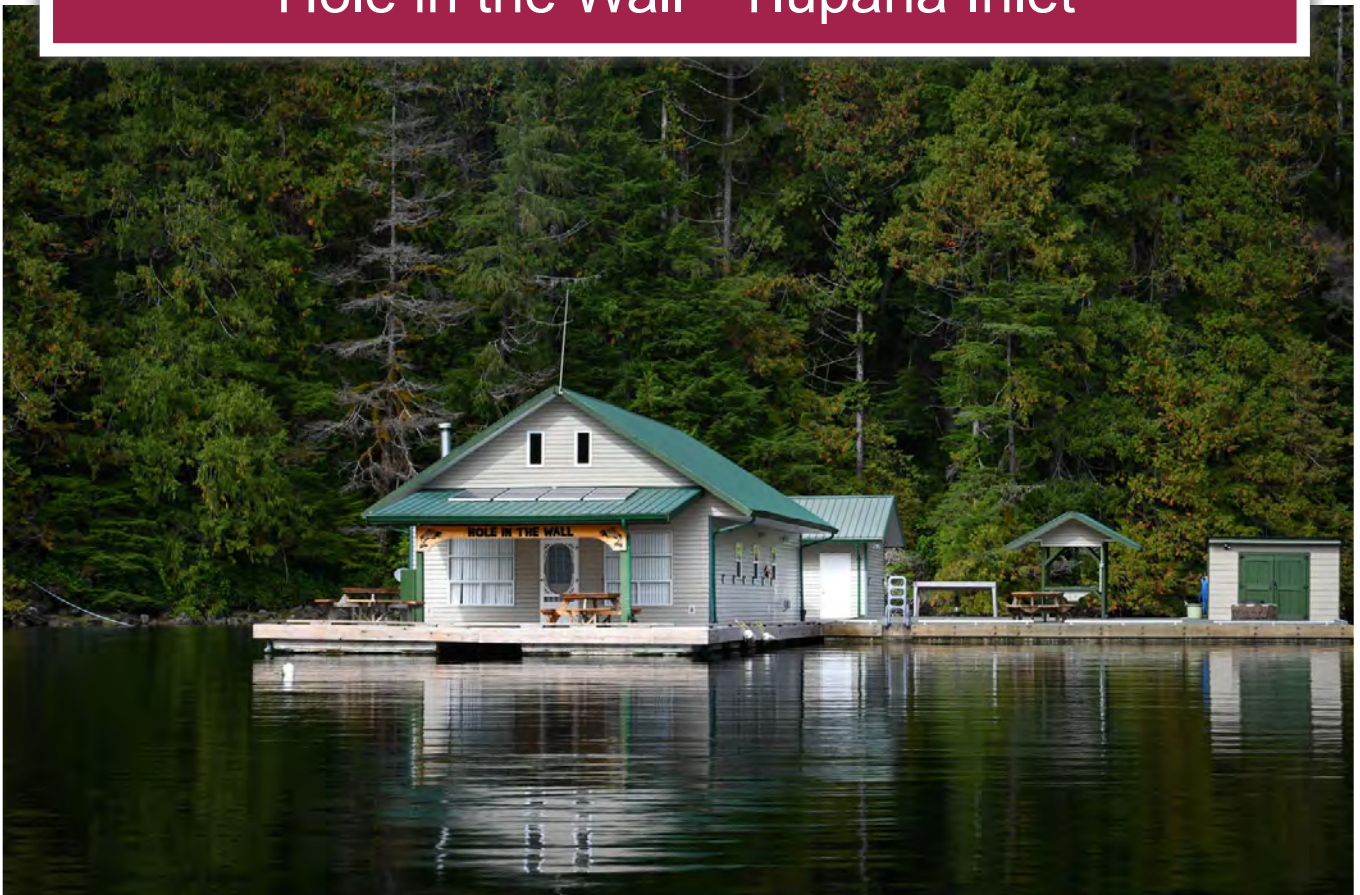




Private Floating Lodge

Hole in the Wall - Tlupana Inlet



Jason Zroback
BC Landpro Group
jason@landquest.com
1 (604) 414-5577

Jamie Zroback
BC Landpro Group
jamie@landquest.com
1 (604) 483-1605



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Private Floating Lodge - Hole in the Wall

Tlupana Inlet - Nootka Sound, BC

PROPERTY DETAILS

Listing Number:	25245
Price:	\$789,000
Taxes (2025):	\$467.59
Annual Lease (2025):	\$850.00
Size:	0.06 hectares

DESCRIPTION

Hole In the Wall is a family-owned floating lodge in the sheltered paradise in Tlupana Inlet in Nootka Sound near Critter Cove on the West Coast of Vancouver Island. The owners say it is the happiest place on earth where the beauty of Mother Nature will rejuvenate your soul.

