



UNIQUE
PROPERTIES

For Sale | Private Island

Fane 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

1067 West Cordova Street
11th Floor
Vancouver, BC
V6C 1C7 | Canada
ColliersCanada.ca



Private Oasis located in the **Gulf Islands**

Colliers and Unique Properties is pleased to present the sale of a 1.9 acre private island located in the heart of British Columbia's famous Gulf Islands.

Fane Island is an incredibly private oasis situated in an accessible location, lying just off the east coast of Pender Island and only a five minute boat ride from Hope Bay and its numerous amenities. The Island has a man-made breakwater that has created a protected harbour for small boats and a nice little beach at the head of the harbour, providing a fantastic recreational amenity. Improved with an older cabin, the Island also boasts an approved septic system, a 6,500 gallon water cistern, solar power generator and numerous excellent building sites for your future dreams.

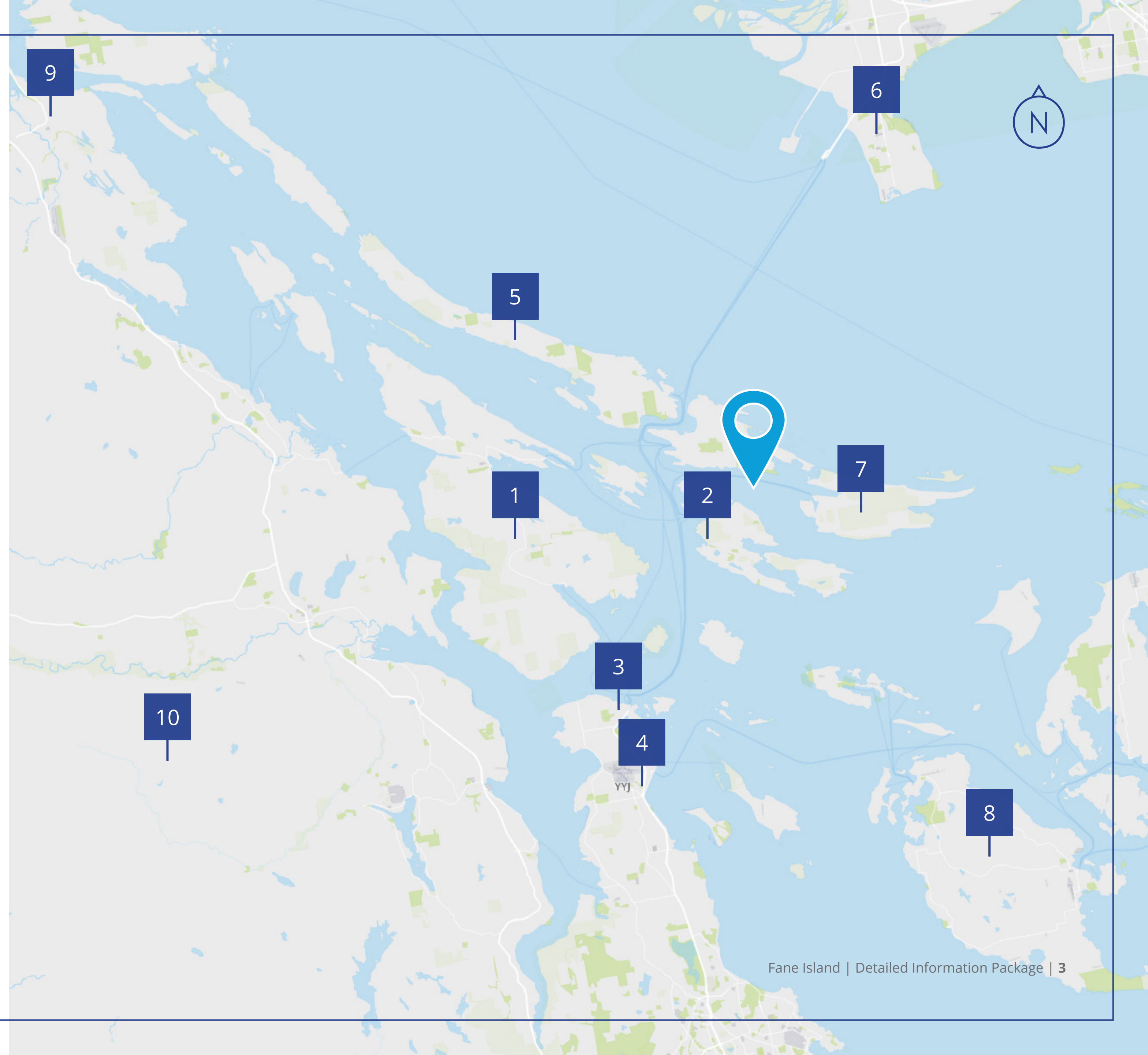


Location Overview Map

Gulf Islands, British Columbia

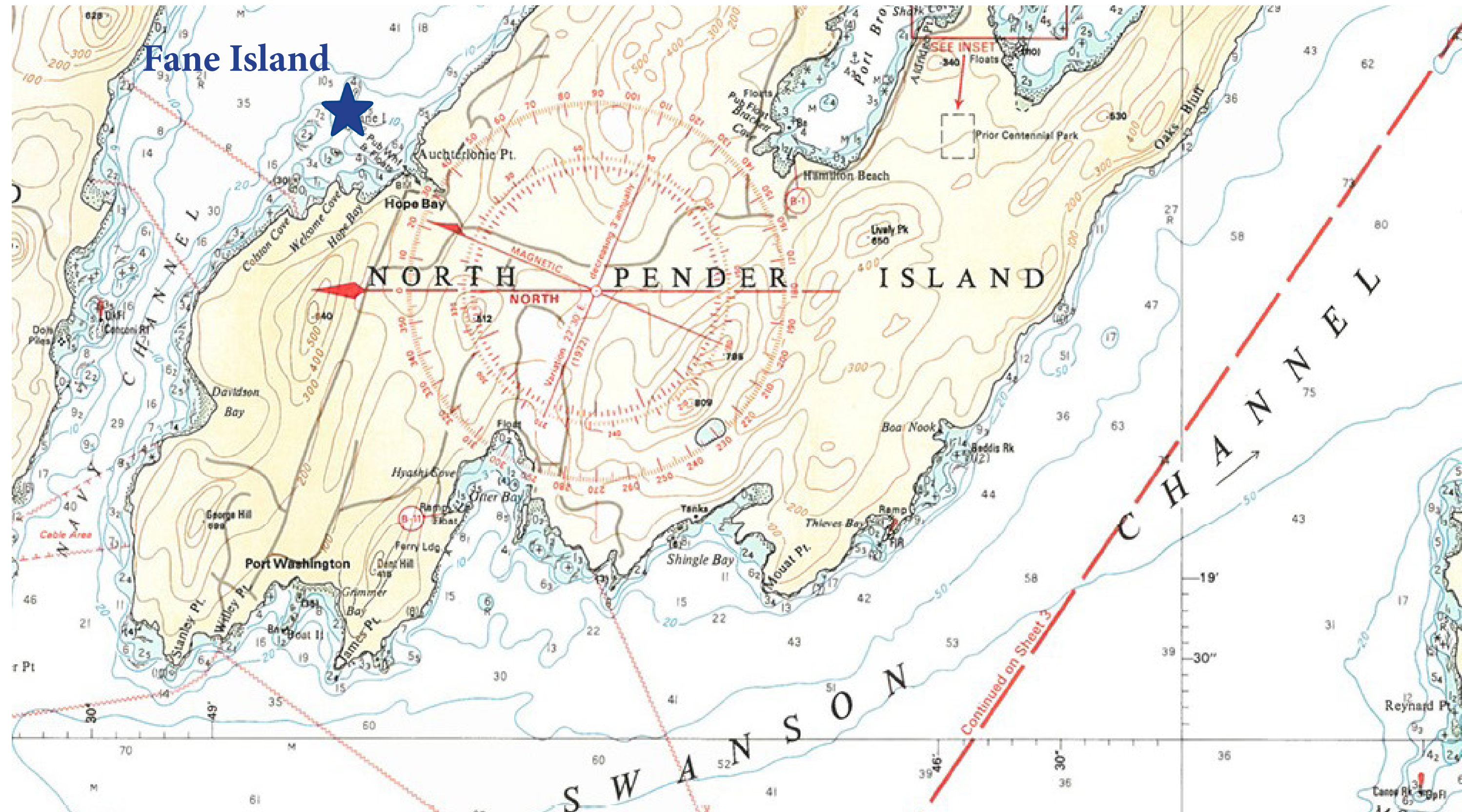
Fane Island is well situated within the Gulf Islands. Located just North East of Vancouver Island and less than a 1.5 hour boat ride to the Mainland.

