



Oceanfront Home on 2.59 Acres
Sidney Island - Southern Gulf Islands



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PROPERTY DETAILS

Listing Number:	25250
Price:	\$1,349,000
Taxes (2025):	\$2,392.08
Strata Fees (2026):	\$283.27 per month

SIZE

2.59 acres ~ 231 ft oceanfront

DESCRIPTION

Marvelous 2.59 acres with 231' of warm, open, sunny west facing oceanfront, with lawn sloping gently past gorgeous arbutus trees to views across Sidney Channel accented by the most amazing sunsets. It is a very short stroll to the heritage orchard, Dragonfly Pond Conservancy, airstrip, Sidney Island disc golf course and the gorgeous sandy Craptrap Beach below.

The 1,162 sq. ft. 3-bedroom 2-bathroom home, with its full concrete basement, fire smart cladding and roofing was completed and occupancy permit issued in October 2024. All appliances included propane range, refrigerator, dishwasher, washer and dryer. Starlink Wi-Fi is connected and operational.

The home is heated by a cast iron Napoleon Gas Fireplace in the living room and the 3 Direct Ventilation Martin Propane gas wall furnaces, in the bedrooms are all thermostatically controlled.

The top-of-the-line electrical system features a 15-panel solar array, Simplifii Lithium-on Smart Battery Bank, remotely monitored Sol-Ark inverter, a 12 kW Kohler off-grid propane generator and a 7,500-Watt gas generator backup.

The engineer certified water collection system has 8,500 gallons stored in stored 4 cisterns which are certified gravity-fed to the house. Water is treated with a two-stage charcoal filter and UV treatment system, tested to be fully potable and heated by a high output Navien on demand water heater.

The house is warm, dry and healthy with a fully programmable CRV air ventilation/recirculating system. The house is designed for easy winterization with drains, thermostats on the heaters, extra insulation in the basement, interior and exterior walls, all ceilings and even between floors.

Firefighting equipment exceeds strata requirements. The 1000-gal propane tank is on a concrete pad.

The newly certified septic system—designed for a 3,000 sq. ft. home—is connected to the RV hookup for septic and leaves room for expansion. Features include hot and cold water on deck for outdoor shower, propane BBQ connection on deck.

A 10 ft sea can is used for storage and garage space. Extra cabinets in the basement could be used in workshop when built. There is a 10' x 10' poured concrete pad ready for a bunky hot tub sauna or whatever your heart desires.



Sidney Island is a private island the people you will meet here are either owners or their guests. It is the most southerly Gulf Island and BC's best oceanfront value. A rock breakwater protects its 67-slip community dock, moorage is part of strata fees, the 2,600 ft airstrip is an aviator's dream, miles of sandy beaches and trails, super popular swimming hole, heritage orchard, full time island caretaker, 107 acres of conservancy zones, managed forest, and a sense of community like no other we have seen. The 1,343 acres of common property shared by the owners of the 111 properties on Sidney Island is larger than Stanley Park.

Call Rich, 604-328-0848, to arrange a visit to see Sidney Island and this very special property.

LOCATION

Sidney Island is at the southern end of the Gulf Islands between Vancouver Island and mainland British Columbia. It is about 19 km north of Victoria, 6 km southeast of Sidney on the Saanich Peninsula and 10 km from Roche Harbour on US San Juan Island.

DIRECTIONS

Access is by boat to the private 67-slip dock in Miners Bay or by plane to the 2,600 ft airstrip, both

of which are the common property of the Sidney Island strata owners. Water taxi service is available from Sidney. Sidney Island is a private island all visits must be arranged in advance. Call Rich to arrange a visit, 604-328-0848.

HIGHLIGHTS

- Strata title ownership
- 1,762 acres private property
- 300 acres of strata lots
- 1,343 acres common property
- 11.6 acres Limited Common Property
- 107 acres Conservation zones
- No public access to the strata owned portion of the island
- No time requirement for building
- RVs permitted for 4 years before building
- Precious conservation areas
- Breakwater and 67-slip communal dock in Miner's Bay
- 2,600 ft grass airstrip, best in the Gulf Islands
- Miles of sand beaches
- Excellent network of roads
- Managed sustainable forest
- Cellular telephones work on most of the island
- Full time Island Caretaker

EQUIPMENT

The Strata Corporation equipment consists of an excavator, dump truck, fire truck, ambulance, tank truck, pickup truck, road grader and miscellaneous equipment, some of which is available to Strata owners on a rental basis.

