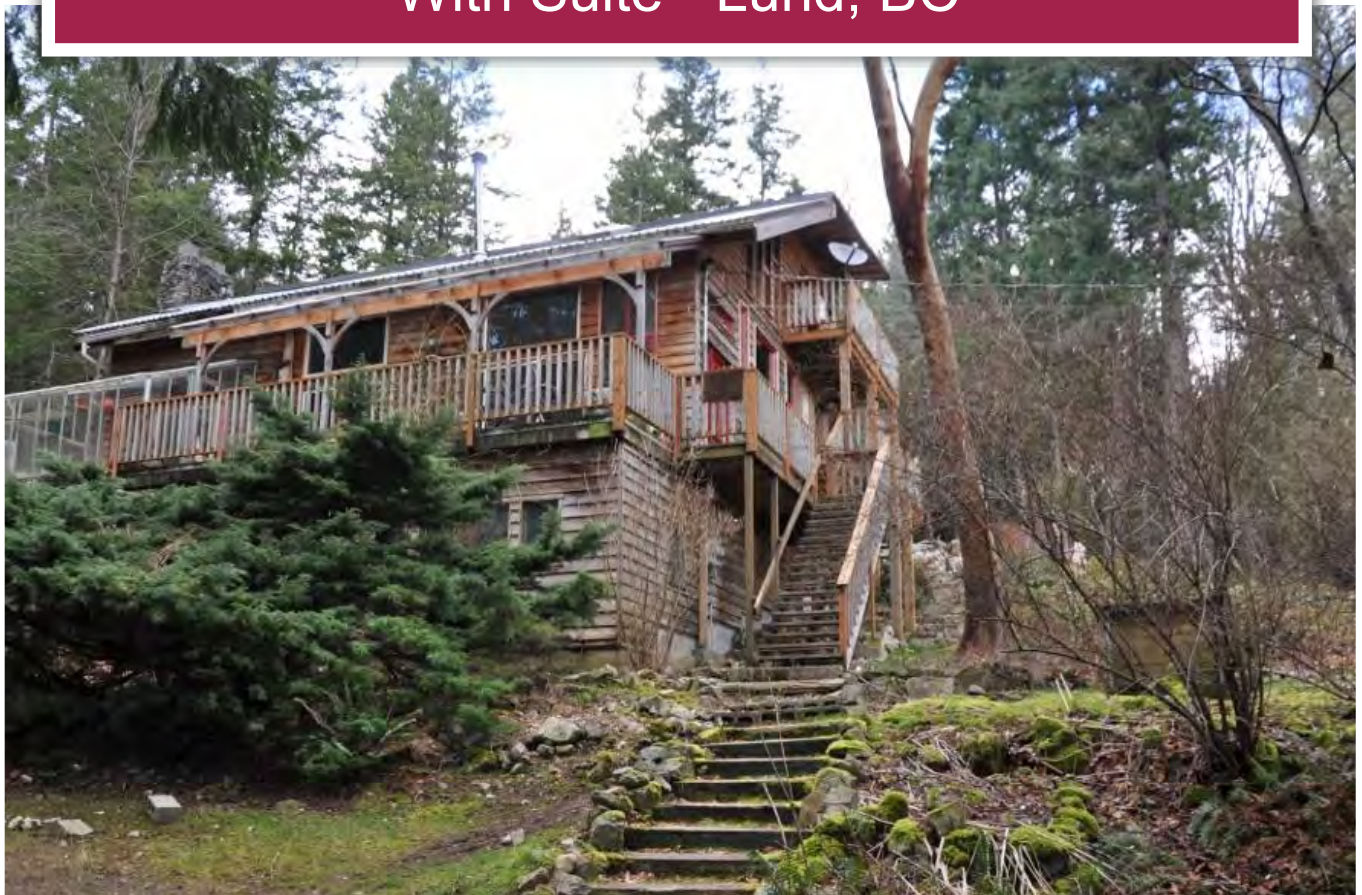




Affordable 6 Acre Rural Home
With Suite - Lund, BC



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PROPERTY DETAILS

Listing Number:	13055
Price:	\$339,000
Size:	6.1 acres
Zoning:	Rural

LOCATION

Lund, BC.

If you love the sea and yearn to be connected to the lush, pristine South Coast landscape, this is the community for you.

A five hour journey by car and ferry takes you from the hustle of Metro Vancouver to this quiet coastal community. In the summer months Lund is a busy harbour and provisioning stop - the gateway to the Copeland Islands Marine Park and the spectacular cruising grounds of Desolation Sound. As a local, you'll have the gorgeous scenery and waterways to yourself for the rest of the year, to explore and enjoy.