- | | | | |
|---|--------------------------------|----|----------------------|
| 1 | Salt Spring Island | 6 | Tsawwassen |
| 2 | Pender Island | 7 | Saturna Island |
| 3 | Swartz Bay | 8 | San Juan Island, USA |
| 4 | Victoria International Airport | 9 | Nanaimo |
| 5 | Galiano Island | 10 | Vancouver Island |



Location Overview

Nautical Chart



Location Overview

Gulf Islands, British Columbia

British Columbia's Southern Gulf Islands lie to the east of Vancouver Island, separated from the British Columbia mainland by the Strait of Georgia. Comprised of over a dozen large islands and many smaller islands in various development stages, the Gulf Islands micro climate enjoys an abundance of sunshine and a diverse ecosystem. The area is close to Vancouver, Victoria, and Seattle and is easily accessible via ferry, private boat, or float plane.

The Gulf Islands were originally home to the Coast Salish and then settled by European explorers in the 18th Century. The name Gulf Islands originated from the "Gulf of Georgia", a term erroneously used by Captain George Vancouver in his early mapping of the southern part of the archipelago. Each Island has a specific and unique history.

The Southern Gulf Islands consist of seven significant islands that have Ferry access and numerous less populated islands. In all, the Gulf Islands are home to approximately 20,000 residents. The largest island of the seven is Salt Spring Island which has a population of roughly 10,500. Gabriola Island, only 2 kilometers north of DeCourcy, is the second most populous of the islands with about 4,000 residents. These numbers increase dramatically in the summer, as vacationers retreat to benefit from the warm climate as the islands enjoy a Mediterranean micro climate - the mildest climate in Canada, with just 840 millimetres (33 inches) of rain annually and average summer temperatures of approximately 20.5 degrees Celsius (69° F).

Given these temperate climatic ranges, there is a history of excellent agricultural conditions for organic goods and an abundance of high-quality artisanal food products. Several new vineyards and estate wineries have established, and the region, particularly the Cowichan Valley on Vancouver Island has been referred to as "Napa North". The primary economy of the Gulf Islands is service oriented and is heavily reliant on the tourist industry. Rental properties that accommodate the large influx of seasonal tourists are usually fully booked in summer months. Small businesses are also a vital part of these local communities, as well as a diverse range of entrepreneurs, artists and web-based companies.

Pender Island

Actually consisting of two islands that are separated by a small channel, Pender Island has a population of 2,200 and offers a range of services and amenities that compliment its rural nature. Pender Island has scheduled car ferry service on BC Ferries, in addition to regularly scheduled float plane service. The Island is approximately 36 square kilometers in size. Fane Island lies just off of Hope Bay on the eastern shore of North Pender Island. This quaint bay includes a small community wharf, protected moorage and commercial amenities such as a seasonal restaurant, offices and galleries.

Property Overview

The Opportunity

Comprising of just under two acres, Fane Island represents an incredibly accessible recreational opportunity. The Island's topography is gently sloping in parts, but it primarily consists of a level plateau with easy accessibility via open trails and its natural landscape. The north end of the Island is best characterized as the "developed" part of the Island. This is where a small cabin is situated overlooking the small sandy beach and a man-made harbour protected by a rock breakwater. While Fane Island presents as a single land mass, the Island actually appears to consist of two parts that are filled between, just at the head of the small harbour. This area is characterized by large arbutus trees that provide shade and an incredibly picturesque landscape.

Improvements

Improvements include a small one-room cabin that was constructed by a previous owner. The cabin, however, is situated in a strategic location at the head of the harbour overlooking a natural meadow and North Pender Island in the near distance. Other improvements include a generator/power hut located a few meters south of the cabin. The hut is used for storage, as well as, a power centre for the generator, solar panels and the off-grid power system. Finally, there is a unique "boat house" structure that has been built with local stone on the east side of the cabin. The "boat house" is also adjacent to a concrete subterranean water cistern that has an estimated storage capacity of about 6,500 gallons. This structure requires some TLC and framing but it provides an excellent opportunity to create dry and secure boat storage and/or a platform for enjoying the endless views.



