



UNIQUE  
PROPERTIES

For Sale | Private Island

# Little Shell Island

Gulf Islands, British Columbia

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# Private Oasis located in the **Southern Gulf Islands**

Colliers and Unique Properties is pleased to present the sale of a 1 acre private island located in the heart of British Columbia's famous Gulf Islands.

Escape to the serene beauty of your own enchanting private island nestled off the Saanich Peninsula near Swartz Bay and the Town of Sidney. With its breathtaking surroundings and idyllic location, this 1-acre exclusive piece of paradise offers a once-in-a-lifetime opportunity to create your island dream home. For effortless access, Little Shell Island features a protected all-tide deep water dock, ensuring convenient transportation to and from Port Sidney Marina or Canoe Cove Marina, both a mere 5-minute boat ride away. Imagine embarking on serene boating adventures, exploring the crystal-clear waters, watching the breathtaking sunsets and reveling in the splendor of the surrounding marine life .



# 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 number 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.

## Little Shell Island

Little Shell island is located in the heart of the Southern Gulf islands, yet only 5 minutes away from transportation and services on the Saanich Peninsula.

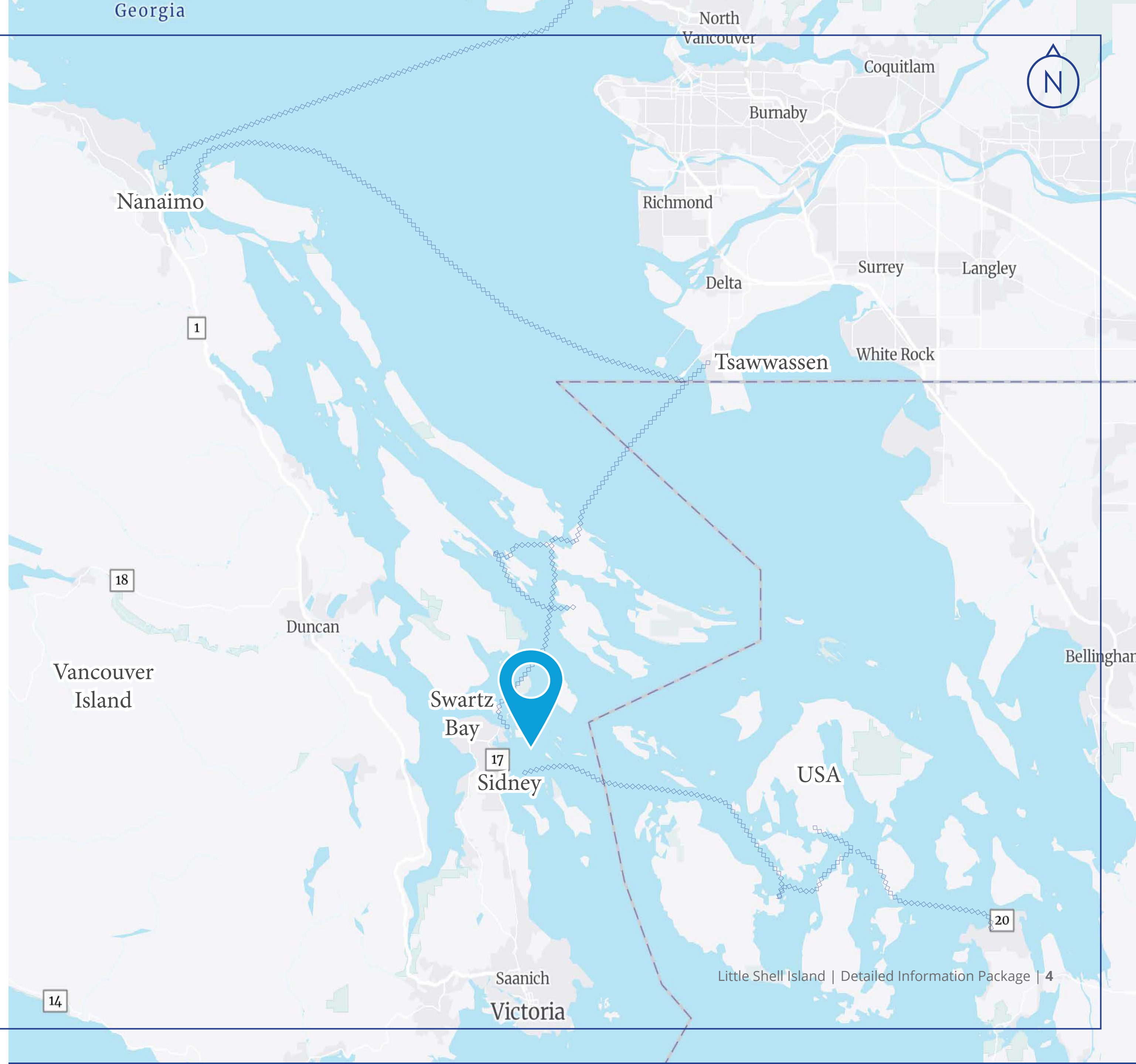
The Island is situated in the "Little Group" of islands that also includes neighbouring Ker Island. The Little Group is extremely well located off the eastern shore of BC's Saanich Peninsula and close to marinas, transportation, shops services and numerous opportunities for exploration.

