



6520 Eagles Drive
Comox Valley

Sotheby's | Canada
INTERNATIONAL REALTY



AWARD-WINNING ESTATE WITH A BLEND OF NATURE, ARCHITECTURAL DESIGN, AND ATTENTION TO DETAIL

5 BED 5 BATH 1 HALF BATH 4.97 ACRES

Escape to Vancouver Island. Here awaits a custom-designed, award-winning property with exceptional ocean and mountain views in the prestigious Eagles Drive neighborhood. This estate boasts professionally landscaped grounds, whimsical accents and figures and meticulously crafted trails, leading to 390 feet of pristine shoreline, graced by a clean, pebbled beach. A bold retaining wall guards the access to the lower tier with lovely landscaping for the entire length.

The main residence, spanning 5482 square feet, is a example of craftsmanship and thoughtful design. Situated to optimize the path of the sun, the 120 windows utilize natural light to make the home unarguably luminous.

- DRAMATIC VIEWS
- QUIET AND SERENE
- AWARD WINNING LANDSCAPING
- WALK ON WATERFRONT
- BRIGHT AND AIRY
- IMMENSE STORAGE
- PRESTIGIOUS NEIGHBOURHOOD
- MANY ONSITE AMENITIES
- LUXURY FINISHES
- DAILY WILDLIFE ENCOUNTERS

SHANE WILSON

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PRIVACY AND TRANQUILITY

The ground floor highlights the functionality and aesthetic appeal, with features such as an open-plan kitchen and breakfast nook, graced with slate floors, resealed granite countertops, and custom maple cabinetry. It is equipped with modern appliances, including two convection ovens and a vented five-element propane stove, ensuring a culinary experience that is both enjoyable and efficient. The integration of a computer station within the pantry, alongside ample storage solutions, a reflection of an understanding of modern needs.

The living and dining area, with its 20-foot ceiling and hickory hardwood flooring, has impressive views of the Salish Sea and the Coastal Mountains. It features unique elements like modern and traditional totem poles, a granite-topped fireplace and access to the front patio. By tiering the patio below the living room and the kitchen above both, uninterrupted views are assured from all spaces. The primary bedroom suite, with its own sights, fireplace, and luxurious ensuite bathroom, offers a private retreat that epitomizes comfort and elegance, surrounded by nature.





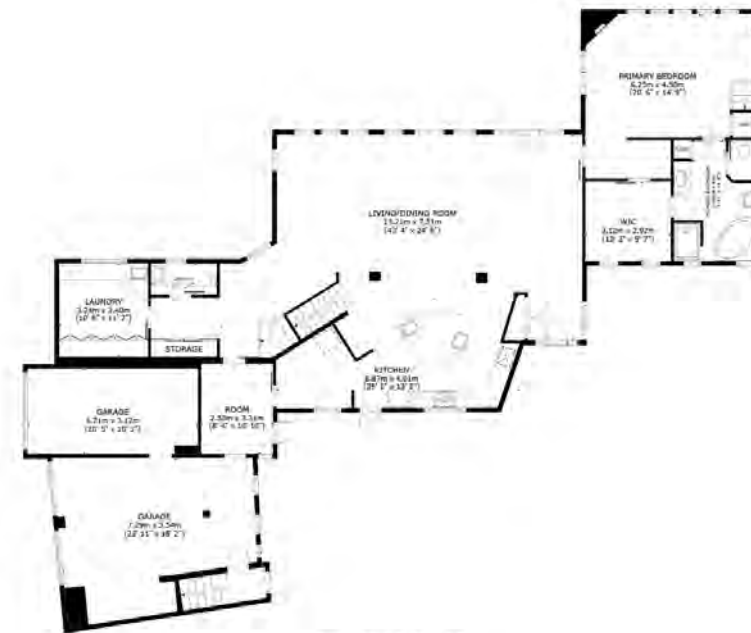
EXTERIOR AND INFRASTRUCTURE EXTRAS

A carriage house with a fireplace, bathroom, kitchenette, and a deck that overlooks the ocean, offers independent living space. An outdoor fire pit, a fenced dog kennel, a large vegetable garden with automated watering, and a mechanical awning on the back patio add to the exterior's charm.

The main features of the property's infrastructure include a 100 KW generator, radiant Geotherm heating, an EV charging station, commercial wifi, convenient controlled exterior lighting, a mechanical entrance gate, and a well with a cistern system for reliable water supply, ensuring both luxury and practicality in this unique retreat.



