



UNIQUE  
PROPERTIES

For Sale | Private Island

# Chads Island

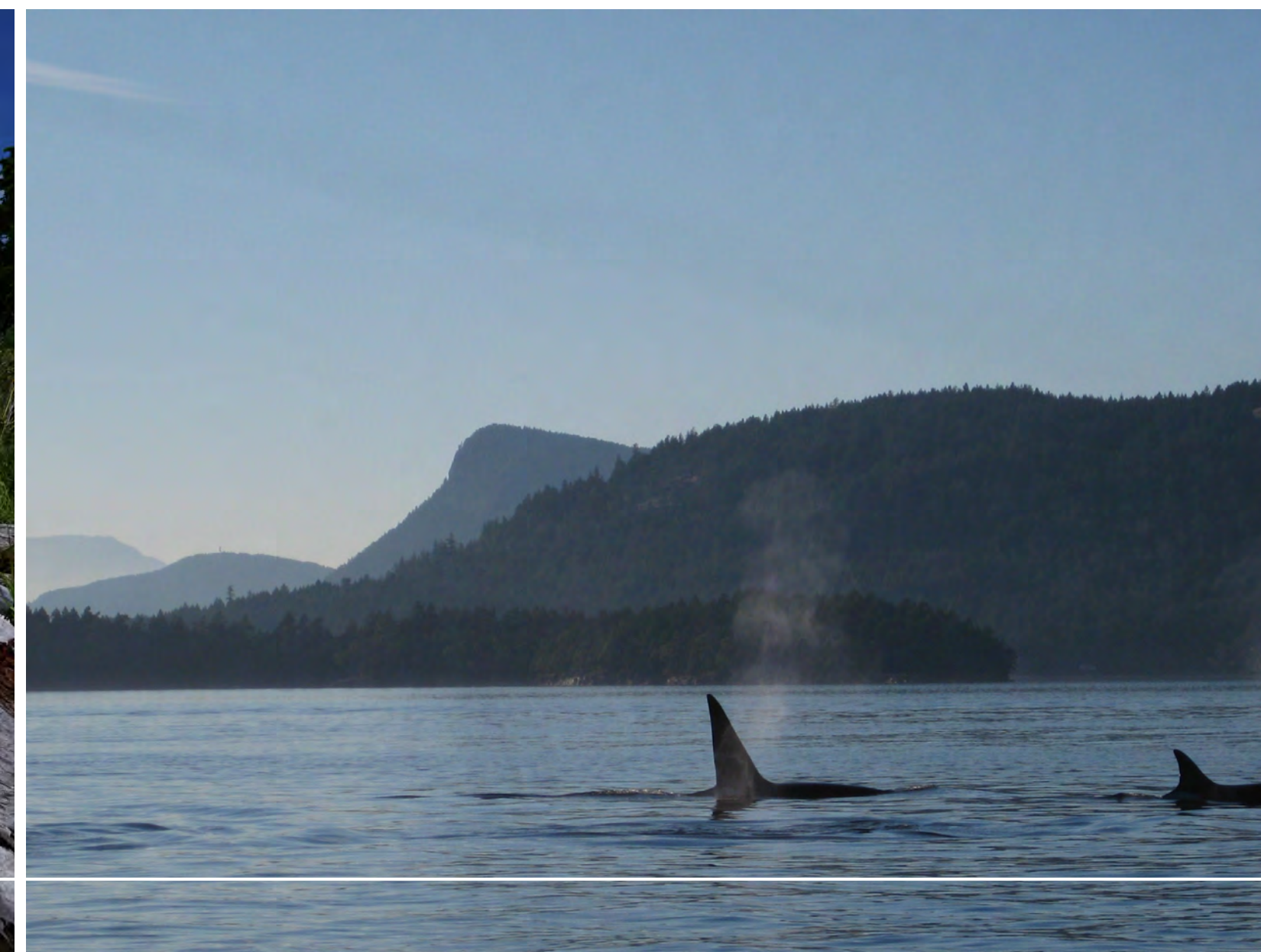
