




1020 TYEE TERRACE		Lot Acres	0.0775	Frontage		List Price	\$55,000
Zone 6- Port Alberni		Lot Sqft	3,375	Depth		Possession	TBA
Z6 Ucluelet		Lot Shape		Elementary		Sale Date	
MLS@: 425437		Property		Secondary		Title	Freehold/Strata
LP: \$55,000		Taxes	\$383 (2016)	Middle		Prospectus	
		Strata Fee	\$73	Water	To Lot		
		Restrictions		Sewer	To Lot		
		Mtge Info					
		Subdivision	REEF POINT COTTAGES				
		Zoning	CS5				
		Zoning Jurisdiction	Ucluelet, District of				
		Site Infl	Shopping Nearby, Recreation Nearby, Underground Services, Recreational				
		Legal	SL 3 SEC 21 CLAYOQUOT DISTRICT PL VIS 4490				
							
<p>Build your little vacation rental cottage on this lovely little lot in the Reef Point Cottage development. Once built you can choose to rent the unit out nightly through the on site program or through a local management company. This is a wonderful opportunity to have an affordable vacation rental property or vacation getaway in this bustling tourist community. Full time residential is not permitted. GST applies.</p>							

LT 12A BOARDWALK BLVD		Lot Acres	0.0775	Frontage		List Price	\$99,000
Zone 6- Port Alberni		Lot Sqft	3,375	Depth		Possession	TBA
Z6 Ucluelet		Lot Shape		Elementary		Sale Date	
MLS@: 415640		Property		Secondary		Title	Strata
LP: \$99,000		Taxes	\$1,217 (2016)	Middle		Prospectus	
		Strata Fee		Water	Municipal		
		Restrictions		Sewer	To Lot		
		Mtge Info					
		Subdivision					
		Zoning	CS5				
		Zoning Jurisdiction	Ucluelet, District of				
		Site Infl	Recreation Nearby, Waterfront-Ocean, Road - Paved, Potential Recreation, Can Be Rented				
		Legal	LT A PL VIS 6122 DL 09 SEC 21				
							
<p>Build your own vacation cottage on this waterfront lot in Ucluelet. Zoned commercially, this property allows for nightly rentals which affords the opportunity to build your dream vacation cabin and rent it nightly to offset cost of ownership. With close proximity to Terrace Beach, Little Beach and the Wild Pacific Trail and is just a short drive to the Pacific Rim National Park and Canada's best surfing beaches. It is not zoned for full time residency.</p>							

LT B PENINSULA ROAD		Lot Acres	0.3064	Frontage		List Price	\$125,000
Zone 6- Port Alberni		Lot Sqft	13,347	Depth		Possession	TBA
Z6 Ucluelet		Lot Shape		Elementary		Sale Date	
MLS@: 427551		Property		Secondary		Title	Freehold
LP: \$125,000		Taxes	\$1,600 (2016)	Middle		Prospectus	
		Strata Fee		Water	To Lot		
		Restrictions		Sewer	To Lot		
		Mtge Info					
		Subdivision					
		Zoning	CS-2				
		Zoning Jurisdiction	Ucluelet, District of				
		Site Infl	Highway Access				
		Legal	LT B DL 284 CLAYOQUOT DISTRICT PL VIP 85941				
							
<p>Commercial building site at the entrance of Ucluelet. 0.30 acres of land with services at the lot line and zoned CS2 to allow a variety of different commercial uses on the ground floor, along with a secondary permitted use of "accessory residential dwelling unit", to a maximum of 4 residential units above. Some of the commercial permitted uses are as follows: Hotel, Motel, Tourist info booth, Retail, restaurant, convenience store, Personal services, Bistro / Cafe and more. Plan and info package available!</p>							


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LT 12 KVARNO ISLAND		Lot Acres 5.66	Frontage	List Price \$129,900
Zone 6- Port Alberni		Lot Sqft 246,550	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 415537		Property	Secondary	Title Strata
LP: \$129,900		Taxes \$414 (2016)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water Drilled Well	
		Restrictions	Sewer Septic - No	
		Mtge Info		
		Subdivision		
		Zoning A1		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl View - Mountain, View - Ocean, Treed Lot, Waterfront-Ocean, Acreage, Marina Nearby, Recreational		
		Legal SL 12 DL 111 CLAYOQUOT DISTRICT SP EPS 304		

5 acre oceanfront property. Minutes from Ucluelet on Kvarno Island. South West facing low bank oceanfront property situated at the door step to some of the best Salmon and Halibut fishing BC has to offer. Significant amount of oceanfront, spectacular private bay, driveway and building site are already roughed in. This is a water access only property that is not connected to the grid. An affordable investment in oceanfront property which is a great long term investment but also the ability to use and enjoy and create lifelong memories with family and friends.

1340 EDWARDS PLACE		Lot Acres 0.182	Frontage	List Price \$135,000
Zone 6- Port Alberni		Lot Sqft 7,928	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 423913		Property	Secondary USS	Title Freehold
LP: \$135,000		Taxes \$821 (2016)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water To Lot	
		Restrictions Build. Scheme	Sewer To Lot	
		Mtge Info		
		Subdivision		
		Zoning R1		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Shopping Nearby, Recreation Nearby, No Thru Road, Cul-de-sac, Underground Services		
		Legal LT 7 SEC 21 CLAYOQUOT DISTRICT PL VIP 82303		

Centrally located with easy access to schools and shopping. This lot has been fully cleared, fully serviced to the lot line with underground services, it is 739 square meters or 7955 square feet. The lot has a slope from back to front from 28 meters elevation at the back to 24 meters elevation at the front. This lot is above the Tsunami inundation zone of 20 meters. Zoning options include the ability to have three nightly rental units - B & B (no kitchens), a secondary suite for monthly rental or a home based business. Whatever your pleasure this is a great neighbourhood full of local families in newer homes with a great community vibe.

