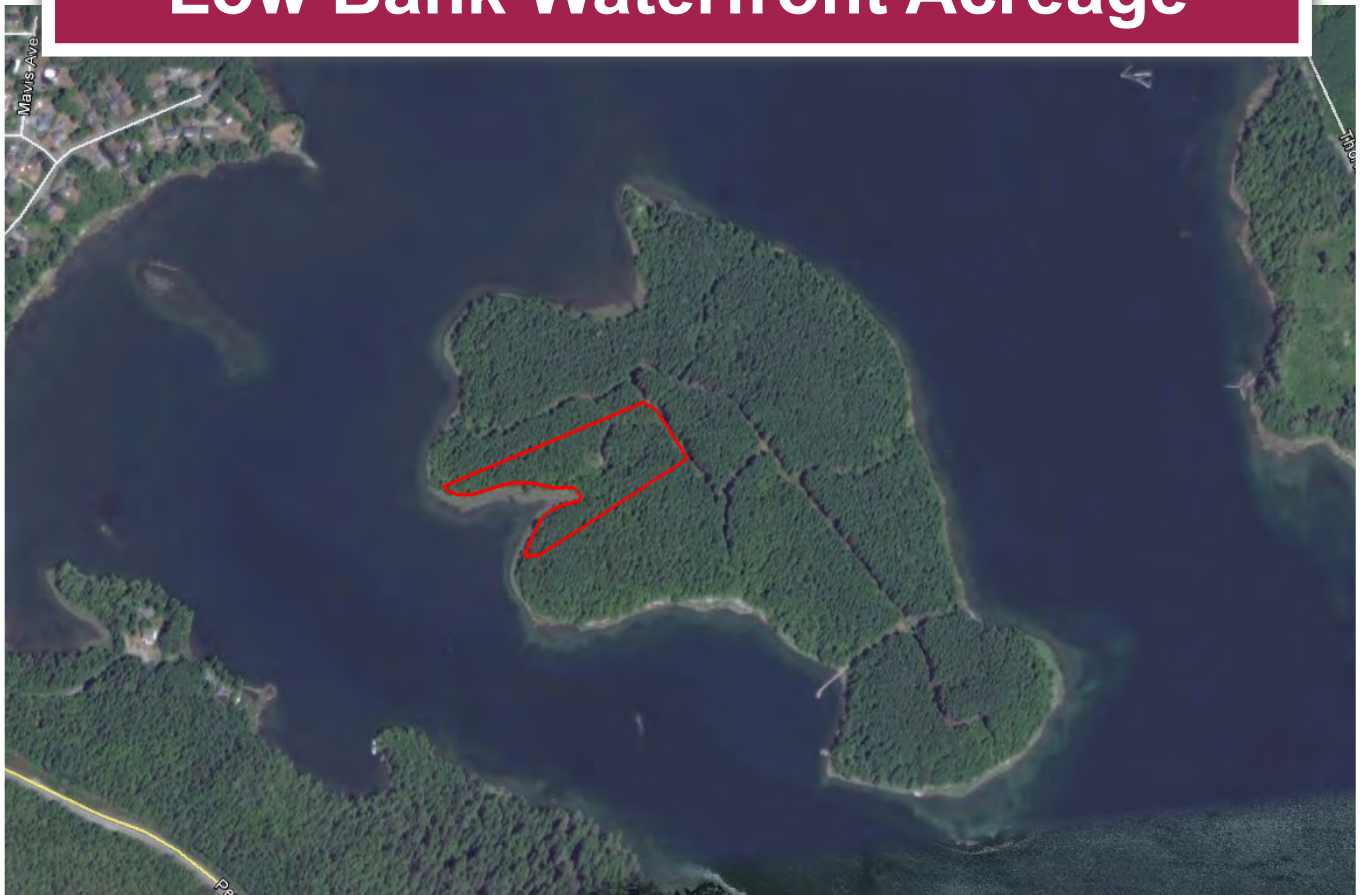




West Coast Affordable Oceanfront Low Bank Waterfront Acreage



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“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

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PROPERTY DETAILS

Listing Number:	16300
Price:	\$139,900
Taxes (2016):	\$414.20
Size:	5.66 acres
Zoning:	A-1 Small Holdings

DESCRIPTION

Kavarno Island is an island just minutes from Ucluelet within the protected waters of the harbour. The island consist of 14 similar size properties. Lot 12 is an exceptional property with an incredible amount of low bank oceanfront facing south west. The bay provides both protection and privacy. This may very well be the best lot on Kvarno Island. Already improved on the property is a roughed in driveway and building site and shared drilled wells. There is no hydro to the island, however if all owners on the island agree and share the cost it is entirely feasible to bring power to the Island. But today with modern technology and great options for unconventional systems there really is no need. Water is supplied by shared well with the neighbor. There is a community dock on the Island but applying for and installing your own private moorage would be ideal. This property is affordable, spacious, private, premium low bank waterfront within minutes to the amenities of Ucluelet. If you love the water this is a great choice to base your adventures from.