# Location Overview Map

## Gulf Islands, British Columbia

Little Shell Island is located 2 Km east of Sidney, off the Saanich Peninsula near Swartz Bay and the Town of Sidney within the Gulf Islands.

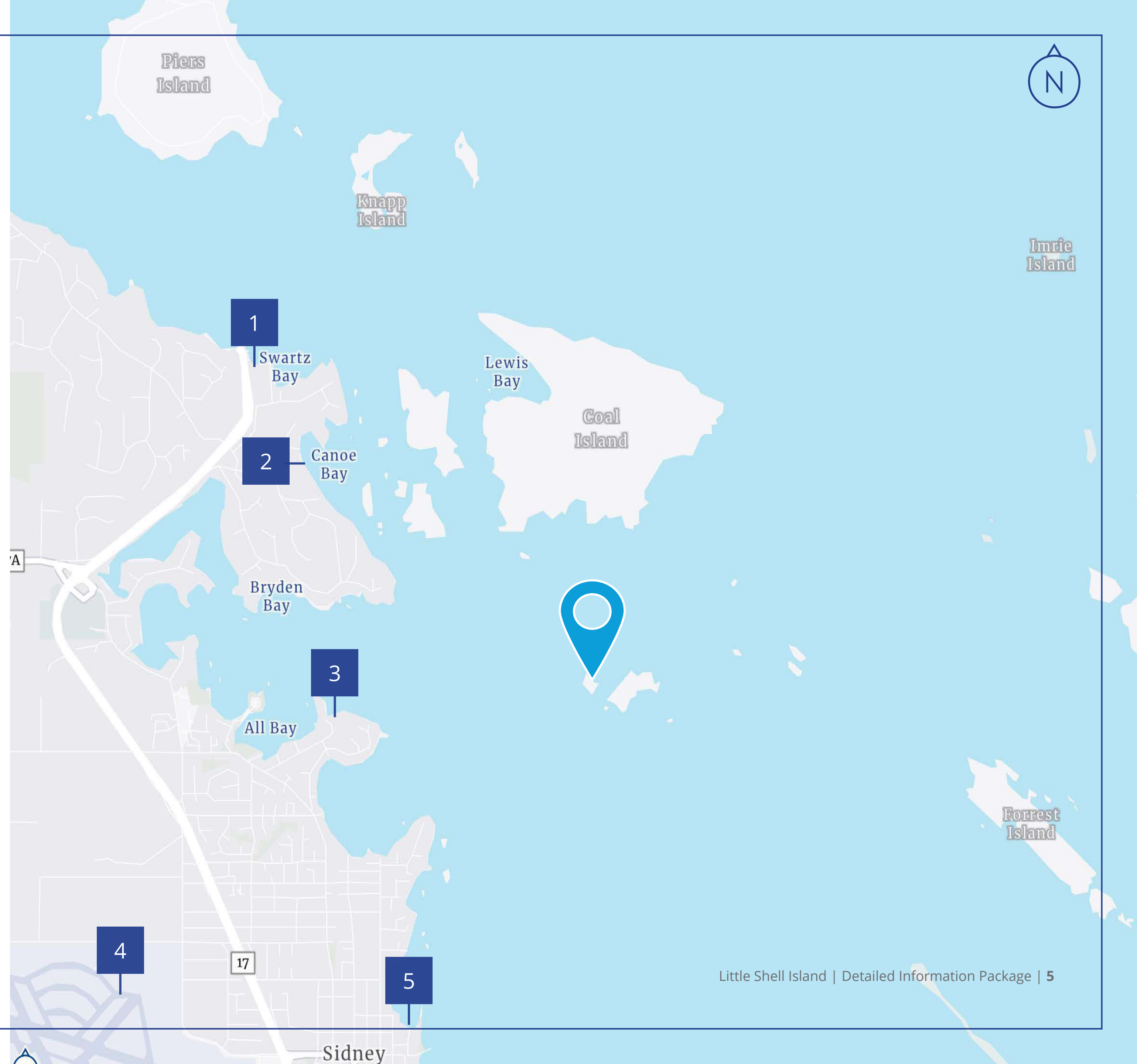
-  Ferry Routes
-  Canada/USA Border



# Location Overview Map

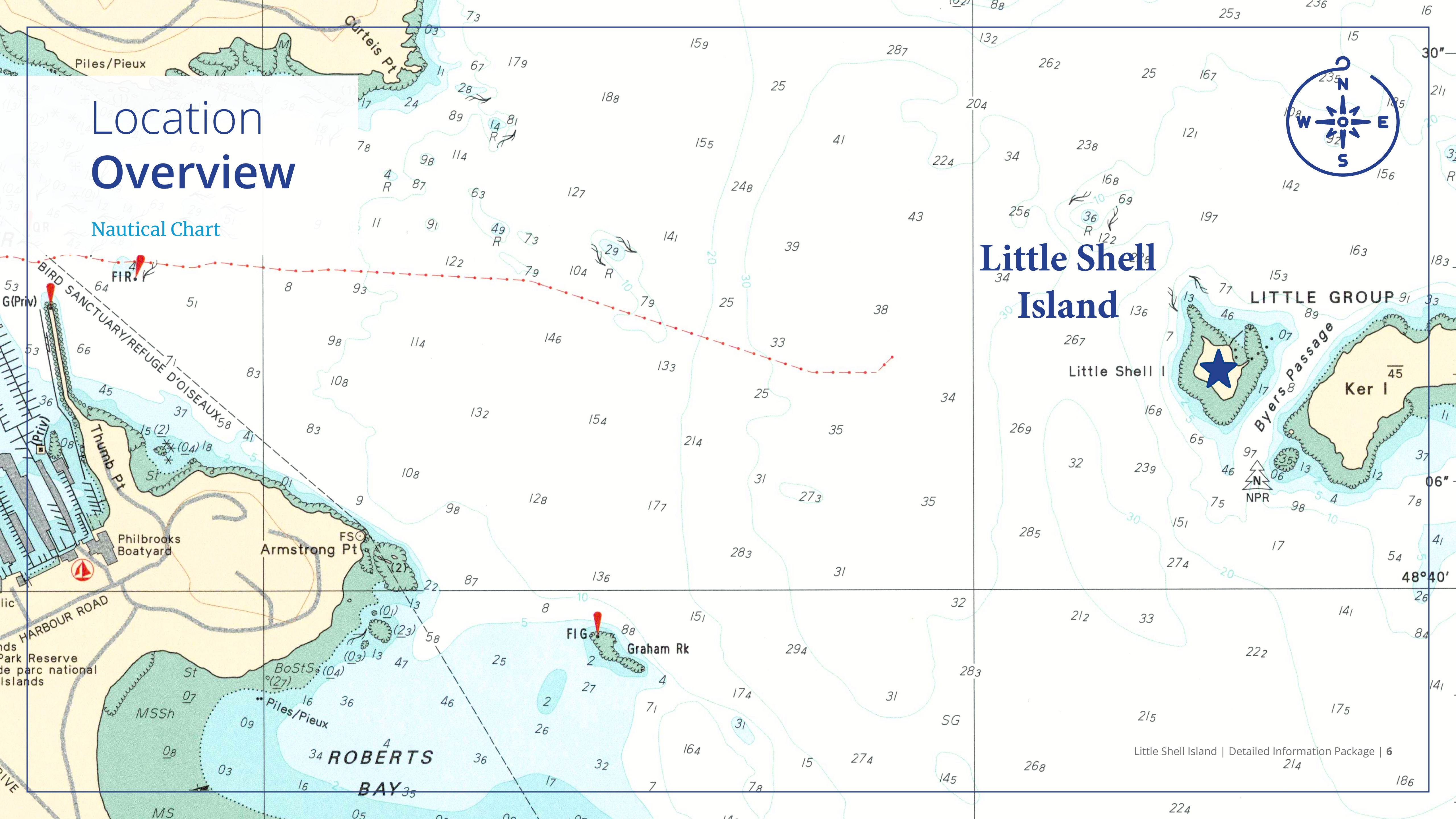
Gulf Islands, British Columbia

1	BC Ferries Swartz Bay
2	Canoe Cove Marina
3	Van Isle Marina
4	Victoria International Airport
5	Port Sidney Marina