**Minutes from
Pender Island**



**Located in the
Gulf Islands**



**Well situated
building site**



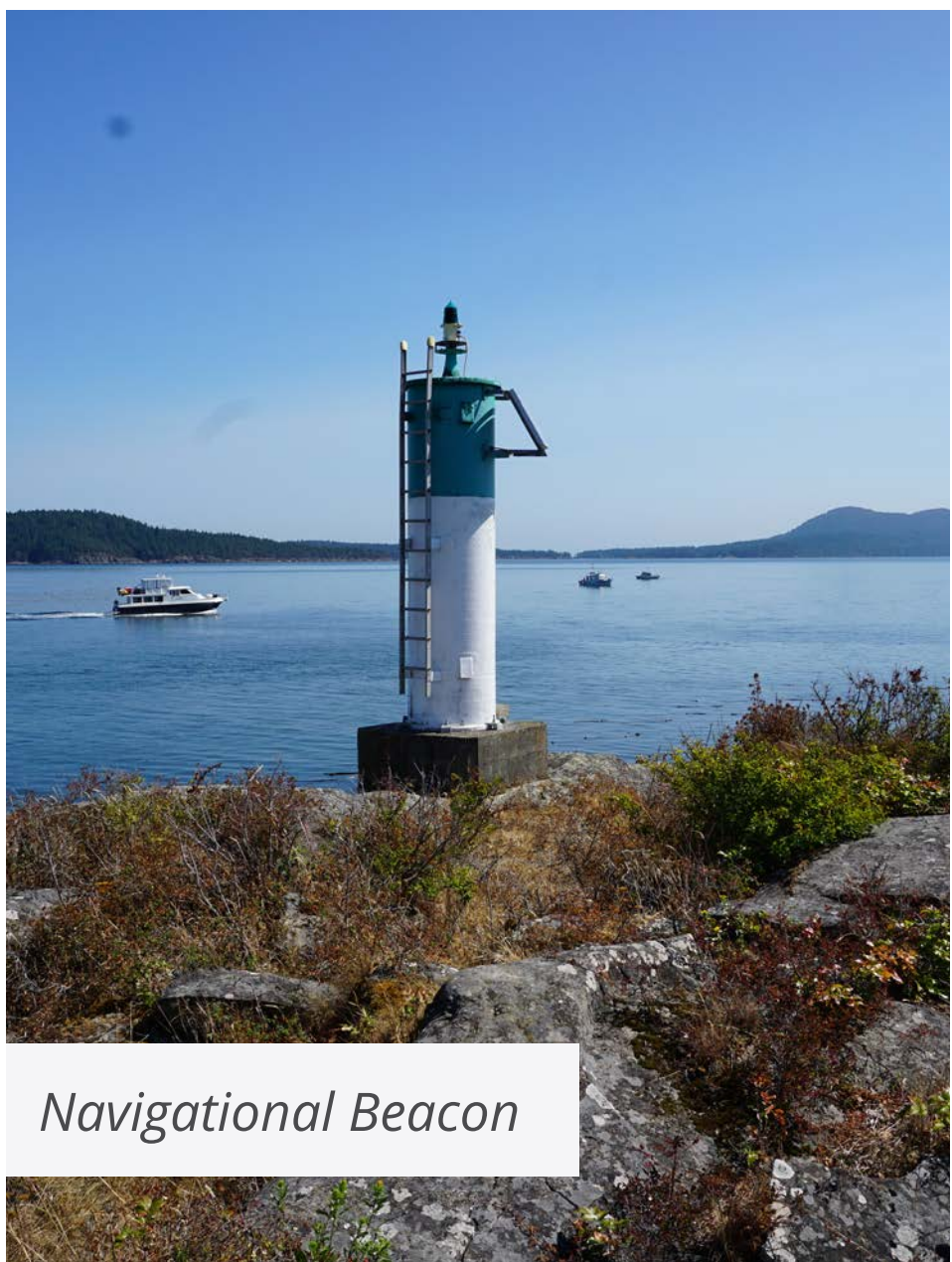
Protected Harbour



Sandy Beach



Cabin with Solar Power Generator



Navigational Beacon



Protected Harbour

Property Details

Services

Fane Island is “off the grid”, so all power needs to be generated on-site. The existing power system is reportedly operational but it is in need of an upgrade. However, off-grid systems for power are sophisticated and easy to install and operate. Considering the location and orientation of the Island, a combination of wind and solar power systems would easily provide power for all year round needs. The Island also boasts additional comforts in the form of a fully approved septic system with buried tanks and a drain field. A drilled well also provides a steady flow of water while the water is not potable, it is reportedly sufficient in flow to supply an on-site reverse osmosis system that could provide a steady supply of pure drinking water.

Navigational Beacon

The south end of the Island is characterized by its natural landscape and open feel. There is a navigational beacon on the southern tip of the Island and seals and sea lions often sunbath on the rocks at low tide.

Zoning and Jurisdictional

Fane Island is zoned Rural (R) under the Islands Trust Land Use Bylaw no. 103, 1996 (North Pender Island Local Trust Committee). The Rural (R) zoning designation is intended for low density rural uses including the establishment of single-family dwellings. Given the size of Fane Island there is no potential for subdivision.