835 LORNE WHITE PL		Lot Acres 0.16	Frontage	List Price \$135,000
Zone 6- Port Alberni		Lot Sqft 6,970	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 425764		Property	Secondary USS	Title Freehold
LP: \$135,000		Taxes \$788 (2016)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water To Lot	
		Restrictions	Sewer To Lot	
		Mtge Info		
		Subdivision		
		Zoning CD5		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Recreation Nearby, Cul-de-sac, Hydro to Lot, Road - Paved, Underground Services		
		Legal LT 60 DL 283 CLAYOQUOT DISTRICT PL VIP 86449		

Ucluelet's newest development Oceanwest is a very popular area of the community. This lot is on a sold out street which is now where some of the newest homes in Ucluelet are under construction or recently finished. A short walk to the Wild Pacific Trail and the waterfront with all its pocket beaches for your family enjoyment. A short 10 minute drive to some of the best surf beaches in Canada. High speed direct fiber internet connection available to your new home. Is a lifestyle change in your future. Ucluelet is a warm friendly community with a lot of young families and a great deal of fun.

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LT 9 KVARNO ISLAND	Lot Acres 4.67 Lot Sqft 203,425	Frontage Depth Elementary UES Secondary USS Middle Water Drilled Well Sewer None	List Price \$149,000 Possession TBA Sale Date Title Strata Prospectus
Zone 6- Port Alberni Z6 Ucluelet MLS@: 417712 LP: \$149,000	Lots/Acreage Status: Active SP:	Taxes \$502 (2016) Strata Fee \$100 Restrictions Mtge Info Subdivision KVARNO ISLAND	
	Zoning A1 Zoning Jurisdiction Alberni-Clayoquot Regional District Site Infl Private Setting, Rural Setting, Shopping Nearby, Waterfront-Ocean, Acreage, Potential Recreation Legal SL 9 SP EPS304 DL 111 CLAYOQUOT DISTRICT		

This amazing nearly five acre waterfront lot is on the southwest side of Kvarno Island in Ucluelet Inlet. Located next to the dock this gently sloping lot is waiting for your summer home or rural living ideas. Drilled wells are shared as is the communal dock and interior roads. One of the wells is in top corner of this lot. This is a fabulous quiet place for off grid living in the heart of the Tofino Ucluelet corridor with easy access to Barkley Sound, beaches and so much more.

1904 ST JACQUES BLVD	Lot Acres Lot Sqft Lot Shape Property Taxes \$798 (2017) Strata Fee \$40 Restrictions Build. Scheme Mtge Info Subdivision DEEP PARK	Frontage Depth Elementary Secondary Middle Water To Lot Sewer To Lot	List Price \$149,000 Possession TBA Sale Date Title Freehold/Strata Prospectus
Zone 6- Port Alberni Z6 Ucluelet MLS@: 429600 LP: \$149,000	Lots/Acreage Status: Active SP:		
	Zoning CD3 Zoning Jurisdiction Ucluelet, District of Site Infl Legal SL E DL 282 CLAYOQUOT DISTRICT PL VIS 5916 TOG W/AN INT IN THE COMMON PROPERTY IN PROPORTION TO THE ENTITLEMENT OF THE SL AS SHOWN ON FORM V		

.18 of an acre on a cul-de-sac in the Deer Park neighbourhood. Central location within walking distance of everything. Services to the property line and a level lot, this parcel backs onto Rainforest Estates. The neighbourhood is about 90% built out, homes on both sides, so you can design your home for maximum privacy and sunshine, as the backyard is south facing. Info package available.

LT 10 KVARNO ISLAND	Lot Acres 5.412 Lot Sqft 235,747	Frontage Depth Elementary UES Secondary USS Middle Water Drilled Well Sewer None	List Price \$159,000 Possession TBA Sale Date Title Strata Prospectus
Zone 6- Port Alberni Z6 Ucluelet MLS@: 417713 LP: \$159,000	Lots/Acreage Status: Active SP:	Taxes \$534 (2016) Strata Fee \$100 Restrictions Mtge Info Subdivision KVARNO ISLAND	
	Zoning A1 Zoning Jurisdiction Alberni-Clayoquot Regional District Site Infl Private Setting, Rural Setting, Waterfront-Ocean, Potential Recreation Legal SL 10 SP EPS304 DL 111 CLAYOQUOT DISTRICT		

This rural waterfront five acre lot is on the southwest side of Kvarno Island in Ucluelet Inlet. Located one lot over from the dock this gently sloping lot is waiting for your summer home or rural living ideas. Drilled wells are shared as is the communal dock and interior roads. Two of the wells are at the top of this lot. This is a fabulous quiet place for off grid living in the heart of the Tofino Ucluelet corridor with easy access to Barkley Sound, beaches and so much more.

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LT 25 PASS OF MELFORT PLACE		Lot Acres 0.16	Frontage	List Price \$169,500
Zone 6- Port Alberni		Lot Sqft 6,970	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 417009		Property	Secondary USS	Title Freehold/Strata
LP: \$169,500		Taxes \$1,092 (2016)	Middle	Prospectus
Lots/Acreage		Strata Fee \$20	Water To Lot	
Status: Active		Restrictions Build. Scheme	Sewer To Lot	
SP:		Mtge Info		
		Subdivision		
		Zoning R4		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl View - Ocean, Recreation Nearby, Underground Services		
		Legal LT 25 PL VIS 5896 LD 09 SEC 1		

Top of the hill. The gently sloped lot is at the top of the Wild Pacific Cove subdivision in Ucluelet. The location gives this home site access to some of the best views in Ucluelet. Two storey construction will ensure that you have and keep plenty of ocean and Spring Cove views. This lot allows for a 2400 square feet home. Located next to the Wild Pacific Trail and a short walk to the lighthouse. Public waterfront access to small pocket beaches and an island that you can walk to most of the time make this a great location for your vacation home or full time residence. Information package available.

