

For your oceanfront oasis

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INTERNATIONAL REALTY



3415 LAGUNA VISTA ROAD, LADYSMITH, BRITISH COLUMBIA

44.2 ACRES WATERFRONT ESTATE

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44.2 ACRES WATERFRONT ESTATE ON THE EAST COAST OF VANCOUVER ISLAND, B.C.

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LOCATION, GEOGRAPHY AND GEOLOGY

- The property spans approximately 44.2 acres and is bordered by Yellowpoint Road, Laguna Vista Road, and the high-water mark on Stuart Channel.
- The frontage of the property of the shoreline is approximately 1000 metres.
- There are 2 coves with sandy bottoms with the majority portion of the shoreline being sandstone shelves ranging from broad shelves to small embankments.
- The developed part of the property lies in the commercial zoned area, while the remainder features coastal rainforest and waterfront. The forest is predominantly composed of Douglas Fir, Hemlock, and Red Cedar trees, with Arbutus, Garry Oak, Cottonwood, Red Alder, and Maple also present. The lush understory includes Sword Fern, Oregon Grapes, Huckleberries, and Salal.
- Inland from the property lies the 356-acre Yellowpoint Bog Ecological Reserve, a protected area of coastal bog and Douglas Fir forest. The property is separated from this reserve by only a road. Hunting is limited in the Yellowpoint area, and with the large ecological reserve and lake behind the forest, the area serves as a haven for wildlife.
- Black-tailed deer, raccoon, river otters, and red squirrels are abundant in the forest. Beaver live in the lake behind the property. On the shore, there are daily visits by river otters, harbour seals, California sea lions, and Stellar sea lions. Resident Orca whales as well as Biggs, and Transient Orcas are frequently seen from the beach. Gray and Humpback whales are also making a comeback to area.
- Stuart Channel is known for prawning, crabbing, rock fish and lingcod fishing and in most recent years Salmon has been caught outside the passes to the Georgia Strait.

The property's two beaches are abundant suppliers of clams, oysters and on the rocks you will find mussels.

SOUTHERN GULF ISLANDS

- Located on the Stuart Channel this property looks eastwards towards the Southern Gulf Islands, specifically the DeCourcy Group of Islands and Valdes Island. To the north you see the highland of Gabriola Island while to the south is Thetis Island. Several small islands and reefs in the Channel are home to seals and sea lions.

NANAIMO, BC

- Nanaimo is the closest urban area. Located 20 km north of this property, located close to the centre of the island and less than 2 hours from Victoria, BC.
- Nanaimo is also accessed by two different ferry routes (Horseshoe Bay to Departure Bay and Tsawwassen to Duke Point)
- The Nanaimo Airport is serviced by Air Canada, Westjet and a number of smaller and charter airlines. Nanaimo is accessible by float plane from both Vancouver and the Sunshine Coast.
- Nanaimo is centrally located you can reach most areas of Vancouver Island in 2-3 hours driving.

LADYSMITH, BC

- Located 20 km south of the property is the small town of Ladysmith which is known as a spirited community that values its small town quality of life.

THE DIFFERENT PARTS OF THE PROPERTY

WORKSHOP AND BOAT HOUSE

- Originally built in the early 1950's the post and beam work shop and attached boat sheds were nearly completely rebuilt in 2011.

LINEN SHED

- This utility building houses the housekeeping supplies and is one of two power distribution sheds. A keen eye will notice the modified chapel doors used in this building.

WELL ROOM AND LAUNDRY

- This building is located over the number 2 well (Number 1 well is located about 100 metres away and pumps into this room). The pump room contains a cistern, pressure tanks, circulating pumps, various filters and electronics. The building also contains the coin operated wash and dryer as well as a storage room.

THE FRONT COVE

- Soft white shell sand beach with a sandstone reef that shelters and protects the swimming area. With a southeast facing view the Front Cove has sunlight from sunrise to early evening.