SIDNEY ISLAND

Unique in British Columbia, perhaps the world, Sidney Island offers the rare combination of ownership of superb waterfront property with a model of sustainable forestry, limited development of common areas, precious conservation zones

and miles of sand beaches. Blessed with a Mediterranean-like climate, warm summers, mild winters, and less than 30 inches annual rainfall. Not only is it one of the most picturesque, but the last major undeveloped island in the Gulf Islands chain. From every part of the island there are breathtaking views. To the south the perennial snow-covered Olympic Range, to the east the perfect cone of Mt. Baker and the jagged peaks of the Cascades.

With its wonderful natural habitat few places have as rich a variety of wildlife as Sidney Island, which includes:

- fallow deer
- black-tailed deer
- bald eagles
- Javanese peacocks
- owls
- hawks
- turkey vultures
- mink
- woodpeckers
- hummingbirds
- great blue herons
- river otters
- a rich variety of songbirds, ducks, geese, and other waterfowl

Offshore, the waters support a wide variety of sea life including salmon, halibut, other sport fish, an array of sea birds and waterfowl, seals, sea lions, orcas, and gray whales.

The most important aspect of the development is that the privacy of the strata corporation lands was maintained, and the natural integrity of the island environment protected for the fortunate few who share in its ownership. It is a private island with no public access to the 1,760 acres of land owned by the strata corporation. The 1,343 acres of common property shared by the owners of the 111 strata lots, is larger than Stanley Park.



The result is an amazing diversity of properties with low, medium, high bank oceanfront, every possible exposure, varied topography, beautiful views, differing levels of privacy and a range of prices.

The only land on the island not owned by the Strata Corporation is the northerly portion formerly the Sidney Spit Marine Park. In 2003 it became a national park and was renamed the Gulf Islands National Park Reserve. This area comprises about four hundred acres and encloses a broad lagoon of sheltered water bordered by a long spit of sand. Mooring buoys, a small government dock, and facilities for picnicking and camping are provided. The sandy beach with protected waters is excellent for swimming.

GEOGRAPHY

Both Sidney Island and neighboring James Island are geographically unique in that they are the only Canadian Gulf Islands composed almost entirely of quaternary drift deposits—unconsolidated sand and gravel deposited by glaciers thousands of years ago—which form the sandy coastline. The east side of the island is solid rock with no geo-technical setbacks required.



VEGETATION

Sidney Island supports exceptionally lush and varied vegetation common to the south coastal climatic zone including Douglas fir, white fir, Garry oak, mock cherry, arbutus, red cedar, red alder, balsam, hemlock, aspen, yew, big leaf maple and flowering dogwood. Smaller vegetation includes Scotch broom, fireweed, gorse, wild roses, western fescue, orchard grass, salal, hawthorn, and a 50-tree orchard on the common land.

RECREATION

Boating, flying, hiking the miles of trails and beaches, swimming in our wonderful swimming pond, fishing, prawning, crabbing, whale watching, kayaking, paddling, scuba diving, photography, bird watching, cycling, exploring, and cruising the Canadian Gulf Islands and the US San Juan Islands.

HISTORY

Originally named Sallas Island, in 1859 the Hudson Bay Company, hoping to attract settlers with a more British name, changed it to Sidney Island. Many years ago, the Island was purchased by a

group of Victoria businessmen as a private hunting preserve. In 1981 the Island was purchased from the last two survivors of the original owners, by Sallas Forest Limited Partnership. The subdivision into 111 strata lots was completed with titles registered in 2005 all the lots were sold in 2005 and 2006, properties for sale since then are resales.

