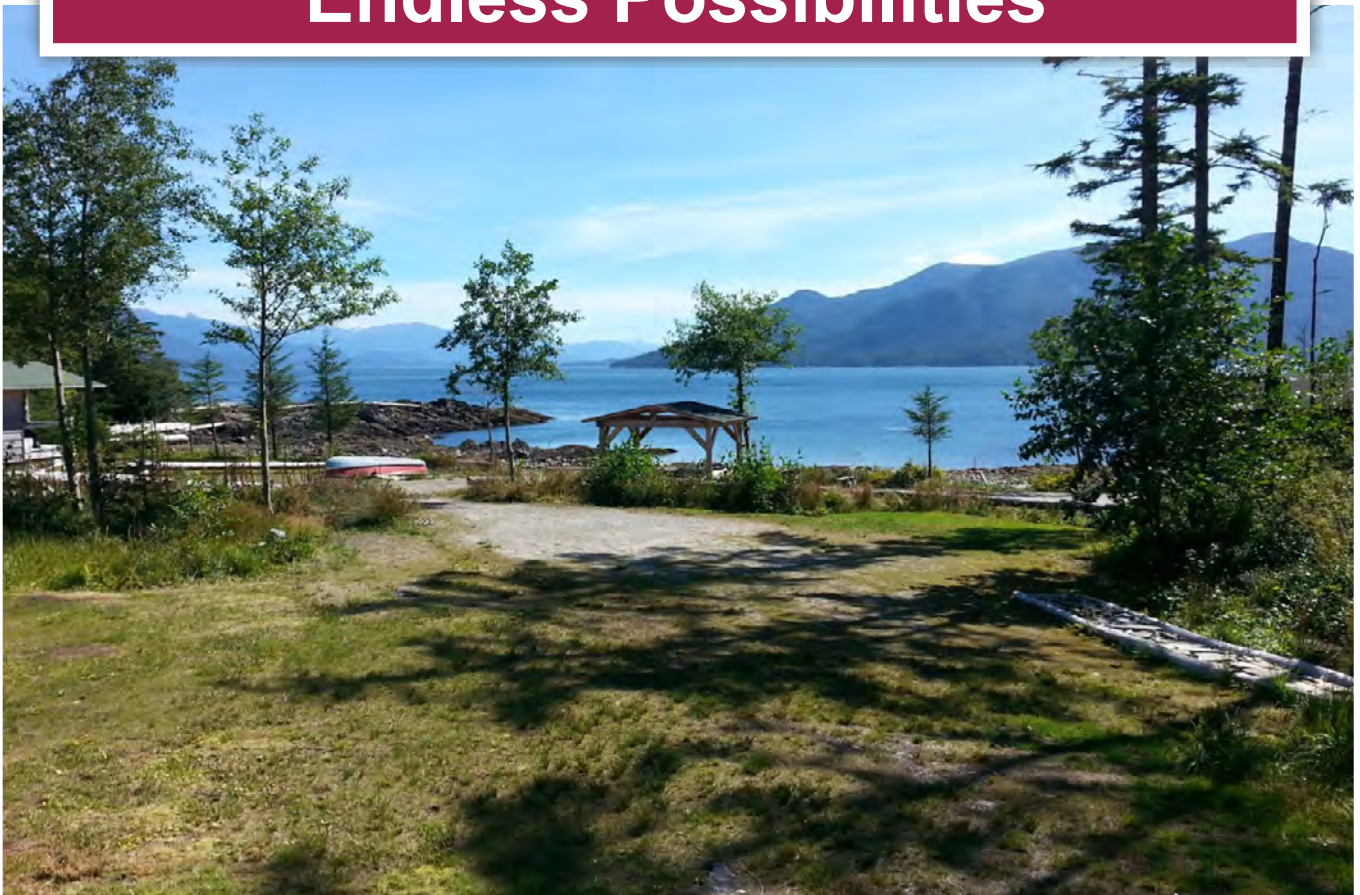




## Oceanfront Paradise with Endless Possibilities



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# Oceanfront Paradise with Endless Possibilities

## Porcher Island

### PROPERTY DETAILS

<b>Listing Number:</b>	23105
<b>Price:</b>	\$1,500,000
<b>Taxes (2022):</b>	\$864.81

### SIZE

144 acres ~ 1,500± ft oceanfront

### DESCRIPTION

Escape to your own slice of heaven with this exceptional 144-acre oceanfront property located in the picturesque Oona River area on Porcher Island. Embrace the beauty of nature and the abundance of coastal living in this stunning real estate offering. Boasting 2,000 feet of southern exposed oceanfront, a spacious main home, six guest cabins, a shop, boat house, and a plethora of additional amenities, this property is a true gem.

