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INTERNATIONAL REALTY



SUNSET ISLAND SPROAT LAKE, BC

5 BED 4 BATH 3.7 ACRES

BRIAN DANYLIW

Personal Real Estate Corporation

Brian Danyliw
REALTOR

Welcome and thank you for taking the time to view this property. This information book is provided to assist you with questions you may have.



Brian Danyliw
REALTOR

brian.danyliw@sothebysrealty.ca

c 250.710.6844

o 250.380.3933

Personal Real Estate Corporation

The enclosed information is from sources deemed reliable, but it should not be relied upon without independent verification by the purchaser and their advisors.



Sunset Island, Sproat Lake

Legal:	DL 953, CLAYOQUOT DISTRICT		
PID:	001-770-591		
Price:	\$3,495,000	Listing No.:	L23-23
Taxes (Year):	\$4,161 (2023)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	ARC	Zoning Type:	Acreage Cottage Res.
Lot Size:	3.7 acres	Year Built:	2005
Chalet Total Area:	1,470 sq. ft.	Total Area:	
Style:	Chalet	No. of Floors:	3
Bedrooms:	5	Bathrooms:	3
Construction:	Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Wood
Water:	Other	Sewer:	Septic
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Other	Fuel:	Other
No. of Fireplaces:	1	Fireplace Fuel Type:	Propane
Roofing Material:	Metal	Roof Age:	2005
Garage:	Yes-detached	Additional Parking:	Yes
Windows:	Thermo	In Ground Sprinkler:	No
RV Parking:	Yes	Outbuildings:	Yes
Pool:	No	Hot Tub:	Yes
Built In Vacuum:	No	Additional Interior Storage:	Yes
Elementary School:	n/a	Middle School:	n/a
Secondary School:	n/a	Recreation Nearby:	Yes
Home Warranty:	No	Views:	Lake & Mountain

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Special Features – Sunset Island, Sproat Lake

Property

- 3.7 acres – lakefront private island
- 2000' +/- of shoreline
- Drive in logging road access with a bridge to island
- Water license to creek above property
- Peloton wheel for power generation
- 14 kw Diesel generator & propane back up generator
- Sound stage for bands and entertainment
- Hot tub overlooking Taylor Arm
- Large grassy area with sand/gravel beaches and fire pit
- Covered shed for tractors, vehicles etc.

Chalet - Main Floor

- Vaulted ceiling in great room
- One bedroom
- Dining room
- Hardwood floors
- Propane fireplace in living room
- 4-piece bathroom
- Amazing views of the lake
- Huge outdoor deck

Chalet -Kitchen

- Granite counters
- Propane Range
- Large eating bar
- Pantry & Storage closet

Chalet -Upper Floor

- Two bedrooms
- 4-piece bathroom

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Special Features – Sunset Island, Sproat Lake

