

DUNSMUIR ISLAND

FOR SALE | PRIVATE CANADIAN ISLAND



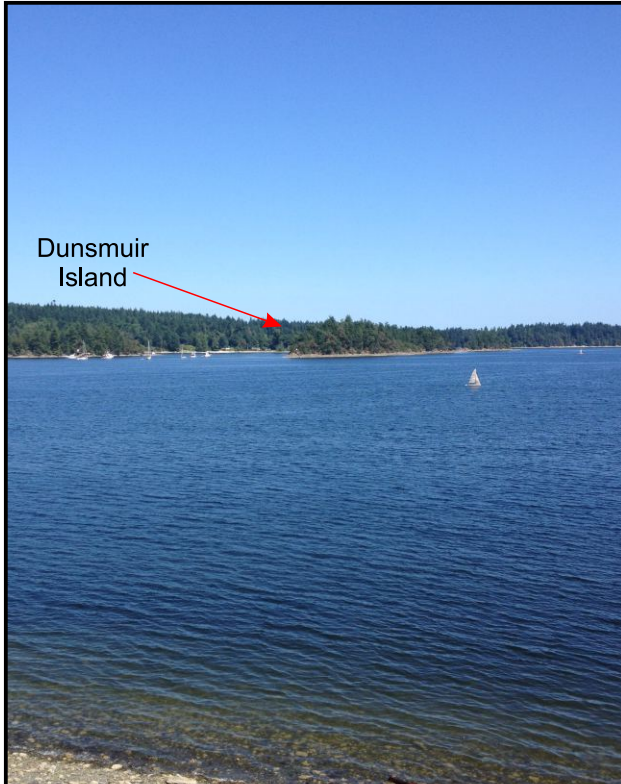
Listed and Marketing by Martin Velsen Personal Real Estate Corporation
1-5140 Metral Drive, Nanaimo BC V9T 2K9 250-751-1223



RE/MAX
OF NANAIMO
The Best Real Estate Solution

PRIVATE CANADIAN ISLAND

Located in Ladysmith Harbour - Vancouver Island



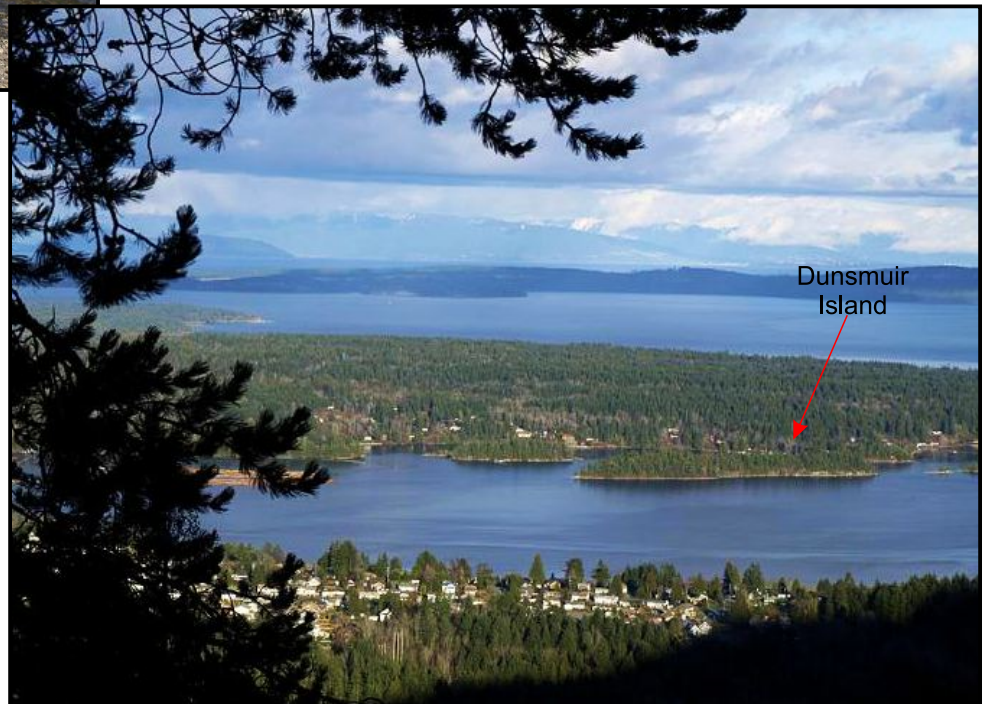
View of Dunsmuir Island from Transfer Beach, Ladysmith

Dunsmuir Island is located a 5 minute boat ride from Ladysmith harbour. The neighbouring island is owned and used by the Seattle Yacht Club and the area is central to the Gulf Islands. The property is in its natural state with the exception of some clearing done in 2008 for a proposed home and a septic system that has been installed. The property has a current foreshore lease which allows the installation of a dock.