#### Property Features

##### Main Home

The 1,486 square foot main home is equipped with a heat pump, providing both comfort and energy efficiency. Enjoy breathtaking views of the ocean and surrounding landscape from the comfort of your own living space.

##### Six Guest Cabins

Generate revenue and provide a comfortable retreat for guests with six charming guest cabins. These cabins offer a cozy atmosphere and stunning views, ensuring an unforgettable experience for visitors.

##### Shop and Boat House

The property features a 27 x 57 ft shop and a 42 x 22 ft boat house, providing ample space for storage, workspace, and shelter for your watercraft and equipment.

##### Additional Items

A 17 ft sportsman boat with an 85 hp motor and a 20 hp kicker motor, two excavators, backhoe, a 1-ton dump truck, ¾ ton truck, a portable sawmill, various tools, and much more are available to purchase at an additional cost.

##### Essential Services

The property is fully serviced with power, a septic system, and gravity-fed water. Furthermore, the presence of cell service ensures you can stay connected even in this secluded coastal paradise.

##### Revenue Potential

Take advantage of the thriving fishing opportunities in the area and capitalize on the revenue potential from renting out the cabins to fishermen. With spectacular salmon, halibut, cod, and crab fishing at your doorstep, this property offers an excellent income-generating opportunity.

##### Seaside Community

Oona River is a beautiful seaside community with a rich history, located on the eastern side of Porcher Island, just south of Prince Rupert. Access to this idyllic location is available via ferry, float plane, or charter launch, ensuring a sense of seclusion while maintaining convenient connectivity.

### Versatile Possibilities

Whether you're seeking a serene west coast getaway, a thriving fishing lodge, a charming bed and breakfast, or a permanent year-round residence integrated into the vibrant community, this property caters to a variety of lifestyle options.

Don't miss the chance to own this oceanfront paradise and embark on a new chapter of coastal living. Embrace the allure of nature, adventure, and relaxation in one of the most picturesque locations on Porcher Island. Contact us today to explore this remarkable property and make your dreams a reality!

## **AREA DATA**

### **Porcher Island**

The property is located in Oona River on the East side of Porcher Island. Porcher Island is one of the protective islands that rim the British Columbia coast and is the eighth largest island on the coast. Situated in Hecate Strait, it is 544 km<sup>2</sup> (210 mi<sup>2</sup>) and is almost square in shape, at 35 km (22 mi) long and 29 km (18 mi) wide. Its northern tip is 26 km (16 mi) south-southwest of the City of Prince Rupert. It is separated from the mainland by Telegraph Passage, which is about 9.6 km (6 mi) in width near the north end of Porcher Island, narrowing to about 4.8 km (3 mi) wide near the southern part by Ogden Channel. Its coastline is deeply indented and mountains on the island rise over 610 m (2,000 ft) in height.

*Source: Oona River Resource Association*

### **Oona River**

The community of Oona River is situated on the lee side of Porcher Island in a well-protected harbour at the mouth of the Oona River. It faces eastward, looking over Ogden Channel toward the Skeena River. Twice a day the view is dramatically altered with the changing of the tide. As the water drops,

stone fishing weirs used by Aboriginal fishers, perhaps as many as 5,000 years ago, are revealed, offering proof that the river has long supported prolific salmon runs and helped to sustain the people of the coast.

Members of the founding immigrant families of the Oona River settlement were Scandinavian homesteaders who were recruited to live in the Northwest in the early 1900s. At its peak, the tight-knit community had more than 100 residents and 25 homes. Until the 1970s, fishing and forestry provided a stable economic base that supported the rural lifestyle preferred by its residents.