Chalet -Lower Floor

- One bedroom
- Bathroom
- Laundry and storage facilities

Love Nest Cabin

- One bedroom
- Bathroom
- Outdoor kitchen
- Lovely deck overlooking the lake

Floating Cabin

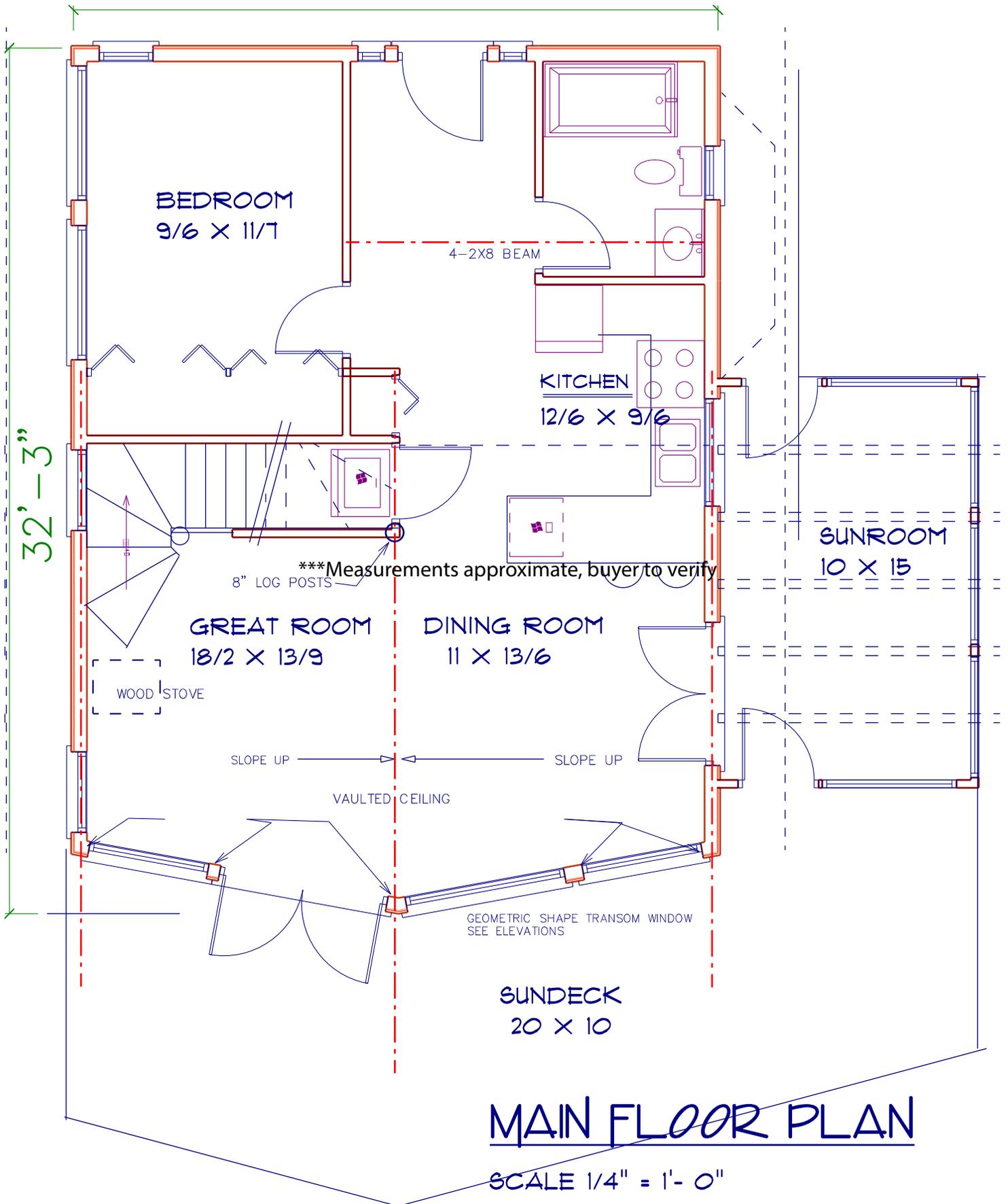
- Two bedrooms
- Bathroom
- Kitchen
- Living room

Docks

- Two docks -one is private for the owners where the float house is located
- Power and water
- Covered boat shed
- Pergola on each dock
- Metal roofs on all structures

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24'-0"



32'-3"