FLOOR 1



FLOOR 2



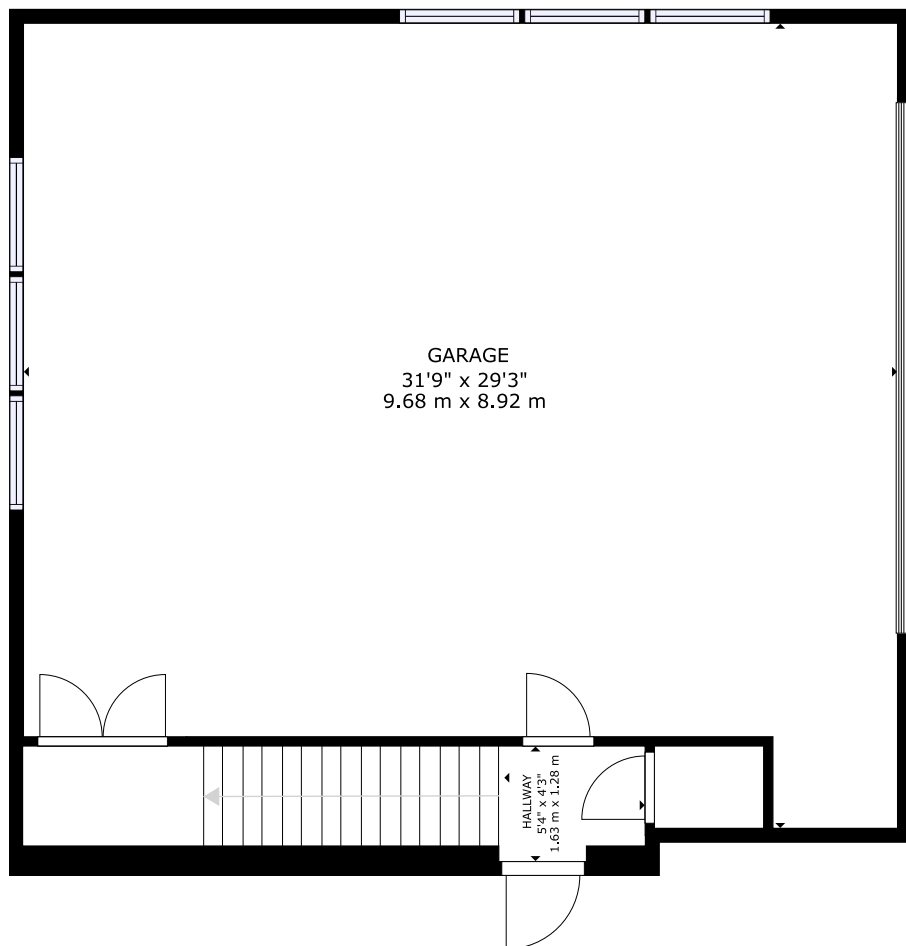
FLOOR 3

GROSS INTERNAL AREA

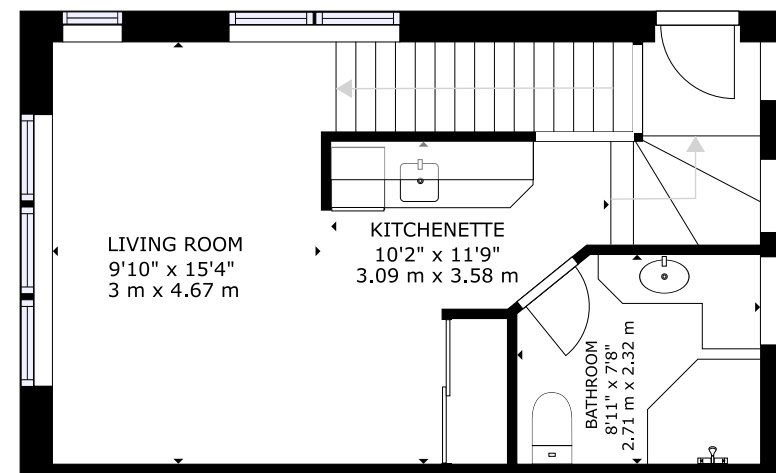
FLOOR 1 177.6 m² (1,912 sq.ft.) FLOOR 2 205.9 m² (2,217 sq.ft.) FLOOR 3 106.9 m² (1,150 sq.ft.)