LT 22 PASS OF MELFORT PLACE		Lot Acres 0.1072	Frontage	List Price \$169,500
Zone 6- Port Alberni		Lot Sqft 4,671	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 426057		Property	Secondary	Title Strata
LP: \$169,500		Taxes \$840 (2016)	Middle	Prospectus
Lots/Acreage		Strata Fee \$20	Water To Lot	
Status: Active		Restrictions Build. Scheme	Sewer To Lot	
SP:		Mtge Info		
		Subdivision WILD PACIFIC COVE		
		Zoning R4		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl View - Mountain, View - Ocean, Recreation Nearby, Cul-de-sac, Level Lot, Underground Services		
		Legal SL 22 SEC 1 BARCLAY DISTRICT (SITUATED IN CLAYOQUOT DISTRICT) SP VIS 5896		

OPEN OCEAN views from this corner lot at Wild Pacific Cove, just a few steps from access to the Wild Pacific Trail, the lighthouse loop. Underground services and about half built out, this neighbourhood features great views of the Pacific, winter storm watching and fabulous sunsets. No requirement to build immediately. Zoning allows up to 2 1/2 story building with separate suite for mortgage helper. Suitable for full time residence or for your vacation getaway, that could have a tenant/caretaker in your absence. Subdivision has walkway down to the waterfront for easy access & enjoyment, and there's ample exploring to do on the tidal island out front. Very few lots available with ocean views, don't miss out!

LT 13 A&B BOARDWALK BLVD		Lot Acres 0.1683	Frontage	List Price \$189,000
Zone 6- Port Alberni		Lot Sqft 7,333	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 422840		Property	Secondary	Title Strata
LP: \$189,000		Taxes \$2,318 (2016)	Middle	Prospectus
Lots/Acreage		Strata Fee	Water To Lot	
Status: Active		Restrictions	Sewer To Lot	
SP:		Mtge Info		
		Subdivision		
		Zoning CS5		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Recreation Nearby, Waterfront-Ocean, Road - Paved, Potential Recreation, Can Be Rented		
		Legal SL A & B SEC 21 CLAYOQUOT DISTRICT SP VIS 6124 PID 026843510		

Build your own side by side cabins on these side by side waterfront lots Ucluelet. Zoned commercially, these properties allow for nightly rentals which affords the opportunity to build your dream vacation cabin and rent it nightly to offset cost of ownership. With close proximity to Terrace Beach, Little Beach and the Wild Pacific Trail and is just a short drive to the Pacific Rim National Park and Canada's best surfing beaches. No zoned for full time residency.

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LT 4 BOARDWALK BLVD	Lot Acres 0.2123 Lot Sqft 9,246	Frontage Depth Elementary UES Secondary USS Middle Water To Lot Sewer To Lot	List Price \$189,000 Possession TBA Sale Date Title Freehold Prospectus
Zone 6- Port Alberni Z6 Ucluelet MLS@: 430284 LP: \$189,000	Lots/Acreage Status: Active SP:	Taxes \$953 (2017) Strata Fee Restrictions Mtge Info Subdivision	
	Zoning CS5 Zoning Jurisdiction Ucluelet, District of Site Infl View - Ocean, Southern Exp, Recreation Nearby, Waterfront-Ocean, Hydro to Lot, Road - Paved, Marina Nearby, Potential Recreation, Can Be Rented Legal LT 4 SEC 1 CLAYOQUOT DISTRICT PL VIP 66186		
Beautifully treed commercial lot on Spring Cove, which allows for vacation rental/nightly cottages. Virgin growth allows you to carefully remove only the trees you need to take out for your construction ideas. Southeast facing property with plenty of sunshine. Situated amongst other vacation cottages and rental properties.			

685 RAINFOREST DRIVE	Lot Acres 0.62 Lot Sqft 27,007	Frontage Depth Elementary UES Secondary USS Middle Water Municipal Sewer Connected	List Price \$189,000 Possession TBA Sale Date Title Freehold Prospectus
Zone 6- Port Alberni Z6 Ucluelet MLS@: 430478 LP: \$189,000	Lots/Acreage Status: Active SP:	Taxes \$1,248 (2017) Strata Fee Restrictions Mtge Info Subdivision	
	Zoning CD-3 Zoning Jurisdiction Ucluelet, District of Site Infl Central location, Treed Lot Legal LT 48 DL 282 CLAYOQUOT DISTRICT PL VIP 79602		
Just over half an acre building lot in the growing community of Ucluelet is something to see. This well treed lot is located in the sought after Rainforest Drive area. Well appointed homes and community walking paths on both sides of the road make this a very inviting place to start planning for the site of your new home or vacation property. Ucluelet is also home to the renowned Wild Pacific Trail and next door to Pacific Rim National Park.			

LT 2 RAINFOREST LANE	Lot Acres 0.56 Lot Sqft 24,394	Frontage Depth Elementary Secondary Middle Water To Lot Sewer To Lot	List Price \$195,000 Possession TBA Sale Date Title Freehold Prospectus
Zone 6- Port Alberni Z6 Ucluelet MLS@: 429715 LP: \$195,000	Lots/Acreage Status: Active SP:	Strata Fee Restrictions Build. Scheme Mtge Info Subdivision RAINFOREST ESTATES	
	Zoning CD-3 Zoning Jurisdiction Ucluelet, District of Site Infl Treed Lot, Wooded Area, Recreation Nearby, Cul-de-sac, Underground Services Legal LT 2 DL 282 CLAYOQUOT DISTRICT PL VIP 79602		
Rainforest Estates .56 acre building site on the no-thru road section of the neighbourhood. Nestled amongst a natural Bonsai Rainforest of Shorepines, Cedars, Hemlocks, Wild Crabapples and all the delights of native wild berries is a neighbourhood for those who wish to enjoy our West Coast in a natural setting. Services are underground to the lot line, paved sidewalks that join up with an extensive trail system through the development and connecting to the Wild Pacific Trail & Big Beach. There is a well thought out building scheme designed to maintain the atmosphere of a secluded setting as well as a West Coast structural design throughout the neighbourhood. Large setbacks of natural vegetation on the side property lines for privacy, 'S' driveways to keep a forest feel while driving through, and regulations on the introduction of plant life are a few of the ideas keeping the integrity of the development plan in place forever.			


