direct

access to Vancouver and the mainland. Victoria International Airport is 10 minutes from either Canoe Cove or the government dock at Swartz Bay.

The property features a manageable half acre of land with approximately 110 feet of walk-on oceanfront. The property is serviced with Hydro and municipal water, which are unique features in this remote environment, and septic. Additionally, the owner has installed solar panels which helps offset utility costs.

Piers Island has 131 private properties which surround the island's perimeter on the waterfront. The interior is greenspace filled with hiking trails. There is an interior road that circles the island and connects all of the residents. There are roughly 90 year-round residents on the island, and the remaining balance would be considered secondary or seasonal residents. Here you have the option and or balance of both privacy and community. Piers Island is a welcoming environment that hosts community events and gatherings, and there is always someone to lend a hand if needed.

Piers Island is a safe environment for all ages to explore, have fun and enjoy nature.

The home is a well constructed and maintained 3 bedroom, 2 bathroom home totalling over 2,100 sq. ft. of living space on 2 levels. The main floor, which is just over 1,100 sq. ft., has 2 bedrooms and 1 bathroom with an open kitchen and living area encompassing an expansive view of the southern gulf islands. A generous sized sundeck extends the entire front of the home, which is a perfect place to relax and entertain. The lower level features a



bright 1 bedroom, 1 bathroom guest suite, which has enough space to accommodate plenty of family and friends.

Additionally, there is a generous sized workshop that could also be a studio or bunky to accommodate additional guests.

Other notable features are a hot tub off the lower-level guest suite that takes in an amazing view out over the water, and in 2017 solar panels were added and the dock had new encapsulated floatation installed. Finally, in 2023 the seawall was reinforced and the hot water tank was replaced.

This opportunity is a complete package that offers a magical experience on both land and sea in comfort for all ages.

## LOCATION

10 McKenzie Crescent - Piers Island, BC

## DIRECTIONS

Contact the listing agent.

## AREA DATA

### Piers Island

Piers Island is a small private island that forms part of the Gulf Islands. The island is less than 1 square mile in area and is located between Colbourne Passage and Satellite Channel, near Sidney, BC and the Swartz Bay Ferry terminal on Vancouver Island. There are 131 private properties on the island and a fire hall which also serves as a community meeting space and reading library.

Owners of the island properties also belong to the Piers Island Association, which caters some social activities and arranges work parties for stewardship of the centre of the island and invasive species eradication. The island wildlife includes migratory and resident birds, black tailed deer, river otter, mink, newts and Pacific Tree frogs. All but three private properties are waterfront, which range from walk on beachfront to high bank waterfront. Transportation on the island includes electric golf carts, foot travel and bicycle.

There are no stores, hospitals or schools on the island, however, the town of Sidney is only 5-10 minutes by boat with all amenities available

to islanders. A foot ferry service operated by Sea Star EcoCruising Society takes residents from Piers Island to the Swartz Bay government dock or Canoe Cove Marina. Sea Star EcoCruising also provides a water taxi service.

The Piers Island Improvement District governs and attends to all day-to-day operations of the water distribution system, volunteer fire department and parking/launch property located on Dolphin Road in North Saanich. Drinking water is supplied by the Greater Victoria Water District via North Saanich, with some re-chlorination treatment on the island by water operators for safety. Also available is electrical power supplied by BC Hydro, telephone supplied by Telus, and less than high speed ADSL internet.

### **Sidney**

Sidney, British Columbia, affectionately known as “Sidney-by-the-Sea”, is a picturesque coastal town located on the southern tip of Vancouver Island, just 26 kilometers north of Victoria. With its prime location along the Salish Sea, the town boasts breathtaking views of nearby Gulf Islands, San Juan Islands, and even the snow-capped peak of Mount Baker on clear days. Its proximity to the Swartz Bay Ferry Terminal and Victoria International Airport makes Sidney a convenient stop for travelers exploring Vancouver Island and its surrounding regions.

