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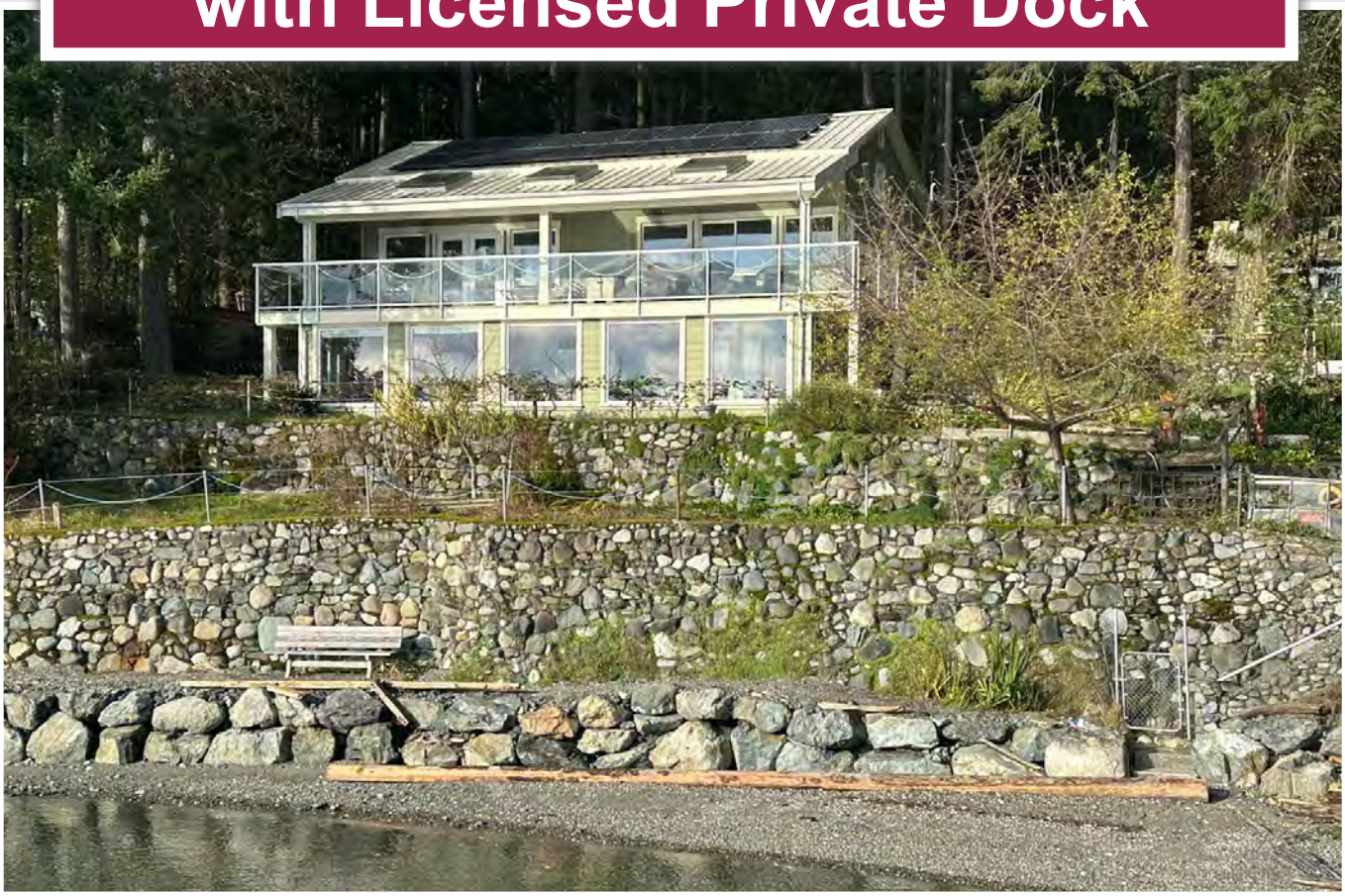
Piers Island Oceanfront Home with Licensed Private Dock