Created 15 years ago to satisfy a large family's wish to have their own sport fishing lodge in an idyllic location with abundant salmon, halibut, bottom fish, spot prawns and oysters. This is a private family lodge, not a commercial fishing lodge, so there are no financial statements.

Accessed by boat or seaplane, it is about 40 minutes by boat from Gold River in totally protected inland waters.

The Licence of Occupation for the floating cabin has a term of 30 years from June 1, 2012 to May 25, 2042, with 17 years remaining, and you can apply to renew the Licence after 17 years.

The two-storey lodge has 1,152 sq. ft. on the main floor and is on a 32' x 85' (2,720 sq. ft.) float with cedar decking on top of 4' x 4' x 12' Styrofoam floats.

The main floor has a fully equipped kitchen, living room, wood heater, bar, TV, four 10' x 10' bedrooms, 2 full bathrooms, 8 seat dining table, laundry room, dry room, storage room, mechanical room and a 10' x 18' covered deck. The second floor has 3 bedrooms, 1 bathroom and an office storage area.

The mechanical room has an inverter, batteries, electrical system, on demand hot water and a water pump with additional storage. The sewage waste treatment system with holding tank and macerator pump complies with the terms of the license. The 180 sq. ft. covered porch deck has a BBQ, deep fryer and two picnic tables.

A domestic water collection system captures rainwater from the metal roof which is stored in six 500-gallon tanks located below the main floor.

Appliances include propane double oven stove, fridge, microwave, dishwasher, coffee maker and new stacking washer/dryer in the laundry/dry room storage area.

Amenities include satellite TV and Internet.

The second 16' x 28' 448 sq. ft. concrete float has a 13 kWh Isuzu generator, fuel tanks, propane tanks, fish cleaning station, sewage holding tank with macerator pump, wood storage shed, fire pit, aluminum tie ups, tool room, storage rooms, room with two freezers and a fridge.



All buildings are 2" x 6" construction with vinyl siding and metal roofs.

This is a place to truly escape the upside-down world with the very best outdoor activities amid spectacular west coast scenery.

LOCATION

Critter Cove, Tlupana Inlet - Nootka Sound, BC

DIRECTIONS

Contact the listing agent.

AREA DATA

Tlupana Inlet, Nootka Sound

Hole In the Wall Private Fishing Retreat is about 40 minutes by boat west of Gold River in Critter Cove, a secluded and protected bay east of Nootka Island where Captain James Cook landed in 1776. By float plane from Gold River, you can be in the lodge in minutes.

HISTORY

Often considered one of the best kept secrets on the West Coast for its abundance of sea life and outdoor recreation potential, Nootka Sound is the ideal base to pursue saltwater fishing adventures in the region.

Surfers are attracted by the wild Pacific waves off Nootka Island and Brooks Peninsula, a climatic pocket that produces waters of the same temperature as Northern California. Strong inflow and outflow winds also create great conditions for windsurfers and kiteboarders in Tahsis Inlet.

Nootka Sound and Esperanza Inlet offer areas of strong tidal activity and diverse marine life, creating world-class scuba diving sites. Kayakers can enjoy the sheltered inlet waters, the rugged coastal scenery and abundant ocean wildlife.

If you're seeking an epic fishing trip, look no further than Nootka Sound. Within an hour, you can fish for salmon in any number of fishing hot spots. There are important salmon feeding grounds fronting



Bajo reef, major salmon-holding areas in Nootka Sound and Tlupana Inlet, and productive salmon areas in outer Esperanza Inlet. At various times of the year, there are Chinook, coho, sockeye, pink, chum salmon and even albacore tuna. Bottom fish include halibut, ling cod, sole, greenling, sea bass, cabezon and several varieties of rockfish.

MAP REFERENCE

49°42'51.87"N and 126°30'41.88"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Internet and Wi-Fi.

IMPROVEMENTS

- Lodge building - 48' x 24' (1,152 sq. ft.)
- Covered deck - 10' x 18'
- Float - 32' x 85' (2,720 sq. ft.)