This charming town has earned a reputation for its vibrant arts and culture scene. The heart of Sidney, Beacon Avenue, is alive with creative energy, featuring public art installations like murals, sculptures, and lifelike bronze statues. The Sidney Seaside Sculpture Walk along the waterfront is particularly popular, showcasing a range of artistic talent against a stunning ocean backdrop. Known as “Canada’s Booktown”, Sidney is also a haven for book lovers, with numerous independent bookstores offering everything from rare finds to contemporary reads.



Outdoor enthusiasts will find plenty to enjoy in Sidney. The scenic waterfront walkway stretches for several kilometers, providing the perfect spot for a leisurely stroll or an afternoon of whale watching and kayaking. The nearby Gulf Islands National Park Reserve offers a wealth of opportunities for eco-tourism, including hiking, boating, and wildlife spotting. Families can take advantage of local parks like Tulista Park, which features picnic areas, playgrounds, and a skate park for kids.

Sidney’s dining options are another highlight, offering cozy cafes, locally-sourced cuisine, and delightful bakeries. Visitors often rave about the fresh-baked treats from local favorites like the Sidney Bakery. Throughout the year, the town comes alive with festivals, farmers’ markets, and community events, giving it a warm, welcoming atmosphere for residents and visitors alike.

With its combination of seaside beauty, cultural charm, and outdoor activities, Sidney, BC, is the perfect destination for travelers looking to relax, explore, and experience the best of Vancouver Island’s coastal living.

### **Salt Spring Island**

Salt Spring Island is the largest, most populated (over 10,000 residents), and some might say most popular, of the Southern Gulf Islands. It is located between Vancouver Island and the Mainland in the

Strait of Georgia alongside its neighbouring islands of Galiano, Pender, Saturna, Mayne and Prevost. The setting is West Coast Canadian; forested islands, wide meadows and beautiful landscapes surrounded by emerald ocean and wonderful vistas. It is the only Southern Gulf Island with a high school and a hospital.

Salt Spring Island is 27 km (17 miles) long and 14 km (9 miles) wide (74 sq. miles), with 133 km (83 miles) of shoreline. The island attracts visitors and prospective residents with its mild climate and annual sunshine in excess of 2,000 hours.

Artists, farmers, chefs, mechanics, romantics, writers, retirees and dreamers have been drawn to its shores and have recognized it as one of the world's best places to stay. Renowned for its creativity, Salt Spring Island is known as one of North America's best small arts towns and, due to the high demand to live there and limited supply of land offerings, Salt Spring Island holds some of the most desired and priciest real estate on the entire west coast of North America. The famous Saturday Market displays a great cross-section of the high-quality arts and crafts from paintings to pottery, jewellery and clothing, weaving and woodworks.

## RECREATION

Beaches, trails, cycling, hiking, diving, paddle boarding, kayaking, boating, golfing and whale watching, and various community events.

## HISTORY

Spanning approximately 97 hectares, the island is named after Henry Piers, a British Royal Navy surgeon who served on the H.M.S. Satellite between 1857 and 1860.

In the early 1930s, Piers Island played a unique role in Canadian history. Between 1932 and 1935, it housed a special penitentiary for the Sons of Freedom, a radical sect of the Doukhobor religious

group. During this period, over 600 individuals were interned on the island.

## MAP REFERENCE

48°42'4.03"N and 123°24'49.74"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## SERVICES

- Municipal water
- Septic system

## IMPROVEMENTS

Private Moorage Permission, File No. 1401255

## TAXES

- Land: \$2,990.37 (2025)
- Dock: \$59.28 (2025)

Total:\$3,049.65 (2025)

## ZONING

R (Residential)

S1 (Shoreline 1)