DIRECTIONS

By Car

From Horseshoe Bay ferry terminal in Vancouver catch the ferry to Langdale. Travel along Highway 101 to Earls Cove Ferry. After a short ferry ride you will be on the outskirts of Powell River. Continue traveling along Highway 101 through Powell River north until you have reached Lund. Contact listing representative for directions from Lund to the property. From Lund the property is approximately

a 25 minute drive. Travel time when driving from Vancouver is approximately 5 ½ hours.

By Air

Daily scheduled flights arrive in Powell River from the Vancouver south terminal, a 25 minute flight.

Alberta visitors can travel via West Jet from Calgary to Comox-Courtenay and take a ferry directly to downtown Powell River. The property is located within 45 minutes of the Powell River Airport.

In the summer months direct float plane service from Vancouver to the property are regularly scheduled during the weekends.

DESCRIPTION

The Pryor Road house sits on a knoll high on a lovely, lush 6.1 acre parcel at the top of Pryor Road. The vista from the home's several decks and porches looks over a verdant green bowl and down a small valley to the northwest. The lot is bordered on two sides by public lands and by well-treed large residential lots on the other two sides.

A seasonal creek runs diagonally through the lot, feeding a spirea and salmonberry marshland that teems with birdlife. Parts of the area have been gardened extensively in the past, taking advantage of an acre plus of deep rich topsoil. A heritage apple orchard still produces hundreds of pounds of fruit each year.

The multi-level living space is designed to take full advantage of the setting, with plenty of glass and wrought-iron railings throughout the main level.

There is wood flooring throughout the home. A high-quality kitchen and bathroom renovation and new exterior decks were completed in December 2009. Ample outdoor spaces invite a lifestyle that blends outside and indoor living.

This is a wonderful home for a family or for a household of outdoor enthusiasts. Or, live in the tree house loft and develop the main house as a bed and breakfast property.

Need a mortgage helper? Need guest accommodation? The tree house loft suite provides 900 square feet of private country comfort. It is attached to the main home, but is a completely separate dwelling, with its own electrical and hot water supply, parking area, in-suite laundry, etc. The suite boasts wood floors and trim throughout, a vaulted ceiling, large bathroom with claw foot soaker tub and lush tree-top views from the many windows. It is currently rented with an excellent tenant.

Step out the back door and head out into the natural world! Access to the Sunshine Coast Trail is directly off the lot. Okeover Arm, with its protected waterways and excellent access for kayakers and paddlers to Desolation Sound Marine Park is 10 minutes on a quiet country road.

Roof

Metal sections +/- 10 years
Torch-on upper section new in late 2011 and under warranty
Documentation available

Furnace and oil tank – main house

Upgraded – high efficiency unit 2006
Documentation available

Wood heater – main house

High efficiency non-catalytic type installed 1997
Documentation available

Well – main drilled well

Drilled 2005 – all new pump, supply lines, electrical, no supply problems experienced
Documentation available

Additional wells – shallow wells in orchard area

Two wells installed, one dug but not lined (total three shallow wells)
One wired and supply lines in place into orchard area

Main house – kitchen renovation

Completed winter 2009
Higher end fridge, dishwasher
Merit eco-cabinet kitchen
Documentation available

Electrical supply

Three separately metered 100 amp hydro electrical drops (main house, suite and well pump house)

Septic field

Upgraded +/- 10 years

Heat – suite

Baseboard – zone heating main living, bathroom, bedroom
Wood heater – supplementary heat

Internet and telecommunication

Xplornet.com satellite service provides Internet access to off-the-beaten-path sites like this. Equipment and wireless modem will stay with house - documentation available
Ethernet wired system from main house to suite
Multiple telephone lines to both suite and house
Multi-room speaker wiring in place

AREA DATA

Lund

Lund is the physical ending (or, as argued by locals, the “starting”) point of Highway 101, which stretches to Chile, South America. The Historic Lund Hotel symbolizes the heart of Lund, and to marine traffic it is the symbolic gateway to beautiful Desolation Sound Marine Park and Savary Island.

Lund offers a general store, restaurants, pub, fuel sales, marine mechanics, tour operators, local artisans and let's not forget Nancy's Bakery.

You need to visit Lund in person to understand the local culture and overall appeal. In the warm weather months Lund is jam packed with locals, tourists and seasonal residents which leave their cars and head out on the ocean. The stretch of coast line surrounding Lund is likely one of the top coastal regions in all of North America.

