

FOR SALE

# Breakwater Island

65 Acres of Pristine Beauty and Ultimate Privacy

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# Breakwater Island

Welcome to Breakwater Island, a stunning 65-acre private paradise on the edge of British Columbia's renowned Salish Sea. This park-like private island represents an opportunity to purchase one of the BC coast's true legacy islands. Breakwater Island is a rare treasure, a remarkable treat that captures the soul of the renowned Gulf Island environment

Just a stone's throw from Silva Bay on Gabriola Island, which has two marinas and scheduled float plane service to Vancouver, the island has all the infrastructure needed for further enhancement. There are four separate land tiles, each of which can accommodate a primary residence and a guest cottage. Perfect as a family legacy or to gather friends and partners.

The island currently has two residences, a spacious workshop with extensive vehicle and vessel storage capacity, and the luxury of foreshore rights with your private year-round dock and pier.

Breakwater Island is perfect for those seeking accessible natural beauty, complete privacy, and convenience alongside a creative investment.

The breathtakingly beautiful landscape resembles a national park, with expansive meadows stretching as far as the eye can see. The wooded areas are home to majestic eagle nests, and the rolling grassy terrain offers sweeping panoramic views in all directions, creating a peaceful and enchanting, truly spellbinding environment.

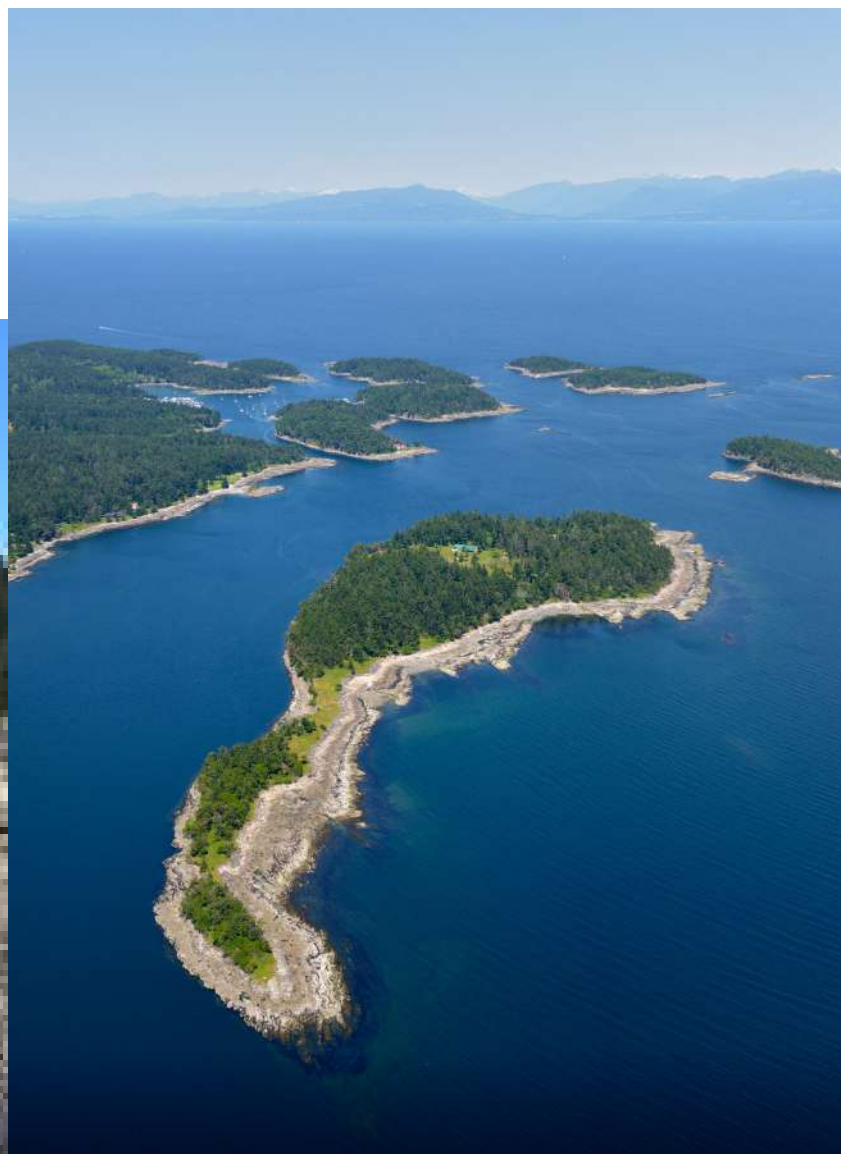




# Peaceful Paradise

## Countless Benefits:

Breakwater Island presents an exceptional opportunity with four distinct land titles, allowing the construction of four main residences and four cozy guest cottages, making it an ideal retreat for extended family, and guests, or the sale of lots to like-minded neighbours.



This spectacular island features a deep-water concrete dock, providing secure moorage for large yachts and boats. The recently restored pier enhances the waterfront infrastructure, while the presence of a concrete boat launch on the island's west side, offers easy access to launch boats of various sizes, a rare feature due to the difficulty of obtaining new approvals for such facilities.

The island is home to two distinct residences. The owner's charming single-story, two-bedroom original log home offers spectacular views of the Strait of Georgia, the Coast Mountains, and Vancouver at night.

The second is a two-bedroom caretaker's residence overlooking the dock and views towards Silva Bay.