LOCATION

West coast of Vancouver Island only minutes from downtown Ucluelet.

DIRECTIONS

Ucluelet is located 288 kilometres (179 miles) northwest of the British Columbia provincial capital, Victoria, on the magnificent outer West Coast of Vancouver Island. The closest city is Port Alberni approximately 110 km (68 mi) to the east. The District of Tofino is 40 km (25 mi) northwest of Ucluelet.

AREA DATA

Located on the western shores of Vancouver Island, Ucluelet is a welcoming town with access to sandy beaches, rocky shorelines, secluded coves, old-growth rainforest trails and the natural wonder of the Pacific Rim National Reserve. Ucluelet is becoming a popular travel destination and features stunning coastal scenery, energetic festivals and a rich cultural history.

The environment of tranquil Ucluelet provides a stimulating and dramatic backdrop for working, living, and recreating. The town of Ucluelet offers beaches, community parks, waterfront promenades, restaurants, unique shops and galleries, an aquarium and a range of accommodation choices. The motto of Ucluelet is "Living on the Edge" due in part to its location on a peninsula surrounded by water. This marine influence makes Ucluelet the ideal home base for outdoor adventure.

Experience activities on the edge like kayaking, surfing, whale watching, fishing, beach combing, diving, storm watching, and boating. A key highlight in Ucluelet is the easily accessible Wild Pacific Trail, which offers spectacular vistas of the Pacific Ocean, Barkley Sound, Amphitrite Lighthouse and the Broken Group Islands. Walk the trail beneath a canopy of an old growth rainforest, rest at one of the many viewpoint benches and enjoy watching the wildlife or the sun set.

Just north of Ucluelet is the Long Beach Unit of the Pacific Rim National Park Reserve. Discover the untouched beauty of the west coast while learning about this diverse marine ecosystem. Ucluelet provides easy water access to Barkley Sound; a spectacular area that features the Broken Group Islands Unit of Pacific Rim National Reserve.

RECREATION

On Canada's Wild West coast you can visit the edge of an island both ancient with history and young in energy. Visit with whales, bears, eagles, and rainforest creatures. Storm watch, surf, kayak, hike and fish where the mountains reach the sea. Wander Vancouver Island's beaches and cliff top trails right from your resort or B&B. Ucluelet, BC is a world class destination.

HISTORY

The word Ucluelet (pronounced you-klew-let) is a local First Nations word meaning "people with a safe place to land" or "a safe landing place." Archaeological evidence indicates the presence of First Nations for at least 4,300 years and the area was settled in 1870 by fur sealers, fishermen and missionaries.