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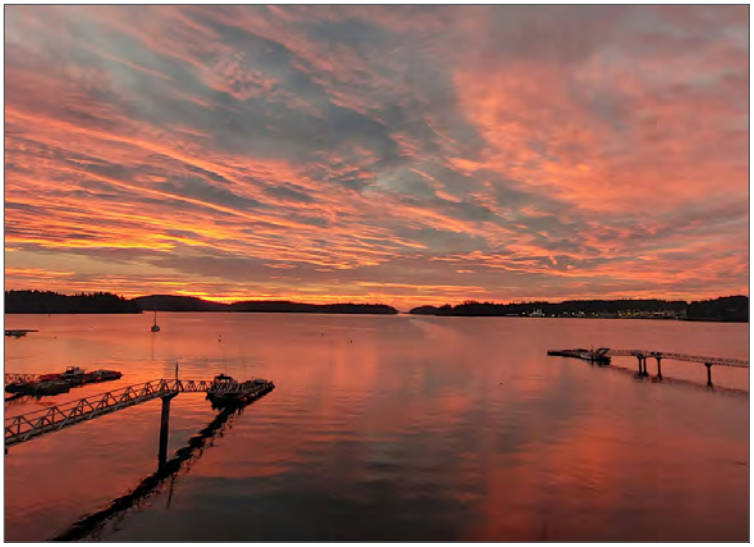

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Piers Island Oceanfront Home with Licensed Private Dock

PROPERTY DETAILS

Listing Number:	26001
Price:	$1,047,000

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 Sydney 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 approximately110 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 irradication. 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

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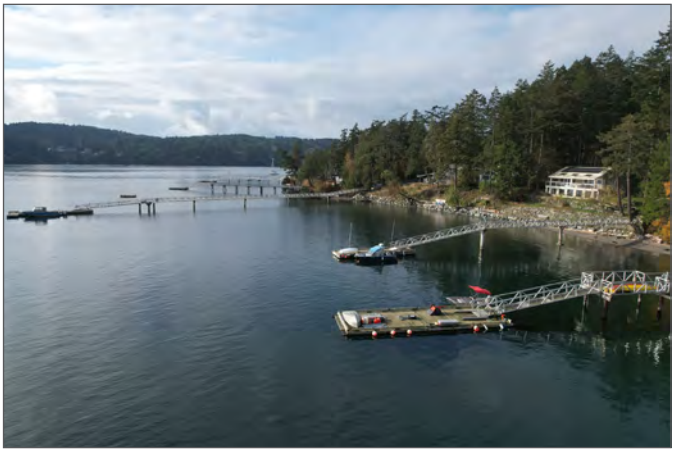