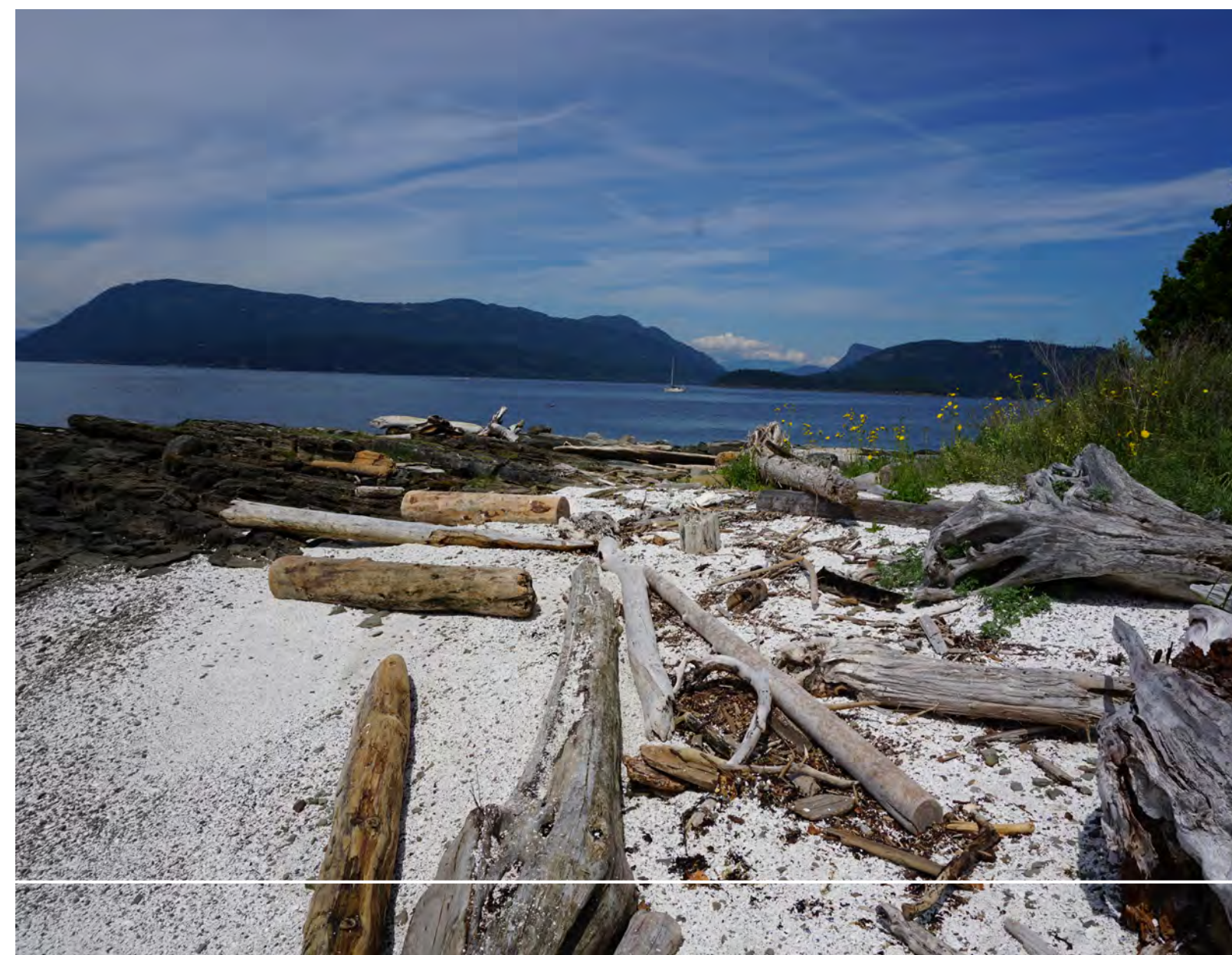
Detailed Information Package