- Concrete float - 16' x 28' 448 sq. ft.
- Concrete recreation float - 1,400± sq. ft.

ZONING

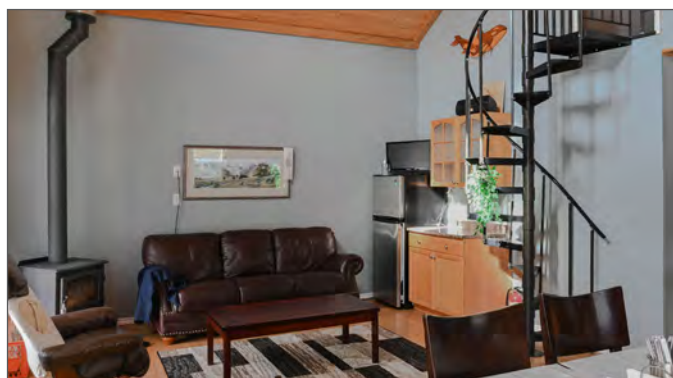
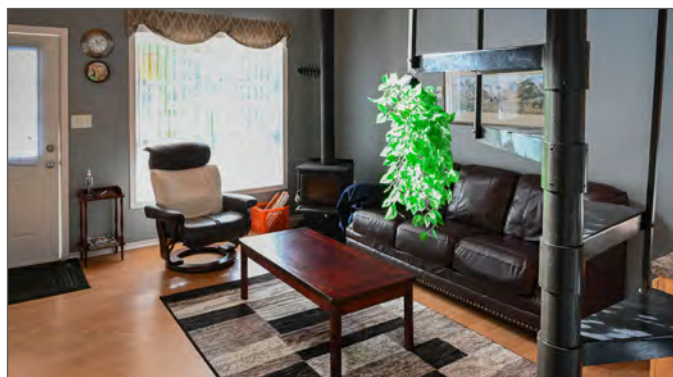
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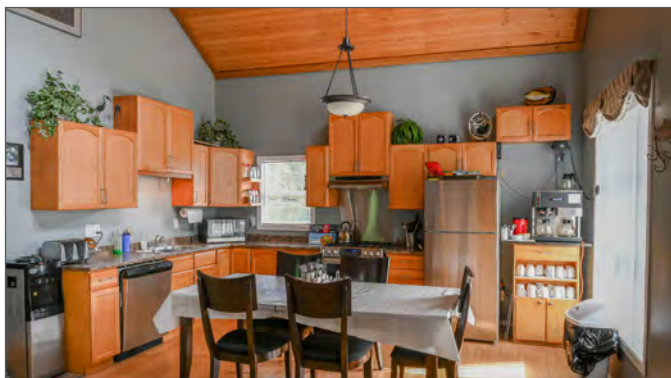
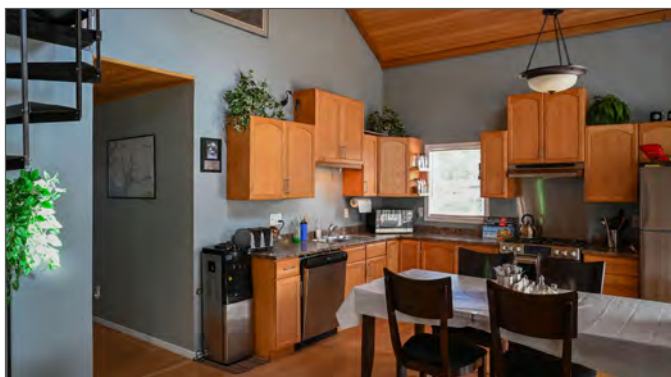
Strathcona Regional District Subdivision Servicing Standards Bylaw No. 64, 2010