EXCLUDED AREAS : GARAGE 19.4 m² (209 sq.ft.) GARAGE 36.6 m² (394 sq.ft.)
TOTAL : 490.4 m² (5,278 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 97 sq ft, 9 m², FLOOR 2: 431 sq ft, 40.05 m²
EXCLUDED AREAS; GARAGE: 839 sq ft, 77.92 m²
TOTAL: 528 sq ft, 49.05 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Eagles Dr

6520

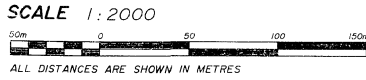
6510



06-XS-R66+67-771-B1

SUBDIVISION PLAN OF LOT 1,
SECTION 25, TOWNSHIP 6,
COMOX DISTRICT, PLAN VIP62463

BCGS 92F 075, 085



- LEGEND**
- Bearings are astronomic and are derived from PLAN VIP62463
- denotes Standard Iron Post found
 - denotes Standard Iron Post set

PLAN VIP **65412**

DEPOSITED IN THE LAND TITLE OFFICE
AT VICTORIA, B.C.
THIS 12th DAY OF June 1997

REGISTRAR

EL68883
Lm



THE REGISTERED OWNERS DESIGNATED HEREON
HEREBY DECLARE THAT THEY HAVE ENTERED
INTO A COVENANT AGREEMENT WITH HER
MAJESTY THE QUEEN, IN RIGHT OF THE PROVINCE
OF BRITISH COLUMBIA, AS REPRESENTED BY THE
MINISTER OF HEALTH, UNDER SECTION 215 OF
THE LAND TITLE ACT.

THE REGISTERED OWNERS DESIGNATED HEREON
HEREBY DECLARE THAT THEY HAVE ENTERED
INTO A COVENANT AGREEMENT WITH HER
MAJESTY THE QUEEN, IN RIGHT OF THE PROVINCE
OF BRITISH COLUMBIA, AS REPRESENTED BY THE
MINISTER OF ENVIRONMENT, LANDS AND PARKS,
UNDER SECTION 216 OF THE LAND TITLE ACT.

THE REGISTERED OWNERS DESIGNATED HEREON
HEREBY DECLARE THAT THEY HAVE ENTERED
INTO A RIGHT OF WAY AGREEMENT WITH HER
MAJESTY THE QUEEN, IN RIGHT OF THE PROVINCE
OF BRITISH COLUMBIA, AS REPRESENTED BY THE
MINISTER OF TRANSPORTATION AND HIGHWAYS,
UNDER SECTION 214 OF THE LAND TITLE ACT.

OWNER: MARIS ESTATES LTD (INC-NO 455915)

AUTHORIZED SIGNATORY

WITNESS

ADDRESS 19A Arden Road, Courtenay

OCCUPATION Secretary

I, M. R. KUSS, A BRITISH COLUMBIA LAND SURVEYOR
OF COURTENAY, IN BRITISH COLUMBIA, CERTIFY THAT
I WAS PRESENT AT AND PERSONALLY SUPERINTENDED
THE SURVEY REPRESENTED BY THIS PLAN, AND THAT
THE SURVEY AND PLAN ARE CORRECT. THE SURVEY
WAS COMPLETED ON THE 28th DAY OF MAY, 1997

B.C.L.S.