All the required archeological studies have been completed and all parties have signed off on the proposed home and dock development.

SIZE:	4.75 Acres
PRICE:	\$1,900,000 CAD
ZONING AREA:	H
ZONING DESIGNATION:	Island
WATER:	Well - Not yet drilled
SEPTIC:	Installed system

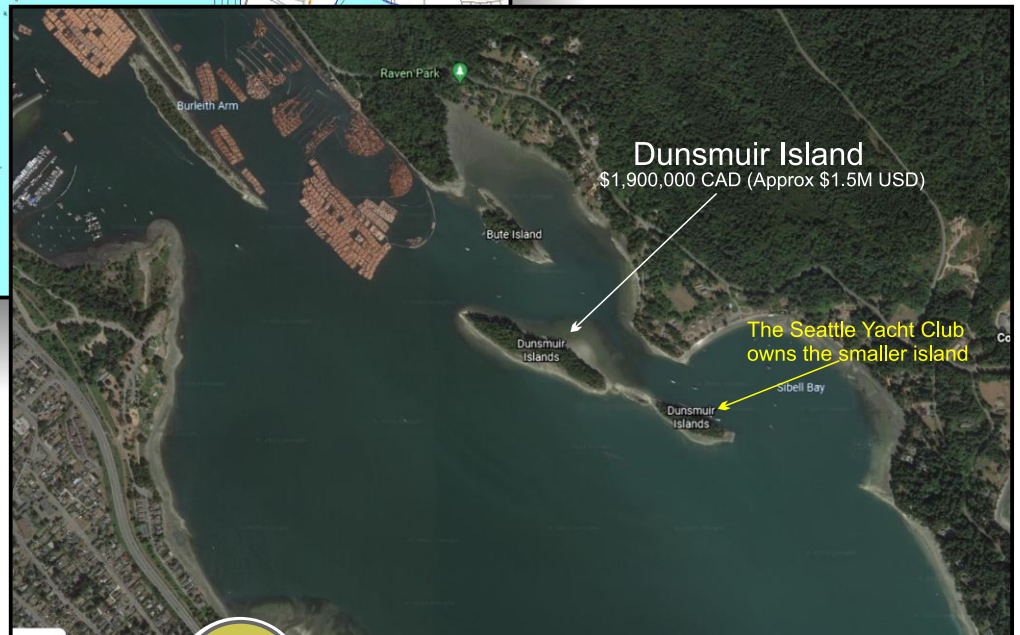
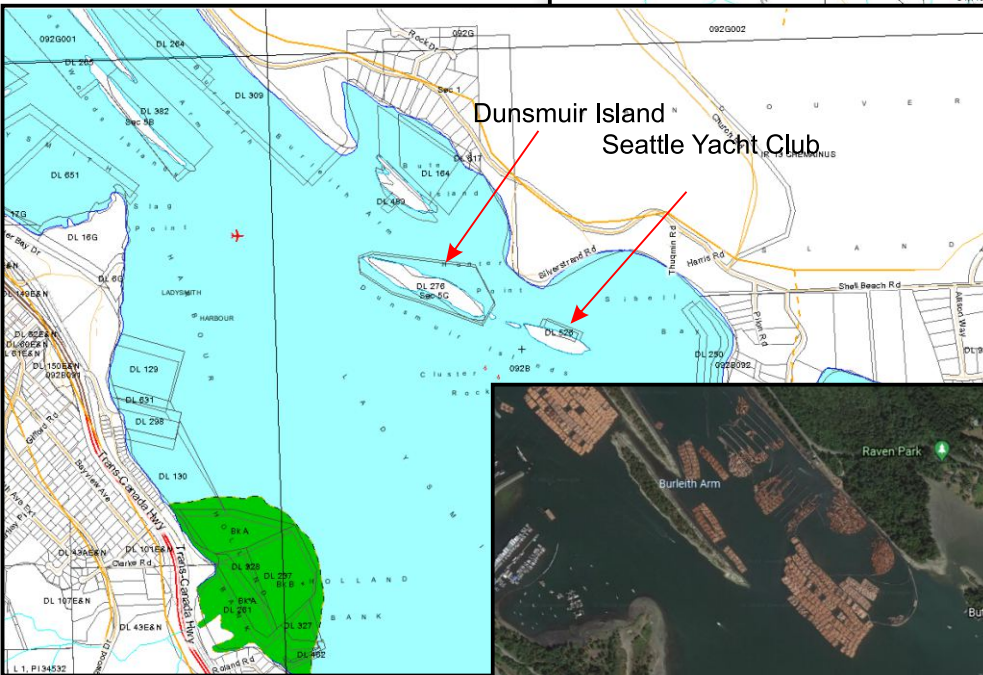