**Mark Lester**

Personal Real Estate Corporation  
Senior Vice President  
+1 604 692 1409  
mark.lester@colliers.com  
UniqueProperties.ca

**Colliers Vancouver**

200 Granville Street,  
19th Floor  
Vancouver, BC  
V6C 2R6 | Canada  
ColliersCanada.ca



# Incredibly Well Located Private Island for Sale

Colliers and Unique Properties is pleased to present the sale of a 7.8 acre private island located in the Southern Gulf Islands.

Chads Island presents a once-in-a-lifetime opportunity to acquire one of the prettiest and best located private islands in the Southern Gulf Islands. Lying off the north west quarter of Portland Island, and situated inside the Gulf Islands National Park Reserve, Chads Island offers almost 8 acres of land area, a level topography, beautiful white shell beaches and endless low tide exploration.



# Location Overview

Situated in the Gulf Islands National Park Reserve

1 Nanaimo

2 Vancouver

3 Tsawwassen

4 Salt Spring Island

5 Swartz Bay

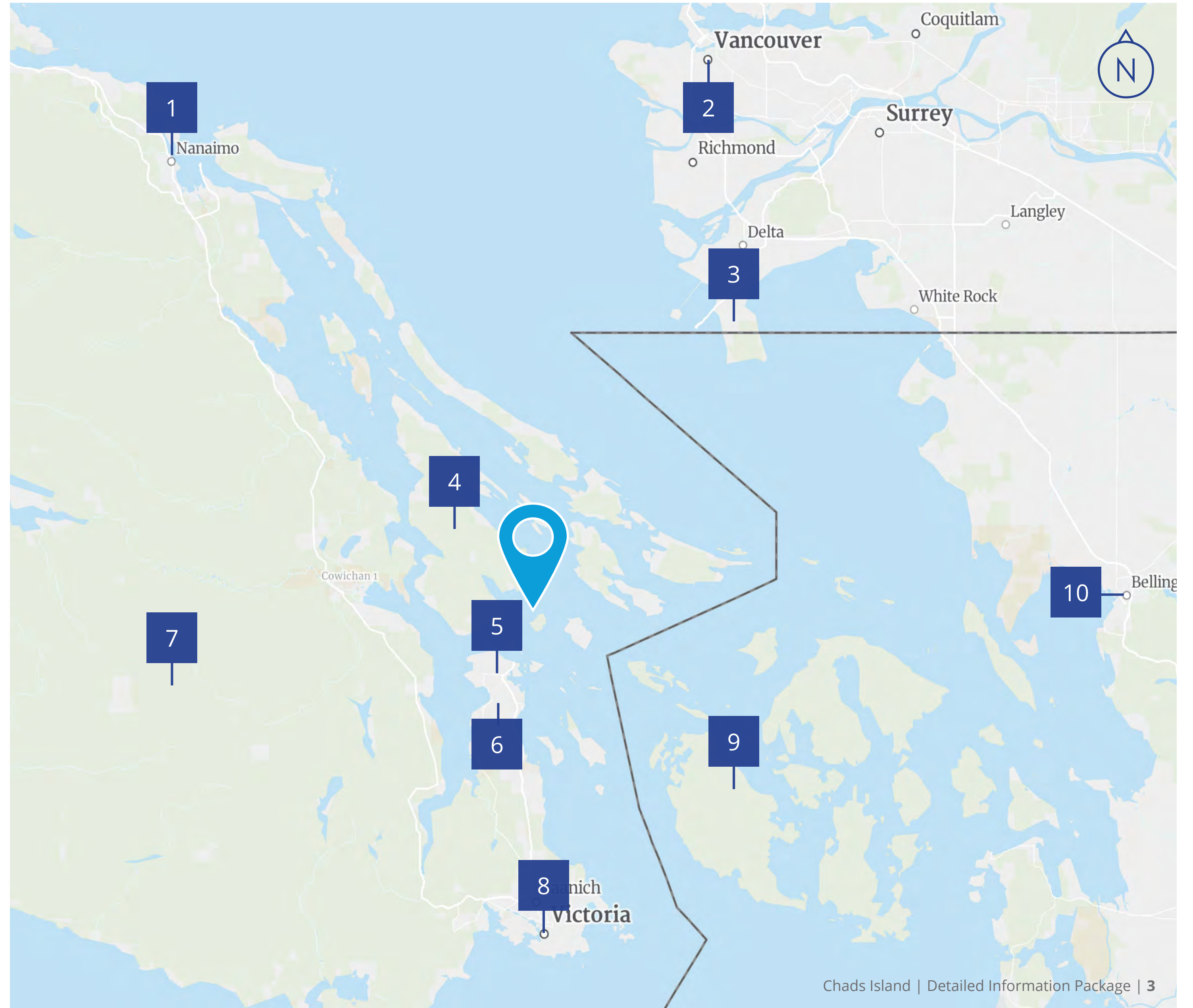
6 Victoria International Airport

7 Vancouver Island

8 Victoria

9 San Juan Island, USA

10 Bellingham, USA



# Property Overview

## The Opportunity

Chads Island offers an excellent opportunity to build a family legacy in the heart of BC's Southern Gulf Islands archipelago. There is an older septic system and rain water collection infrastructure that provides for immediate use and enjoyment. Numerous fantastic building sites offer the potential to replace the current cabin and to build a guest cabin as well.

Situated just 10 minutes by boat from Canoe Cove and immediately adjacent to Princess Margaret Marine Park, with miles of walking and hiking trails, camping and great beaches the island's location couldn't be better.

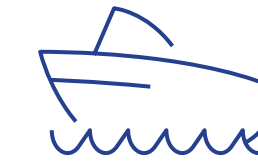
## Improvements

The island offers an older 855 SF two bedroom cabin that provides immediate utility. As well as, a 450 secure workshop with diesel generator, crane wharf and secure boathouse.