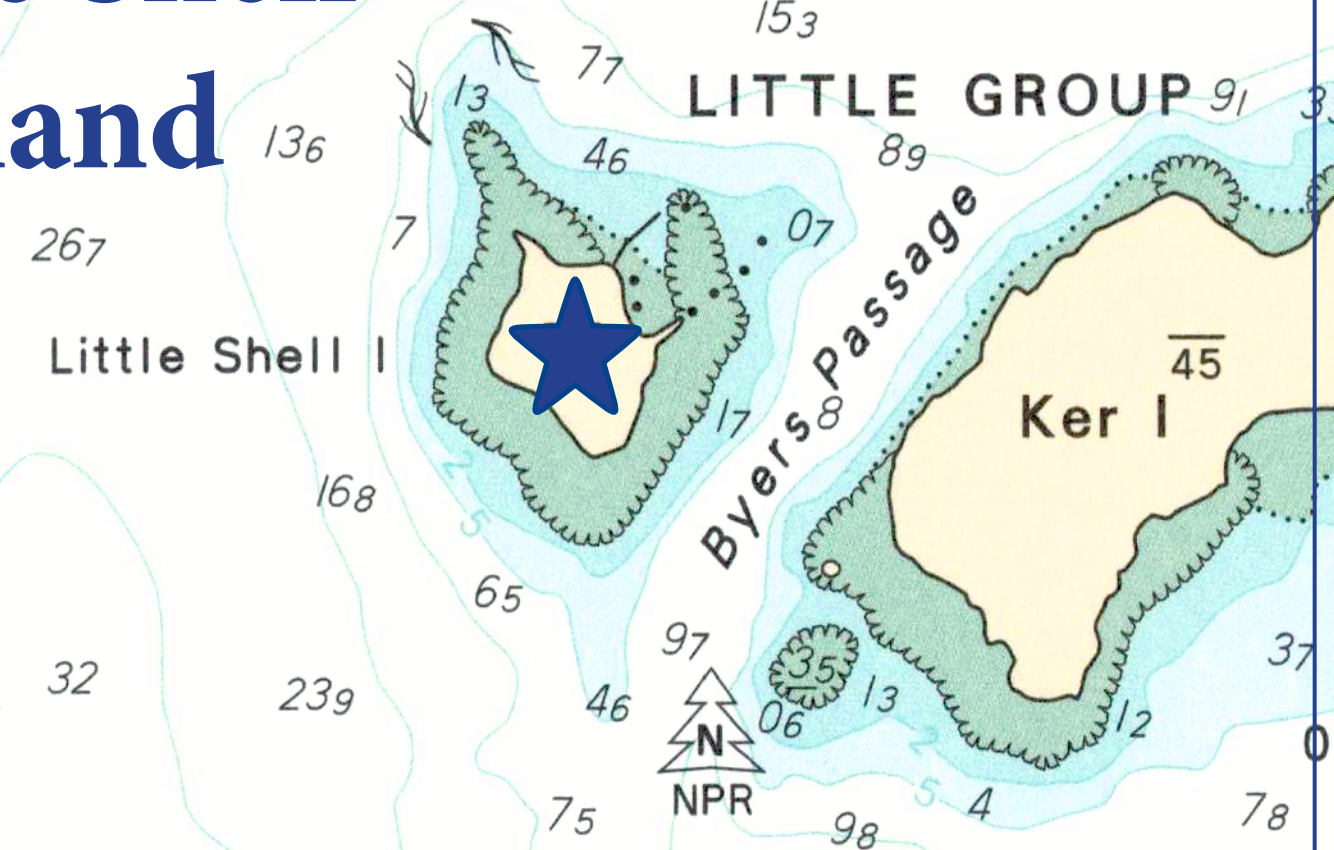


# Location Overview

Nautical Chart



# Little Shell Island



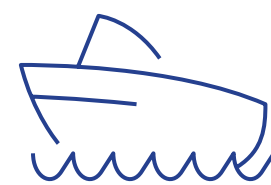
# Property Overview

## Facts & Highlights

- Most Affordable Private Island in the Gulf islands
- Protected Dock with Pier for Easy Access
- Located in the Heart of the Gulf Islands - Only 5 minutes from Port Sidney Marina, Canoe Cove Marina and Van Isle Marina
- Beautiful White Shell Beaches
- Environmental and Archaeological studies complete - Ready for your plans