*Source: Oona River Resource Association*

A short you tube video of the community can be found on the Fishing Adventures YouTube channel: <https://youtu.be/7Iz-Sk07kAI>

### **Oona River Harbour Facility**

The Oona River Community Association (ORCA) operates the harbour as the Oona River Harbour Authority (ORHA). The ORHA provides moorage for commercial fishing vessels, residents and the traveling public. The use of the harbour at Oona River is subject to a moorage fee. ORHA provides hydro (30amp connections) for a fee. Water is free, but is not provided as potable water. Pump out service, fuel service or repairs are not available. Prince Rupert would be the nearest community for those services.

### **Oona River**

If you visit Oona River there is a road on the end of the approach which leads to the community. The only retail services available are the post office, and accommodations by reservation.

Coffee Time is at 10:00 a.m. and at 3:00 p.m. daily. If you talk to a local resident, they will invite you to this time honoured tradition.



## Prince Rupert

The picturesque city of Prince Rupert, across Hecate Strait from the Queen Charlotte Islands, is the transportation hub for travelers to BC's north coast.

The busy waterfront of Prince Rupert, one of the world's largest deep-water terminals, handles a huge volume of grain, coal, lumber and potash. Forestry, fishing and tourism are the economic mainstays of the approximately 12,200 residents.

Prince Rupert is the crossroads for travelers to the Queen Charlotte Islands, Alaska, Vancouver Island and Vancouver. There are frequent ferry sailings on the BC Ferry to Skidegate on the Queen Charlotte Islands, and through the scenic Inside Passage to Port Hardy on Vancouver Island.

## DIRECTIONS

Access to Onna River is either by ferry, float plane or boat charter. Since Onna River is tidal access into the harbour is only at high tide times. On the island there are a few roads, and this property can be accessed by road once on the island.

## RECREATION

Fishing, camping, canoeing, climbing, hiking, kayaking, hunting, beach combing and swimming.

## MAP REFERENCE

53°56'2.32"N and 130°15'49.31"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## SERVICES

Power, gravity-fed water, septic, cell service.

## ZONING

Rural Residential (Property is part of North Cast Regional District)

The area is in the process of finalizing a new Official Community Plan—it has already been through the Third Reading and is with the Province now. Nearly all of Oona River, including this property, is classified/will be classified as Rural Residential. All verbiage in the new OCP will reflect the objectives identified by the community of Oona River to maintain the local heritage and culture in terms of development, and as such commercial and industrial uses will be restricted to those which are either pre-existing, or those which reflect the socio-economic reality of the community. This may include such uses as cottage rentals, eco-tourism, home-based businesses, food production, etc.

Bylaw No. 608 North Coast Official Community Plan Electoral Areas A and C

[https://www.ncrdbc.com/sites/default/files/uploads/bylaws/608.\\_north\\_coast\\_land\\_use\\_2017.pdf](https://www.ncrdbc.com/sites/default/files/uploads/bylaws/608._north_coast_land_use_2017.pdf)

Additional information can be found on the North Coast Regional District website.