MAP REFERENCE

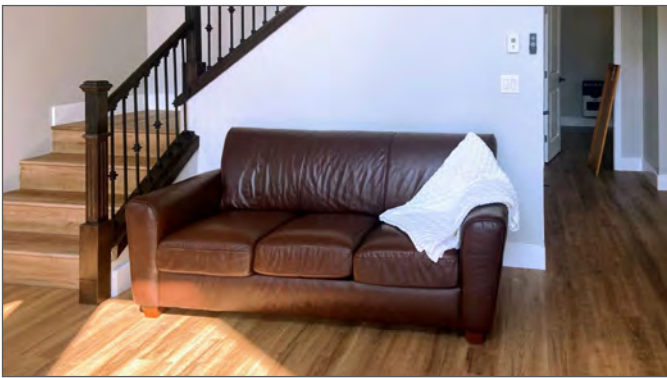
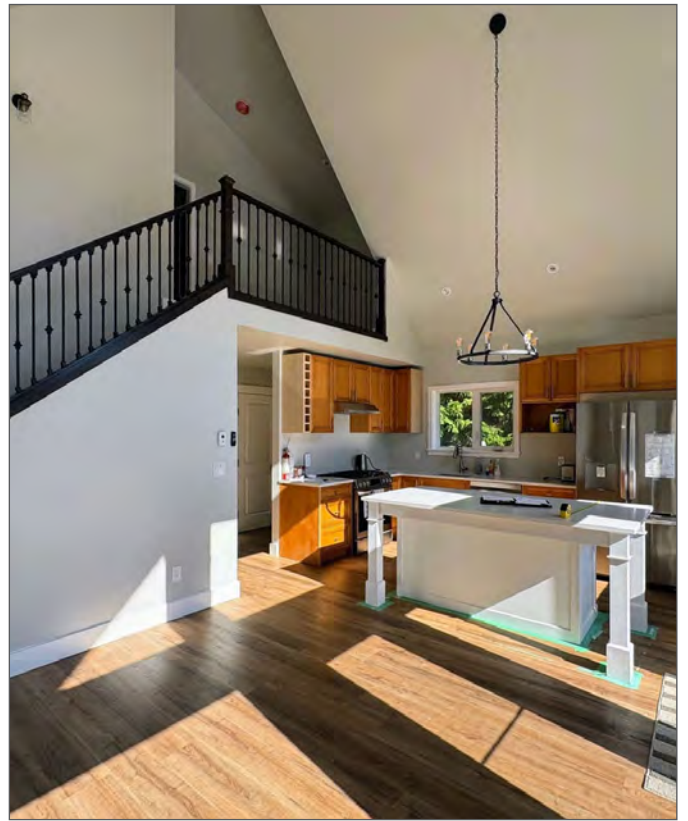
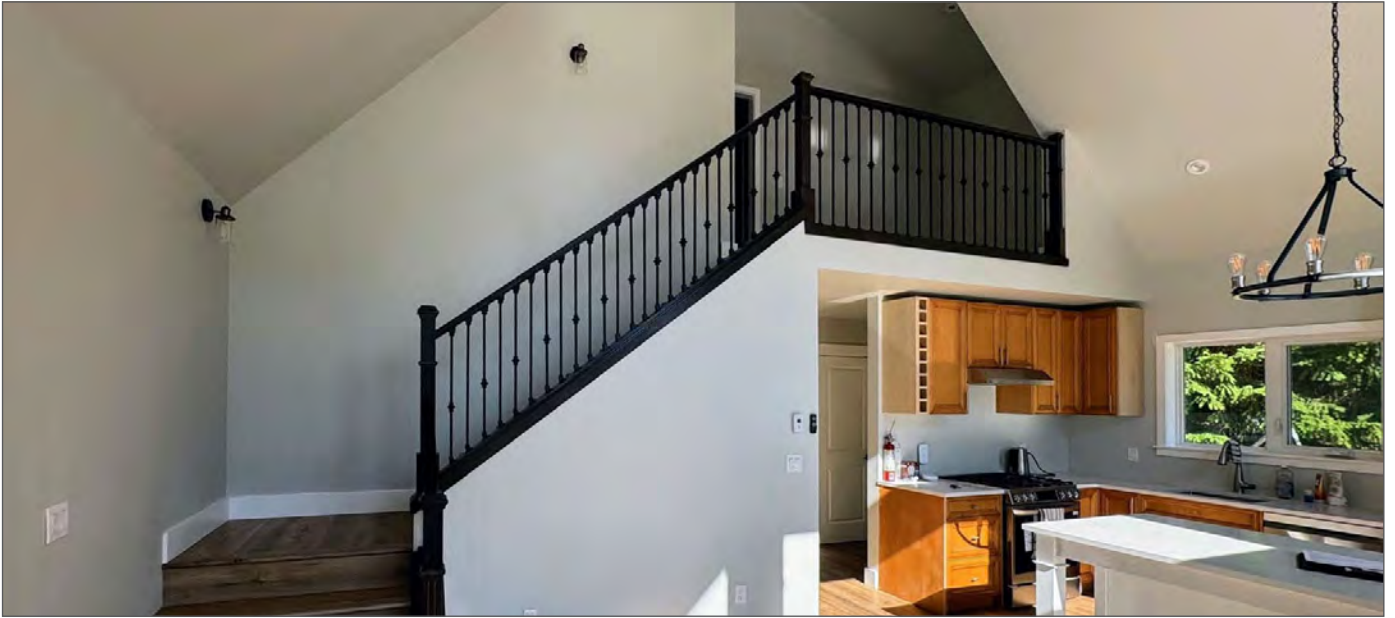
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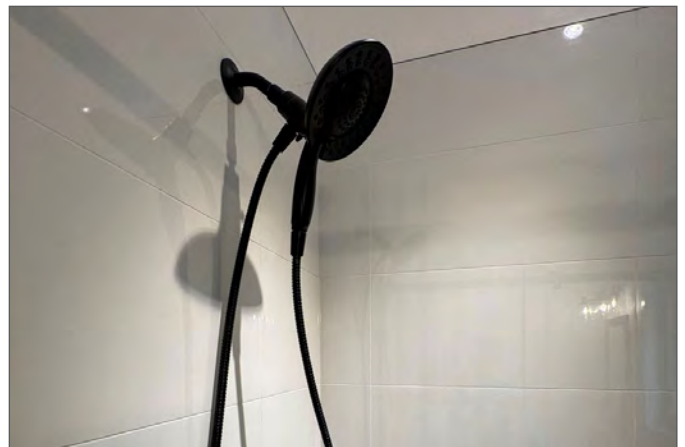
ZONING