Desolation Sound Provincial Marine Park

Just around the corner from the property is Desolation Sound Marine Park, (8,256 Hectares) which is British Columbia's largest marine park. It includes more than 60 km of shoreline, several offshore islands, and a gradually rising upland that contains a number of lakes, waterways, and waterfalls. Unwin Lake; a 173-hectare body of fresh water is the parks largest. Set back to the north and east, Coast Mountains soar to more than 2,400 metres. The warm waters surrounding the area teem with sea life. Ideal for swimming, scuba diving and feasting on your catch of the day, salmon, cod, prawns, crab, clams and oysters. Plenty other tasty morsels lie beneath on the oceans floor; to acquire them you must put on your scuba gear and get a little wet.

Savary Island

Savary Island is located within close proximity and is renowned for its miles of white sandy beaches.

The island itself is largely composed of sand. Savary is about five miles long and averages half a mile wide. Low-lying Savary is ideally situated in the rainshadow between Vancouver Island and the Coastal Mountains.

The tides moving from the north and south of Georgia Strait meet just north of Savary. The southern tide is warm and the waters move less. This results in generally warmer seas. This water flows over Savary's sunbaked sandy shelf producing the warmest water north of Mexico.

Powell River

Powell River with a population of approximately 20,000 is an increasingly popular community to live in because of its low cost of living and quality of life. So many natural wonders surround this area. From the ocean at your door step to a choice of 100 some odd lakes all within a short drive. Powell River is a full service community with superb infrastructure and services for the entire population.

RECREATION

Fishing

The Sunshine Coast is truly a fishing mecca. Fish for cod or salmon right out your front door. Grill your catch on the barbecue that evening. Whether you are reeling in a salmon, jigging for cod, fly fishing for cutthroat, rainbow trout and Steelhead salmon or trolling for Kokanee in one of the region's spectacular lakes, you will not be disappointed! This pristine ocean waterfront sanctuary offers up prawns a mere 300 feet off shore. Crab, clams mussels and oysters are also abundant in the area.

Lakes

Enjoy easy road access to the many lakes and rivers. The area boasts more than 50 fresh water lakes surrounded by thousands of hectares of pristine coastal forests. Inland Lake is known for its level, 14 km trail which can accommodate

wheelchairs and strollers. You may prefer a day of paddling the calm, clear waters of a peaceful lake, or, you can take on the challenge of a 35 miles (57 kilometre) canoe route which includes 8 lakes and five portages. Dinner is fresh and never far away as the region's lakes teem with trout and at certain times of the year, steelhead salmon!

Hike, Bike and Climb

The Sunshine Coast's thousands of hectares of untouched forest and coastal mountains make for unbeatable mountain biking, hiking and rock climbing. Thousands of kilometres of off-road access and trail networks facilitate easy day trips to scenic view points, lakes, rivers, streams and surrounding mountains.

The 106 miles (170 kilometre) Sunshine Coast Trail accommodates everyone from day hikers to ultra-marathoners. Easy to get to with more than twenty access points along the way, hikers are rewarded with abundant wildlife, gorgeous lookout points and stunning westerly views of the Strait of Georgia and its emerald islands. The trail is extremely well maintained and hikers can take advantage of camping facilities and lodging located along the route.

During the spring and summer months take advantage of guided hikes, or let the local hiking club introduce you to some of the region's most popular wilderness trails. Maps and detailed information regarding hiking routes and activities are available 20 minutes away at the Powell River Visitor Centre.

There are numerous biking routes well suited to beginner, intermediate and advanced off-road riders.

Dive Destination

Known internationally as the "Dive Capital of Canada" the Upper Sunshine Coast was rated by

Rodales Dive Magazine as the #1 Best Overall Dive Destination in the World" for 2006. A predator-free dive habitat, the coastal waters boast a visibility range of up to 98 feet (30 metres). Especially clear waters during the winter months make for excellent viewing of the area's wolf eel and giant octopus. One of the area's leading diving attractions is located in the waters in front of Saltery Bay Provincial Park. The Emerald Princess, an eight foot (2.5 metre) bronze statue of a mermaid located in 59 feet (18 metres) attracts dive enthusiasts from around the world. Other dive sites include several wrecks, the Okeover Caves and numerous coastal boat dives which highlight the diverse and colorful underwater world of the BC coast.

Wildlife

BC's west coast abounds with wildlife. While relaxing in this pristine natural environment, you may glimpse a great blue heron stalking its morning catch along the shoreline; observe a playful otter family darting in and out of tidal rocks, or watch deer wandering through an open meadow. Eagles and ospreys soar on the warm ocean breezes; below porpoises, killer whales or grey whales might break the surface of the water as they traverse the coast. Seals and sea lions are seen on a regular basis. The region is known for its exceptional bird watching. Loons, mergansers, wood ducks and harlequins are but a few of the waterfowl that make their home along the coast. In the spring tiny ruby red rufous hummingbirds dart from flower to flower; great owls watch silently in the forest, and in the fall pale chevrons of snow geese move across the sky, heading south for the winter. Nature, pure and unspoiled, awaits you.