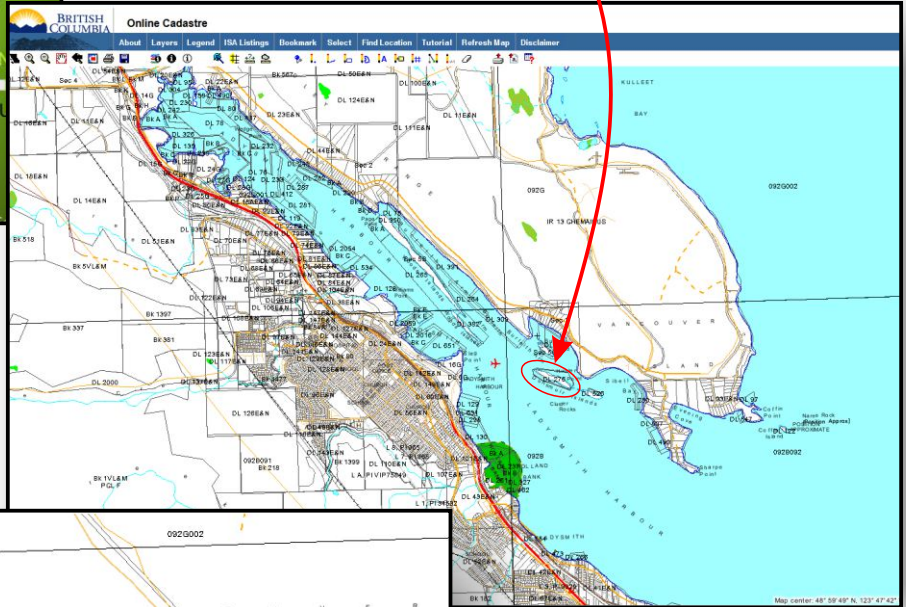
Originally owned by the Dunsmuir Family, the Dunsmuir islands have had only had 3 owners. These two islands were originally named Twin Islands and consist of two islands, the southern-most one being owned by the Seattle Yacht Club. It is densely forested, has mixed materials on the beaches with many access points.