THE BACK COVE

- Facing northwest, the Back Cove is a tidal cove running several metres away. It has a soft sand silt bottom and has a tidal floating dock. Mooring, fishing and swimming can be done off the dock. Protected by the 20 foot sandstone bank and trees on the point, the Back Cove is usually flat and calm no matter what the weather is. The inland side of the cove is lined with sandstone rocks and forested land.

THE POINT

- The Point is a long spit of land that helps delineate the back cove, paths run out to the end of the point which is a popular swimming location.

THE FOREST

- The balance of the property is forested land. It rises from the sandstone embankments on the shoreline to a high point before Yellowpoint Road. The property has been logged 5 times since 1963, as well as harvesting trees for creating lumber and for firewood use. Logging roads were also created. In the middle of the forest is a manmade pond built in the 1970's by the current owner to provide a water supply for fire control. Deer, otter, squirrels and raccoon are common in forest as well as eagles, owls, osprey and turkey vultures.

ACTIVITIES

- The front and back coves provide great opportunities for all ages to swim, sunbathe or relax on beach. With up to a 12 ft. tidal change each day there is an extensive intertidal area with many rocks and pools to explore. Crabbing, prawning, and fishing off the rocks or in boats is a popular activity in the area. Kayaking, stand up paddle boarding, sailing and small craft boating are popular in the sheltered waters of Stuart Channel. Underwater snorkeling and scuba are also popular activities here as well as many more.
- At the lower tides it is possible to walk south on the rocks for about 2 1/2 kms to Blue Heron Park.

INFRASTRUCTURE

- This property (Two Coves Resort) is located within the Cowichan Valley Regional District and has a mailing address of Ladysmith, BC. Fire Protection and emergency response is provided by the North Oyster Volunteer Fire and Rescue.
- 8 self contained older cottages that are rented out throughout the year by Two Coves Resorts Ltd. Majority of renters have been returning for many years. With some summer lodging and some longer term.

WATER

- The water comes from two productive wells. The water is aerated, filtered and purified in a modern well room equipped with 2000 litre cistern. The current owners are in the process of having the wells registered. BC Aquifer Ltd is dealing with this project.

- This property (Two Coves Resort Ltd) also has a water lease issued by the Province of British Columbia on Priest Lake across the property on Yellowpoint Rd, which allows pumping water from the lake. It is pumped into a storage tank and is gravity fed to the property through a separate pipe system. In the summer, the toilets and outside bibs are connected to the lake water supply..

POWER

- Electric Power is provided by BC Hydro by way of power lines coming down the Laguna Vista Road. The incoming power is split between two power sheds and then distributed by separate meters to each major building.
- Fuel oil and propane is available in the area, however both are not used on property. The current cabins are heated by electric based boards and wood stoves and fireplaces.

TELECOM

- Telephone, internet and cable services are provided by Telus or Shaw.

SEWAGE AND GARBAGE

- Sewage is dealt with by way of septic tanks connected to each cabin.
- Garbage service is provided by Waste Management Canada who pick up garbage from a bin on a schedule. Pop cans and bottles are recycled by delivery to a bottle depot.





THE CROWN JEWEL OF VANCOUVER ISLAND

3415 Laguna Vista Road, Ladysmith. British Columbia

44.2 Acres

Property ID: 951667 | sothebysrealty.ca

Introducing the breathtaking Crown Jewel of Vancouver Island, an exclusive waterfront property that has been cherished by the same family for over 50 years. This magnificent property spans over 44 acres of mixed residential/commercial zoning, offering approximately 1,000 meters of shoreline across two separate coves, a stunning white sand beach, sandstone shelves, and a lush rainforest. Bordered by Yellowpoint and Laguna Vista Roads, and the high water mark facing east on Stuart Channel, offering a serene Mediterranean climate similar to that of the Southern Gulf Islands. This makes for a calm, natural beauty that is ideal for kayaking, boating, fishing, and observing wildlife and marine life. This property is a rare find, offering the astute buyer the opportunity to own a private estate or subdivide to create an exclusive gated waterfront community. Located just 20 km south of Nanaimo, and less than a two-hour drive to Victoria, this property offers easy access to two ferry routes and the Nanaimo Airport, which is just 15 minutes away and serviced by Air Canada, WestJet, and several smaller and charter airlines. Don't miss this once-in-a-lifetime opportunity to own one of the most stunning properties on Vancouver Island.