Okeover Inlet

Make your way to Okeover Arm Provincial Park, the oyster capital of Canada. Hand pick beautiful oysters on the beach or just sit back and marvel at the sunset while you dine on the catch-of-the-day at one of the region's finest restaurants, The

Laughing Oyster.

HISTORY

The area that is now Lund has been known to the Coast Salish peoples for thousands of years was a village site of the Sliammon people. The village of Klah ah men was home to dozens of families and a desirable location as it was accessible by land and sea so approaching visitors could be detected from afar.

Further, both I hohs (Savary Island) and Tohk natch (Okeover Inlet), plentiful in shellfish, salmon and land mammals, were only short paddles away. Fresh water was ample as were Cedar trees, the main material source in the production of tools, shelter, clothing and more. Ceremonies, both spiritual and social in nature, were held at Klah ah men, and included dance, song, and recreational games that were a major part of Coast Salish culture.

In 1889, Fred & Charlie Thulin arrived from Sweden, looking for a better life in the new Lund while sailing by on the side-wheeler tugboat Mermaid on their way to find employment logging in Pendrell Sound. Shortly thereafter Fred and Charlie settled in the area they named Lund, after the University town of the same name in their native Sweden, immediately building a wharf, logging the bay, piping in water and converting suitable land on the settlement to farm land.

In 1892, a post office was established, one of only two north of Vancouver at the time. A general store was constructed and shortly thereafter the first passenger and mail boat began making regular stops at Lund, tying it to the world. By 1895, the brothers had built Lund's first hotel, which held both the first hotel license and the first liquor license to be issued north of Vancouver. A bottle of the best scotch was available for \$1.50 and the basement of the hotel housed a jail cell, primarily used to

"accommodate" any drunken rowdies patronizing the hotel. By 1905 the Thulins had purchased the first donkey engine seen up the coast, built their first steamboat, "City of Lund", and expanded their chain of stores to Sliammon Village and to where present day Townsite is. As coastal traffic continued to increase, in 1905 the Thulins began construction of a second hotel, The Malaspina, which in 1918 was renamed the Lund Hotel after the original building was destroyed by fire.

In November 1999 the Sliammon First Nation and a local businessman purchased the property and commenced extensive renovations, reopening the doors in the spring of 2000. Although further improvements and expansion are planned, the hotel currently boasts 27 well-appointed guest rooms and the new pub and restaurant feature un-obscured ocean views as well as spectacular menus. During the warmer months, guests may dine on the spacious waterfront decks, savoring the ocean breeze and the bustling activity of Lund Harbour. Historic photos grace the walls of the entire hotel, telling the story of the Hotel and Lund as only those immortalized by the camera could truly tell it.