- Existing Bunk House and Secure Storage
- Historic Boat House - Likely Grandfathered

## Improvements

Improvements include a potentially grandfathered beach house/boathouse, offering a glimpse into the past. While it requires repair and restoration, this charming relic presents an opportunity to breathe new life into its storied walls, adding your own touch to its timeless character. An existing bunk house and storage building located in the heart of the island, provides versatility and convenience for your island pursuits. Rest assured, all necessary environmental and archaeological studies have been meticulously undertaken, setting the stage for your creative vision to unfold. Little Shell Island beckons you to design and construct your island dream home, with a designated building site that can accommodate up to a generous 4000 square feet of luxurious living space.



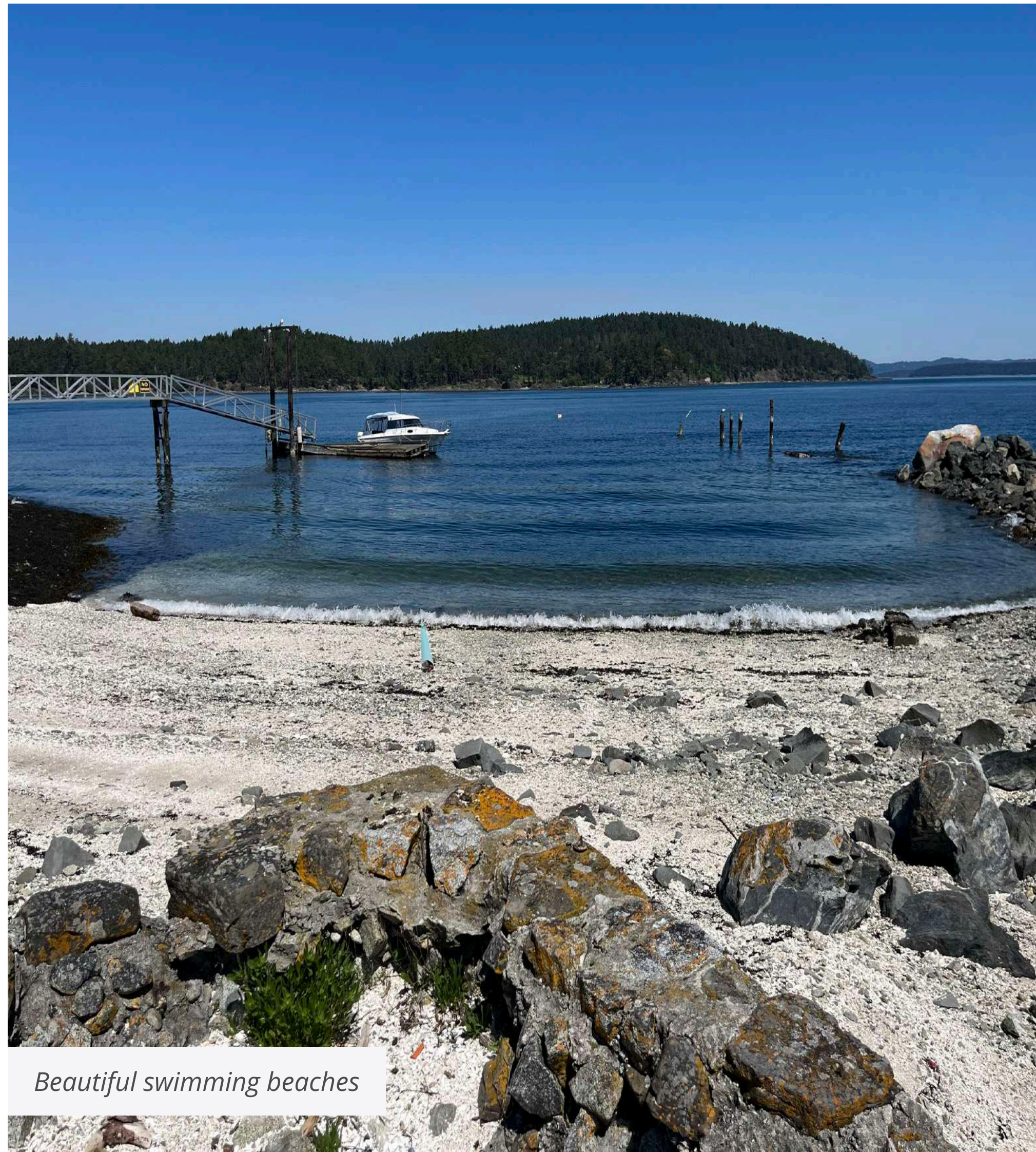
**Minutes from Port Sidney  
Marina, Canoe Cove Marina  
and Van Isle Marina**