<https://www.ncrdbc.com/>

## LEGAL

District Lot 2200 Range 5 Coast District

PID 015-130-274











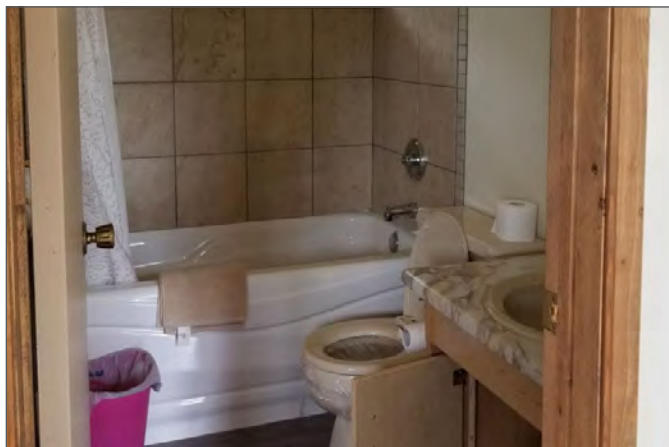
















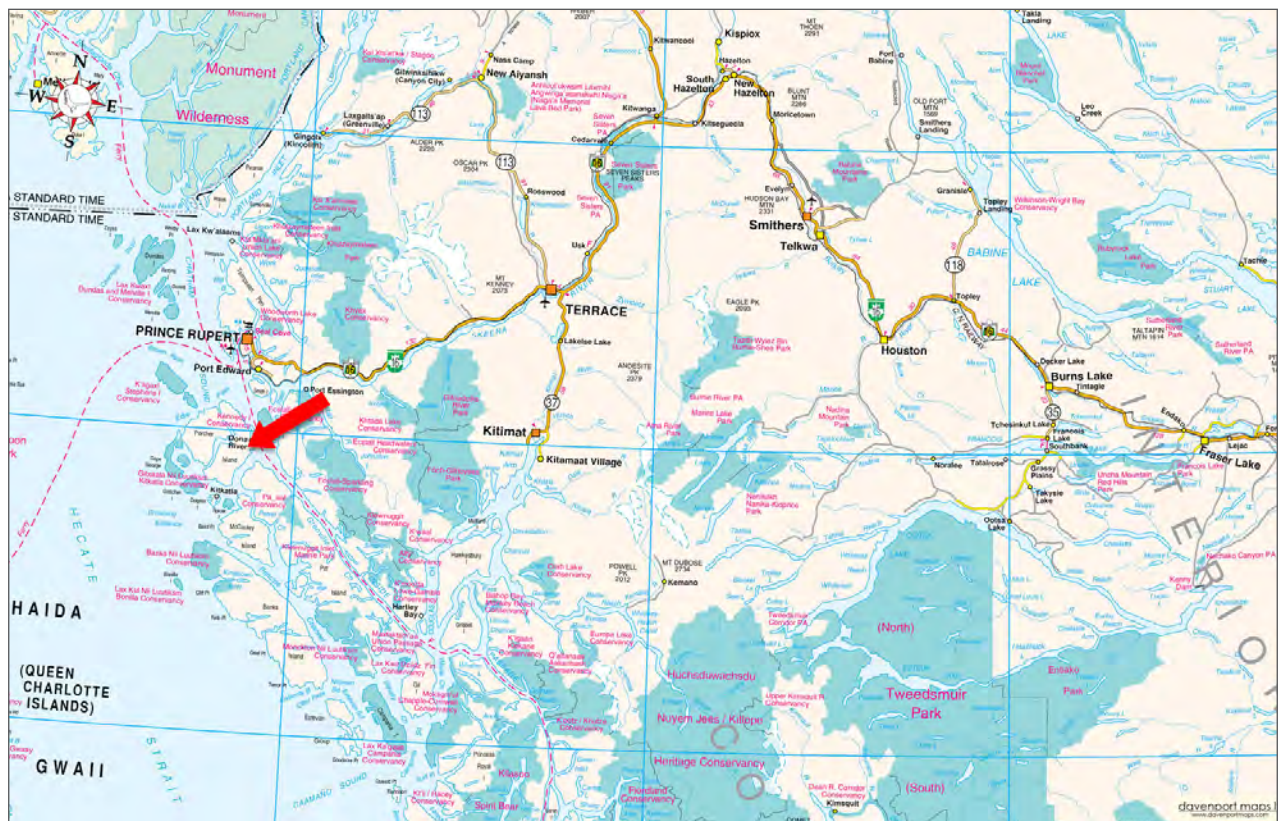