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LT 28 RAINFOREST DRIVE		Lot Acres 0.52	Frontage	List Price \$224,000
Zone 6- Port Alberni		Lot Sqft 22,651	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 430059		Property	Secondary	Title Freehold
LP: \$224,000		Taxes \$1,182 (2017)	Middle	Prospectus
Lots/Acreage		Strata Fee	Water To Lot	
Status: Active		Restrictions Build. Scheme	Sewer To Lot	
SP:		Mtge Info		
		Subdivision RAINFOREST ESTATES		
		Zoning CD3		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Treed Lot, Sidewalk, Hydro to Lot, Underground Services		
		Legal LT 28 DL 282 CLAYOQUOT DISTRICT PL VIP 79602		

Rainforest Estates .52 acre single family building site. Zoning allows for a secondary long term rental suite, or 3 B&B units with a business licence. Nestled amongst a natural Bonsai Rainforest of Shorepines, Cedars, Hemlocks, Wild Crabapples & all the delights of native wild berries is a neighbourhood for those who wish to enjoy our West Coast in a natural setting. Services are underground to the lot line, paved sidewalks that join up with an extensive trail system through the development and connecting to the Wild Pacific Trail & Big Beach. There is a well thought out building scheme designed to maintain the atmosphere of a secluded setting as well as a West Coast structural design throughout the neighbourhood. Large setbacks of natural vegetation on the side property lines for privacy, 'S' driveways to keep a forest feel while driving through, & regulations on the introduction of plant life are a few of the ideas keeping the integrity of the development plan in place forever.

LT 4 RAINFOREST LANE		Lot Acres 0.56	Frontage	List Price \$229,000
Zone 6- Port Alberni		Lot Sqft 24,394	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UCLUELET	Sale Date
MLS@: 428382		Property	Secondary UCLUELET	Title Freehold
LP: \$229,000		Taxes \$1,155 (2016)	Middle	Prospectus
Lots/Acreage		Strata Fee	Water To Lot	
Status: Active		Restrictions	Sewer To Lot	
SP:		Mtge Info		
		Subdivision RAINFOREST ESTATES		
		Zoning CD3		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Private Setting, Shopping Nearby, Treed Lot, Sidewalk, Recreation Nearby, No Thru Road, Hydro to Lot, Road - Paved, Phone to Lot, Underground Services		
		Legal LT 4 DL 282 CLAYOQUOT DISTRICT PL VIP 79602		

Beautiful estate sized forested lot at Rainforest Estates on the West Coast of Vancouver Island in Ucluelet-Long Beach. The property backs right onto the Wild Pacific Trail & neighbors the Black Rock Ocean Front Resort and Big Beach Park and is in walking distance to the village & amenities. All services are underground including municipal water & sewer, hydro, telephone & cable. B & B and secondary suite allowed in the zoning in conjunction with District of Ucluelet Business License. Building scheme for owner protection with West Coast design standards & green space requirements.

LT 8 RAINFOREST LANE		Lot Acres 0.54	Frontage	List Price \$259,000
Zone 6- Port Alberni		Lot Sqft 23,522	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 424942		Property	Secondary USS	Title Freehold
LP: \$259,000		Taxes \$1,137 (2016)	Middle	Prospectus
Lots/Acreage		Strata Fee	Water To Lot	
Status: Active		Restrictions	Sewer To Lot	
SP:		Mtge Info		
		Subdivision		
		Zoning CD3		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Central location, Easy Access, Treed Lot, Recreation Nearby, Quiet Area, No Thru Road, Hydro to Lot, Road - Paved, Underground Services, Potential Recreation		
		Legal LT 8 DL 282 CLAYOQUOT DISTRICT PL VIP 79602		

This over half acre treed lot located at Rainforest Lane would be a great location to build your family home or vacation getaway. The lot backs on to Marine Drive and is located very close to beaches, the Wild Pacific Trail and Black Rock Oceanfront Resort. There are trails connecting to the centre of Ucluelet and the shopping area and a trail borders this property for access to Marine Drive. There is an excellent building scheme featuring large set backs to ensure maximum privacy and West Coast design standards. Zoning allows for B & B rooms or a secondary suite. Information package is available.


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LT 33 RAINFOREST DRIVE		Lot Acres 0.85	Frontage	List Price \$275,000
Zone 6- Port Alberni		Lot Sqft 37,027	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 426318		Property	Secondary	Title Freehold
LP: \$275,000		Taxes \$1,889 (2016)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water To Lot	
		Restrictions Build. Scheme	Sewer To Lot	
		Mtge Info		
		Subdivision RAINFOREST ESTATES		
		Zoning R2		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Private Setting, Southern Exp, Hydro to Lot, Level Lot, Underground Services		
		Legal LT 33 DL 282 CLAYOQUOT DISTRICT PL VIP 79602		

.85 of an acre in Rainforest Estates, a large corner lot zoned to allow a variety of residential possibility, single family home w/suite, duplex multi-family, or possibly even subdivide to create 2 properties with duplex units. Rainforest Estates is central to everything, a few minutes walk to the open ocean, Black Rock Resort and Big Beach's Wild Pacific Trail section, or in the other direction for town amenities and the harbour. Underground services, sidewalks and trails connecting it to other neighbourhoods, all with a building scheme intended to maintain the integrity of the forest atmosphere. Green space along Norah road helping with that as well. Info package available.

1638 CEDAR ROAD		Lot Acres 1.12	Frontage	List Price \$309,000
Zone 6- Port Alberni		Lot Sqft 48,787	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 421812		Property	Secondary USS	Title Freehold
LP: \$309,000		Taxes \$5,820 (2016)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water To Lot	
		Restrictions	Sewer To Lot	
		Mtge Info		
		Subdivision		
		Zoning CS1		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Central location, View - Ocean, Shopping Nearby, Marina Nearby, Potential Recreation		
		Legal LT 1 PLAN 33640 DL 282 CLAYOQUOT DISTRICT		

Village square commercial zoning in the downtown core. This property is over one acre and is located just off the main street, directly across from the new Ucluelet Aquarium at the Government Wharf, the Whiskey Landing Resort and the main business district. The property slopes gently towards the road and offers a nice view of Ucluelet Inlet. The Official community plan outlines future commercial development to be the focus of this area. Bring your ideas to this unique piece of this west coast tourist community or hear what ideas we have for the property.