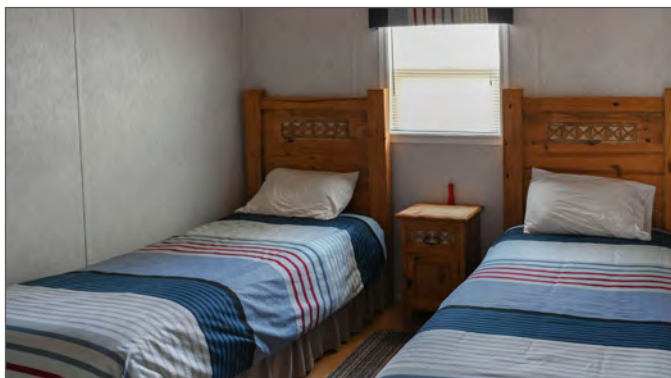
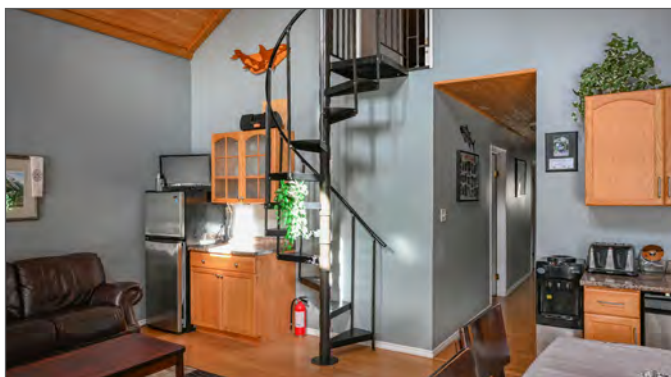
Additional zoning information can be found on the Strathcona Regional District website.
srd.ca/services/planning/land-use-zoning/

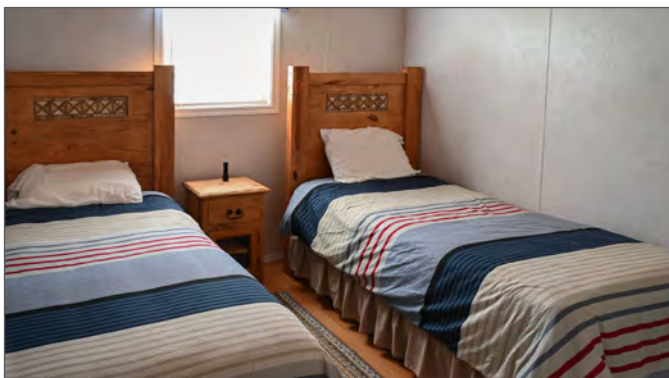
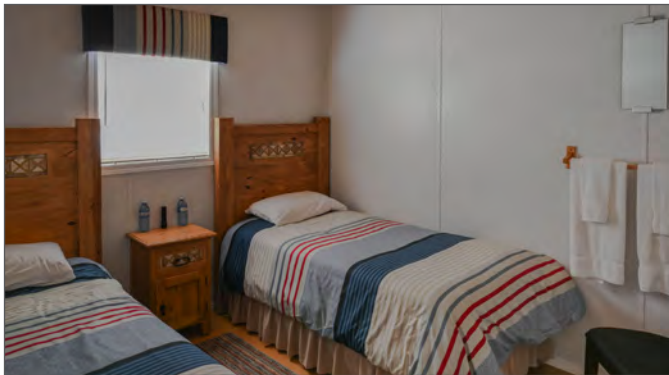
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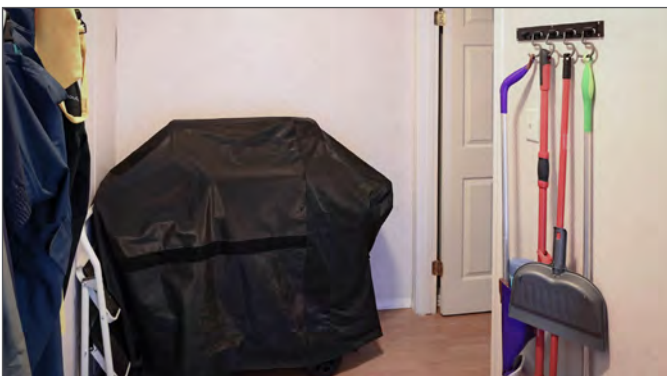
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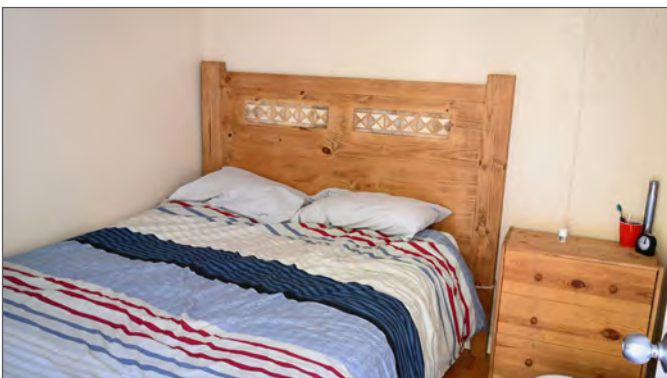