SERVICES

Power, drilled well, septic system, telephone, satellite internet

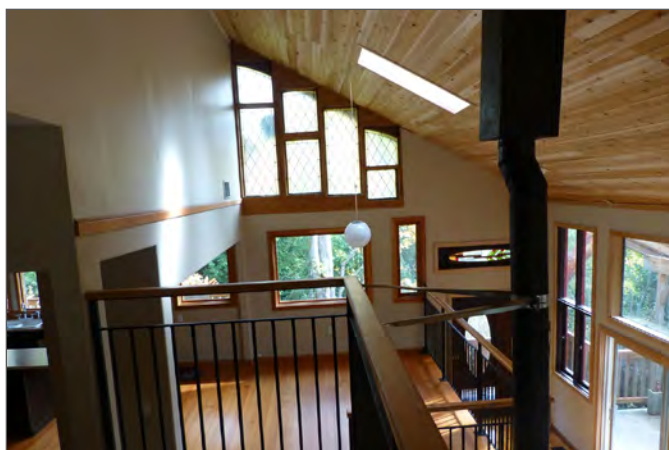
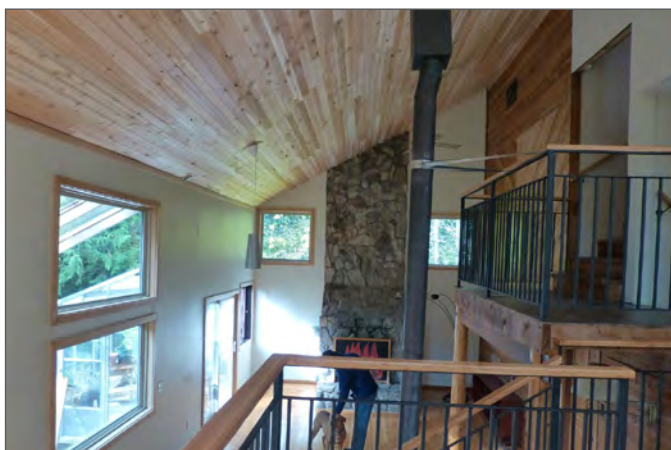
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