CD-2 Sidney Island Comprehensive Development Zone Capital Regional District and Islands Trust

LEGAL

STRATA LOT 94 SECTION W SIDNEY ISLAND RANGE 1W NORTH SAANICH DISTRICT STRATA PLAN VIS5122 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (SEE PLAN AS TO LIMITED ACCESS) - PID 026-298-201



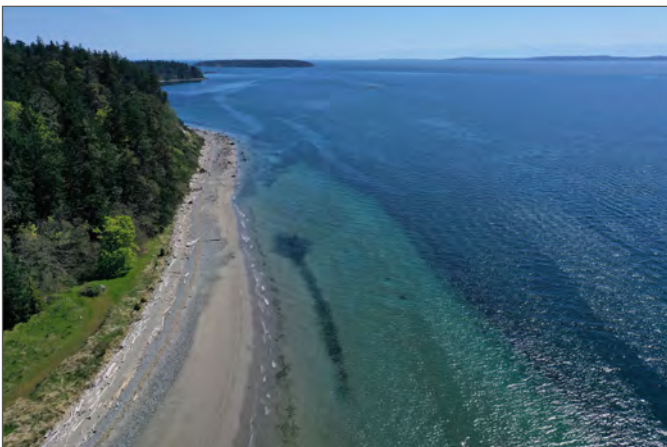




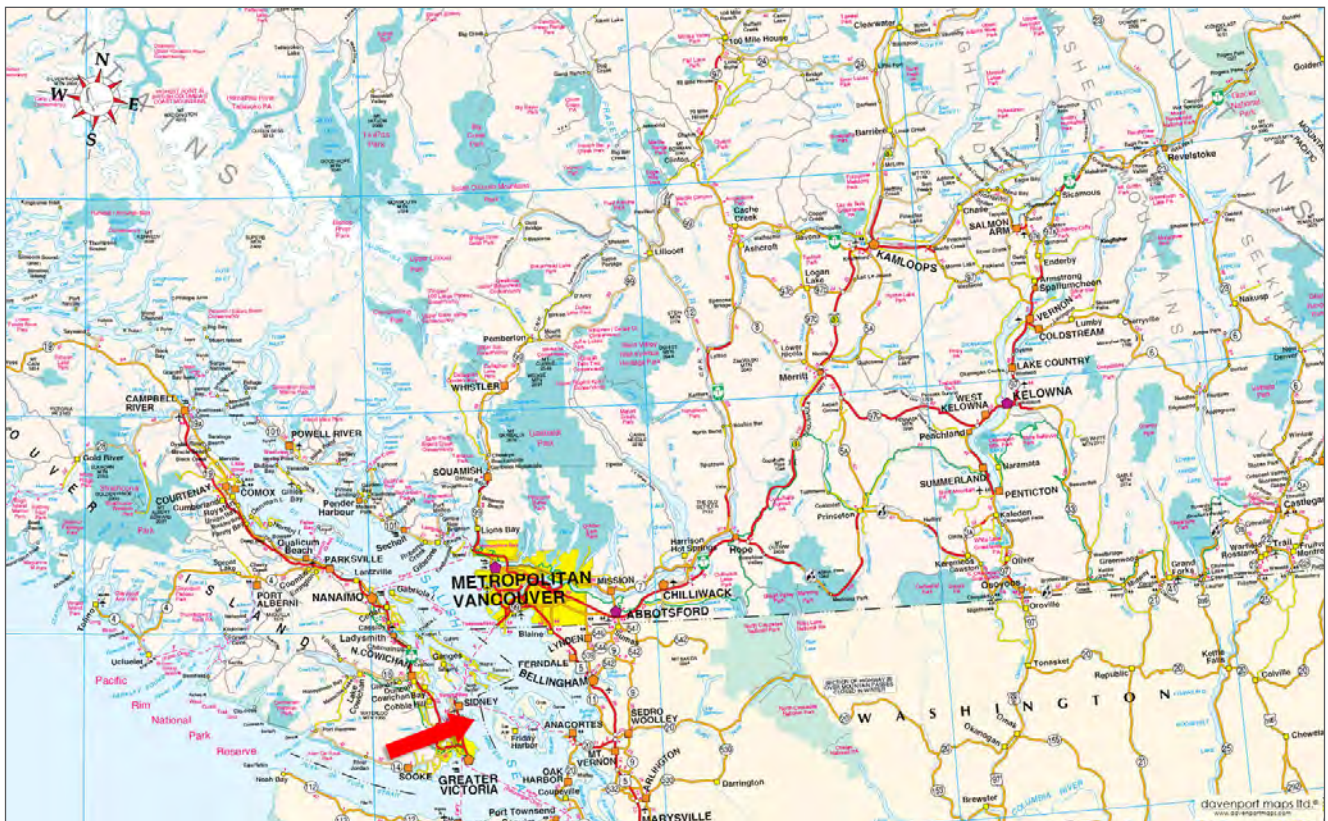
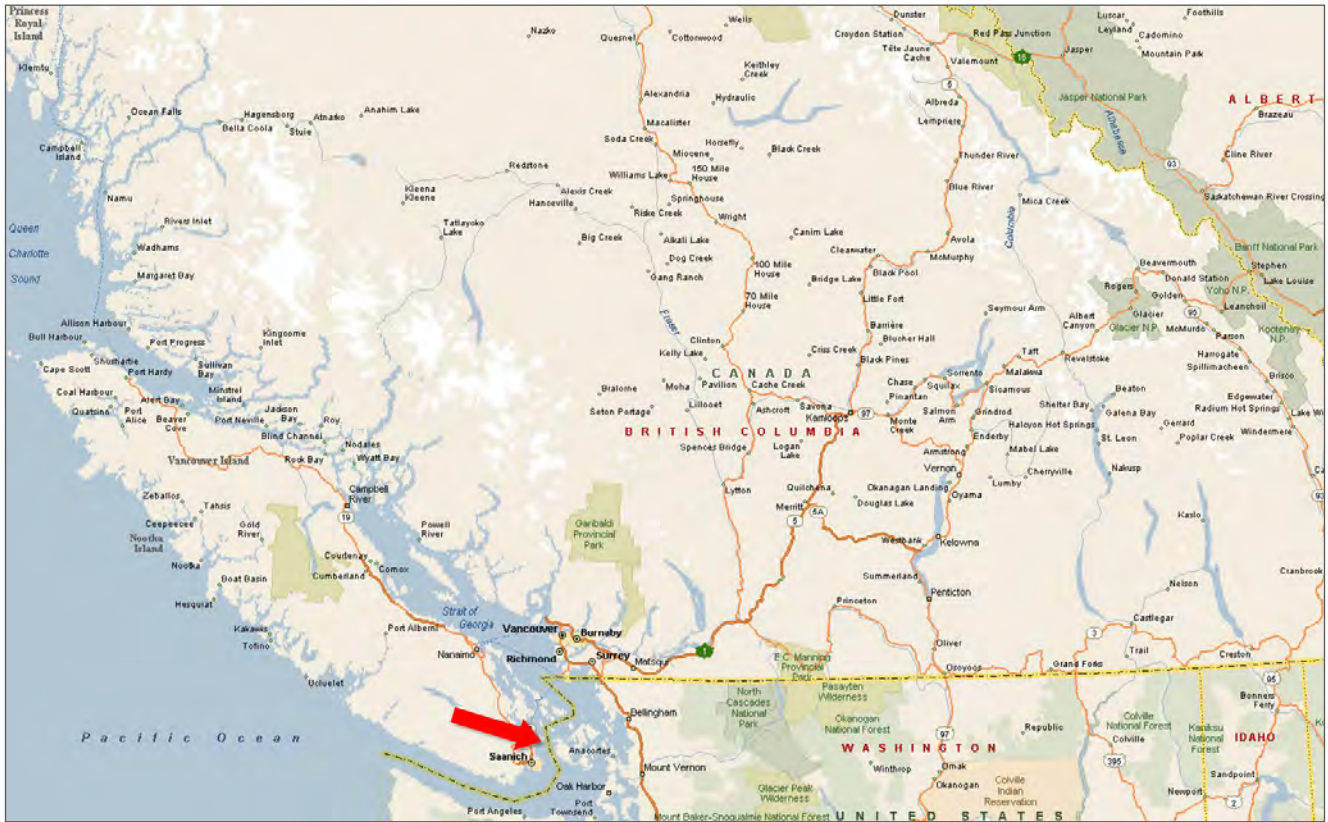