The island also includes a state-of-the-art workshop equipped with three-phase power and an insulated, heated storage warehouse ideal for boats, vehicles, and equipment.

## Exceptional Location:

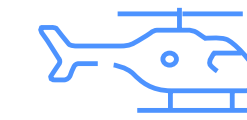
Hassle-free accessibility: Breakwater Island is just a 5-minute boat ride from Silva Bay Marina, and as a home base for Gulf Island Sea Planes, provides daily scheduled flights to and from Vancouver International Airport (YVR). Arrive in style in just 15 minutes from YVR.

## HIGHLIGHTS



### 65 ACRES

of private estate nestled in the heart of the Gulf Islands and on the edge of the world-famous Salish Sea



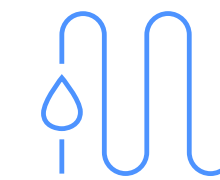
### ACCESSIBLE

by only a 15 minute flight from Vancouver International Airport



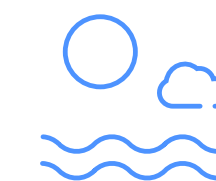
### HYDRO-ELECTRIC POWER

supplied via a submarine power cable from nearby Gabriola Island



### FOUR LARGE STORAGE TANKS

productive water wells with plenty of on-site storage and state-of-the-art water infrastructure



### SITUATED JUST OFF OF GABRIOLA ISLAND

Breakwater Island is perfectly protected from adverse weather



# Property Overview

**Breakwater Island currently has two residences offering cozy and comfortable accommodations.**

## BREAKWATER LOG HOUSE

The larger of the two houses, Breakwater Log House, is situated on the northeast corner of the island, providing miles of breathtaking views across the Strait of Georgia, the Coast Mountains and other islands in the Flat Top Group.

Built by hand in 1933, the log house is about 1,200 square feet and has been recently renovated and provides modern conveniences not typically expected in a character log home. The authentic design of the log house has been carefully maintained with large logs, including bark, forming the inner and outer walls. The rustic, yet modern, house boasts a beautiful fireplace with two original totem carvings supporting the mantle. There are two working fireplaces in the home and two full bathrooms.

## BREAKWATER STONE HOUSE

Facing northwest towards Silva Bay is the smaller of the two houses, Breakwater Stone House. The Stone House has two bedrooms and one bathroom, plus a full kitchen and front and back patios. The residence is a perfect guest or caretaker's residence overlooking Gabriola Passage and the private dock and wharf.

## WORKSHOP

The workshop provides ample room for boat storage and vehicle maintenance. The building is heated and insulated with poured concrete foundation and concrete floors.

There is also a 20' x 20' water room with four large storage tanks as well as filtration, pressure and pump facilities. Finally, a 20' x 60' outside covered carport area provides for wood and vehicle storage.