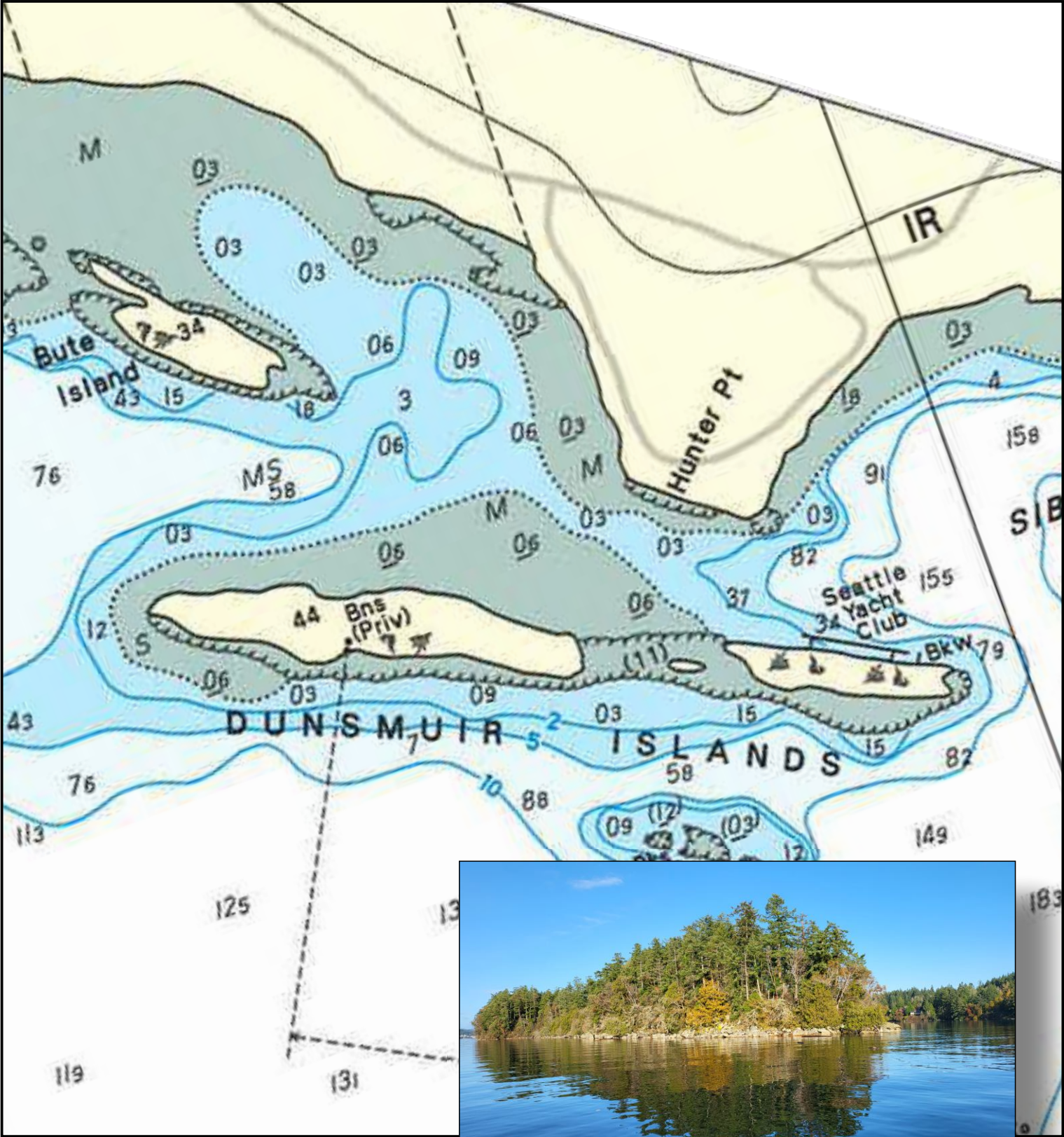


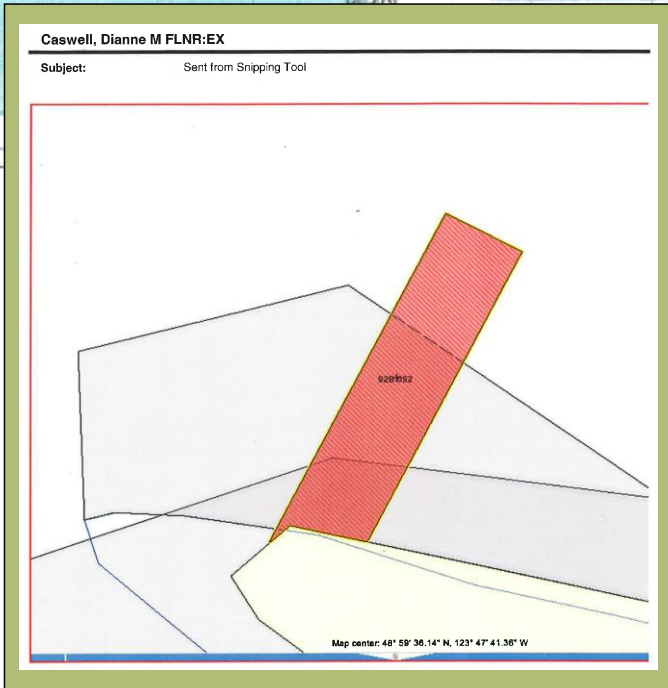
