

*For Sale*

# Large Waterfront Estate with Development Potential

**Quartz Bay,  
Cortes Island**

**Colliers**

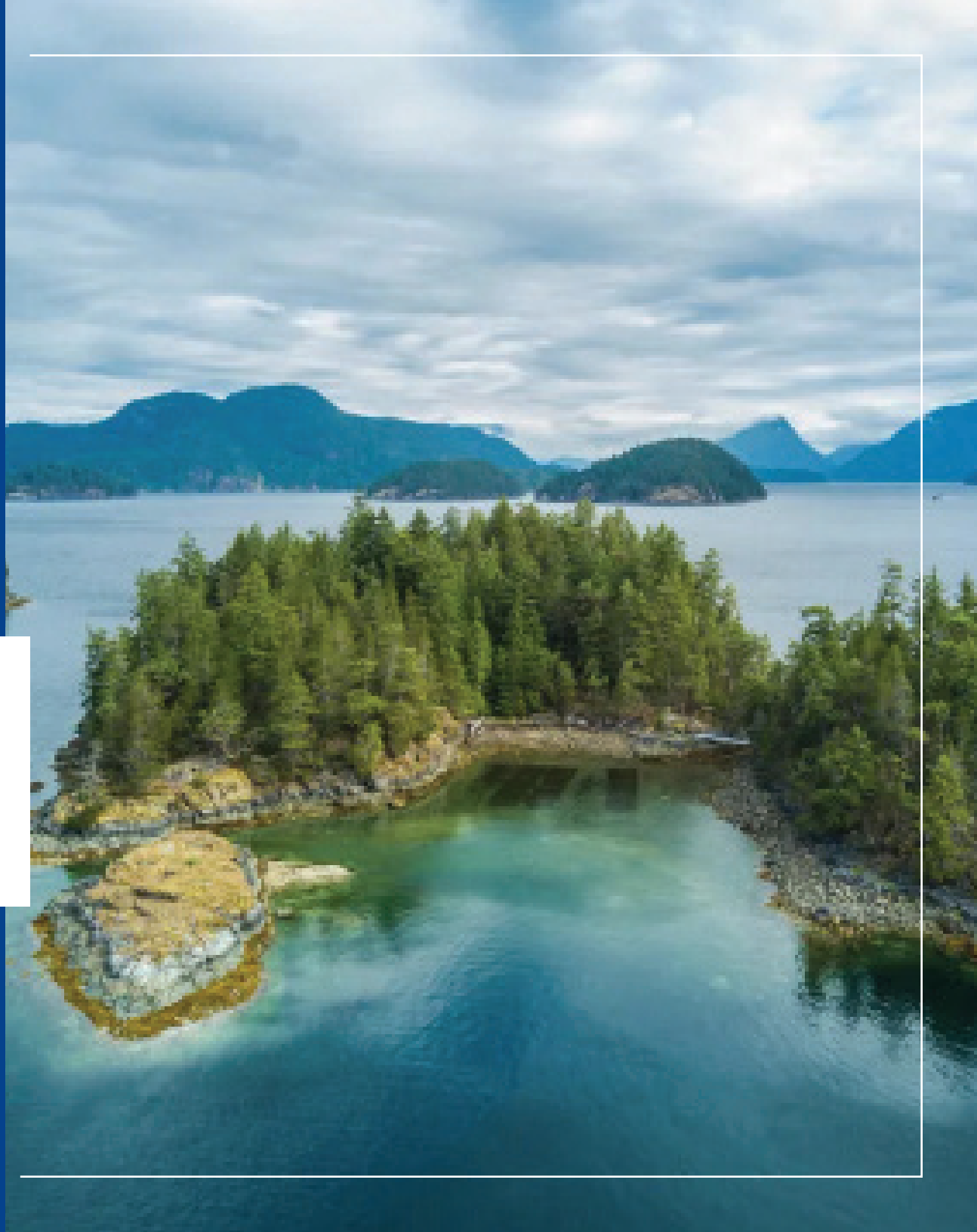
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# Quartz Bay, Cortes Island

## For Sale

Situated on the northwest side of Cortes Island, Quartz Bay is a secluded and boat access only harbour that provides protected, deep-water moorage. Consisting of 88 acres, this offering is predominantly surrounded by Crown land and includes 9 separate titles, 5,400 feet of waterfront and a range of improvements that includes 5 separate docks.