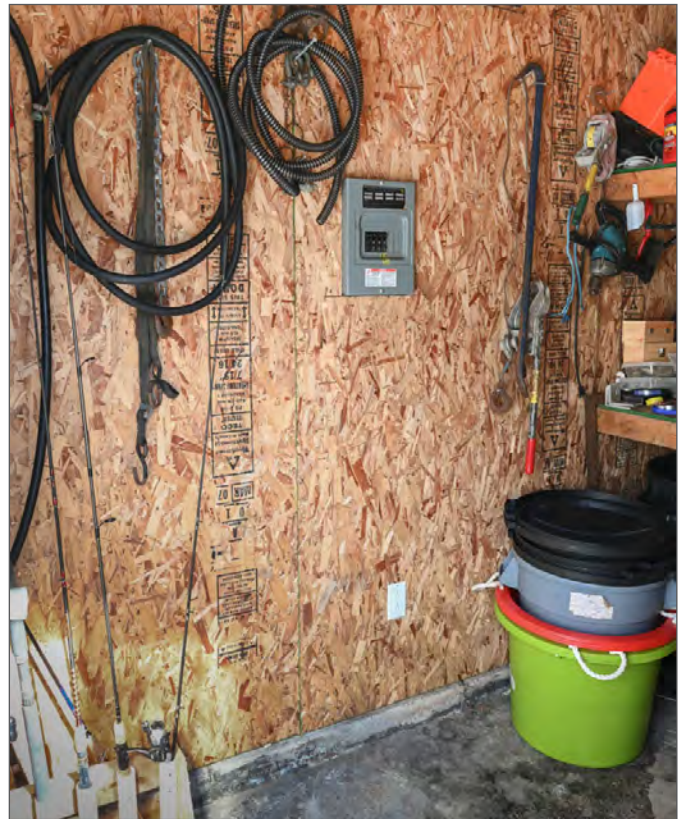


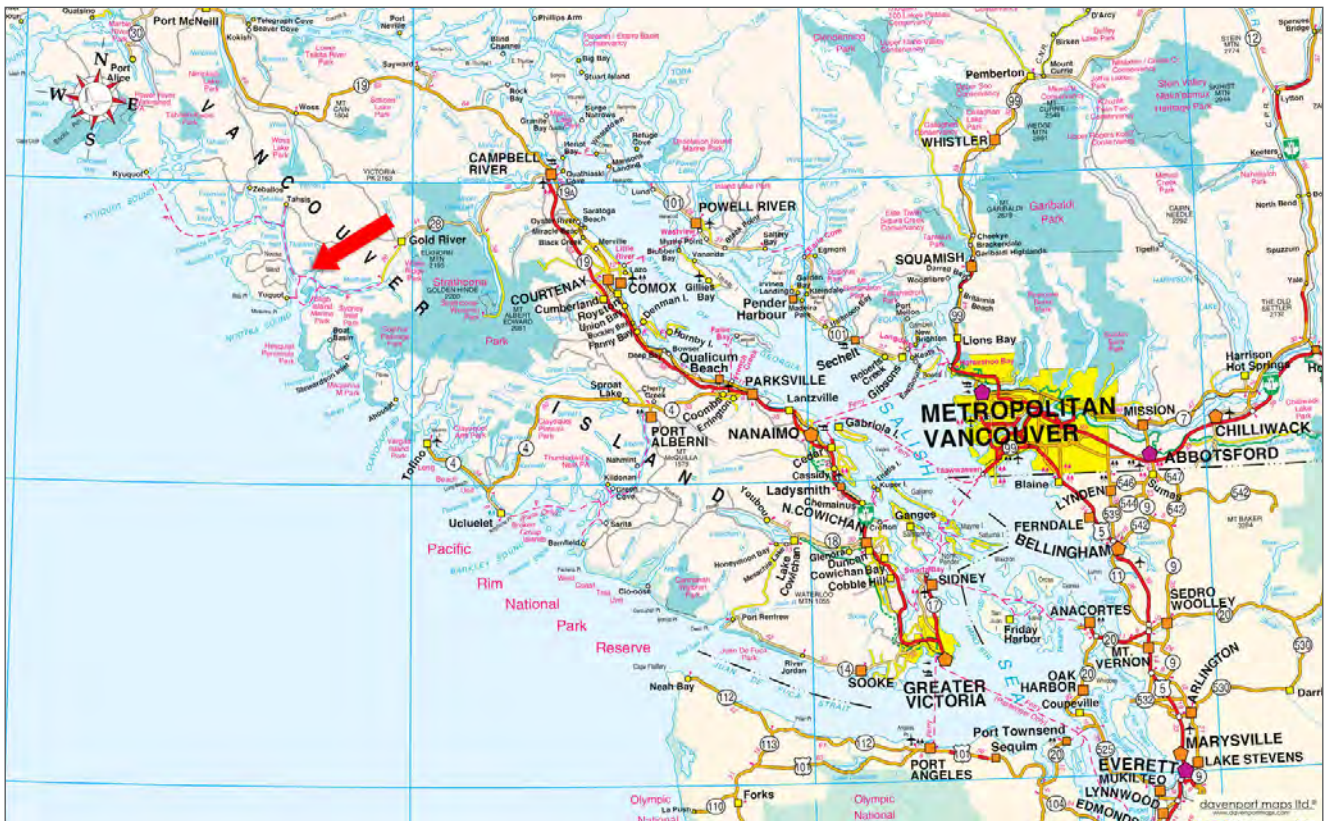