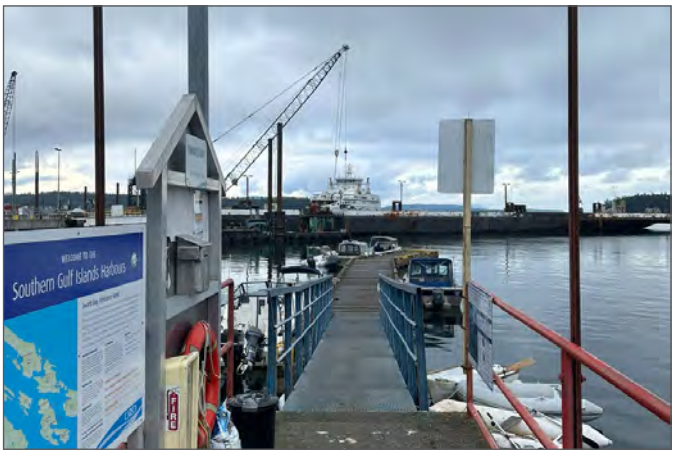
Southern Gulf Islands Harbours

SWARTZ BAY
2214 BARNACLE RD

WELCOME TO THE
Southern Gulf Islands Harbours
Swartz Bay, Vancouver Island

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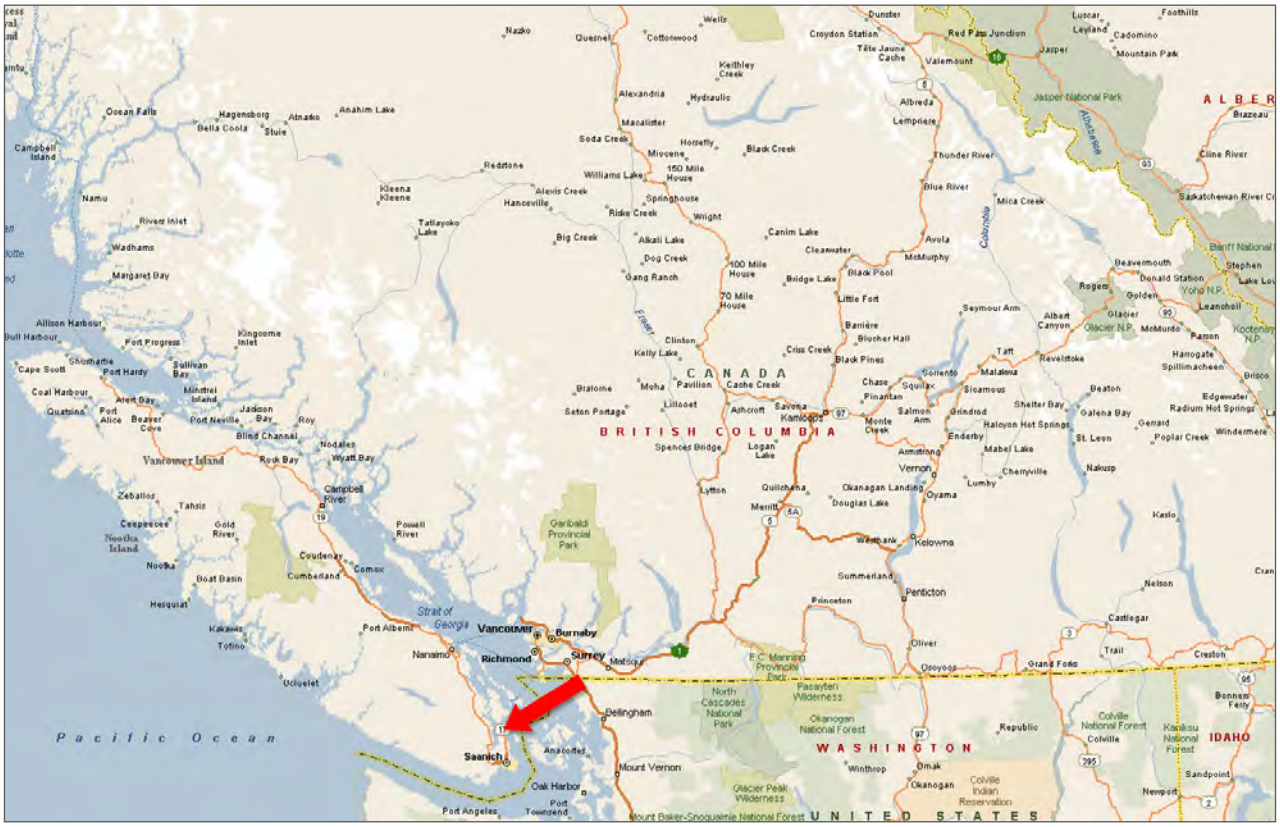
Piers Island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BRITISH COLUMBIA
WASHINGTON
UNITED STATES
Pacific Ocean
Vancouver Island
Strait of Georgia
Vancouver
Burnaby
Richmond
Surrey
Nanaimo
Saanich
Bellingham
Mount Vernon
Oak Harbor
Port Angeles
Port Townsend
Kelowna
Penticton
Kamloops
Williams Lake
Prince George
Campbell River
Courtenay
Port Alberni
Ucluelet
Tofino
Port McNeill
Port Alice
Port Hardy
Alert Bay
Port Alberni
Gold River
Powell River
Pemberton
Whistler
Squamish
Lions Bay
Sechelt
Pender Harbour
Qualicum Beach
Parksville
Lantzville
Nanaimo
Ladysmith
Chemainus
N. Cowichan
Duncan
Cowichan Bay
Cobble Hill
Ganges
Sidney
Sooke
Greater Victoria
Port Townsend
Sequim
Port Angeles
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Abbotsford
Lynden
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Ferndale
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Sedro Woolley
Mt. Vernon
Oak Harbor
Coupeville
Arlington
Marysville
Lake Stevens
Everett
Mukilteo
Lynnwood
Edmonds
Metropolitan Vancouver
Pacific Rim National Park Reserve
Olympic National
Mount Baker-Snoqualmie National Forest
davenport maps