BEDROOM
9/6 X 11/7

4-2X8 BEAM

KITCHEN
12/6 X 9/6

SUNROOM
10 X 15

***Measurements approximate, buyer to verify
8" LOG POSTS

GREAT ROOM
18/2 X 13/9

DINING ROOM
11 X 13/6

WOOD STOVE

SLOPE UP

SLOPE UP

VAULTED CEILING

GEOMETRIC SHAPE TRANSOM WINDOW
SEE ELEVATIONS

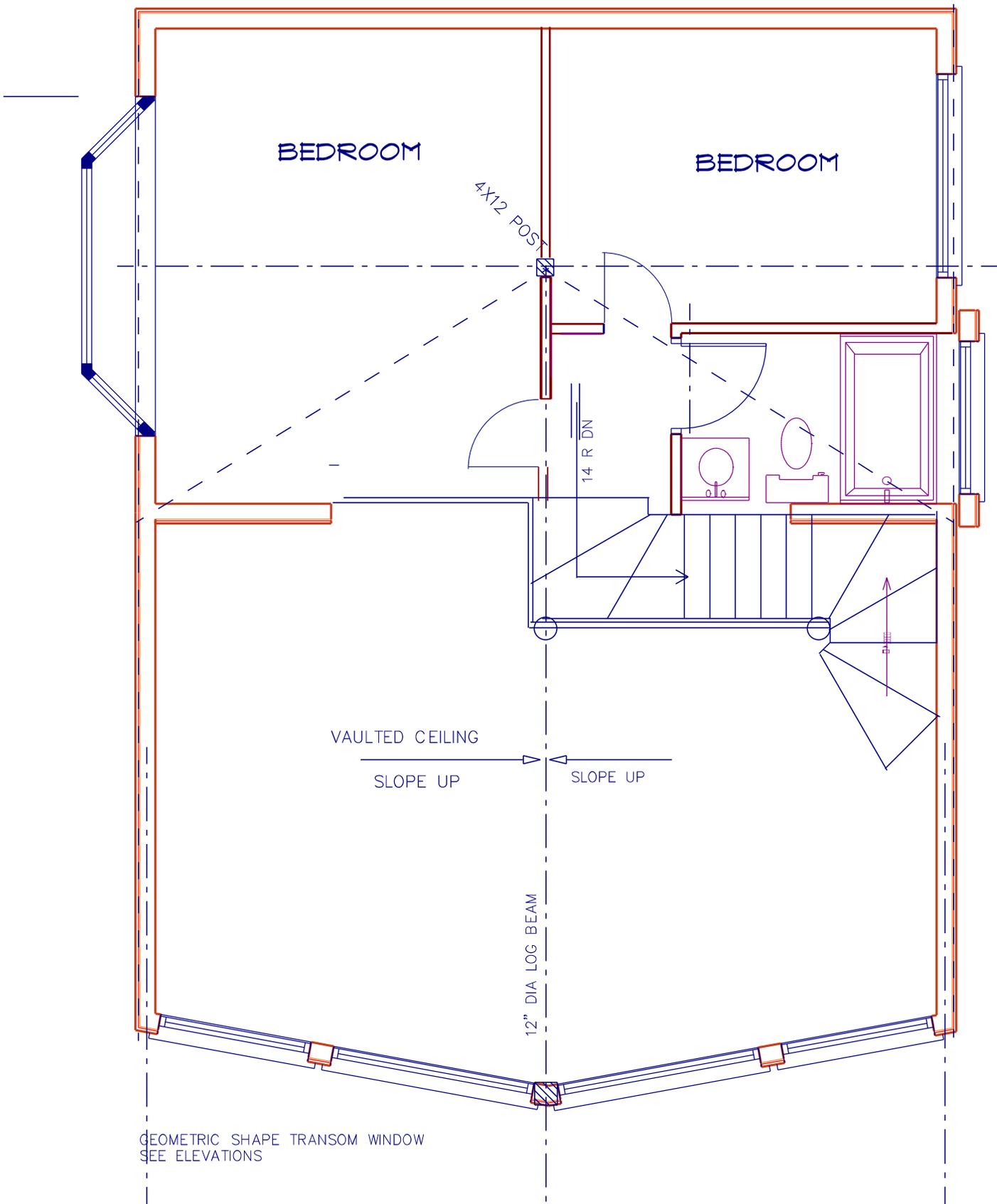
SUNDECK
20 X 10

MAIN FLOOR PLAN

SCALE 1/4" = 1'- 0"

750 SQ. FT.

***Measurements approximate, buyer to verify



LOFT FLOOR PLAN

360 SQ. FT.

***Measurements approximate, buyer to verify

110C ACREAGE COTTAGE RESIDENTIAL DISTRICT (ARC)

This district provides for low impact cottage development, compatible with rural uses, and primarily intended to provide temporary accommodation on a short term basis to visitors and seasonal workers.

110C.1 Uses Permitted

- (1) One single family dwelling
- (2) Four cottages, subject to section 110C.2, below.
- (3) Home occupations, subject to section 6.7.
- (4) Accessory buildings and uses subject to Section 6.5.

110C.2 Conditions of Use

- (1) For single family dwellings, the minimum floor area on the main floor shall be 83.6 square meters [900 square feet].
- (2) For cottages, the minimum floor area on the main floor for each cottage shall be 32.515 square meters [350 square feet] and the maximum floor area on the main floor shall be 69.67 square meters [750 square feet] and each cottage shall be limited to a one and a half stories and 6.7 metres (22 feet in height).
- (3) For section 110C, a half story means a habitable space or loft constructed above the main floor used exclusively for sleeping and limited in total floor area to no more than 50% of the main floor.
- (4) No cottage shall be constructed within a required front, rear or side yard.
- (5) There shall be a separation distance of at least 9.14 meters (30 feet) between cottages and between cottages and a permitted single family dwelling on the same legal parcel.
- (6) No cottages will be permitted on lots less than 12141 square metres (3 acres) in area.
- (7) In no circumstances shall Section 110C apply to any lot not having a single family dwelling constructed and located thereon; nor shall Section 110C apply to any lot less than 3 acres in area having 2 separate single family dwellings constructed and located thereon by virtue of Section 6.1(3) or Section 6.5 (2) (l) of By-law 15.