One of the nicest coves on Cortes Island, Quartz Bay is easily accessible by float plane and is approximately 15 nautical miles from Campbell River and a relatively quick 45-minute boat ride. The area surrounding Cortes Island is frequented by a wide range of wildlife. It is not uncommon to have Killer Whales, Humpbacks and Dolphins make a visit to Quartz bay.

Quartz Bay has a unique and storied history as a former homestead, logging camp, shellfish operation, and of course the vast history of local First Nations. The property itself presents highly usable terrain offering multiple areas for building sites, unique views, fresh water, and most importantly, accessible and protected low bank waterfront.

A small island within Quartz Bay provides excellent protection from northerly winds. This Island also includes a small lot that is part of this offering.



88 acres  
Total Land Size



5,400 feet  
of waterfront




5  
Separate docks



9  
Separate titles

## Salient Facts

PIDs	009-665-927; 009-665-889; 009-666-532; 009-666-699; 009-666-141; 009-666-192; 009-666-338; 009-666-45; 009-666-001	
Total Site Area	88 acres	
Zoning	R1	
Location	Cortes Island	
Improvements	Currently improved with 5 separate docks and a range of upland improvements.	
Assessed Value	Land	\$2,764,000
	Improvements	\$469,800
	Total	\$3,233,800



**Asking Price**  
**\$4,950,000**



## Location Overview

### Cortes Island

Situated within the Inside Passage between Vancouver Island and BC's mainland coast, Cortes Island is one of the two main ferry access islands that make up the Discovery Islands archipelago. The Discovery Islands lie at the northern end of the Georgia Strait, just to the east of the community of Campbell River and adjacent to Desolation Sound, one of Canada's most popular cruising destinations.

Quadra and Cortes Islands are the most populous of the islands and are the gateway into the northern archipelago and Desolation Sound.

The northern islands and intricate tidal waterways between them are full of wildlife, breathtaking scenery and first nations history.

Visitors flock to this region to enjoy all that nature has to offer. Fishing charters troll for salmon, kayakers explore calm islets and boaters enjoy watching whales and grizzly bears alike. For the most adventurous, hiking and climbing is plentiful on the islands or on the neighbouring coastal mountains and scuba divers covet the bountiful marine life in the various marine parks. To the east of the Discovery Islands lay Bute and Toba Inlets, both offering many miles of majestic fjordal landscape. These inlets were the traditional home of several First Nations and, now dotted with logging camps and fish farms, the vast resources supply consumers worldwide. Quadra and Cortes islands are accessible by ferry service operating multiple sailings daily. Boat charters and flights to these islands, and those beyond, provide convenient access from both Vancouver and Vancouver Island.

George Harbour Marina



George Harbour Marina



Desolation Sound



Cortes Island



Desolation Sound



## Location Overview



## Improvements

The property currently has several historic structures in varying degrees of condition, in addition to a few newer structures which provide excellent utility and value. The most notable improvements however consist of the multiple commercial style docks located on various parcels that provide extensive deep-water moorage with the largest dock being 140' in length.

The most significant and useful building on the property is situated on a level area considered to be the entrance to the property. Overlooking both bays on a very level area, this 2,800 square foot building currently acts as a workshop and includes a comfortable roughed in suite that the owners use.