Cowichan Bay
Cherry Point
Shawnigan Lake
Sidney
North Saanich
Central Saanich
Cordova Bay
Highlands
View Royal
LANGFORD
Esquimalt
SAANICH
Oak Bay
VICTORIA
Colwood
Metchosin
Rocky Point
Sooke
Shirley
River Jordan
Malahat
Bamberton
Saanichton
Brentwood Bay
Keating
Cowichan Bay
Fairbridge
Cobble Hill
Mill Bay
Deep Cove
Sooke Bay
Otter Point
Milnes Landing
East Sooke
Luxton
Glen Lake
Happy Valley
Rocky Point Naval Establishment
Race Rocks National Marine Protected Area
Pedder Bay
Parry Bay
Devonian Regional Park
Albert Head Lagoon Regional Park
Witty's Lagoon Regional Park
Matheson Lake Reg. Park
Sooke Mountain Provincial Park
Goldstream Provincial Park
Kapoor Regional Park
Sooke Potholes Regional Park
Sooke Regional Museum
Sooke Regional Park
Roche Cove Reg. Park
Bear Creek Reservoir
Shawnigan Lake Provincial Park
West Shawnigan Lake Provincial Park
Memory Island Provincial Park
Shawnigan Lake Historical Museum
Kokstlah River Provincial Park
Spectacle Lake Provincial Park
Gowlland Tod Prov. Park
Butchart Gardens
Mount Work Regional Park
Elk-Beaver Lake Reg. Park
Beaver Lake
Thetis Lake Reg. Park
Island View Reg. Park
Tsawout First Nation
Tsartlip FN
Pauquachin FN
Sidney Spit
Sidney Island
Mandarte I.
Halibut I.
Sidney Island
Henry Island
Hanbury Point
Roche Harbor
Friday Harbor
Lime Kiln Point State Park
Discovery Island Marine Provincial Park
Discovery Island
Chatham Islands
Eagle Point
Fishery Point
Sandy Point
Cowlitz Bay
Point Disney
Stuart Island
Satellite Island
Stuart Island State Marine Park
Posey Island State Marine Park
Jones Island NWR
Sportsmans Lake
Trout Lake
Haro Strait
Boundary Pass
Swanson Channel
Prevost Pass
Shute Passage
Satellite Channel
Cowichan Head
Gordon Head
Arbutus Cove
University of Victoria
Cordova Bay
Keating
Brentwood Bay
Malahat
Bamberton
Saanichton
Mount Healy
Mount Muir
Mount Jack
Empress Mtn.
Sooke Lake
Goldstream Lake
Old Baldy Mtn.
Cobble Hill
Waterloo Mountain
Mount Modeste
Maid Lake
Juan River
San Juan River
Jordan River
Sooke River
Leech River
Weeks Lake
Grant Lake
Fellows Creek
Koksilah River
Shawnigan Lake
Port Renfrew
Sooke Lake
Valentine Mountain
Mount Healy
Mount Jack
Mount Muir
Bear Creek Reservoir
Jordan River
Park
San Simon Point
Sheringham Point
Orveas Bay
French Beach Provincial Park
Otter Point
Parsons Point
Possession Point
Beechey Head
Smyth Head
Becher Bay
Eemdyk Pass
Race Rocks
Pillar Point
Haro Strait
Boundary Pass
Swanson Channel
Prevost Pass
Shute Passage
Satellite Channel
Cowichan Bay
Cobble Hill
Shawnigan Lake
Mill Bay
Cliffside
Bamberton
Saanich Inlet
Brentwood Bay
Saanichton
North Saanich
Sidney
Swartz Bay
DEEP COVE
Prevost
Stuart Island
JOHNS ISLAND
Roche Harbor
Henry Island
Yacht Haven
Lakedale
Sidney Island
Mayne Island
Prevost Island
Salt Spring Island
Port Washington
Otter Bay
Hope Bay
Saturna
North Pender Island
Saturna Island
Pender Island
Fulford Harbour
Beaver Point
South Pender Island
Moresby Island
Duncan
TZOUHALEM
Koksilah
Genoa Bay
Musgrave Landing
Fairbridge
Cowichan Bay
Cobble Hill
Mayne Island
CANADA
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10.0 km