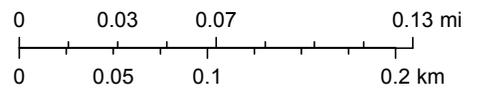
ACRD iMap



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1:4,000

- Civic Address
- Property Information
-  Zoning (OUTLINE)



ACRD

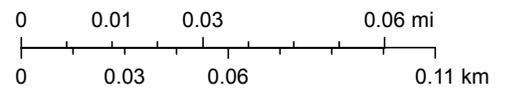
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- Civic Address
- Property Information
-  Zoning (OUTLINE)





Local & Regional Authorities

Cowichan Valley Regional District

175 Ingram St. Duncan, BC V9L 1N8
Phone 250-746-2500

Hours: Monday – Friday 8:30 am - 4:30 pm

CVRD Development Services

Email: ds@cvrd.bc.ca

Phone: 250.746.2620

Toll Free: 800.665.3955

Fax: 250.746.2621

Municipality of North Cowichan

7030 Trans Canada Hwy, Box 278, Duncan, BC V9L 3X4

Phone: (250) 746-3100

Fax: (250) 746-3133

Email: feedback@northcowichan.bc.ca

MNC Planning Dept. (250) 746-3105

City Of Duncan

200 Craig Street

Phone: 250.746.6126

Fax: 250.746.6129

E-mail: duncan@duncan.ca

Town of Ladysmith

410 Esplanade, Ladysmith BC V9G 1A2

Phone: 250-245-6400

Fax: 250-245-6411

Email: info@ladysmith.ca

Alberni-Clayoquot Regional District

3008 Fifth Ave. Port Alberni BC V9Y 2E3

Phone: 250.720.2700

Email: mailbox@acrd.bc.ca

District of Ucluelet

200 Main Street, Ucluelet, BC V0R 3A0

Phone: 250-726-7744

Fax: 250-726-7335

Email: info@ucuelet.ca

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6

Hours: Monday – Friday 8:30 am - 4:30 pm

Phone: (250) 754-4251

Regional District of Nanaimo

6300 Hammond Bay Rd. Nanaimo V9T6N2

Hours: Monday – Friday 8:30 am - 4:30 pm

Phone: (250) 390-4111

City of Parksville

100 Jensen Avenue East, Parksville, BC V9P 2H3

Hours: Monday – Friday 8:0 am - 4:00 pm

Phone: 250 248-6144

Fax: 250 248-6650

City of Campbell River

301 St. Ann's Rd., Campbell River BC, V9W 4C7

Hours: Monday – Friday 8:30 am - 4:30 pm

Phone: (250) 286-5700

Fax: (250) 286-5760

Town of Qualicum Beach

#201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7

Hours: Monday – Friday 8:0 am - 4:00 pm

Phone: 250.752.6921

Fax: 250.752.1243

Email: qbtown@qualicumbeach.com

Vancouver Island Health Authority

1952 Bay Street, Victoria, BC V8R 1J8

Phone: 250.370.8699

Toll-free: 1-877-370-8699

Fax: 250.370.8750

Email: info@viha.ca



Appraisers & Home Inspectors

Property Appraisers

Cunningham Rivard Appraisers

Phone: 250-737-1777
Email: office@crisland.com
Web: crisland.com
300 - 394 Duncan Street, Duncan, BC V9L 3W4

Astro Appraisals

Phone: 250-748-3159
Email: appraisals@astroappraisals.ca
Web: astroappraisals.ca
105C-394 Duncan Street, Duncan BC, V9L 3W4

Home Inspectors

Falcon Home Inspections

Pierce Bowie
Phone: 778-708-5085
Email: info@falconhomeinspections.ca
Web: falconhomeinspections.ca

Stellar Home Inspections

Matt Kuzma
Phone: 250-514-3252
Email: matt@stellarinspections.ca
Web: stellarinspections.ca

Above The Barr

Steven Barr
Phone: 778-288-4857
Email: abovethebarrinspections@gmail.com
Web: abovethebarrinspections.ca

Engineering, Survey, Demolition & Hazmat

Rockridge Inc. Demolition

Phone: 250-658-1001
rockridgeinc.com

Lewkowich Engineering & Hazmat Testing

Tel: 250-756-0355
Suite A-2569 Kenworth Road
Nanaimo, BC V9T 3M4

Demxx - Demolition

Phone: 250-954-0296
Email: info@demxx.com
1688 Alberni Hwy.
P.O. Box 764 Coombs, B.C. V0R 1M0

Kenyon Wilson Surveyors

Phone: 250-746-4745
Email: office@kenyonwilson.ca
Web: kenyonwilson.ca
221 Coronation Ave. Duncan BC V9L 2T1

Septic Inspectors & Septic Pumping

Ace Bobcat Septic Inspections

Phone: 250-709-9643
Web: acebobcat.com
6149 Scott Road, Duncan BC

Save-On Septic – Inspections & Pumping

Phone: 250-748-5676
Web: saveonspetic.com

Water Testing

BC Aquifer

Phone : (250) 748-4041
Fax: (250) 748-5775
Address: 5420 Trans Canada Hwy Duncan, BC,
V9L6W4

Caledonian Water Company

Ed Henderson
Phone: 250-746-3975
Address: 1059A Canada Ave, Duncan BC, V9L 1V2