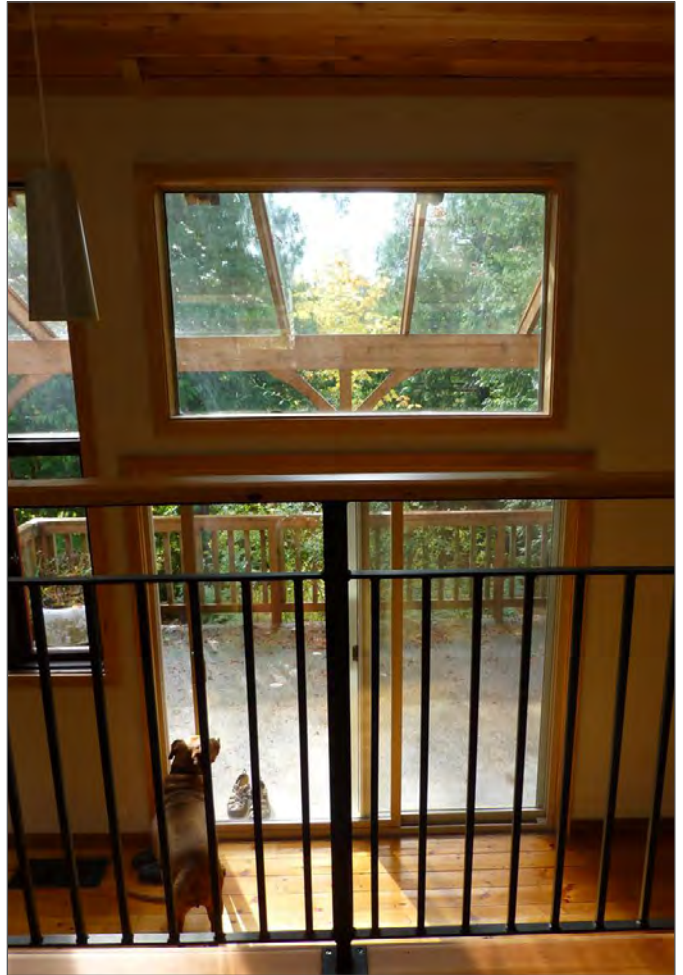
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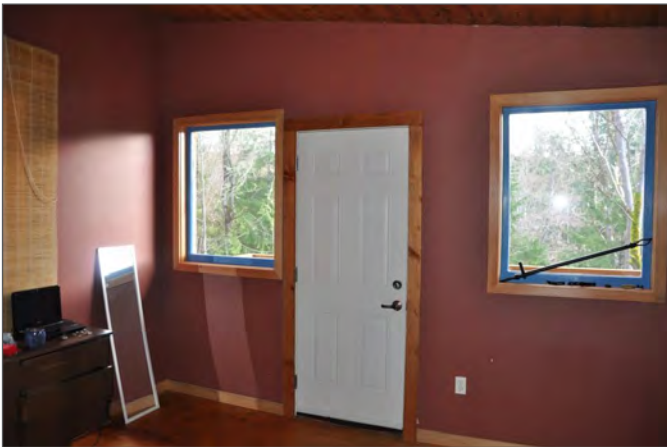
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