Piers Island
Patrol Island
Clive Island
Knapp Island
Colburne Passage
564 m
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Google Earth

McKenzie Crescent
60 m
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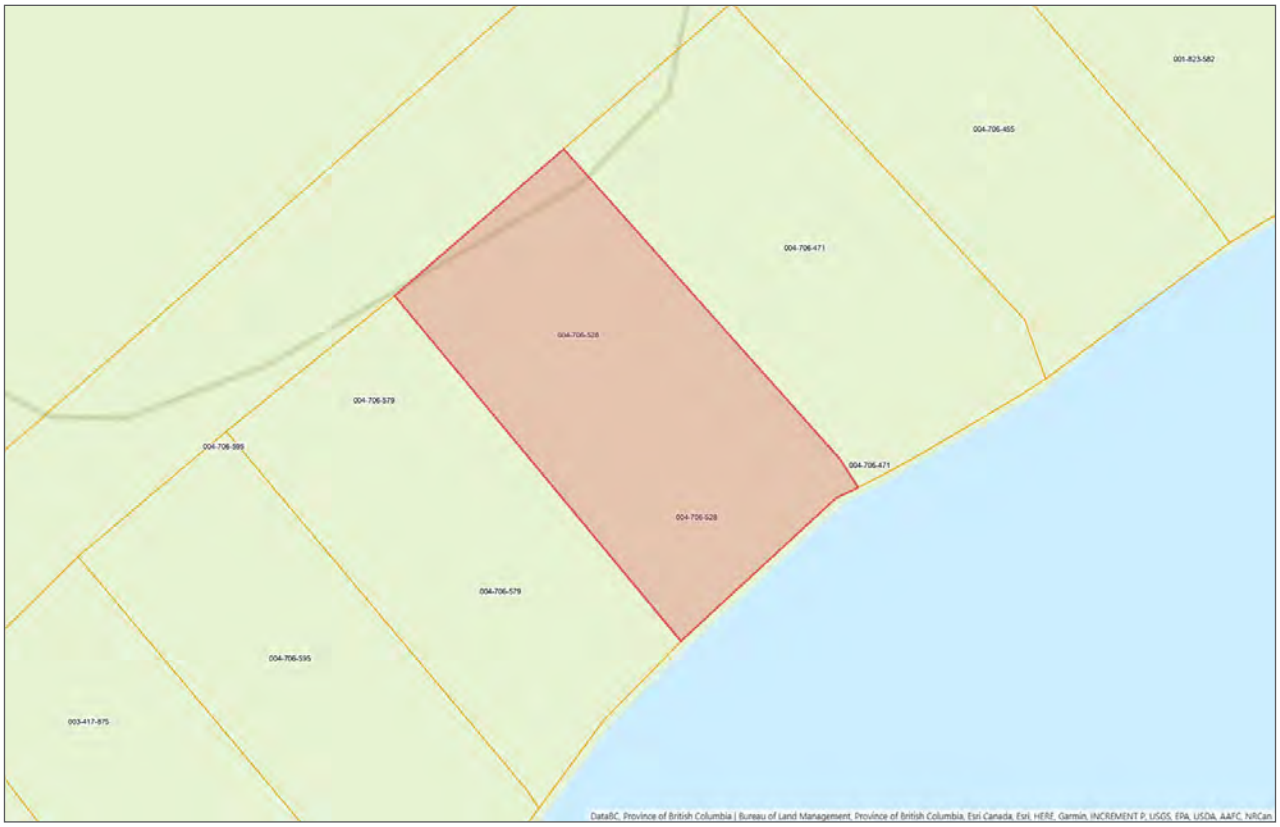
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Notes

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