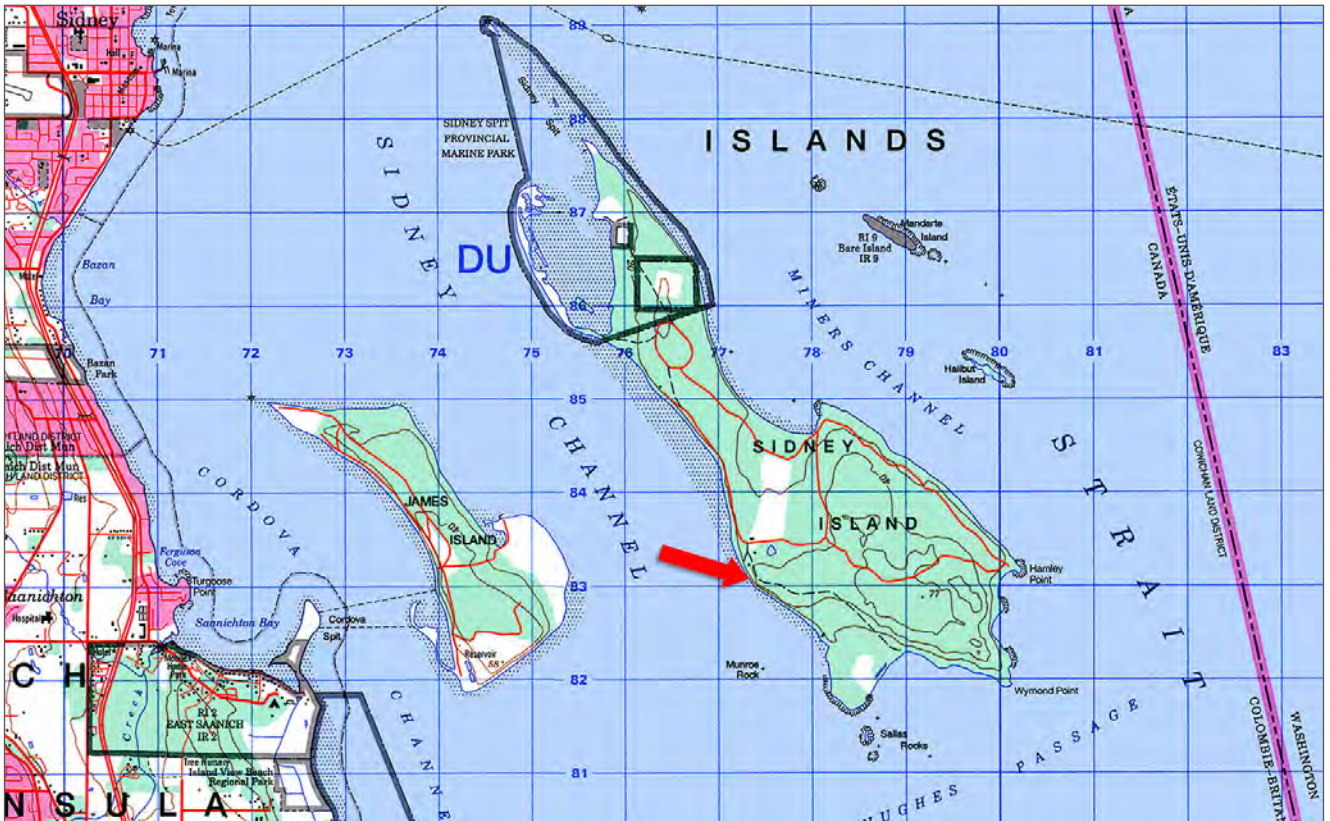


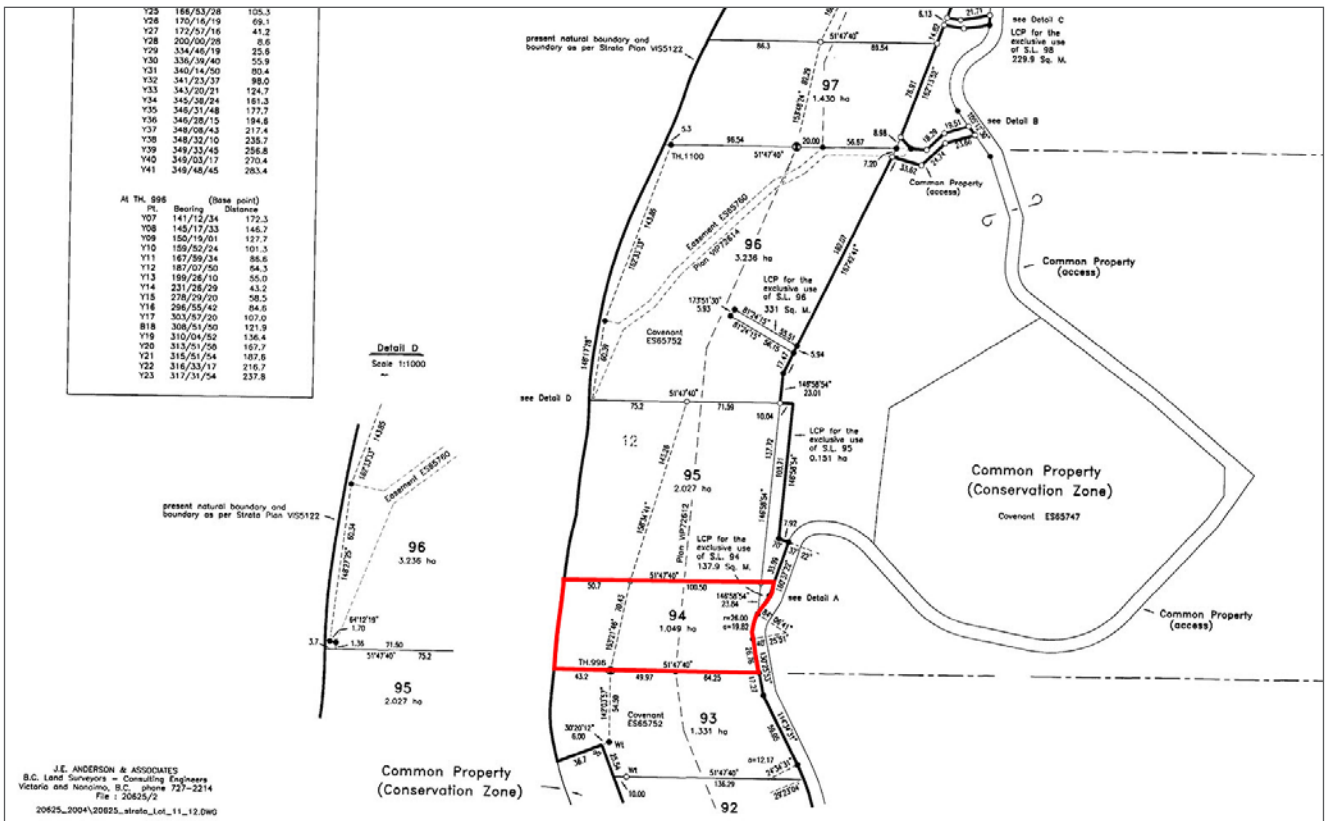