LT 11 PASS OF MELFORT PLACE		Lot Acres 0.37	Frontage	List Price \$325,000
Zone 6- Port Alberni		Lot Sqft 16,117	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 409814		Property	Secondary	Title Freehold/Strata
LP: \$325,000		Taxes \$2,501 (2015)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee \$35	Water To Lot	
		Restrictions Build. Scheme	Sewer To Lot	
		Mtge Info		
		Subdivision WILD PACIFIC COVE		
		Zoning R4		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Walk on Waterfront, View - Ocean, Southern Exp, Recreation Nearby, Cul-de-sac, Waterfront-Ocean, Underground Services		
		Legal SL 11 SEC 1 BARCLAY DISTRICT (SITUATED IN CLAYOQUOT DISTRICT) VIS 5896		

WATERFRONT on the open ocean! This is .37 of an acre of south facing ocean front in one of Ucluelet's newer subdivisions - Wild Pacific Cove. Services are underground and at the lot line, and about half the neighbourhood has built out. This lot has quick and easy access to the Wild Pacific Trail, one of the big attractions to Ucluelet. As well walk-on waterfront to the beach that will give you easy access to the island for exploring at low tide. Great value for waterfront!


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SL 10 PASS OF MELFORT PLACE		Lot Acres 0.52	Frontage	List Price \$365,000
Zone 6- Port Alberni		Lot Sqft 22,651	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 355438		Property	Secondary USS	Title Strata
LP: \$365,000		Taxes \$2,919 (2012)	Middle	Prospectus
Lots/Acreage		Strata Fee \$20	Water To Lot	
Status: Active		Restrictions Build. Scheme	Sewer To Lot	
SP:		Mtge Info		
		Subdivision WILD PACIFIC COVE		
		Zoning R4		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Easy Access, Southern Exp, Curb & Gutter, Recreation Nearby, Quiet Area, No Thru Road, Cul-de-sac, Waterfront-Ocean, Road - Paved, Underground Services, Potential Recreation		
		Legal SL 10 SEC 1 BARCLAY DISTRICT PL VIS 5896		

Open ocean south facing waterfront property in Wild Pacific Cove. This fully serviced one half acre lot features great ocean views, underground services and is located next to Ucluelet's Wild Pacific Trail. Zoning allows a 2 1/2 story home with a secondary suite or B & B rooms. The lot is located in an area of all new home construction in a great location to enjoy beach combing, hiking, whale watching and west coast storms. No requirement to build immediately. Further information is available.

1106 CORAL WAY		Lot Acres 1.16	Frontage	List Price \$395,000
Zone 6- Port Alberni		Lot Sqft 50,530	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 429020		Property	Secondary USS	Title Freehold
LP: \$395,000		Taxes \$3,305 (2017)	Middle	Prospectus
Lots/Acreage		Strata Fee	Water Municipal	
Status: Active		Restrictions Build. Scheme	Sewer To Lot	
SP:		Mtge Info		
		Subdivision REEF POINT BEACH ESTATES		
		Zoning R1		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Central location, Easy Access, Golf Course Nearby, Private Setting, View - Ocean, Wooded Area, Recreation Nearby, Quiet Area, Cul-de-sac, Waterfront-Ocean, Acreage, Road - Paved, Underground Services, Potential Recreation		
		Legal LT 25 PLAN VIP 64737 LD 09 SEC 21 CLAYOQUOT DISTRICT		

This stunning and private oceanfront lot is located at Reef Point Beach Estates in Ucluelet. Lot is West facing for dynamic sunsets and great storm watching. Access to building site is by way of a private common road through old growth forest with privacy maintained to all properties. The lot is fully serviced with underground services to the lot line where the common road intersects the property. Shared stairway to waterfront from this high bank lot. The property is within a short walking distance of beautiful Terrace Beach and the Wild Pacific Trail.

2401 GRANT AVE		Lot Acres 2.72	Frontage	List Price \$395,000
Zone 6- Port Alberni		Lot Sqft 118,483	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 429022		Property	Secondary	Title Freehold
LP: \$395,000		Taxes \$1,535 (2017)	Middle	Prospectus
Lots/Acreage		Strata Fee	Water None	
Status: Active		Restrictions	Sewer None	
SP:		Mtge Info		
		Subdivision MILLSTREAM AREA		
		Zoning A1		
		Zoning Jurisdiction Alberni-Clayoquot Regional District		
		Site Infl Golf Course Nearby, Private Setting, Treed Lot, Waterfront-Ocean		
		Legal LT 2 PLAN 1692 DL 468 LD 09		

A rare find in rural Ucluelet. This is a beautiful 2.72 acre oceanfront property on Ucluelet Inlet. Access is through Millstream Subdivision and the road is paved to the corner of the lot line. The property is fully treed, allowing you to carefully clear & maintain privacy. The shallow waterfront shoreline is full of bird life and allows for easy kayak launching to enjoy all that the Inlet has to offer. Great views of Ucluelet Inlet & surrounding mountains. Ucluelet is a rapidly growing eco - tourism destination location with all sorts of exciting activities available at your doorstep. Come explore this exciting property and all that Ucluelet and Pacific Rim National Park have to offer.

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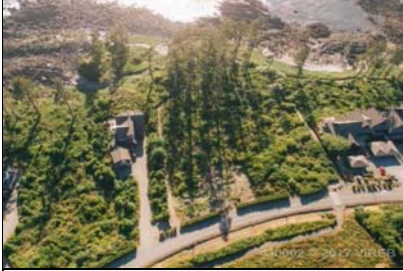
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548 MARINE DRIVE		Lot Acres 0.61	Frontage	List Price \$399,500
Zone 6- Port Alberni		Lot Sqft 26,572	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 423659		Property	Secondary USS	Title Freehold
LP: \$399,500		Taxes \$3,075 (2016)	Middle	Prospectus
Lots/Acreage		Strata Fee	Water To Lot	
Status: Active		Restrictions	Sewer To Lot	
SP:		Mtge Info		
		Subdivision		
		Zoning CD2A		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Easy Access, View - Ocean, Shopping Nearby, Underground Services, Potential Recreation		
		Legal LT 3 DL 281 CLAYOQUOT DISTRICT PL VIP 76214		

Surf, whale viewing, magnificent sunsets and so much more for this beautiful lot. The most stunning views of the open Pacific Ocean are what you will experience from this 0.61 acre location. Big Beach Park fronts the property with access to Ucluelet's famous Wild Pacific Trail right at your doorstep being in your new home will be like being on the beach every day. This property is centrally located close to the Ucluelet community centre, parks, schools, shopping and just a short walk to the Blackrock Resort Hotel. Information package available.