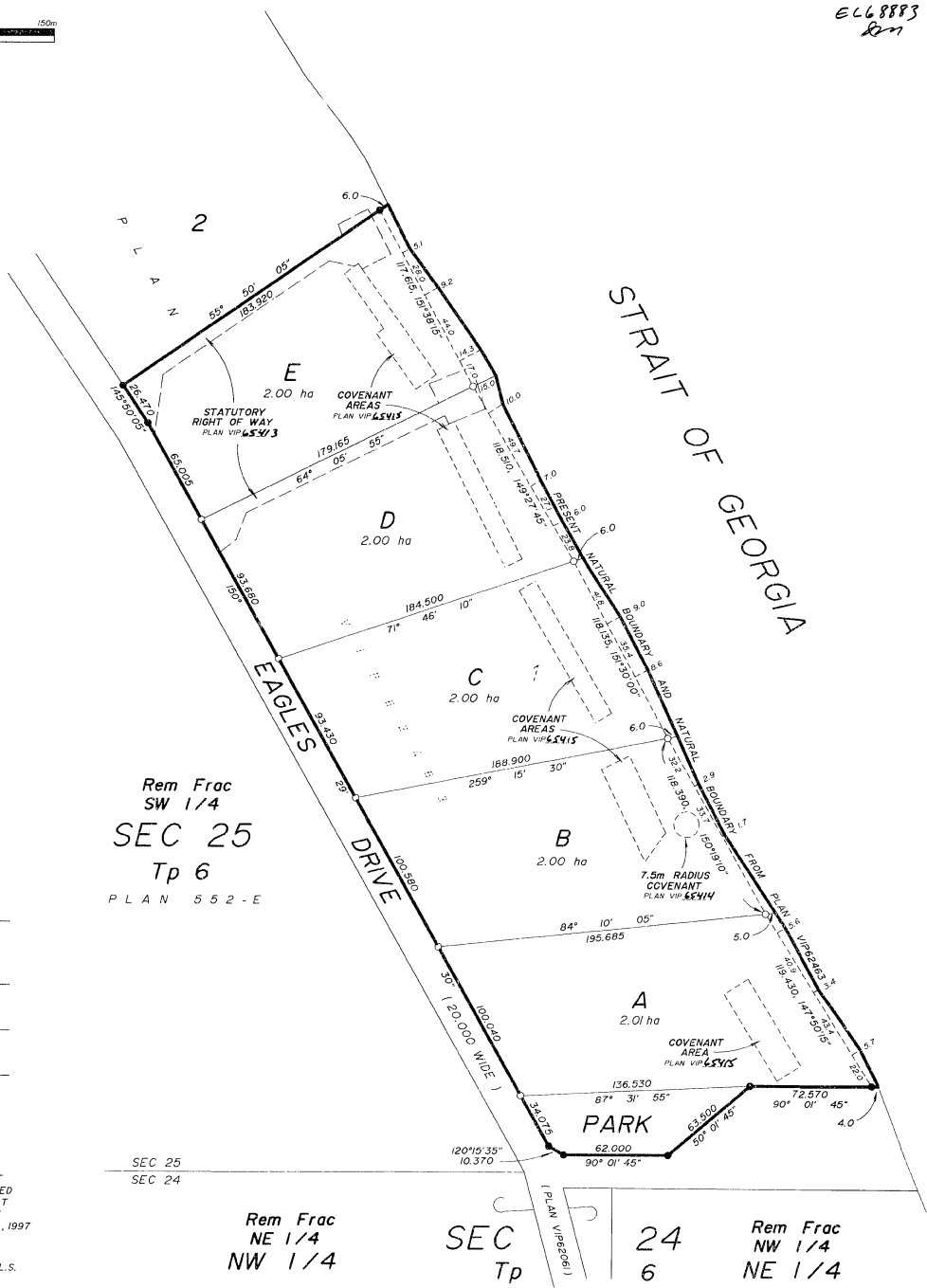
APPROVED UNDER THE LAND TITLE ACT
THIS 7 DAY OF JUNE 1997

APPROVING OFFICER FOR THE MINISTRY
OF TRANSPORTATION AND HIGHWAYS

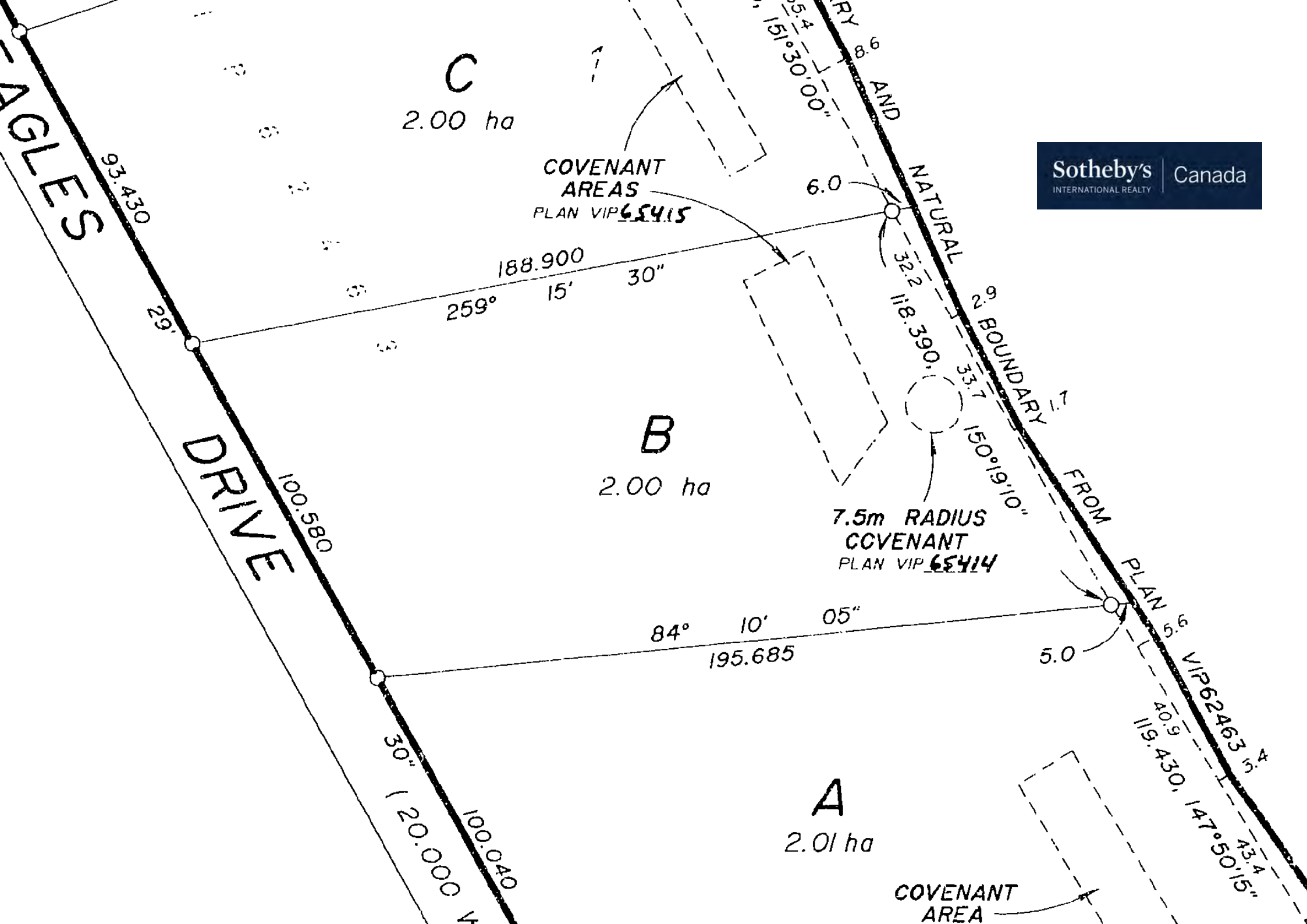
THIS PLAN NEED NOT COMPLY WITH SECTION
75 (1)(b) OF THE LAND TITLE ACT.
DATED THIS 7 DAY OF JUNE 1997

APPROVING OFFICER FOR THE MINISTRY
OF TRANSPORTATION AND HIGHWAYS

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COMOX STRATHCONA



McELHANNEY ASSOCIATES
Professional Land Surveyors
495 - 6th Street
Courtenay, B.C. V9N 5V4
Tel 338-5495 Fax 338-7700
File 04468



TITLE SEARCH PRINT

2024-04-09, 14:55:06

File Reference:

Requestor: Naomi Wilson

Declared Value \$ 1505000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CA703443
From Title Number	FA134500
Application Received	2008-02-19
Application Entered	2008-02-26
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	EAGLES DRIVE B HOLDINGS LTD., INC.NO. C0816008 C/O BRUCE BELL 6520 EAGLES DRIVE COURTENAY, BC V9J 1V4
Taxation Authority	Courtenay Assessment Area
Description of Land	
Parcel Identifier:	023-785-004
Legal Description:	LOT B SECTION 25 TOWNSHIP 6 COMOX DISTRICT PLAN VIP65412
Legal Notations	
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA4362683	
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB27183	
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 15.12.1980 UNDER NO DF J128558 (SEE DF K24125 AND K95595)	
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL ACT, SEE EL117677	
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FA135106	

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 1505000

2024-04-09, 14:55:06

Requestor: Naomi Wilson

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB115236

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB279655

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	EJ133711
Registration Date and Time:	1995-12-06 14:48
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA AS TO AN UNDIVIDED 1/2 INTEREST REGIONAL DISTRICT OF COMOX-STRATHCONA AS TO AN UNDIVIDED 1/2 INTEREST
Registered Owner:	
Remarks:	INTER ALIA SECTION 215 LAND TITLE ACT

Nature:	COVENANT
Registration Number:	EL68888
Registration Date and Time:	1997-06-12 11:01
Registered Owner:	REGIONAL DISTRICT OF COMOX-STRATHCONA
Remarks:	INTER ALIA INCLUDES INDEMNITY