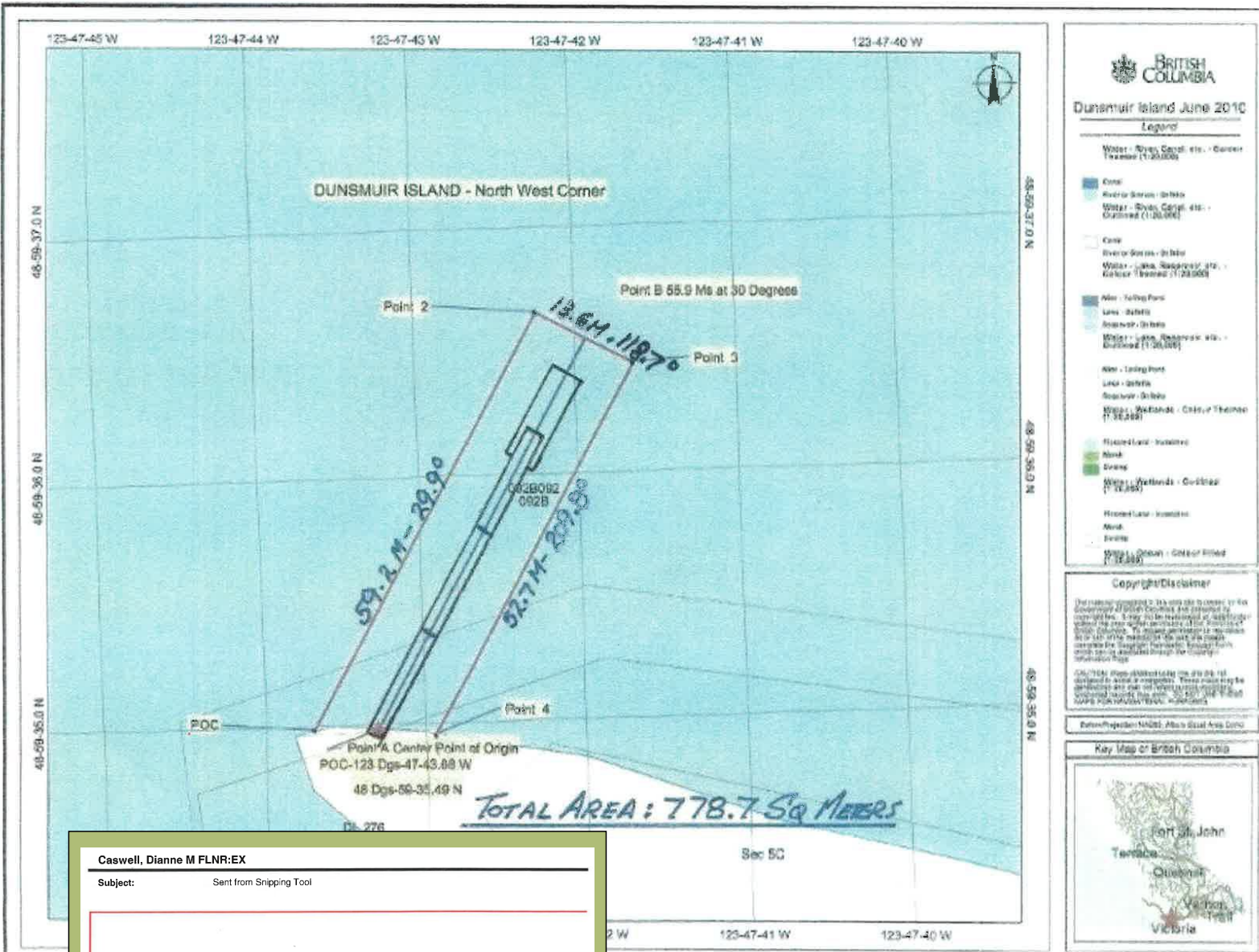