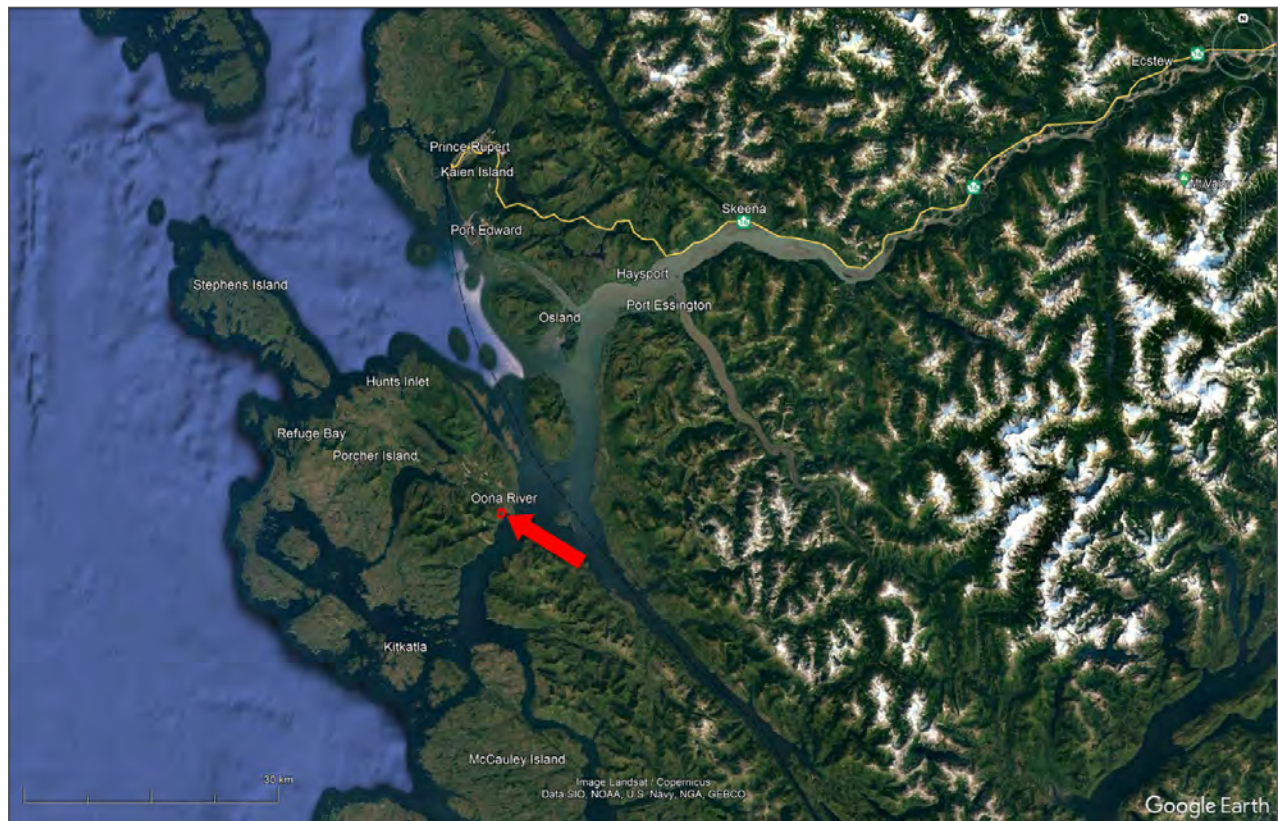
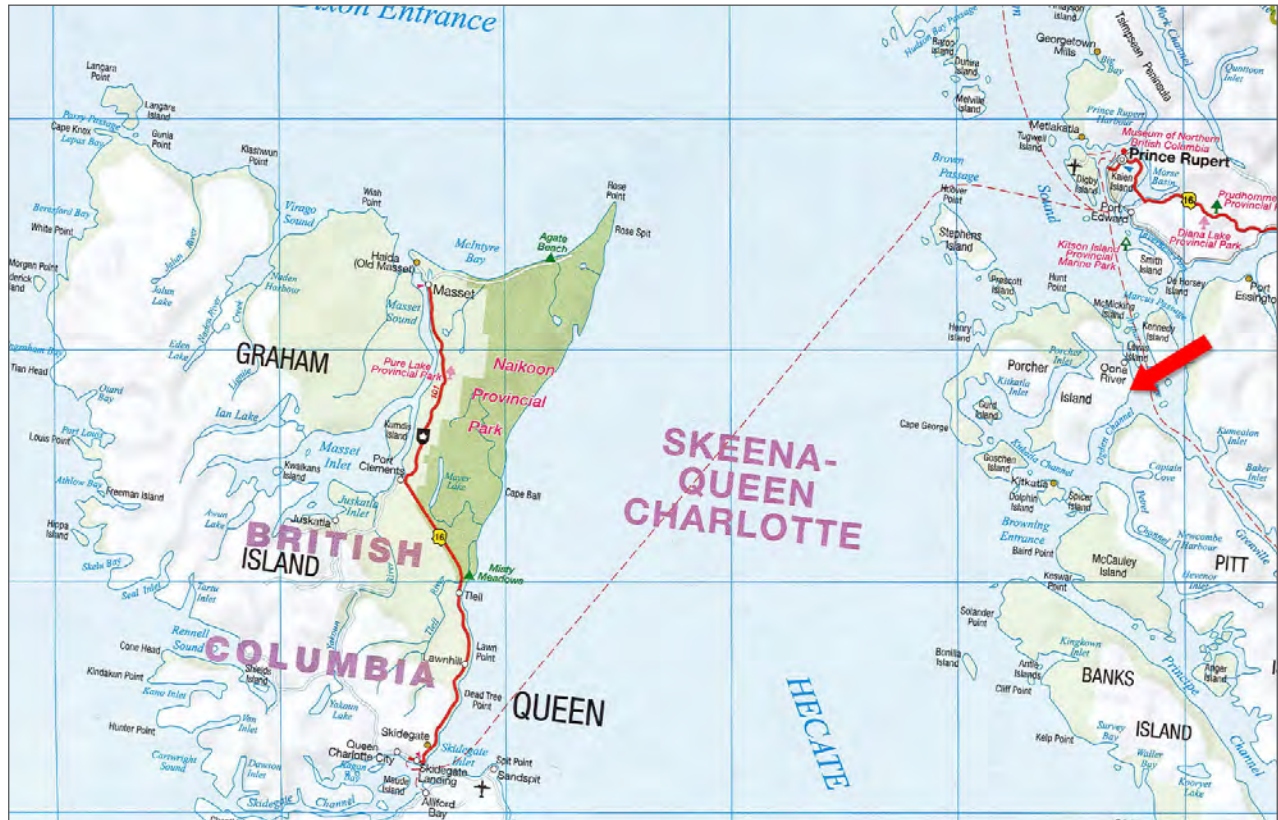