Nature:	COVENANT
Registration Number:	EL68889
Registration Date and Time:	1997-06-12 11:01
Registered Owner:	REGIONAL DISTRICT OF COMOX-STRATHCONA
Remarks:	INTER ALIA INCLUDES INDEMNITY

Nature:	COVENANT
Registration Number:	EL68891
Registration Date and Time:	1997-06-12 11:02
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA REGIONAL DISTRICT OF COMOX-STRATHCONA
Remarks:	PART IN PLAN VIP65414

Nature:	COVENANT
Registration Number:	EL68892
Registration Date and Time:	1997-06-12 11:02
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA PART IN PLAN VIP65415, INCLUDES INDEMNITY

TITLE SEARCH PRINT

2024-04-09, 14:55:06
Requestor: Naomi Wilson

File Reference:
Declared Value \$ 1505000

Nature: STATUTORY BUILDING SCHEME
Registration Number: EL68893
Registration Date and Time: 1997-06-12 11:02
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: FA134548
Registration Date and Time: 2006-11-14 10:22
Registered Owner: REGIONAL DISTRICT OF COMOX-STRATHCONA

Nature: MORTGAGE
Registration Number: CB412193
Registration Date and Time: 2023-01-03 10:35
Registered Owner: ROYAL BANK OF CANADA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

703

Country Residential One (CR-1)

1. Principal Use

- i) **On any lot:**
 - a) Single detached dwelling
- i) **On any lot over 4000 square metres in area:**
 - a) Agricultural use

2. Accessory Uses

- i) **On any lot:**
 - a) Carriage house
 - b) Secondary suite
 - c) Secondary dwelling
 - d) Home occupation use
 - e) Bed and Breakfast
 - f) Domestic agriculture
- ii) **On any lot 2.0 hectares in area or larger:**
 - a) Domestic industrial use
 - b) Animal kennel

3. Conditions of Use

- i) **Animal kennels shall be subject to the following conditions:**
 - a) A minimum setback for buildings and structures of 15.0 metres along all lot lines.
 - b) A minimum setback for buildings and structures of 30.0 metres from any lot line abutting a lot zoned under Part 700, Residential Zones.
 - c) All structures and area utilized in association with the animal kennel, shall be sited at least 30.0 metres from the boundary of any lake, sea, watercourse or wetlands.
 - d) No loading or storage areas shall be located in any required setback.
 - e) Screening shall be provided of not less than 1.5 metres in height for animal kennel use abutting a lot zoned under Part 700, Residential Zones.
 - f) No more than one sign, not exceeding 1.0 square metre in area on each side may be placed on the lot on which the animal kennel use is carried out.

4. Density

- i) **Residential density is limited to two dwelling units:**
 - a) **On any lot:** one single detached dwelling and one carriage house, secondary suite, or secondary dwelling limited in area to 90 square metres are permitted.
 - b) **On a lot 1.0 hectare or larger:** two single detached dwellings.

5. Siting and Height of Buildings and Structures

The maximum height of single detached dwellings is 10.0 metres and the maximum height of accessory buildings is 7.0 metres.

- i) The minimum setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Height of Structure	Required Setback				
		Front Yard	Rear Yard	Side Yard		Side Yard Abutting Road
				Front Lot Line <31m	Front Lot Line >31m	
Principal	10.0m	7.5m	7.5m	1.75m	3.5m	4.5m
Accessory	4.5m or less	7.5m	1.0m	1.0m	1.0m	4.5m
Accessory	7.0m - 4.6m	7.5m	7.5m	1.75m	3.5m	4.5m

6. Lot Coverage

- i) The lot coverage of all buildings and structures shall not exceed 35 per cent.

7. Floor Area Requirements

- i) The combined floor area of all accessory buildings excluding the floor area of any secondary residential use shall not exceed 200.0 square metres.

8. Subdivision Requirements

- i) The minimum permitted lot area for lands identified as “Properties subject to a minimum lot size of 4 hectares for subdivision” in Schedule B is 4.0 hectares.

- ii) **Lot Area for All Other Lands:**

The minimum lot area for subdivision is 2.0 hectares.

For property legally described as Lot 1 and 2, Section 6, Plan EPP56666, a subdivision with lots smaller than 2.0 hectares may be created provided that the average lot area within the subdivision is a minimum of 2.0 hectares.

NOTES