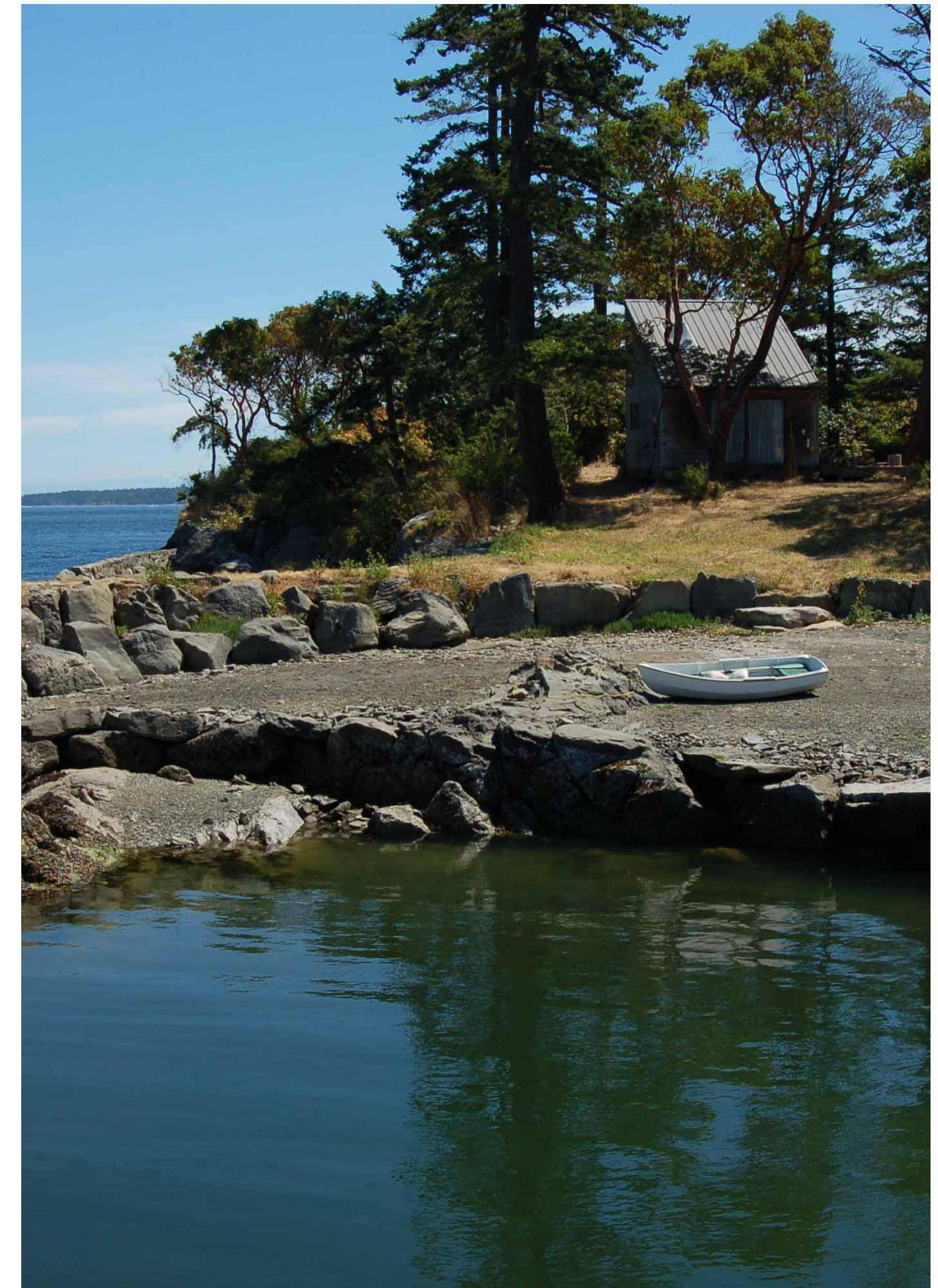
The water lot located in the harbour out of the northern end of the Island is permitted under a water lease with the Province of British Columbia. The water lease (No. 113737) commenced on July 10th, 2020 and has no pre-determined expiry. In its current configuration, the water lot does not provide for all-tide access to the Island and there is currently no dock. However, there are several locations that provide deep water access where a dock and cantilever and ramp could be installed.

Legal Description

District Lot 31, Fane Or Thain Island, Cowichan District, PID: 007-602-901

Asking Price

\$1,795,000



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