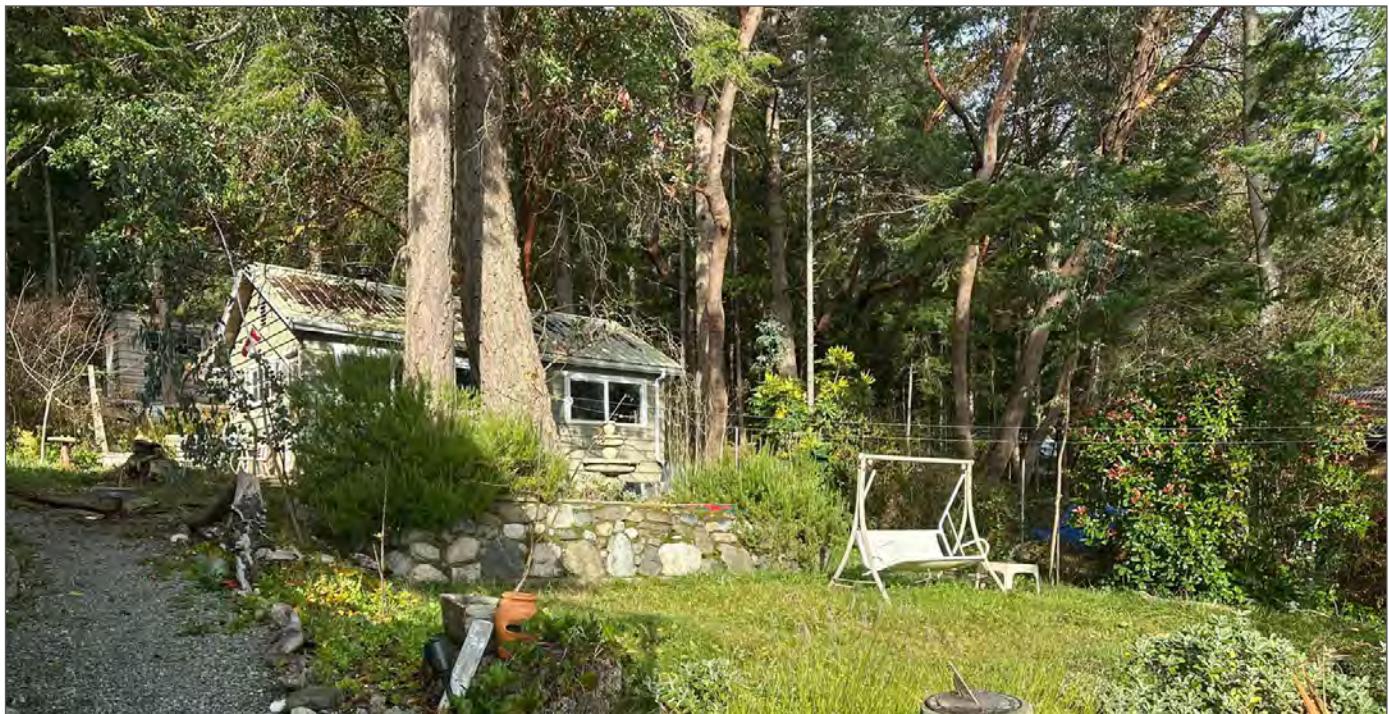
Islands Trust - Piers Island Land Use Bylaw No. 373

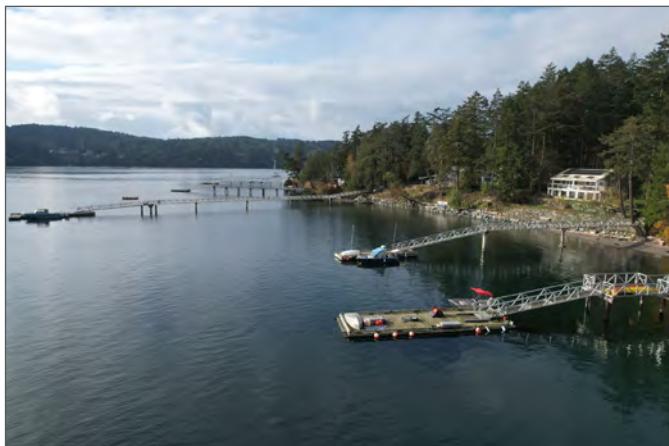
Additional zoning information can be found on the Islands Trust website.