MAP REFERENCE

48°57'54.95"N and 125°34'45.83"W

BOUNDARIES

Please see mapping section - all boundaries are approximate

SERVICES

Water and dock

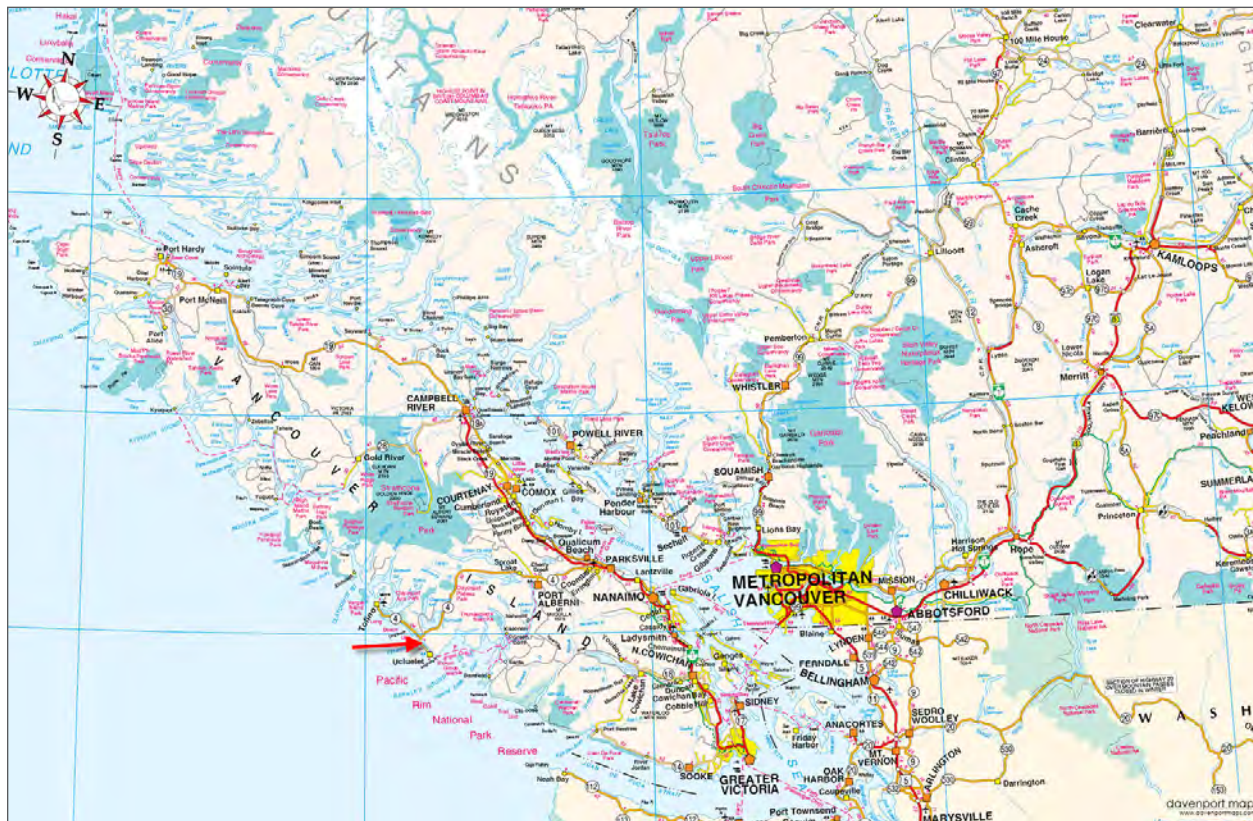
IMPROVEMENTS

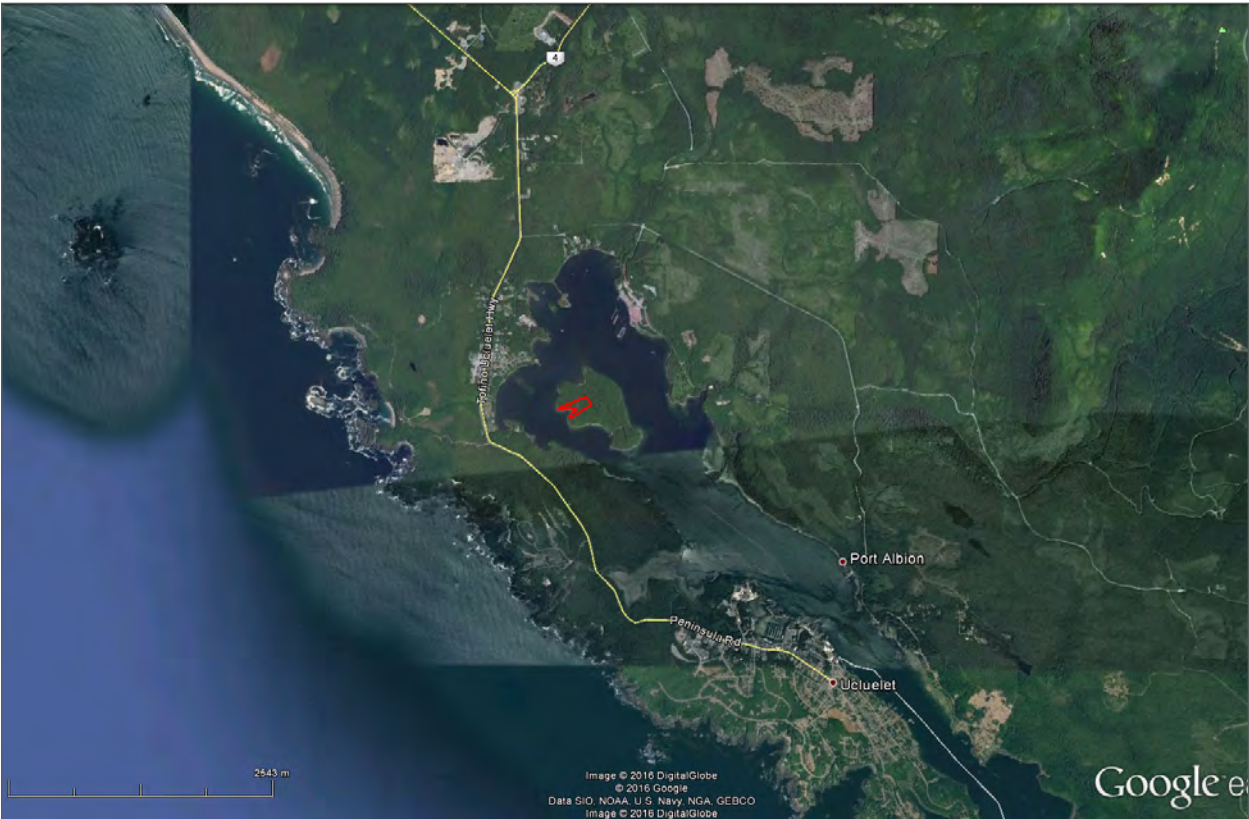
Communal dock and communal well