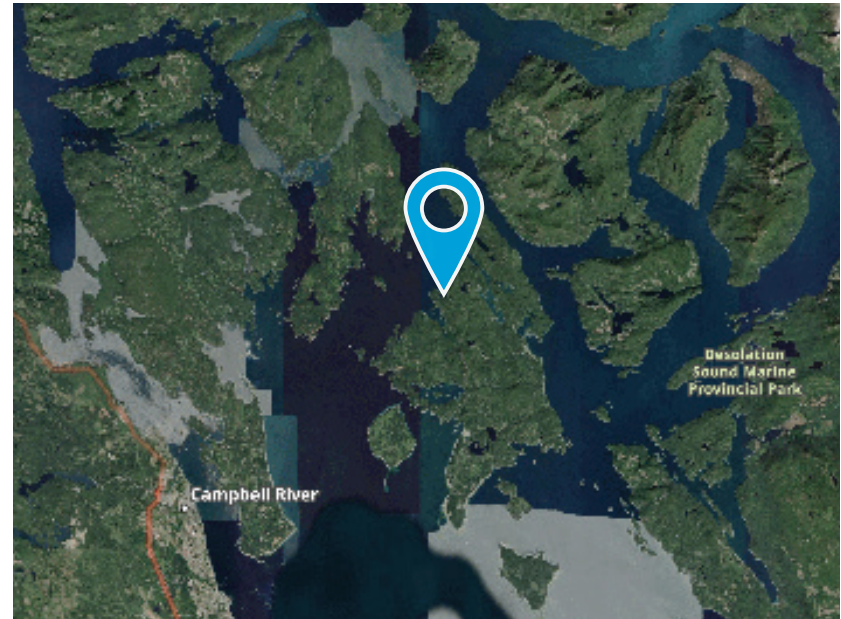
## Amenities

Outside of the natural amenities provided by the property, Cortes Island offers a range of options. Nearby Cork Lake is a short hike from the property, while the seaside community of Whaletown on Cortes, Heriot Bay on Quadra Island and the highly popular Gorge Harbour Marina are all a short boat ride away.

## Zoning

The properties are zoned R1 and are within the Strathcona Regional District. Residential use on a lot is limited to one single family dwelling and one secondary suite, or one single family dwelling and one cottage limited in size to 60 square metres (645.85 square feet) in total floor area.

For each additional 1.0 hectare (2.47 acres) of land area on a lot (in excess of required minimum lot area), one additional dwelling shall be permitted to a maximum of three dwellings per lot (and one secondary suite or one cottage per lot).





## Infrastructure

Previous owners developed a series of freshwater ponds on an upper bench of the property. Designed to collect groundwater, these multiple ponds feed into a stream that provides the property with a non-seasonal supply of water. This stream has sufficient flow that it could likely support a small penstock and generator for a limited but valuable amount of power generation.

Access to this property by floatplane and boat from major centres is fairly quick, while the protected harbour and multiple docks ensures safe moorage in any weather. Furthermore, any new construction will be simplified by the ease of barge and equipment access.

An additional freshwater spring feeds the workshop building. This spring generates sufficient flow to generate power to charge a small off grid system. Additional details on this system are available. The property also has an engineered and approved septic system that can service up to 4 homes.

## Shellfish Tenures

The current owner holds and operates several shellfish tenures within the Bay. These leases provide the ability to generate income and would complement any future use of the property.

# Opportunity

## Quartz Bay | Cortes Island

This is a unique property for a variety of reasons: multiple titles; usable terrain; significant accessible and varied waterfront; protected moorage with 5 separate docks; existing improvements; and freshwater. Although the property shares Quartz Bay with two other existing improved properties, the privacy is second to none. Quartz Bay is a rare and stunning offering.

Several potential options exist for Quartz Bay. An incredible family estate property with the potential to build multiple guest cabins, or alternatively, the development of up to 9 individual homes (and secondary cabins) based on the current zoning and number of titles. Given the limited properties for sale within this region, a private and boutique development of this nature would be well received.

Asking Price

**\$4,950,000**

\*The Vendor will consider a Joint Venture or similarly structured sale transaction





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