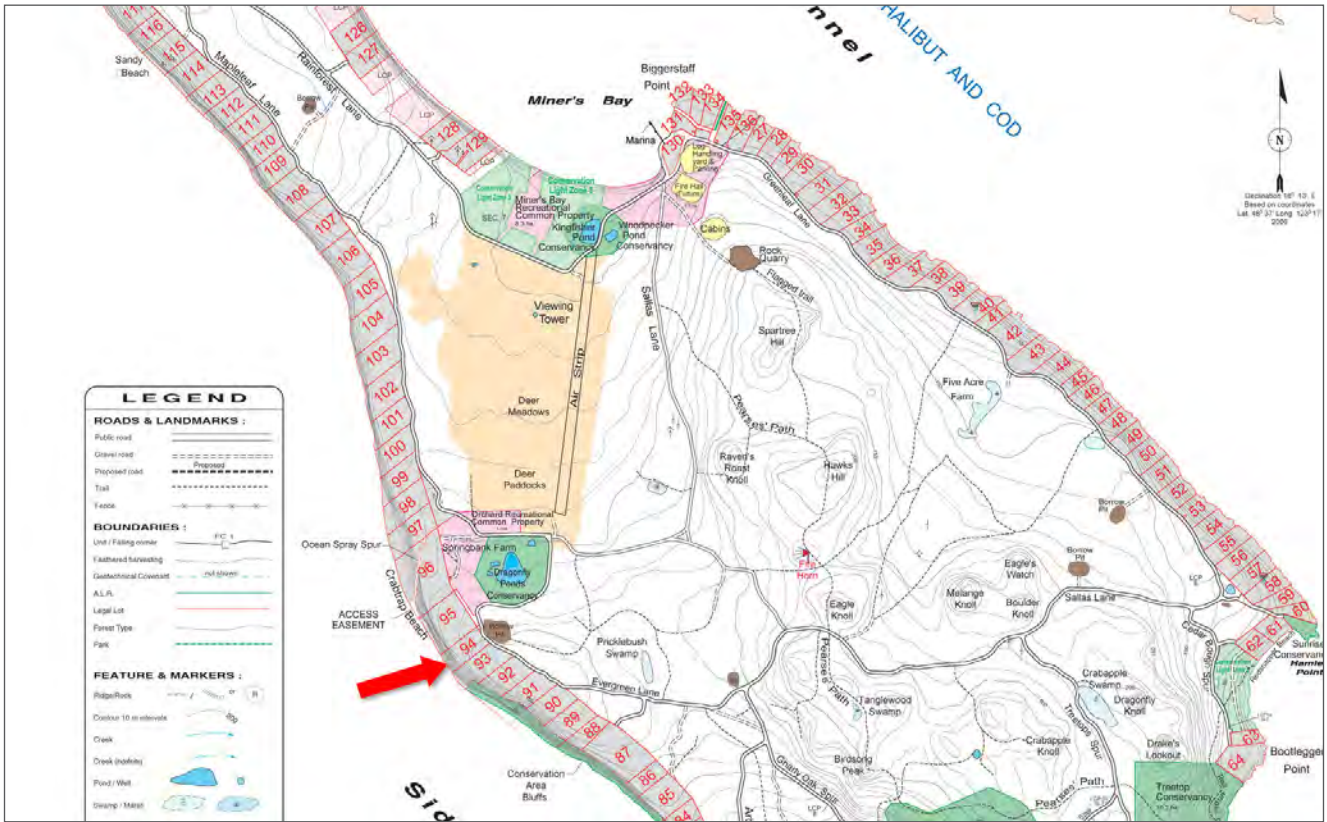