20 min Float plane from Vancouver

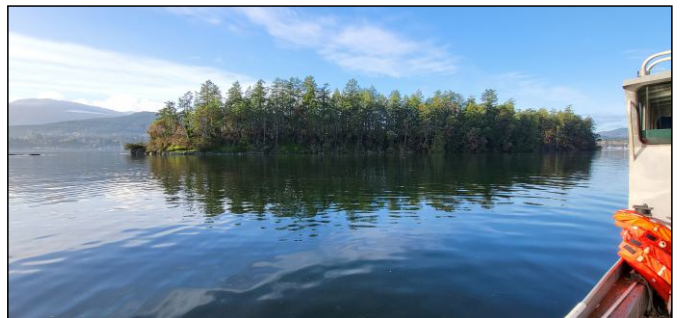




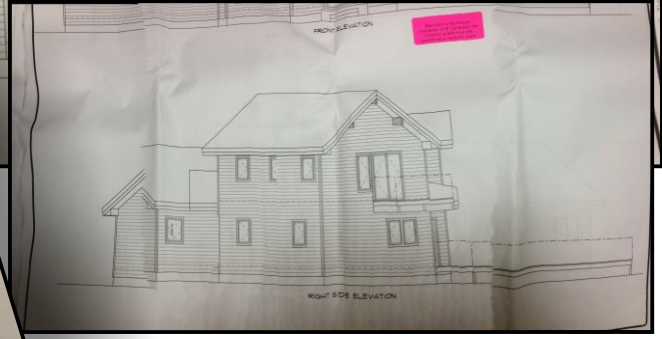
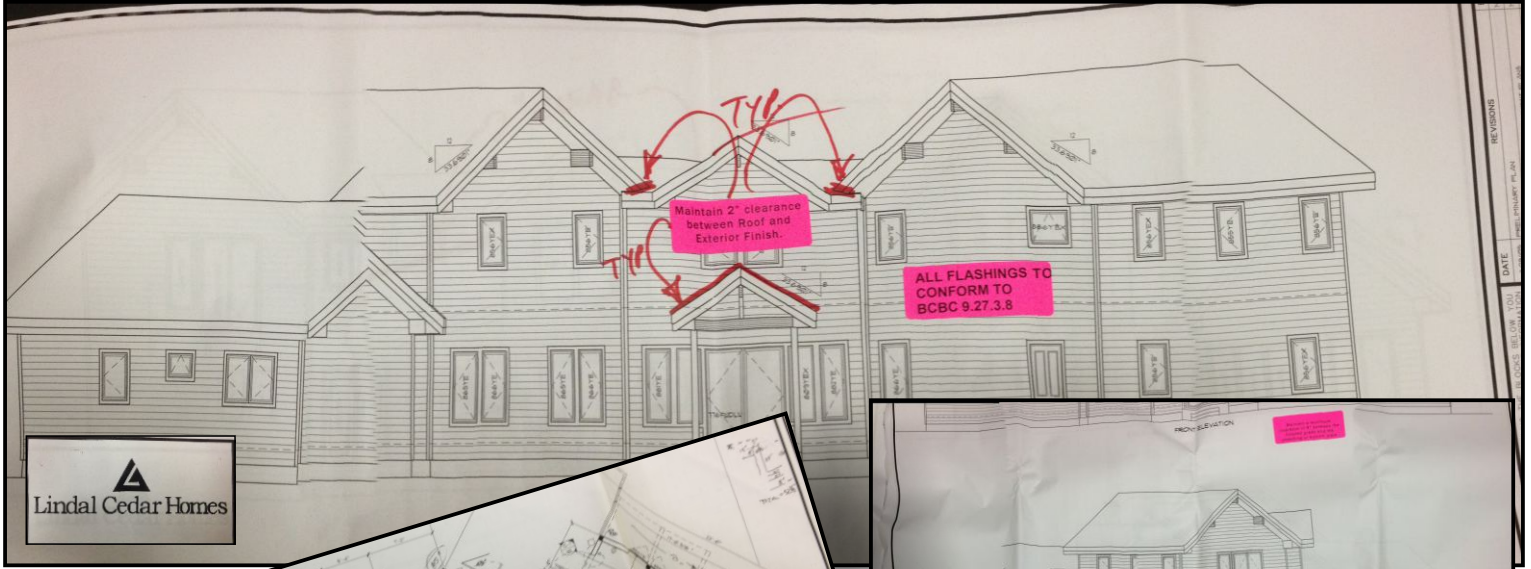


The larger map image (above) was provided by the owner and was the drawing used to apply for the foreshore lease.