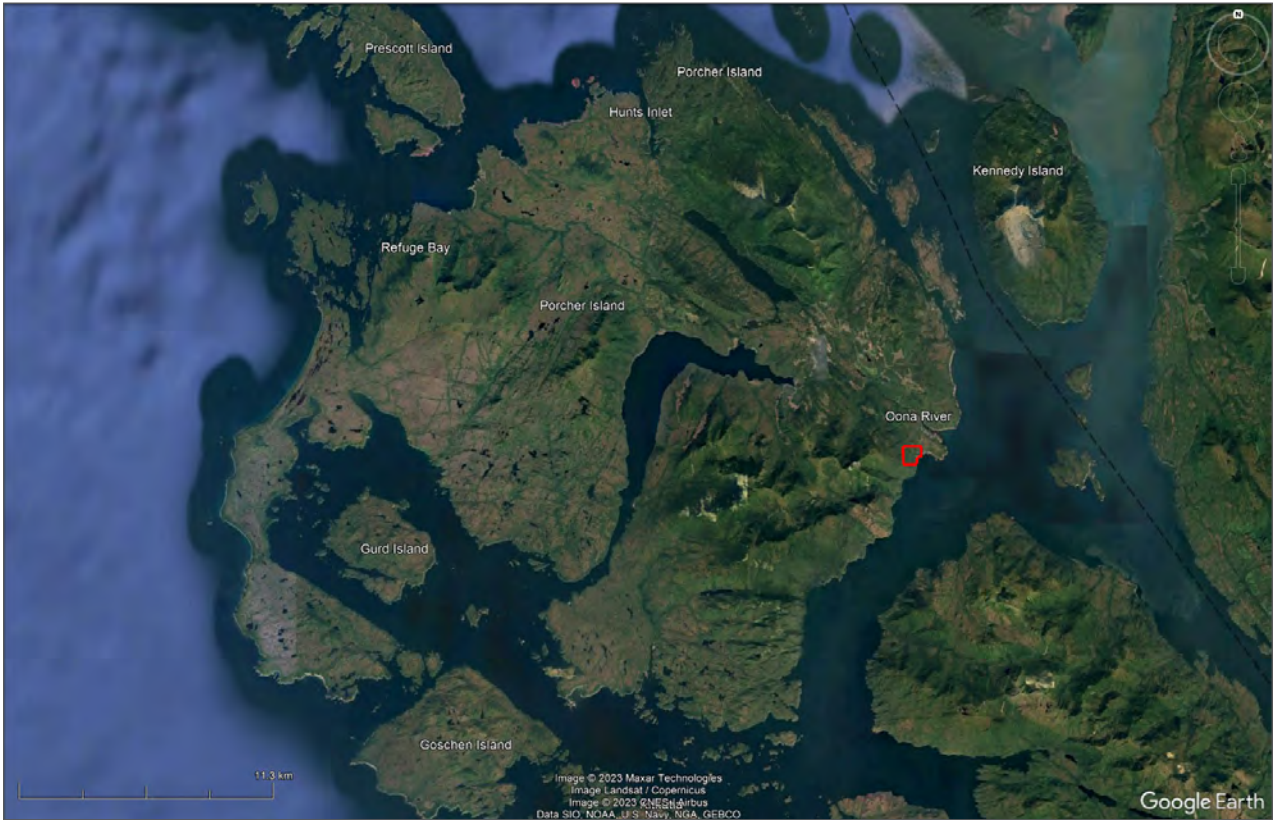




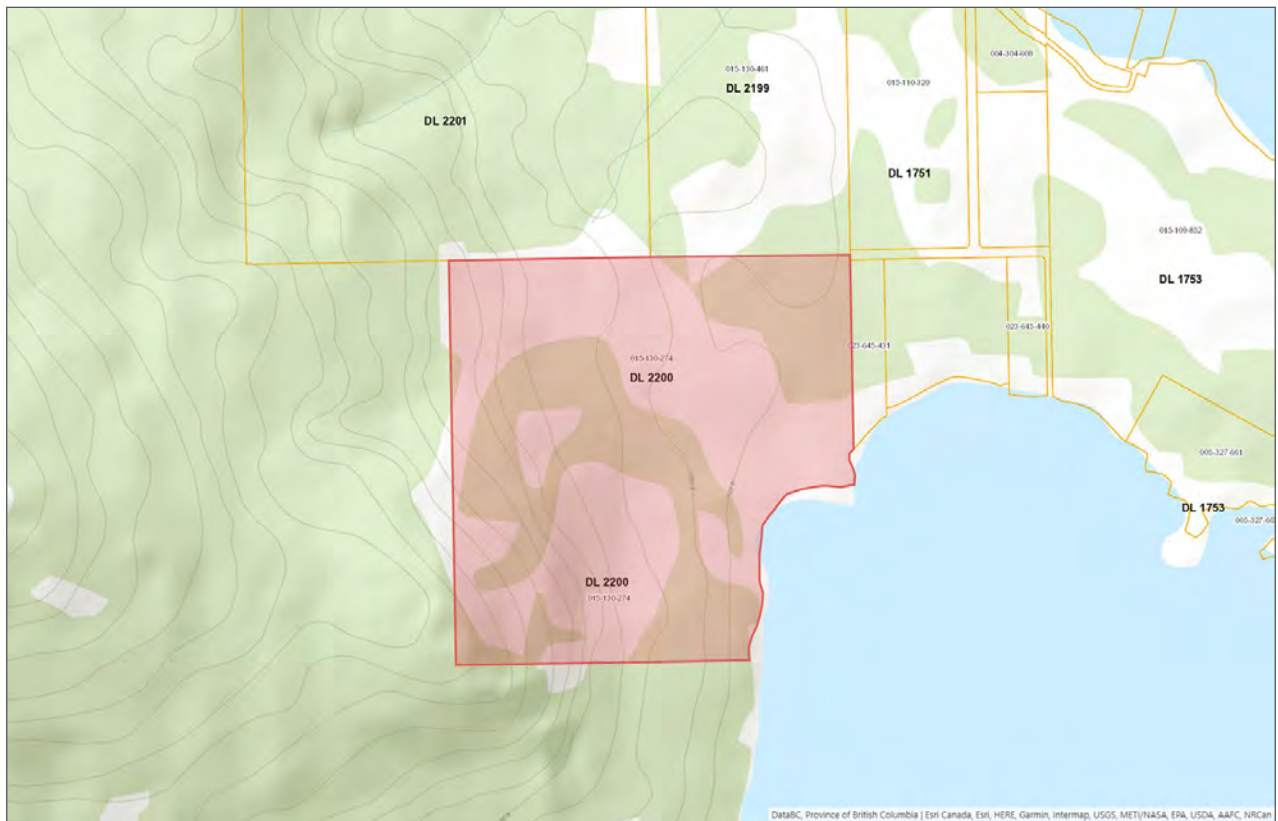