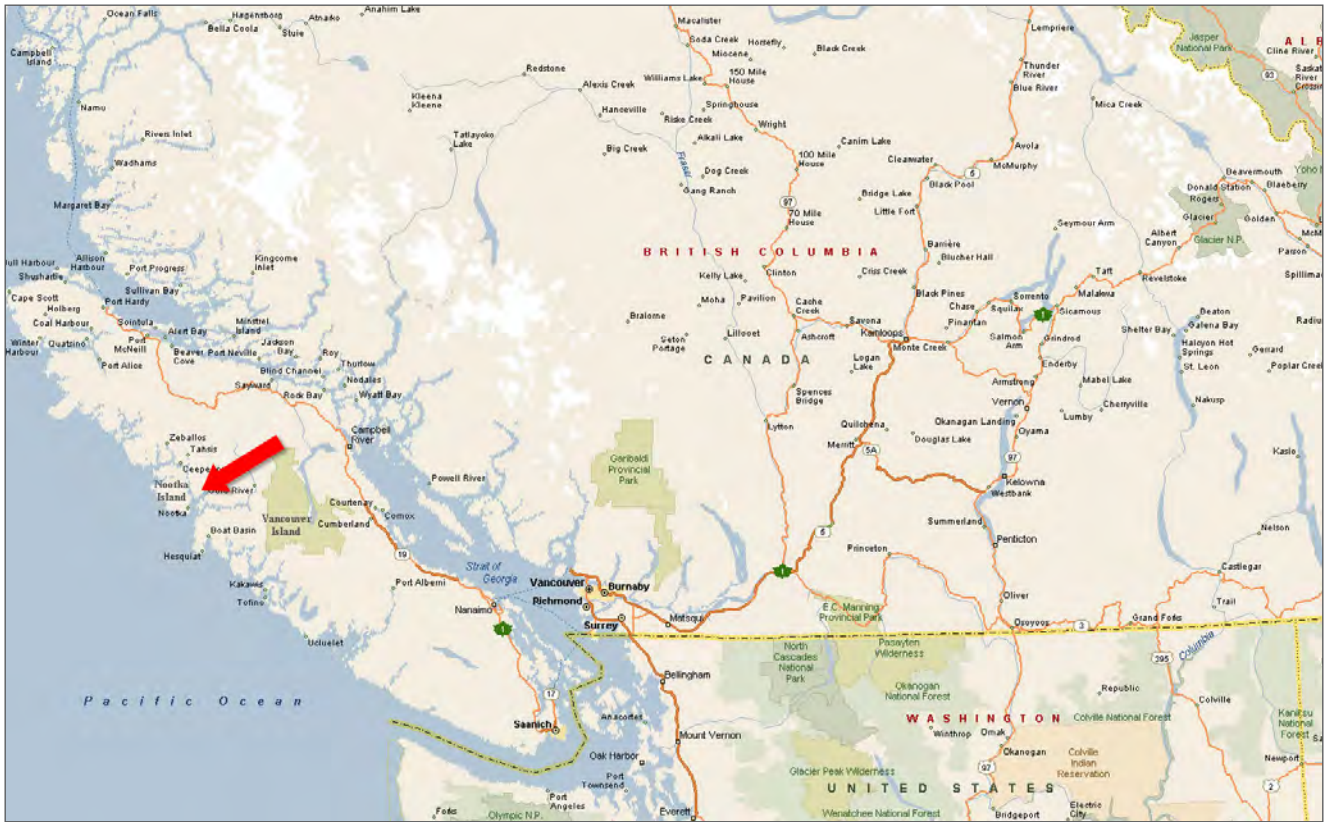