The drawing to the left was provided by the BC forestry dept - the government body responsible for overseeing foreshore leases and waterways in BC. They did confirm that the foreshore lease was in place and current.



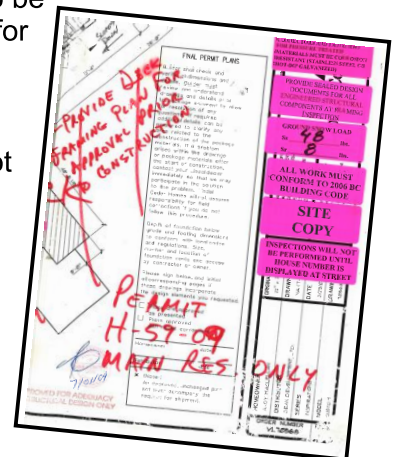
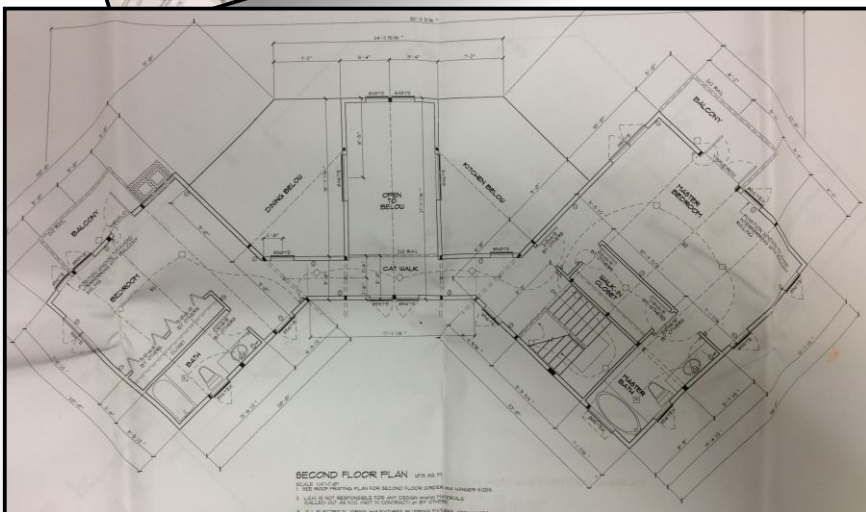
Custom Plan by Lindal Cedar Homes



The current owner intended to build a Lindal Cedar Home on the property. The plans were approved and construction was slated to move ahead in 2008/2009.

Local builder "Jim Strobl" brought the plans through the approval process, has intimate knowledge of the project and is prepared to work with the new owners to construct this plan or any plan.

The City's position is that the plans would have to be re-submitted for approval, but they see no reason why they would not be approved relatively quickly.





~~483 5851~~

COPY

LINDA PROUSE 247-2200

BUILDING PERMIT REFERRAL – COWICHAN VALLEY REGIONAL DISTRICT

Received: FEB. 20/08 Building Permit Identifier #: TH-BP-2008, 2

Legal Description: DUNSMUIR ISLAND

Linda Cedar Homes Devlop # 7056342 3/27/05 reviewed by staff.

Owner/Applicant: JIM STROBL Telephone: 755-6141

CHECKLIST:

Use: Residential - No more than 2 dwellings allowed

Zoning: A-1

Setbacks: Rear: 25' Front: 25'

Interior Side: 25' Exterior Side 25'

Height: 30ft

Building Size: N/A

Lot Coverage: No more than 35% of site area

In DP Area? No

Waterfront or Watercourse: YES - No special setback from sea requirements

Special Requirements: _____

The above Building Permit Referral meets the regulations set out in the Regional District of Thetis Island Local Trust Area
 Bylaw No. 56 Cowichan Valley Bylaw No. 110

[Signature] Signature – Islands Trust Planning Department Date March 6, 2008

File Number: TH/15-1





SEWERAGE SYSTEM
LETTER OF CERTIFICATION

Filing #: NA08/144

Date: 5/11/2008
(Day/Month/Year)

To: Vancouver Island Health Authority

Re: Plan L, Section 5c, Oyster Land District except Plan 1489

Dunsmuir Island, B.C.