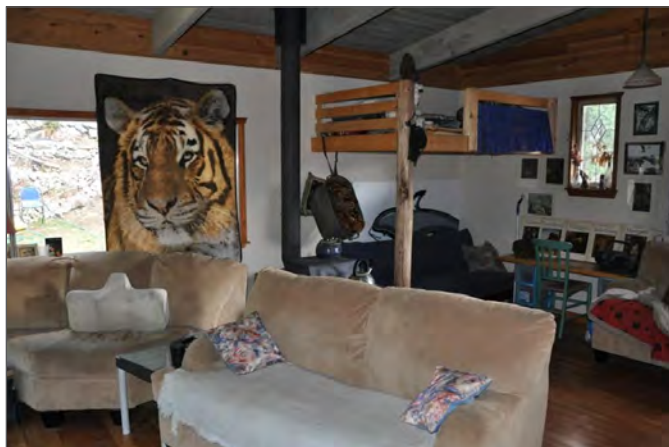
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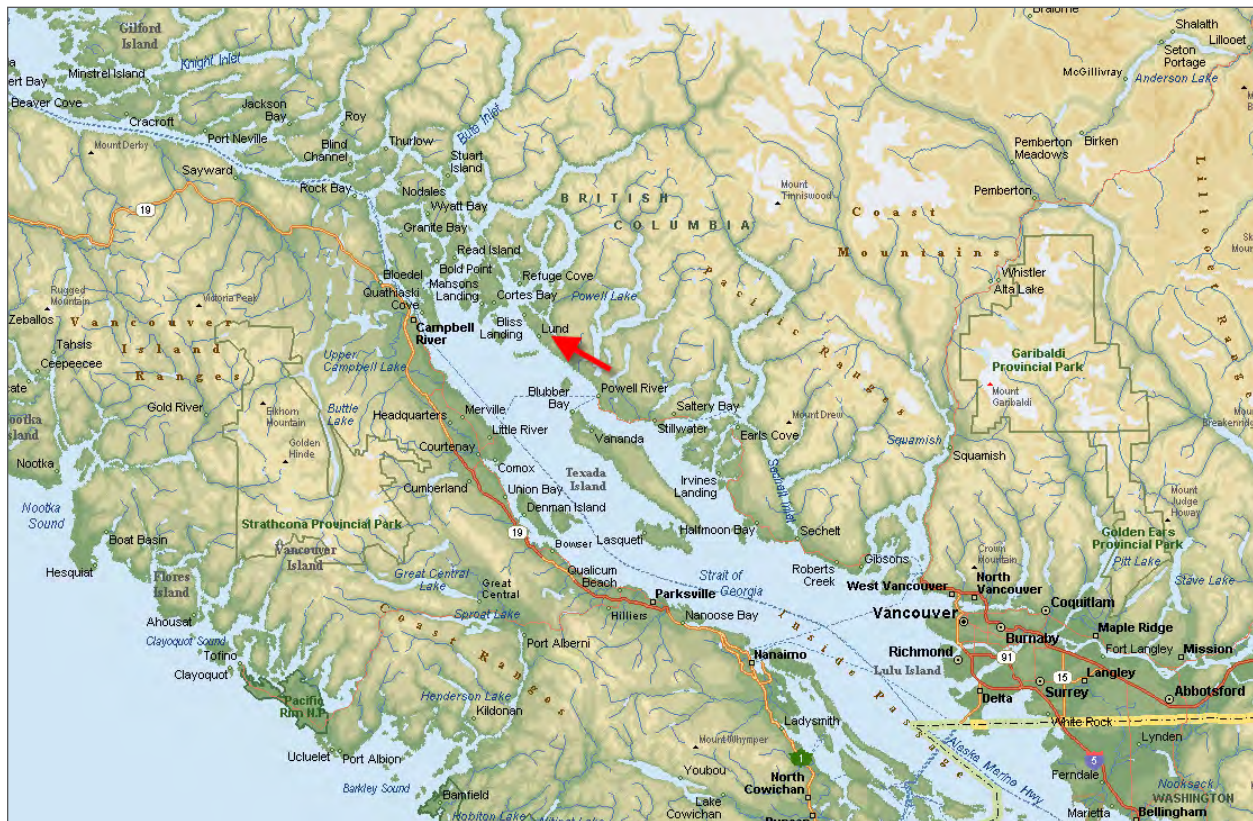
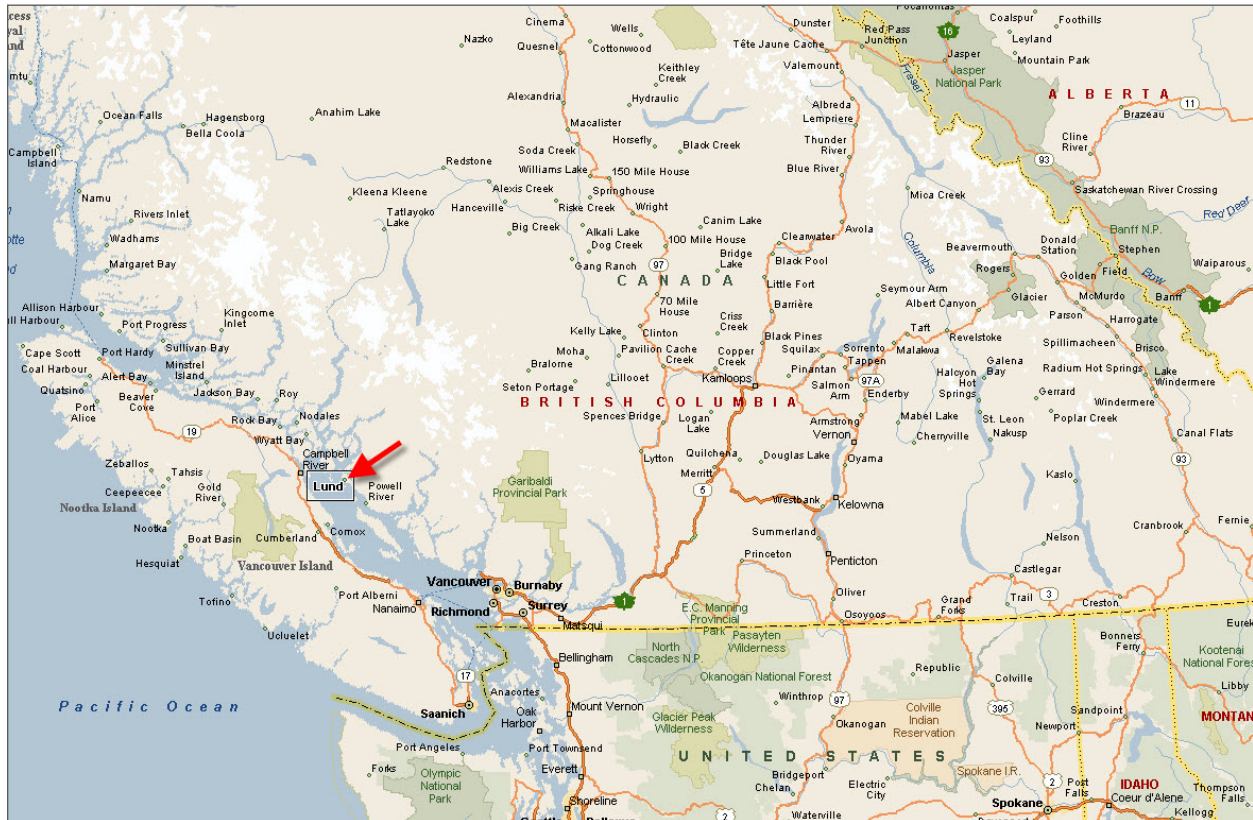


