



Moving to **Vancouver Island**

— Your Guide to Island Living

Lifestyle • Communities • Real Estate • What to Know Before You Move

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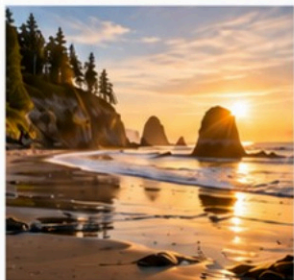
Live Where Other People Vacation

Imagine starting your morning near the ocean, having trails and beaches minutes from home, and still having access to the everyday essentials. Vancouver Island offers something that is getting harder to find: room to breathe, beautiful surroundings and communities where life can feel just a little less rushed.



Ocean & Nature

Beaches, lakes, forests and mountains are part of everyday life.



West Coast Climate

Winters are generally milder than much of Canada, especially along the south and east coasts.



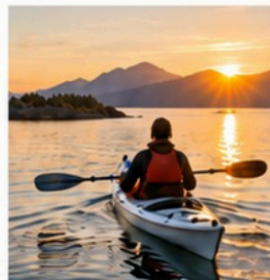
Community

Choose from vibrant cities, seaside towns, rural acreages and smaller communities.



Lifestyle

Hiking, boating, kayaking, golf, skiing, markets, cafés and weekend road trips are all part of Island life.





What Does Island Life Actually Feel Like?

The best part of Vancouver Island is that the outdoors does not have to be a special occasion.



Morning

Coffee by the harbour, a beach walk or a quick trail before the day begins.



Weekend

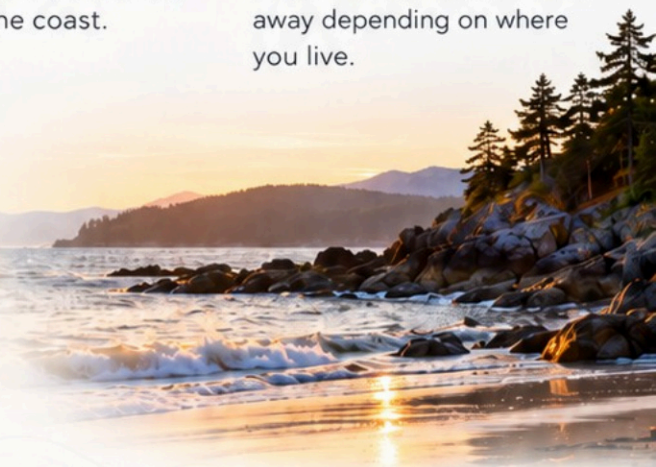
Farmers markets, hiking, boating, golf, skiing, kayaking or a drive up the coast.



After Work

A lake, trail, oceanfront path or patio can be only minutes away depending on where you live.

“LIVE WHERE
OTHER PEOPLE
VACATION.”



Where on Vancouver Island?

1 Nanaimo



Central, connected and convenient, with BC Ferries service to Metro Vancouver, a regional hospital, shopping, university, harbourfront and a wide range of housing.

2 Parksville & Qualicum Beach



Beaches, walkable pockets and a relaxed coastal feel with strong lifestyle and retirement appeal.

3 Ladysmith & Cowichan Valley



Small-town character, rural properties, farms, wineries and good access north and south.

4 Comox Valley



Ocean and mountain scenery, year-round outdoor recreation, hospital services and access to Mount Washington.

5 Campbell River



Oceanfront lifestyle, fishing, recreation and a hub for North Island services.

6 Greater Victoria



More urban amenities, culture, universities, hospitals and employment while still surrounded by ocean and parks.

7 Tofino & Ucluelet



Wild West Coast scenery, beaches, surfing, rainforest and a tourism-driven lifestyle. Beautiful and unique, but more remote.

8 Gulf Islands



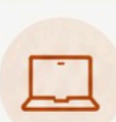
Gabriola, Salt Spring, Pender and other ferry-connected islands offer a quieter small-island lifestyle and strong sense of community.

Also worth exploring: Port Alberni, Sooke & North Vancouver Island.

Every community has trade-offs. The right fit depends on your lifestyle, work, budget and priorities.

There's No One 'Best' Place to Live on Vancouver Island

— There is the place that fits you.

 Do you want to walk to shops and restaurants? ☐	 Would you rather have acreage and privacy? ☐
 How important is proximity to a hospital or specialist care? ☐	 Do you need easy access to Vancouver or an airport? ☐
 Ocean view, waterfront, lake access, forest, or city convenience? ☐	 Newer home, character home, condo, townhouse or rural property? ☐
 Do schools, recreation or transit matter most? ☐	 Are you working remotely, commuting locally or retiring? ☐

These are the conversations I have with relocating clients before we narrow the search.



Island Living Is Wonderful. It Is Also Still Island Living.

Life on Vancouver Island offers an incredible lifestyle, with natural beauty, friendly communities and a more relaxed pace. It also comes with a few practical considerations. Here are some key things to keep in mind as you plan your move.



Ferries & Flights

Mainland travel often means planning around ferry or flight schedules.



Healthcare Access

Healthcare access and specialist services vary by community.



Amenities

Smaller communities naturally offer fewer amenities than larger centres.



Rural Utilities

Rural properties may use wells, septic systems and propane.



Microclimates

Weather varies across the Island, with wetter west-coast areas and different microclimates elsewhere.



Connectivity

Cell coverage and internet quality can vary in rural areas.



Property Due Diligence

Waterfront and rural properties may involve extra due diligence, zoning, access, insurance or environmental considerations.



Buying on Vancouver Island

— The home matters. So does everything around it.



Property Types

Condos, townhomes, detached homes, patio homes, acreages, manufactured homes, waterfront and investment properties.



Local Knowledge

Neighbourhoods can feel very different within only a few kilometres, especially when you factor in topography, traffic, views, walkability and services.



Extra Due Diligence

Depending on the property, this can include strata documents, insurance, title, permits, zoning, septic, wells, oil tanks, Poly-B plumbing, waterfront considerations and rural access.



Anja's Tip

My job is to help you understand not only the home you're buying, but the area and lifestyle you're buying into.

— Property-specific questions should always be confirmed with the appropriate professional.



Planning Your Move



Nanaimo has major BC Ferries terminals serving Metro Vancouver. Other Island communities have their own ferry and air connections, so travel logistics are worth considering early.

I Moved Here Too

I originally came to Canada from Germany and eventually made Vancouver Island home. So I understand that moving somewhere new isn't only about finding a house. It's about figuring out where you belong.

Over the years I've built businesses, invested in real estate and owned and managed rental properties. Today I help people buy, sell, relocate and invest on Vancouver Island with clear guidance, honest advice and strong communication.

My primary service area is Mid Vancouver Island, from Qualicum Beach down to Duncan. For other parts of the Island, I have a trusted network and can help connect you with the right people.

I work in both English and German.



**German-speaking
support available.**





Could Vancouver Island — Be Your Next Chapter?

If you're thinking about moving here — next month, next year or you're simply exploring the idea — I'd be happy to help you understand your options.



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Vancouver Island real estate | English & German

This guide is general information only and is not legal, tax, mortgage, insurance, immigration or inspection advice. Community services, transportation and property requirements can change. Confirm details that matter to your move with the appropriate provider or professional.