# Property Overview

Breakwater Island is made up of four separate land titles:

<b>LOT A</b>	5.485 Acres	PID: 028-173-503, LOT A, PLAN VIP87708, SECTION 22, NANAIMO LAND DISTRICT
<b>LOT 1</b>	18.507 Acres	PID: 028-173-511, LOT 1, PLAN VIP87709, SECTION 22, NANAIMO LAND DISTRICT
<b>LOT 2</b>	18.186 Acres	PID: 028-173-520, LOT 2, PLAN VIP87709, SECTION 22, NANAIMO LAND DISTRICT
<b>LOT 3</b>	22.584 Acres	PID: 028-173-538, LOT 3, PLAN VIP87709, SECTION 22, NANAIMO LAND DISTRICT





# Services & Equipment

Breakwater Island is powered by a powerful 400-amp hydroelectric service originating from Gabriola Island, guaranteeing a stable and continuous electricity supply. Additionally, the island benefits from a flourishing aquifer that provides exceptional water, complemented by comprehensive storage and treatment facilities.

Breakwater Island is equipped with top-notch services and equipment to support various needs:



## Deep-Water Concrete Dock:

A spacious dock (approximately 12x100 feet) and a restored pier for easy water access.



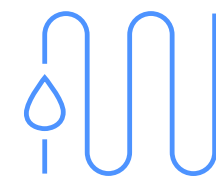
## Residences

Two well-appointed homes – a two-bedroom log home and a two-bedroom caretaker's residence.



## Workshop and Storage:

A workshop with three-phase power, an insulated storage warehouse with 12-foot clear overhead doors, and extensive dry storage areas for lumber and materials.



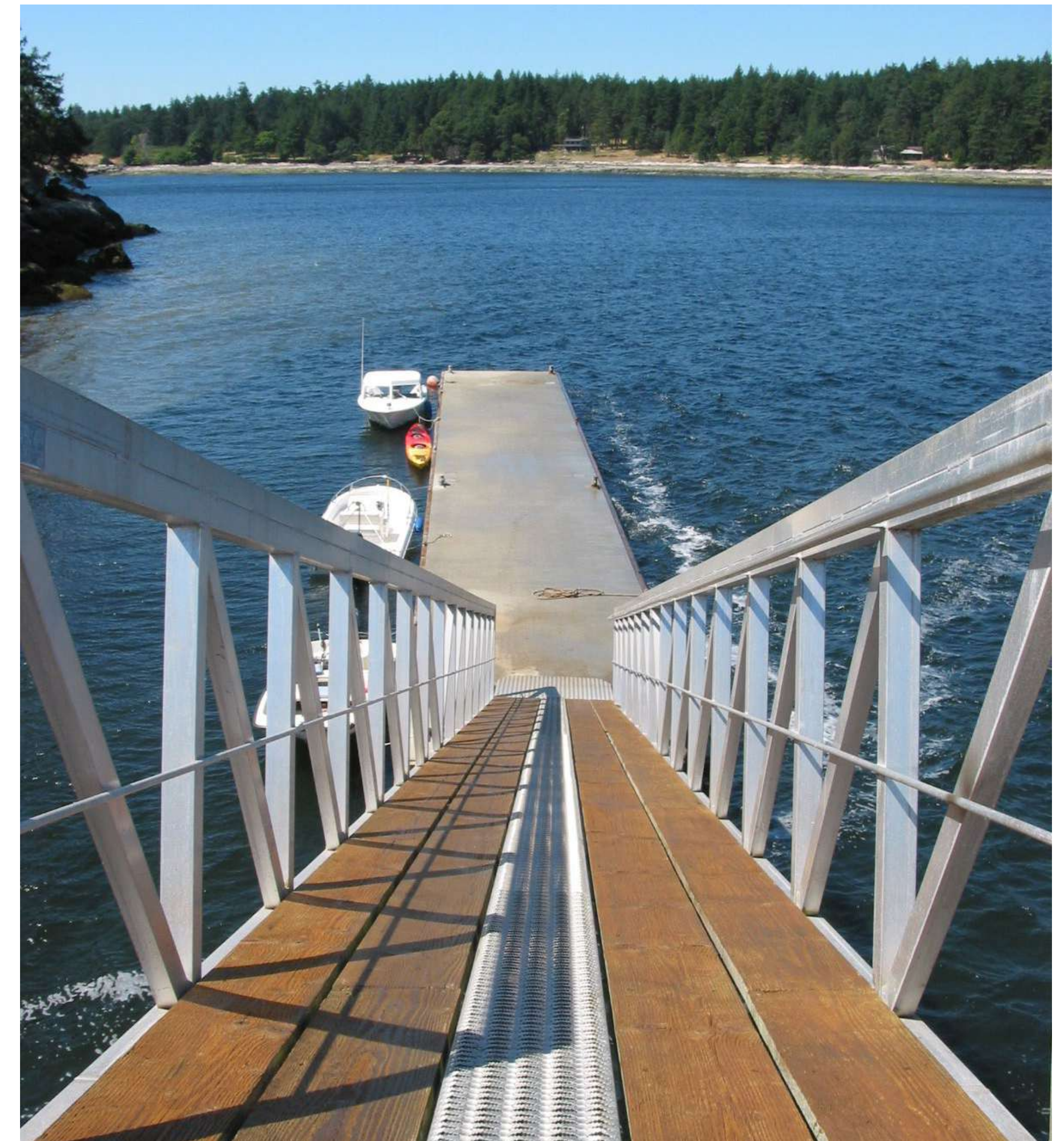
## Water Supply:

A productive aquifer with comprehensive water storage and treatment guarantees no water shortage



## Hydro-Electric Power:

400-amp service from Gabriola Island ensures a steady power supply





# Local Area

**Surrounding Breakwater Island, you'll find local beaches, marinas, convenience stores, and a pub on nearby Gabriola Island, adding to the convenience and enjoyment of island living.**

Located just 5 kilometres (3 miles) east of Nanaimo on Vancouver Island, Gabriola Island is one of the enchanting Gulf Islands of British Columbia. Gabriola Island is easily accessible by a 20-minute car ferry ride from Nanaimo on Vancouver Island or by a 15-minute float plane flight from Vancouver.

Measuring approximately 50 square kilometers in size, Gabriola Island boasts a permanent population of approximately 4,500 and up to 6,000 during the summer months.

Gabriola Island is blessed with a vibrant community that is serviced with residential neighbourhoods, excellent paved roads, an elementary school, library, shopping and some great restaurants. There are numerous events and festivals that occur throughout the year. The island also boasts its own boat building school where traditional techniques are taught to students from far and wide.

Breakwater Island is mere minutes from Silva Bay on Gabriola's eastern flanks. Silva Bay offers protected moorage in two marinas, a restaurant/pub, groceries, gas and direct, scheduled floatplane service to Vancouver International Airport.