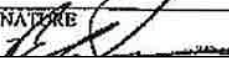
Civic address and legal description

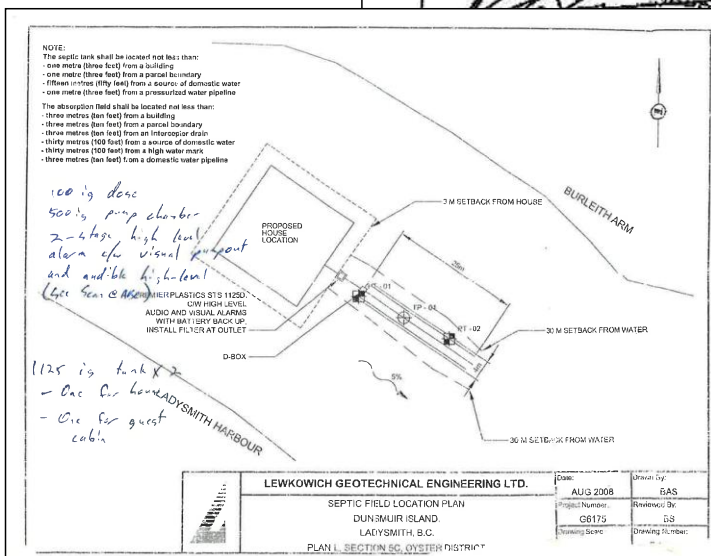
Please be advised that the construction of the proposed sewerage system on the above described property was completed on 6/10/2008
(Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

1. the owner has been provided with
 - a copy of the sewerage system plans and specifications as they were built;
 - a maintenance plan for the sewerage system that is consistent with standard practice ; and
 - a copy of this letter of certification.
2. the sewerage system has been constructed in accordance with standard practice;
3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 litres;
5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system has been attached to this letter.

SIGNATURE 	NAME (PLEASE PRINT) <u>Bob Somers</u>
OFFICE USE ONLY	



MLS® No: **858806** **\$1,900,000** **Active**



PRIVATE ISLAND... in Ladysmith Harbour! Very rare offering - a private 4.75 acre island within a 2 minute boat ride from picturesque Ladysmith. The area is totally protected and ready for your building ideas. The owner did have approval to proceed with a custom home, guest cottage & large dock but their plans have changed & this island can now be yours! All the permits were in place to proceed with construction and could be re-issued. This island is located right next door to the island currently owned by the Seattle Yacht Club & across from Transfer Beach. The septic system is 80% installed and a rough road was put down the center of the island. The island is well tree'd with several areas that allow easy access to the water. This is a very unique, very exclusive & irreplaceable offering. All measurements are considered approximate & should be verified if important. Contact your Realtor or the listing agent for a full information package

MLS® No: **858806**
Status: **Active**
Area: **Islands**

List Price: **\$1,900,000**

Sub Area: **Isl Small Islands (Duncan Area)**
Sold Price:

Sub Type: **Land**

Pend Date:

Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 0	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:	Access: Marine	Foundation:	Roof:
Lgl NC Use:			Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 206,910	Lot Acres: 4.76	Dimensions:	Shape:	Water: None
Park Type:	Park Spcs: 0	View: City, Mountain(s), Ocean	Waterfront: Ocean	
Carport Spcs: 0	Garage Spcs: 0	Services:		
Sewer: Septic System	Restrictions:			
Lot Ftrs: Acreeage, Marina Nearby, Private, Rural Setting, Southern Exposure, Walk on Waterfront, In Wooded Area, Wooded Lot				

Legal/Public Records

Assessed: \$996,000	Assess Yr: 2020	Taxes: \$4,552	Tax Year: 2020
PID: 007-801-254	Roll No: 13501200	Zoning: R	Zone Desc: Other
Plan Number:	Lot: Block:	District Lot:	Land District: 43
Legal Description: SEC 5C, TIWN ISLANDS, OYSTER DISTRICT, EXCEPT PARTS IN PLANS 1489R AND 1595R			

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board