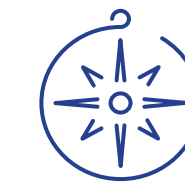
### White Shell Beaches

Beautiful and swimmable beaches surrounding the island



### 10 Minute Boat Ride to Canoe Cove

Short boat ride to Canoe Cove in Sidney and the Sannich Peninsula



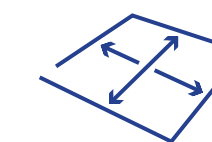
### Incredibly Well Located

Lying off the NW corner of Portland Island



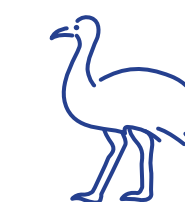
### Water Moorage

Protected dock and deep water moorage in Royal Cove



### Excellent Building Sites

Level topography offering several building sites for a new home and guest cabin



### Abundance of Wildlife

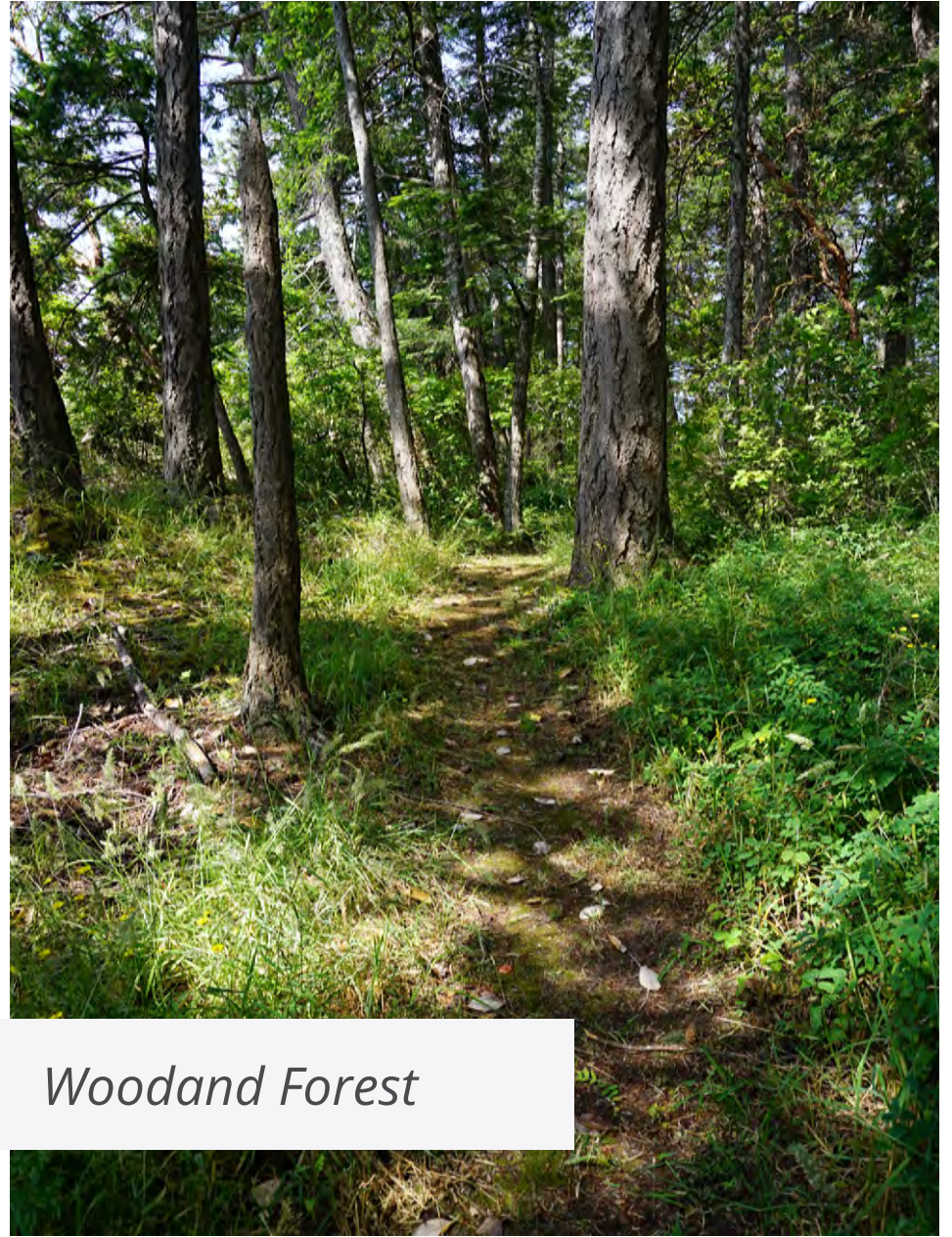
Bald eagles, sea lions, seals and orca whales