LT 6 MARINE DRIVE		Lot Acres 0.76	Frontage	List Price \$425,000
Zone 6- Port Alberni		Lot Sqft 33,106	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 430002		Property	Secondary USS	Title Freehold
LP: \$425,000		Taxes \$3,092 (2017)	Middle	Prospectus
Lots/Acreage		Strata Fee	Water To Lot	
Status: Active		Restrictions Build. Scheme	Sewer To Lot	
SP:		Mtge Info		
		Subdivision		
		Zoning CD2A		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl LT 6 DL 281 CLAYOQUOT DISTRICT PL VIP 76214		
		Legal		

SEMI - WATERFRONT west facing lot on the open Pacific Ocean. This 0.76 acre lot fronts on Big Beach Park and the Wild Pacific Trail with approximately 20 meters between you and the ocean. Fabulous Unobstructed views of the crashing surf and Pacific storms. Enjoy the most spectacular sunsets frequent to the West Coast of the island. Lot plan, zoning and building scheme available upon request.

LT A UCLUELET INLET		Lot Acres 9.00	Frontage	List Price \$479,000
Zone 6- Port Alberni		Lot Sqft 392,040	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 422731		Property	Secondary	Title Freehold
LP: \$479,000		Taxes \$1,077 (2016)	Middle	Prospectus
Lots/Acreage		Strata Fee	Water None	
Status: Active		Restrictions	Sewer Septic - No	
SP:		Mtge Info		
		Subdivision		
		Zoning A3		
		Zoning Jurisdiction Alberni-Clayoquot Regional District		
		Site Infl Walk on Waterfront, Wooded Area, Quiet Area, Waterfront-Ocean, High Bank Waterfront		
		Legal LT A DL 340 CLAYOQUOT DISTRICT PL 3606		

WATERFRONT Acreage on Ucluelet Inlet, 9 acres of privacy with 200 feet of sandy beach and approx 800 feet of low bank waterfront. This boat access only property faces west and is across the bay from town on the east side of the inlet, offering protection and deep water mooring. A small section has been cleared, but otherwise, it's ready for your ideas. Zoned A3 with an OCP designation of County Residential Comprehensive Development [crd] through the Alberni Clayoquot Regional District, intended to provide for a mix of land uses, including residential, tourist commercial, and recreational uses, without the provision of water, sewer, sewage disposal, drainage, or fire protection provided by the Regional District. Off-grid Eco Village? How about a paddle centre with accommodation? Or maybe you'd like to keep it for your friends and family. Great legacy property close to town services, though in the heart of wilderness!

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LT 13 MARINE DRIVE		Lot Acres 0.7364	Frontage	List Price \$479,000
Zone 6- Port Alberni		Lot Sqft 32,076	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 429504		Property	Secondary	Title Freehold
LP: \$479,000		Taxes \$3,731 (2017)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water To Lot	
		Restrictions Build. Scheme	Sewer To Lot	
		Mtge Info		
		Subdivision		
		Zoning CD-2A		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl View - Ocean, Treed Lot, Waterfront-Ocean, Underground Services, High Bank Waterfront		
		Legal LT 13 VIP76214 DL 281 CLAYOQUOT DISTRICT		

Fabulous open ocean building site in beautiful Ucluelet. This property is facing directly South and has it's own private beach you can create a staircase to access - which is a rare find along this coastline. The topography lends to a home design with south/south west aspect allowing you to build an energy efficient structure with passive solar design, or incorporate solar panels to offset your use. Located in a newer section of town, beside Sunset Point neighbourhood & modern west coast homes, all services are underground to the lot line. You'll see sunrise & sunsets from this property, as well ample activity with the wildlife on the water; whale migrations, herring spawns, eagles & sea lions fishing and be able to fish for salmon off the rocks in your own yard in summer. Zoning allows for a secondary self contained suite for long term rentals or purpose build up to 3 B&B units and share this amazing location with visitors. Short walk to the Wild Pacific Trail, Big Beach Park

854 MARINE DRIVE		Lot Acres 0.899	Frontage	List Price \$480,000
Zone 6- Port Alberni		Lot Sqft 39,160	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 414101		Property	Secondary USS	Title Freehold
LP: \$480,000		Taxes \$3,352 (2016)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water To Lot	
		Restrictions Build. Scheme	Sewer To Lot	
		Mtge Info		
		Subdivision OCEANWEST		
		Zoning CD5		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Central location, Treed Lot, Recreation Nearby, Underground Services, Potential Recreation		
		Legal LT 2 DL 283 LD 09 PL VIP 84686		

On the West Coast of Vancouver Island, feel the immense power of the sea everywhere you go. Hear the surf pounding, watch whales migrate offshore, and see the wind sway majestic forests along the rocky Pacific coastline. Build your dream home or create a small business at Oceanwest, a new master-planned oceanfront real estate development in award-winning Ucluelet, British Columbia and enjoy a front-row view of it all. The charming fishing village of Ucluelet is an ideal escape into breathtaking scenery and endless outdoor pursuits. It is home to the renowned Wild Pacific Trail and next door to Pacific Rim National Park. Experience the easy going coastal lifestyle at Oceanwest today.

1251 SUNSET POINT ROAD		Lot Acres	Frontage	List Price \$578,500
Zone 6- Port Alberni		Lot Sqft	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 421105		Property	Secondary USS	Title Strata
LP: \$578,500		Taxes \$2,834 (2016)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee \$100	Water To Lot	
		Restrictions	Sewer To Lot	
		Mtge Info		
		Subdivision SUNSET POINT		
		Zoning CD2A		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Southern Exp, Low Maint Yard, Recreation Nearby, Quiet Area, Cul-de-sac, Waterfront-Ocean, Gated Community		
		Legal SL 2 DL 282 CLAYOQUOT DISTRICT SP VIS 5628		

Premier open Pacific Ocean views from this 0.50 acre waterfront lot in Ucluelet. Sunset Point affords unobstructed views of the magnificent west coast with stunning sunsets, abundant wildlife and the powerful west coast storms. Enjoy the annual migration of the Grey Whales from your own piece of Vancouver Island's West Coast. This private gated community has low level lighting, underground services and is set amongst ancient trees. Copy of building scheme and lot plan available upon request.