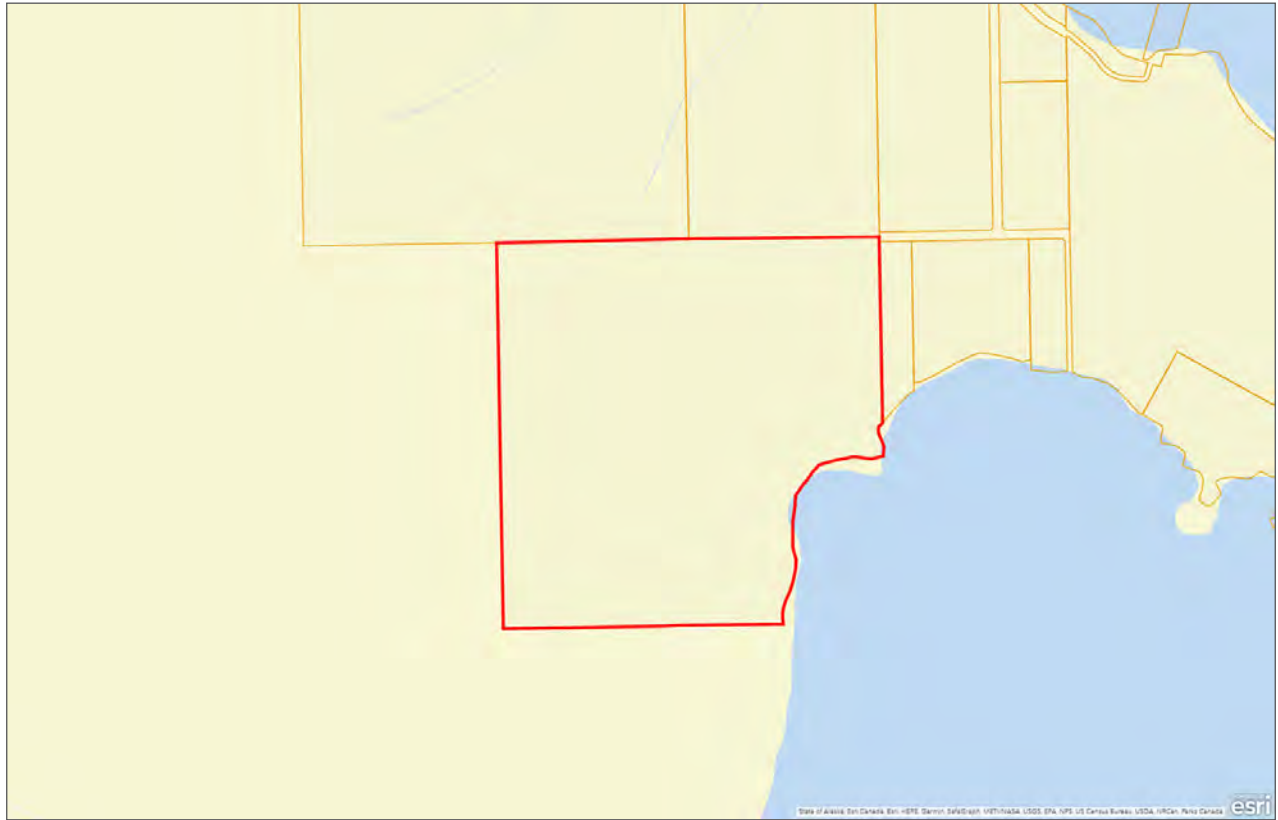














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