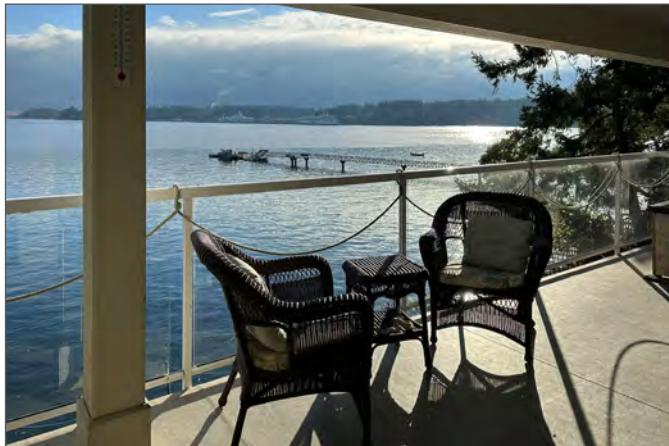
## LEGAL

Lot 5, Piers Island, Victoria District, Plan 13051

PID 004-706-528







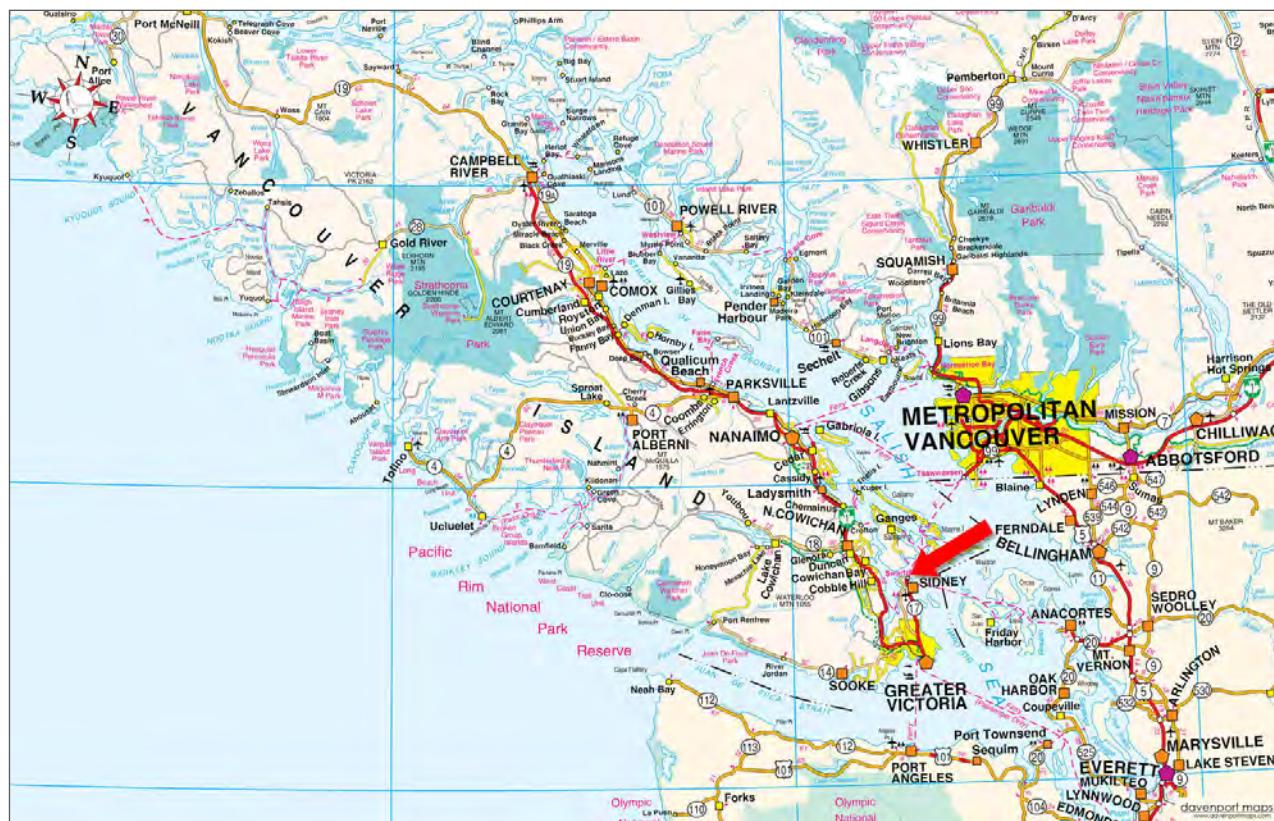
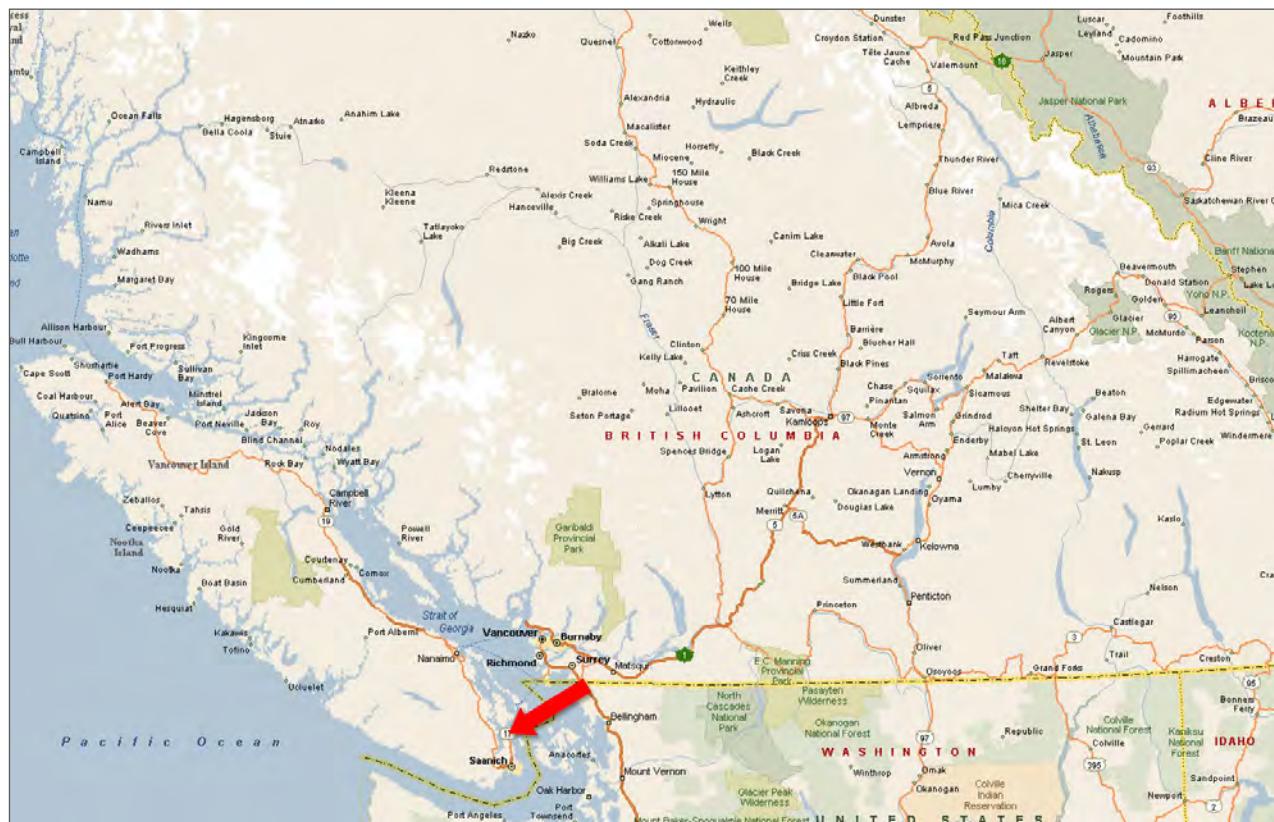