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1205 SUNSET POINT ROAD	Lot Acres 0.58 Lot Sqft 25,265	Frontage Depth Elementary Secondary Middle Water To Lot Sewer To Lot	List Price \$599,000 Possession TBA Sale Date Title Strata Prospectus
Zone 6- Port Alberni Z6 Ucluelet MLS@: 385245 LP: \$599,000	Lots/Acreage Status: Active SP:	Taxes \$4,763 (2014) Strata Fee \$100 Restrictions Mtge Info Subdivision	
	Zoning CD-2A Zoning Jurisdiction Ucluelet, District of Site Infl Private Setting, Southern Exp, Waterfront-Ocean, Underground Services Legal SL 5 DL 281 CLAYOQUOT DISTRICT PL VIS 5628		

Stunning open ocean south facing waterfront lot. Situated in Ucluelet's Sunset Point. This property has unobstructed views of the crashing surf, dramatic rock outcroppings & wild storms. The property is in a gated private enclave of 9 estate sized lots. Additional information & photos available.

LT 15 MARINE DRIVE	Lot Acres 0.65 Lot Sqft 28,314	Frontage Depth Elementary UES Secondary USS Middle Water To Lot Sewer To Lot	List Price \$599,000 Possession TBA Sale Date Title Freehold Prospectus
Zone 6- Port Alberni Z6 Ucluelet MLS@: 409311 LP: \$599,000	Lots/Acreage Status: Active SP:	Taxes \$3,932 (20015) Strata Fee Restrictions Mtge Info Subdivision	
	Zoning CD2A Zoning Jurisdiction Ucluelet, District of Site Infl Walk on Waterfront, View - Ocean, Southern Exp, Recreation Nearby, Waterfront-Ocean, Underground Services Legal LT 15 PLAN VIP 76214 DL 281 CLAYOQUOT DISTRICT		

At \$599,000 Cdn (\$449,000 US), this stunning south-facing, open ocean, waterfront lot has spectacular views of the Pacific Ocean and even boasts its own beach frontage. Located on the southwest end of Marine Drive with full southern exposure, this property is in very close proximity to Big Beach Park, the Wild Pacific Trail, schools and downtown Ucluelet. Whales frequent the coastline and eagles soar majestically overhead; the sights and sounds of nature will surround you in this prime location. The lot is already prepared to build your dream home with an engineered-fill building site ready to go. Lot plan, building scheme and additional details are available upon request.

832 MARINE DRIVE	Lot Acres 1.025 Lot Sqft 44,649	Frontage Depth Elementary UES Secondary USS Middle Water To Lot Sewer To Lot	List Price \$750,000 Possession TBA Sale Date Title Freehold Prospectus
Zone 6- Port Alberni Z6 Ucluelet MLS@: 414104 LP: \$750,000	Lots/Acreage Status: Active SP:	Strata Fee Restrictions Build. Scheme Mtge Info Subdivision OCEANWEST	
	Zoning CD5 Zoning Jurisdiction Ucluelet, District of Site Infl Central location, Treed Lot, Recreation Nearby, Underground Services, Potential Recreation Legal LT 4 DL 283 LD 09 PL VIP 84686		

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848 MARINE DRIVE		Lot Acres 1.09	Frontage	List Price \$799,000
Zone 6- Port Alberni		Lot Sqft 47,480	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 414103		Property	Secondary USS	Title Freehold
LP: \$799,000		Taxes \$5,434 (2016)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water To Lot	
		Restrictions Build. Scheme	Sewer To Lot	
		Mtge Info		
		Subdivision OCEANWEST		
		Zoning CD5		
		Zoning Jurisdiction Ucluelet, District of		
		Site Infl Central location, Treed Lot, Recreation Nearby, Underground Services, Potential Recreation		
		Legal LT 3 DL 283 LD 09 PL VIP 84686		

On the West Coast of Vancouver Island, feel the immense power of the sea everywhere you go. Hear the surf pounding, watch whales migrate offshore, and see the wind sway majestic forests along the rocky Pacific coastline. Build your dream home or create a small business at Oceanwest, a new master-planned oceanfront real estate development in award-winning Ucluelet, British Columbia and enjoy a front-row view of it all. The charming fishing village of Ucluelet is an ideal escape into breathtaking scenery and endless outdoor pursuits. It is home to the renowned Wild Pacific Trail and next door to Pacific Rim National Park. Experience the easy going coastal lifestyle at Oceanwest today.

DL 404 ALASKA PINE (OFF) ROAD		Lot Acres 160.00	Frontage	List Price \$990,000
Zone 6- Port Alberni		Lot Sqft 6,969,600	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary UES	Sale Date
MLS@: 420762		Property	Secondary USS	Title Freehold
LP: \$990,000		Taxes \$831 (2016)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water None	
		Restrictions	Sewer None	
		Mtge Info		
		Subdivision		
		Zoning A4		
		Zoning Jurisdiction Alberni-Clayoquot Regional District		
		Site Infl Acreage		
		Legal DL 404 CLAYOQUOT DISTRICT		

DL 404 is situated on the edge of Pacific Rim National Park near the West Coast landfill site. Lot 404 has access (not Forest Service Road) off of Alaska Pine Road which goes between Pacific Rim Highway and West Main. This lot is considered managed forest. 160 Acre site. Bring your ideas and discuss options with the Regional District planning department for the development of this rural zoned property.