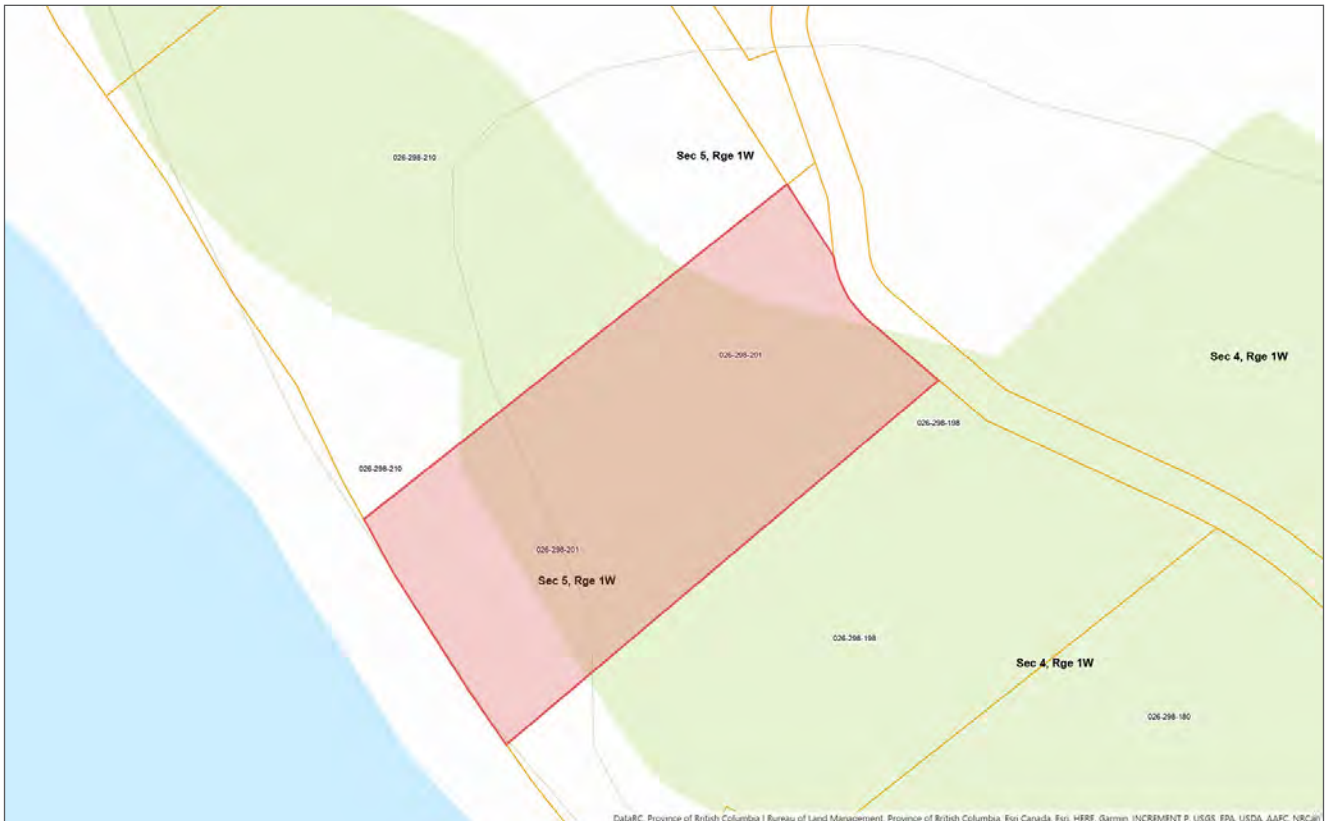














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