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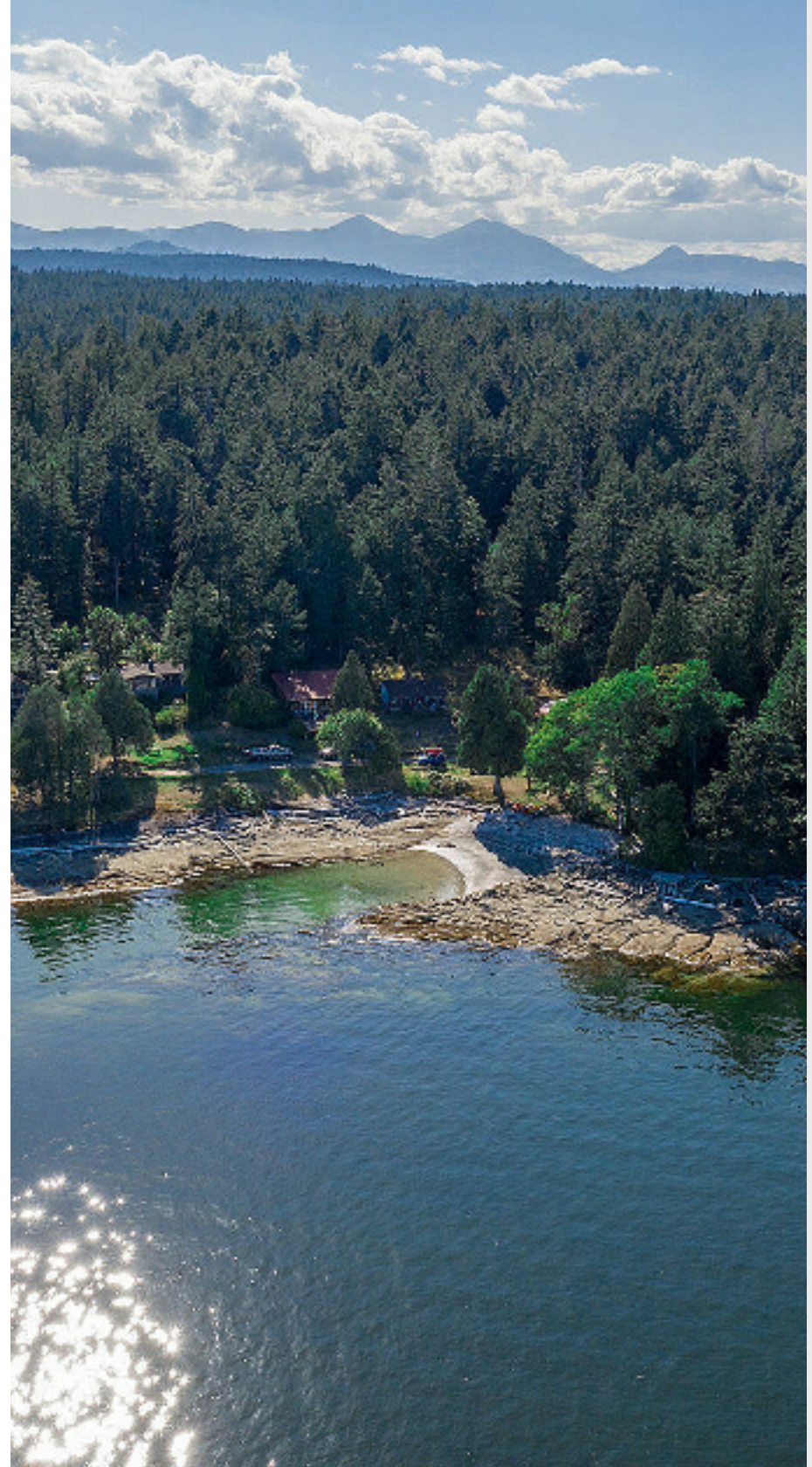
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