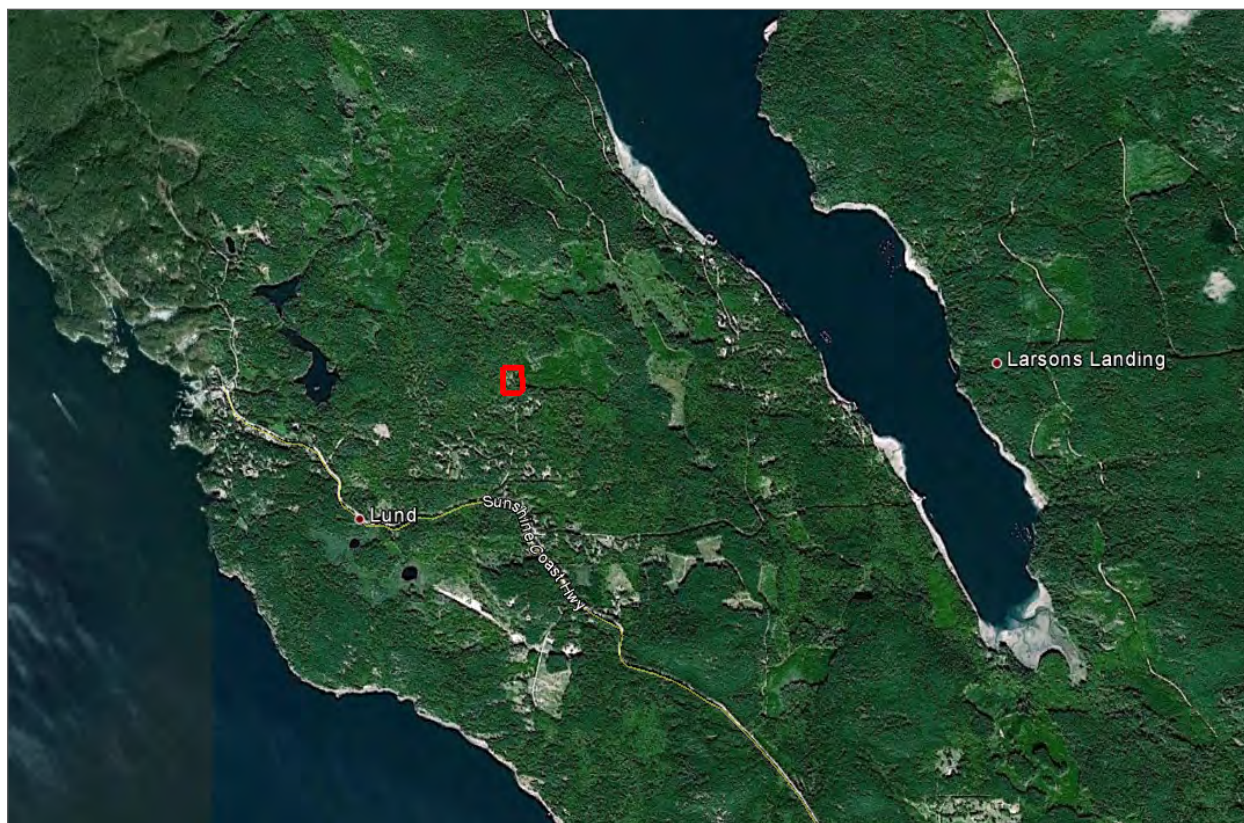
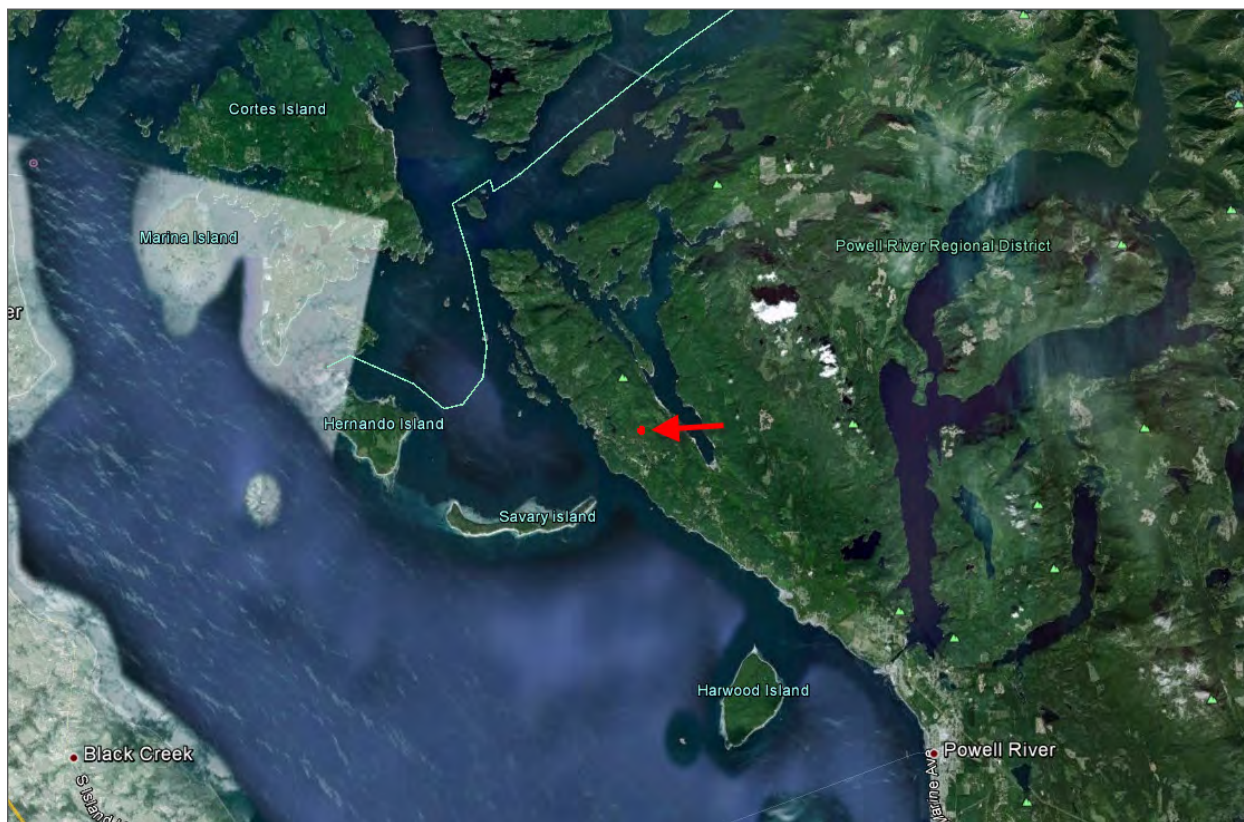












The image shows a scenic view of a forest with trees in various shades of green and yellow, suggesting an autumn setting. In the foreground, a portion of a wooden railing is visible, indicating the viewer is looking out from a balcony or deck. Overlaid on the top left of this image is a white rectangular box containing the word 'Notes' in a dark red, serif font. Below the title, there are 15 horizontal black lines for writing.



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