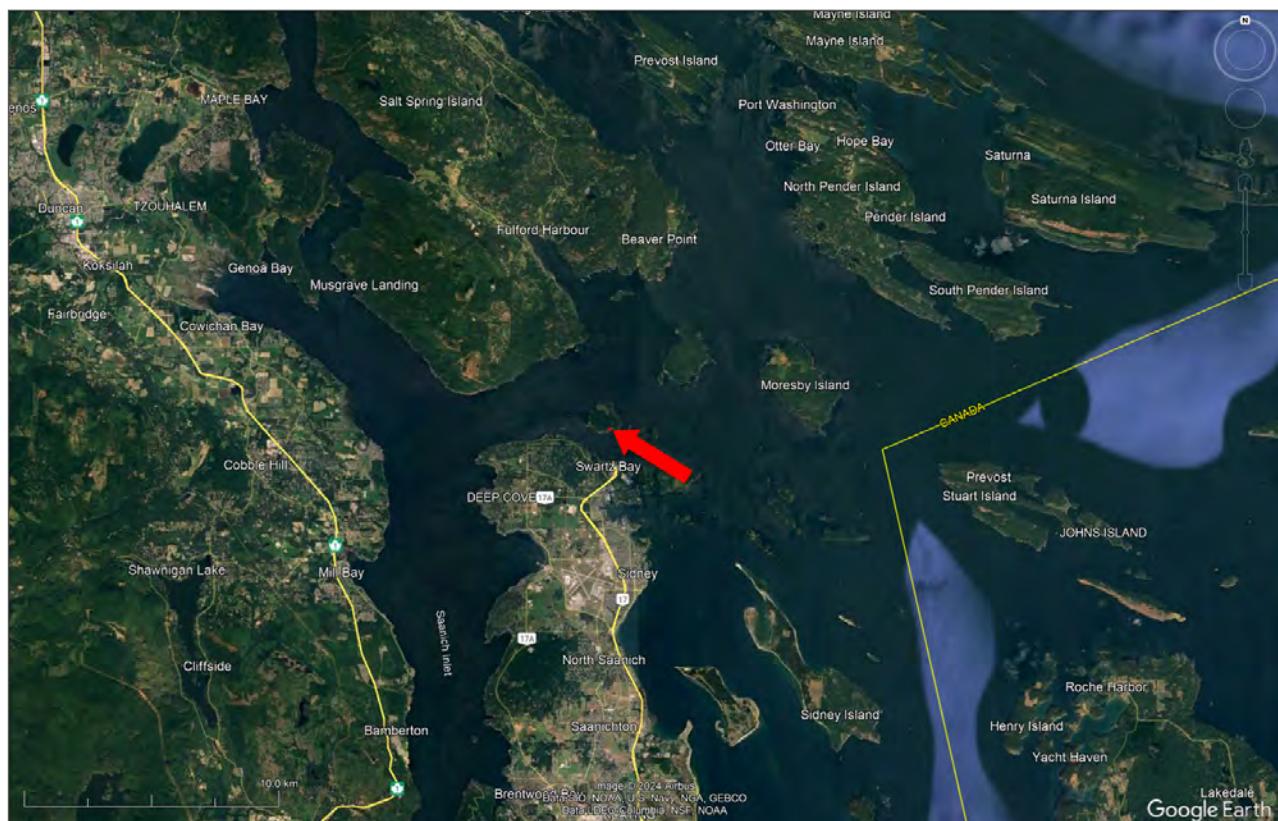
















## Notes



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