*Sandy Beaches*



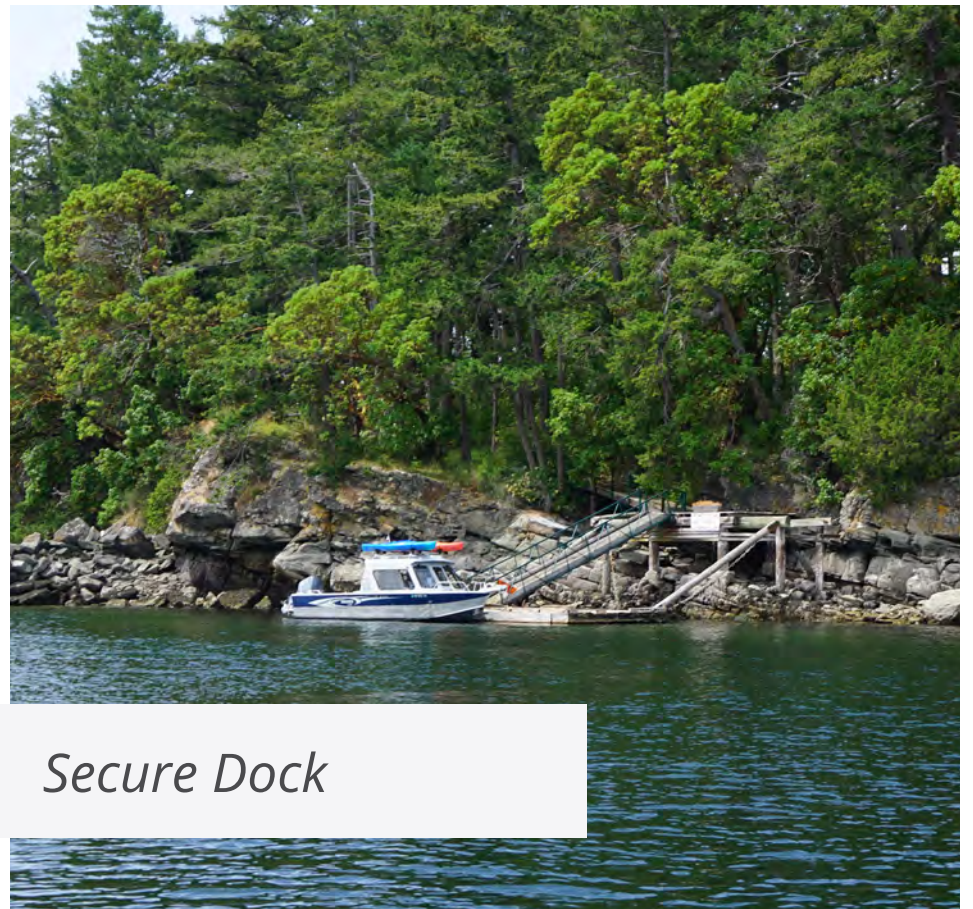
*Protected Beach*



*Woodland Forest*



*855 SF Cabin*



*Secure Dock*

# Property Details

## Zoning and Jurisdictional

Chads Island is zoned Rural Residential (RR) under the North Pender Associated Islands Land Use Bylaw no. 148, 2003. The Rural Residential (RR) zoning designation is intended for low density rural uses including the establishment of single-family dwellings. Given the size of Chads Island there is no potential for subdivision.

## Water Lease

The Island is fully contained within the Gulf Islands National Park Reserve. The dock and crane platform are not on a formal water lease. These appear to pre-date water lease regulations and the owner pays an annual lease for the water lot to the province so full approval of a lease would not appear to be a problem, if desired.

## Septic System

An older septic system is in place but not warranted.

## Legal Description

LOT 38, COWICHAN DISTRICT  
PID: 003-439-216

## Asking Price

\$2,750,000



# Chads Island

Gulf Islands, British Columbia

**Mark Lester**

Personal Real Estate Corporation  
Senior Vice President  
+1 604 692 1409  
mark.lester@colliers.com  
UniqueProperties.ca

**Colliers Vancouver**

200 Granville Street,  
19th Floor  
Vancouver, BC  
V6C 2R6 | Canada  
ColliersCanada.ca



**UNIQUE  
PROPERTIES**

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document, and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. 2023 Vancouver.