# About the Gulf Islands

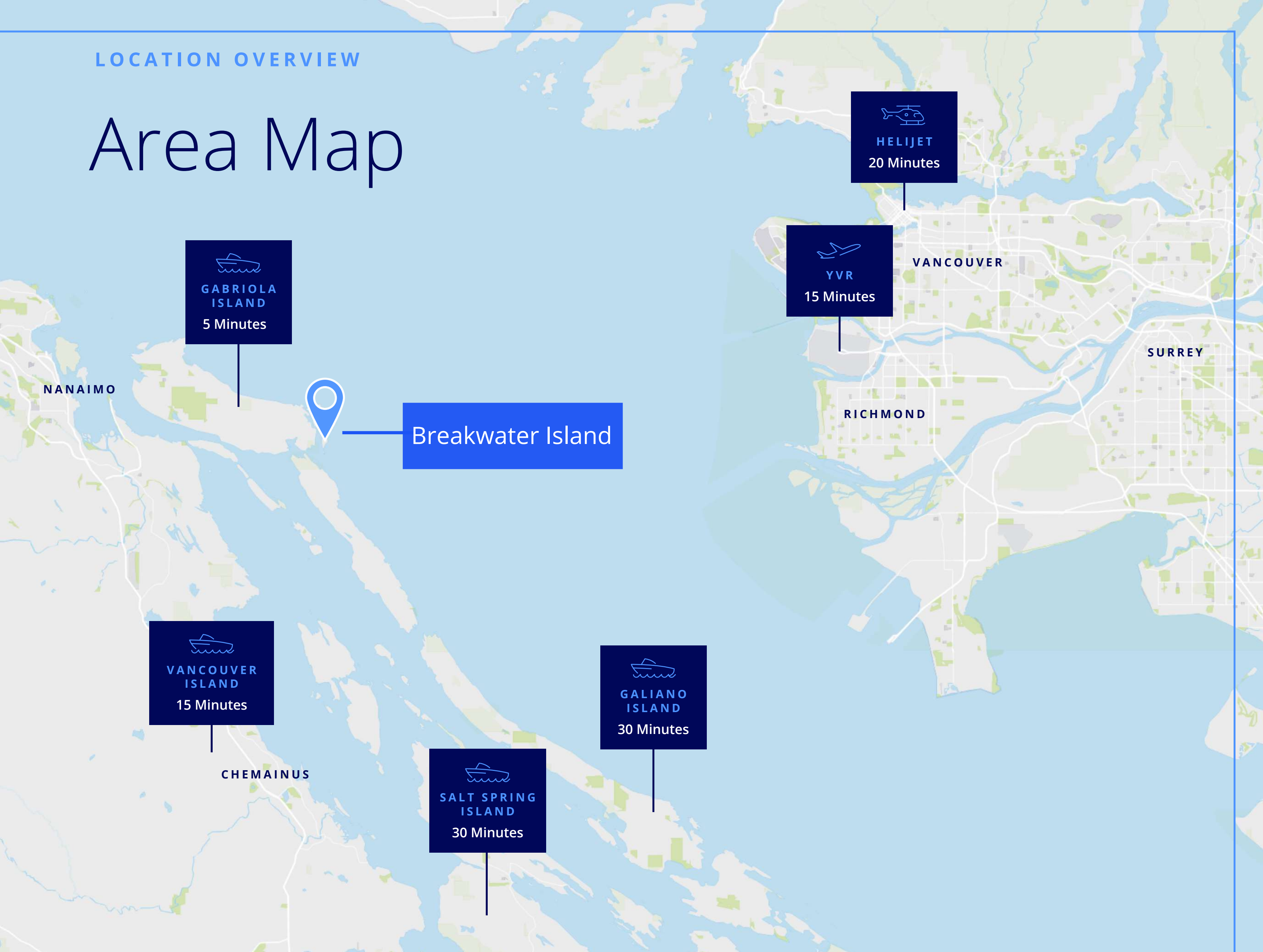
**The Southern Gulf Islands are a collection of roughly twelve ferry access islands and many more private boat access islands situated between Vancouver Island and the mainland coast of British Columbia, Canada.**

These islands enjoy a warm Mediterranean microclimate, with warm days bathed in West Coast sunshine. The surrounding cool, clear waters of the North Pacific add to their allure, along with rolling hills, dense forests, sandstone cliffs, and pebble beaches. The islands are renowned for their calmness and natural beauty, with friendly and colourful people. The Southern Gulf Islands share this beautiful fabric, making each one unique.





# Area Map

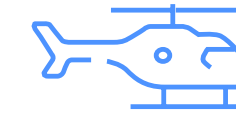


Travel times to major amenities and nearby cities:



**FLOAT PLANE**

15 minutes from YVR to your front door



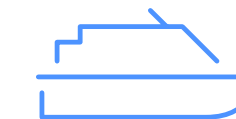
**HELICOPTER**

15 minutes from YVR,  
20 minutes from downtown Vancouver



**SMALL SPEED BOAT**

45 minutes from Vancouver,  
15 minutes from Vancouver Island



**FERRY ROUTES**

20 minutes from Vancouver Island to Gabriola Island, a stone's throw from your front door, a 5-minute boat ride.

1 hour 40 minutes, non-stop from West Vancouver to Nanaimo, then the short ferry ride to Gabriola Island.





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**HOME**