LT 2 ITTATSOO BAY		Lot Acres 108.00	Frontage	List Price \$1,700,000
Zone 6- Port Alberni		Lot Sqft 4,704,480	Depth	Possession TBA
Z6 Ucluelet		Lot Shape	Elementary	Sale Date
MLS@: 412128		Property	Secondary	Title Freehold
LP: \$1,700,000		Taxes \$5,468 (2013)	Middle	Prospectus
Lots/Acreage Status: Active SP:		Strata Fee	Water None	
		Restrictions	Sewer None	
		Mtge Info		
		Subdivision ITTATSOO BAY		
		Zoning CRCD1		
		Zoning Jurisdiction Alberni-Clayoquot Regional District		
		Site Infl View - Mountain, View - Ocean, Treed Lot, Quiet Area, Private Mooring		
		Legal LT 2 DL 1511 LD 09 CLAYOQUOT DISTRICT VIP 84285		

The Midlands at Ittatsoo Bay represents an extraordinary opportunity for an individual, a family or a developer inspired by principles of sustainability, to own 100+ acres of wonderful land, including some Oceanfront, all serviced by an established boat launch in a protected bay located at the very north east tip of the incredible Barkley Sound, accessible by road and just 20 minutes from Ucluelet. The availability of such a large piece of private land of this scale, within close proximity to all that Tofino, Ucluelet and the Pacific Rim National Park offers (including daily scheduled flights from Seattle and Vancouver), is exceedingly rare. As these lands have recently been rezoned to permit their subdivision into 16 five acre lots they also represent incredible value.

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DL 804&805 ITTATSOO BAY		Lot Acres 68.17	Frontage	List Price \$3,295,000
Zone 6- Port Alberni		Lot Sqft 2,969,485	Depth	Possession TBA
Z6 Ucluelet	Lots/Acreage	Lot Shape	Elementary	Sale Date
MLS@: 412126	Status: Active	Property	Secondary	Title Freehold
LP: \$3,295,000	SP:	Taxes \$4,813 (2013)	Middle	Prospectus
		Strata Fee	Water None	
		Restrictions	Sewer None	
		Mtge Info		
		Subdivision ITTATSOO BAY		
		Zoning CRCD1		
Zoning Jurisdiction Alberni-Clayoquot Regional District				
Site Infl Walk on Waterfront, View - Mountain, Rural Setting, Quiet Area, Waterfront-Ocean, Acreage, High Bank Waterfront				
Legal THAT PART OF DL 804 CLAYOQUOT DISTRICT LYING TO THE SOUTH OF THE PRODUCTION EASTERLY OF THE NORTHERLY BOUNDARY OF DL 805 OF SAID DISTRICT				

OCEANFRONT ACREAGE at Ittatsoo Bay, only a 20 minute drive from the town of Ucluelet, 30 minutes from Long Beach and the airport. Very few large, pristine oceanfront properties of this scale and so close to infrastructure and services, are available on the Pacific Coast of North America. An extensive path-like trail system has been built throughout the Oceanfront lands that permit easy accessibility to all promontories, beaches and terrain. Ittatsoo Bay Uplands, Midlands, and Oceanfront land owners have exclusive use of the private marine access boat ramp and boat trailer parking area at Hunt Bay, one of the only protected coves on the west side of Barkley Sound with such access. Future development of this property is a possibility or purchase for yourself and create a legacy for your family. Amazing fishing, whale watching, beach combing and endless rainforest to explore right out your door. Info package available.

NATIVE ISLAND		Lot Acres 33.92	Frontage	List Price \$4,500,000
Zone 6- Port Alberni		Lot Sqft 1,477,555	Depth	Possession TBA
Z6 Ucluelet	Lots/Acreage	Lot Shape IRREGULAR	Elementary UCLUELET	Sale Date
MLS@: 430347	Status: Active	Property	Secondary UCLUELET	Title Freehold
LP: \$4,500,000	SP:	Taxes \$11,212 (2017)	Middle	Prospectus
		Strata Fee	Water Municipal	
		Restrictions	Sewer Available	
		Mtge Info Must be Paid Off		
		Subdivision		
		Zoning RU		
Zoning Jurisdiction Ucluelet, District of				
Site Infl Treed Lot				
Legal LT 543 NATIVE ISLAND CLAYOQUOT DISTRICT EXCEPT PART SHOWN OUTLINE IN RED ON PL 1377R & EXCEPT PARTS IN PL 19677, 41770 & VIP 76238				

Development opportunity. 33.92 acres of treed peninsula at the south end of Ucluelet. Excellent waterfront facing east into Barkley Sound. Rezoning potential.

LT 2-DL 804&805 ITTATSOO BAY		Lot Acres 176.00	Frontage	List Price \$4,995,000
Zone 6- Port Alberni		Lot Sqft 7,666,560	Depth	Possession TBA
Z6 Ucluelet	Lots/Acreage	Lot Shape	Elementary	Sale Date
MLS@: 412129	Status: Active	Property	Secondary	Title Freehold
LP: \$4,995,000	SP:	Taxes \$10,281 (2013)	Middle	Prospectus
		Strata Fee	Water None	
		Restrictions	Sewer None	
		Mtge Info		
		Subdivision ITTATSOO BAY		
		Zoning CRCD1		
Zoning Jurisdiction Alberni-Clayoquot Regional District				
Site Infl Walk on Waterfront, View - Mountain, View - Ocean, Treed Lot, Recreation Nearby, Quiet Area, Waterfront-Ocean, Private Mooring, High Bank Waterfront				
Legal LT 2 DL 1511 LD 09 CLAYOQUOT DISTRICT VIP 84285 & THAT PART OF DL 804 CLAYOQUOT DISTRICT LYING TO THE SOUTH OF THE PRODUCTION EASTERLY OF THE NORTHERLY (SEE LS)				

The fortunate developer or inspired individual who elects to acquire both the Ittatsoo Bay Oceanfront & Ittatsoo Bay Midlands will take possession of 176 acres of contiguous lands that would constitute the ultimate private estate, or rural residential development, at scale, that has already been rezoned to permit the creation of up to 26 five acre lots. The separately titled, 68 acre Oceanfront consists of lands on the east & west, both of which envelope Ittatsoo Bay itself. The Bay faces S/SE & is thus protected from the prevailing winds & waves of Long Beach- it's privacy & natural ancient beauty are truly other worldly. The Bay is fed by the main stem of Ittatsoo Creek and other charming streams emanating from the east & west Oceanfront land. A vast beach anchors this unique Pacific Ocean facing Bay with the result that the Bay ebbs & flows each day, profoundly changing with the tides. Words are inadequate, the incredible prime old growth forests, the multiple beaches & promontories

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