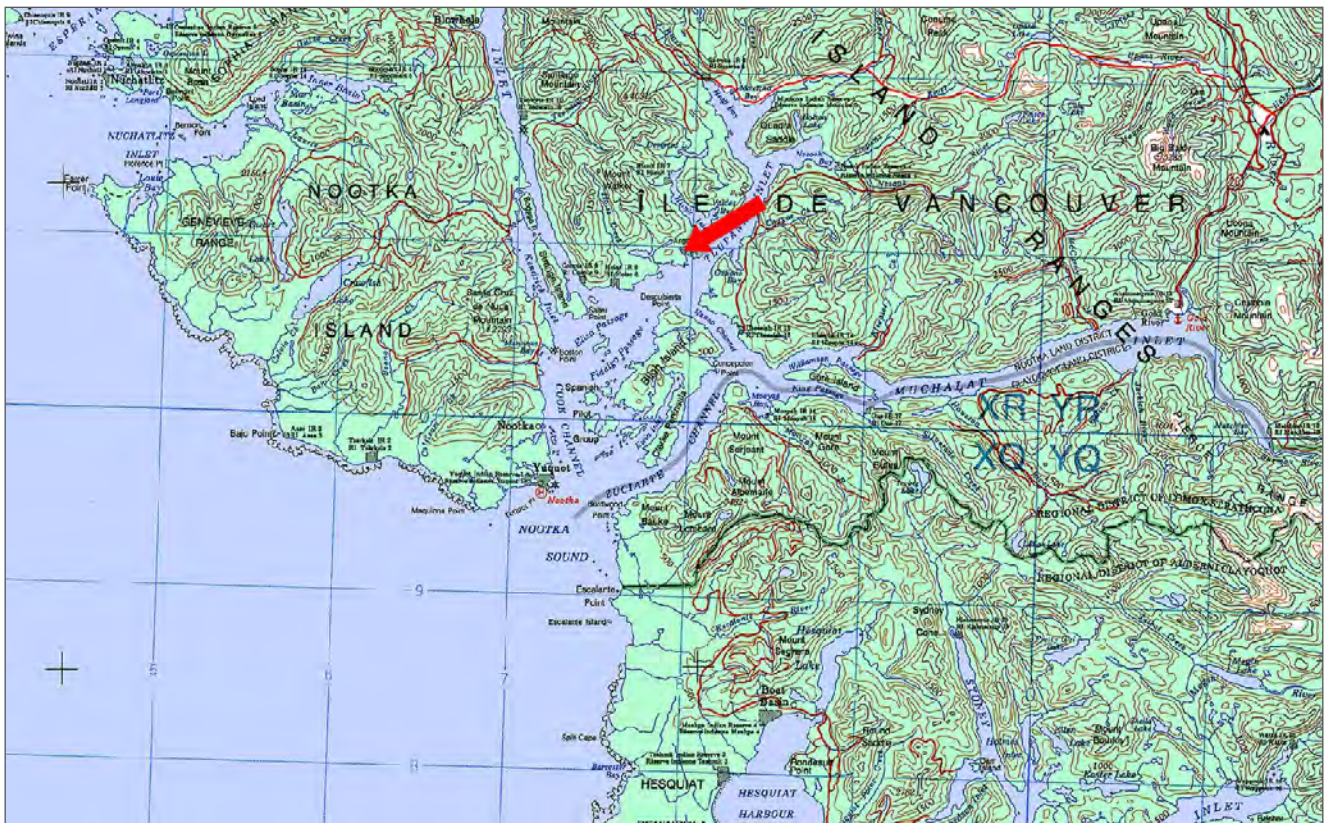




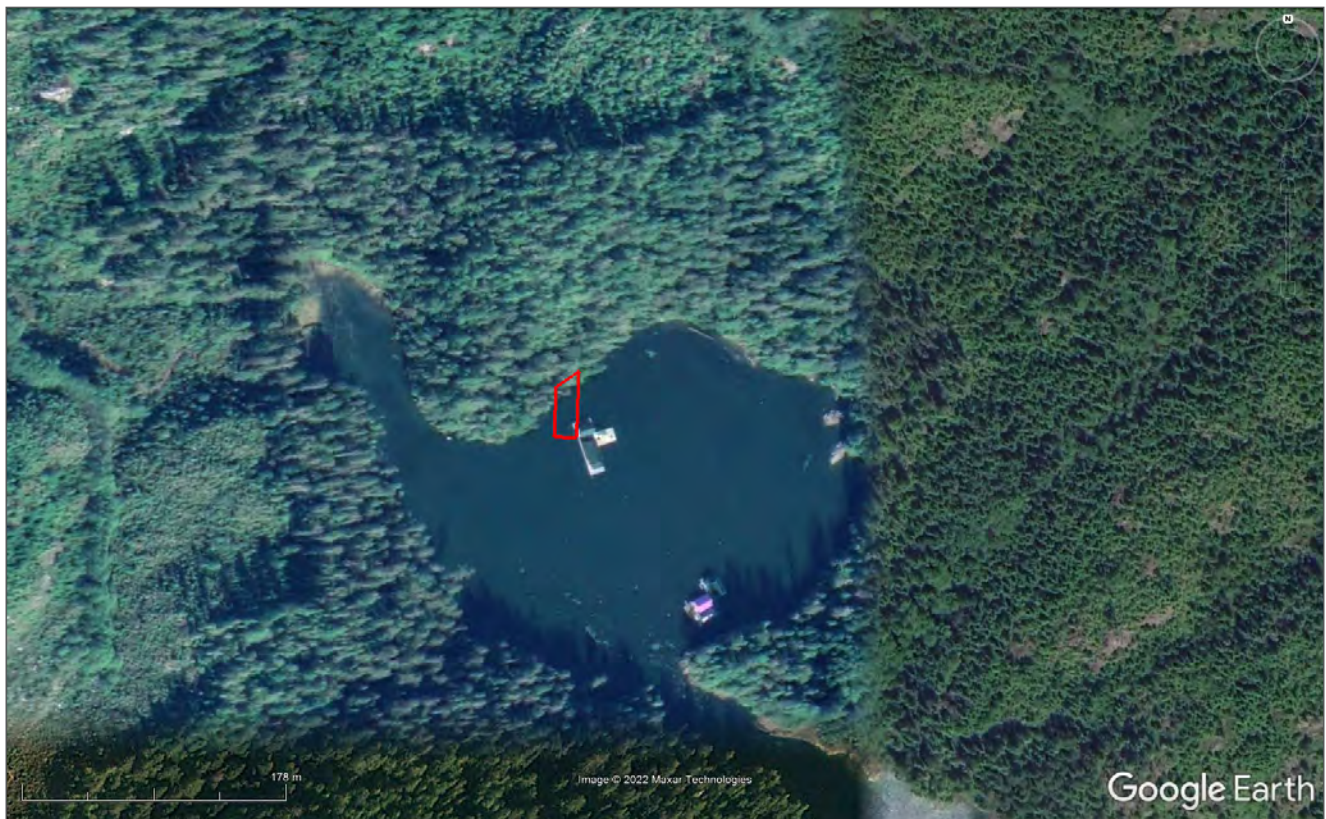










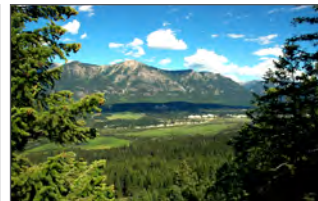
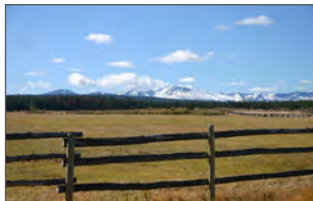
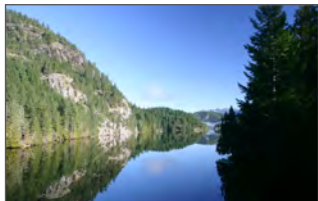


Notes





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Jason Zroback

BC Landpro Group
jason@landquest.com
1 (604) 414-5577



Jamie Zroback

BC Landpro Group
jamie@landquest.com
1 (604) 483-1605

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

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