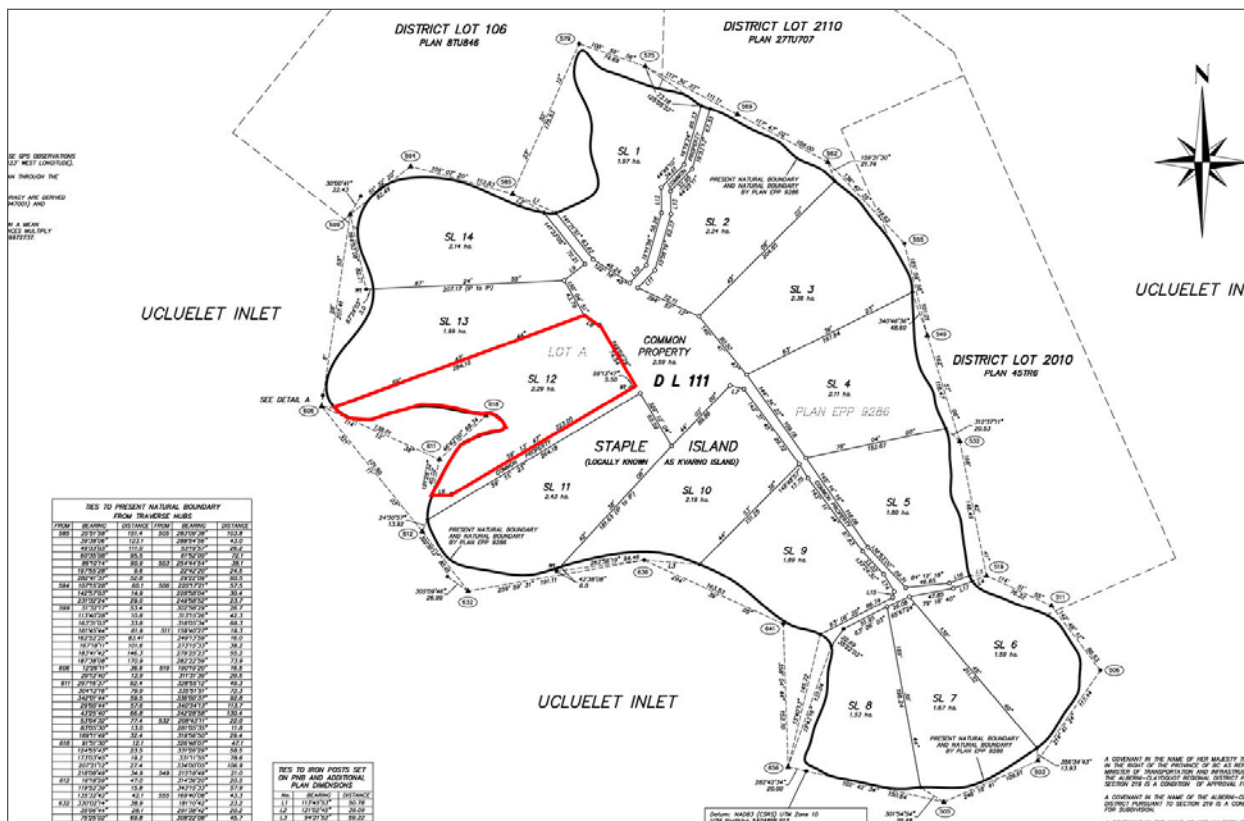
LEGAL

Strata Lot 12, District Lot 111, (Known as Staple Island) Clayoquot District, Strata Plan EPS304, Together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on form V.

PID 028-599-098









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