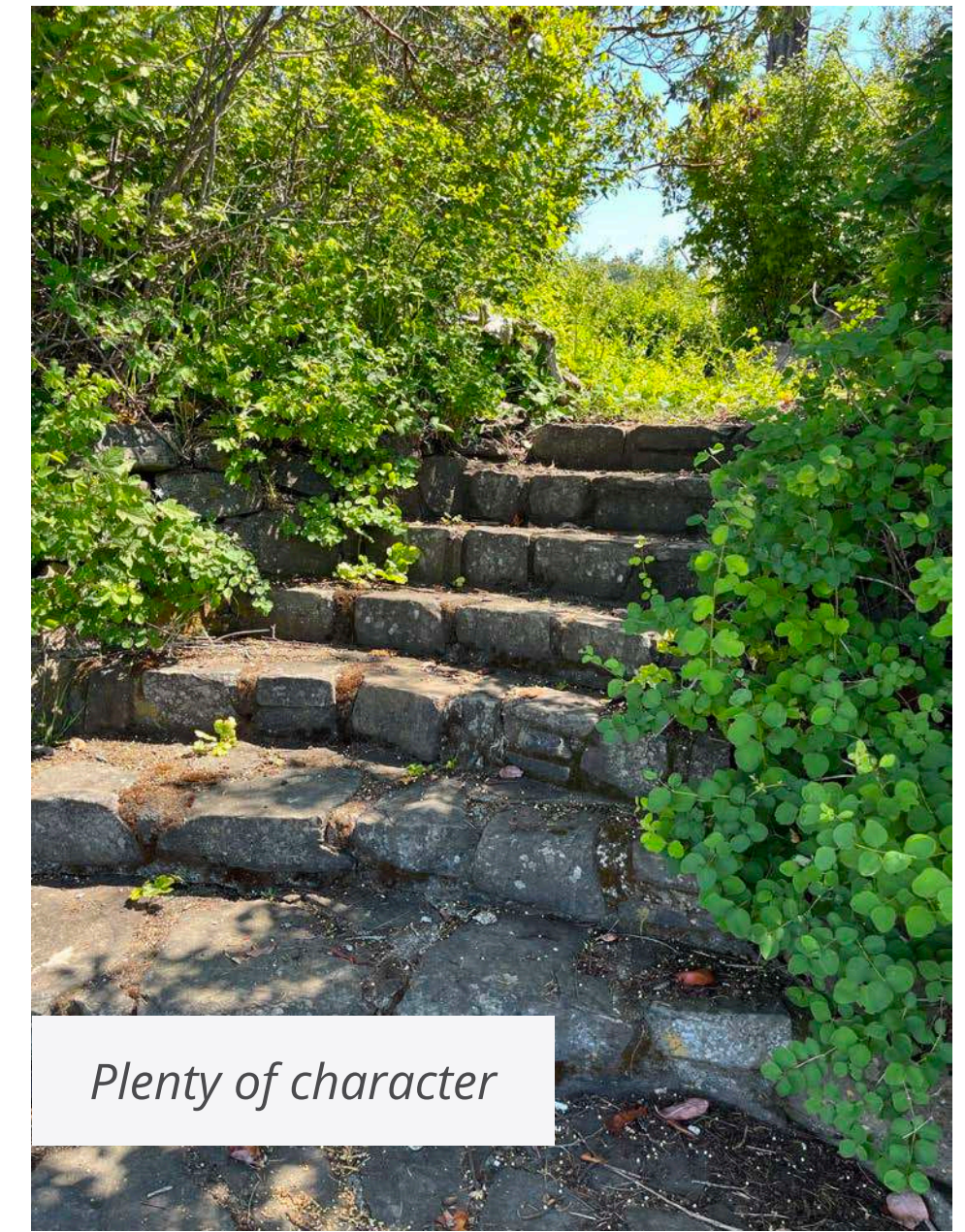
**Located in the  
Gulf Islands**



*Protected private all season dock*



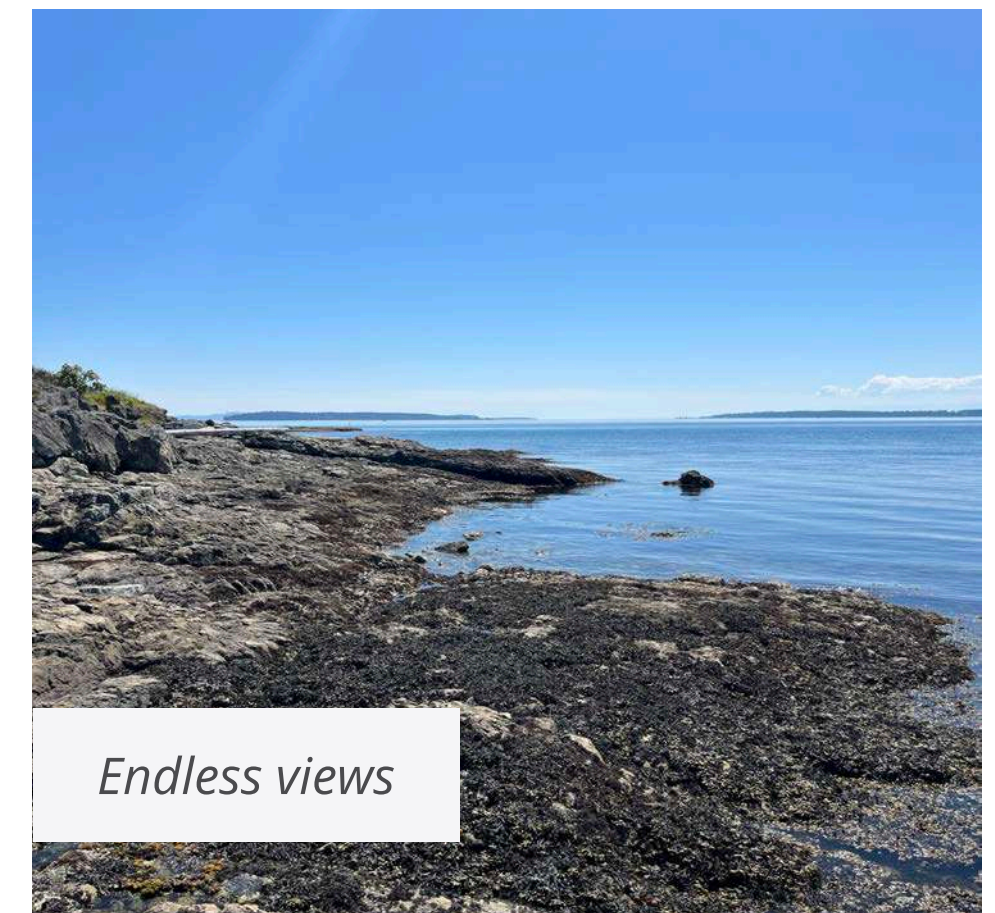
*Beautiful swimming beaches*



*Plenty of character*

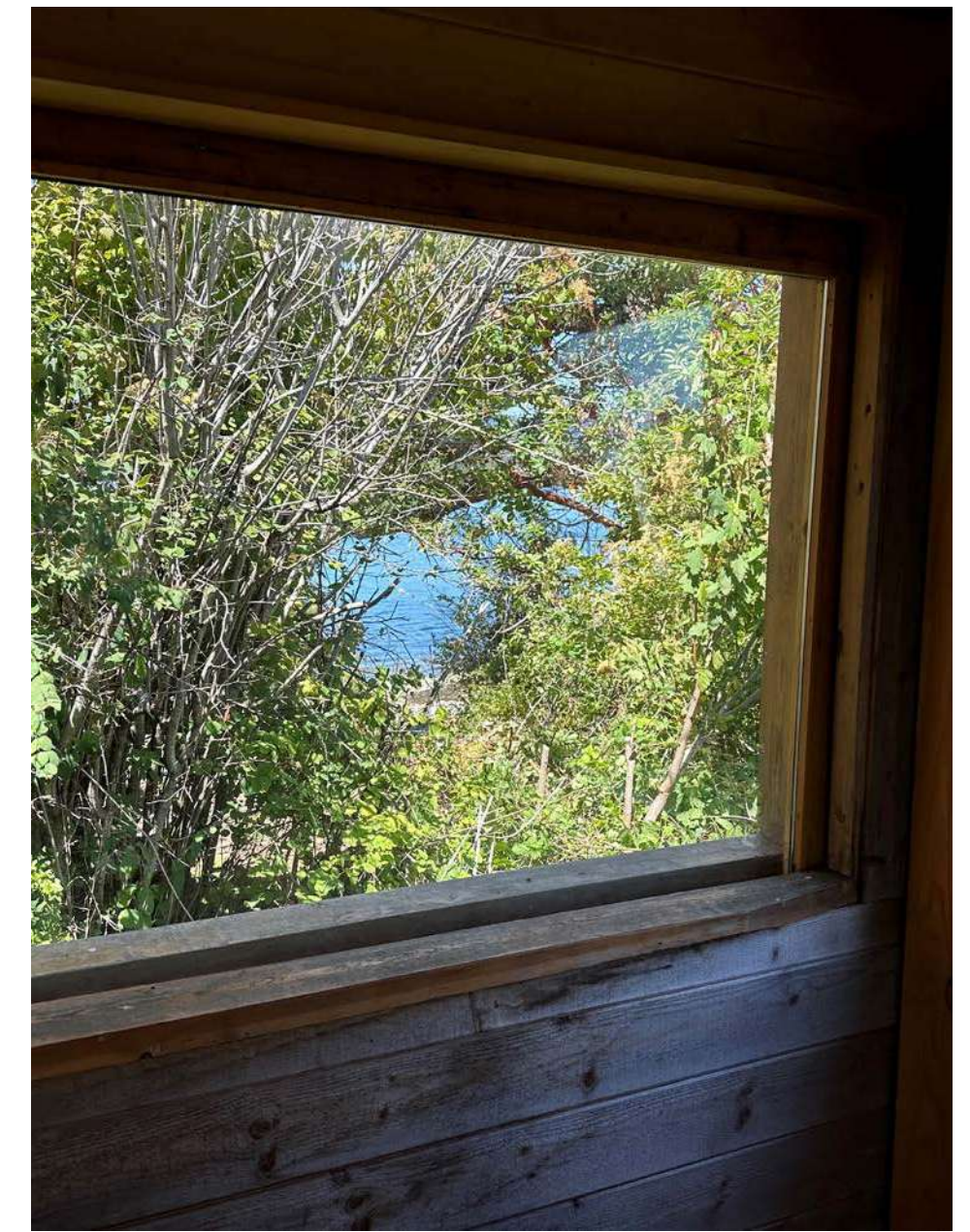


*Great accessibility*



*Endless views*





# Property Details

## Services

Little Shell Island is “off the grid”. There is a small solar array that is in place for the 24 hour security system, but the power infrastructure is currently minimal. There are no other services at present. 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.

## Zoning and Jurisdictional

Little Shell island is zoned RR Rural Residential, under the North Pender Associated Islands Land Use Bylaw No.148, 2003 and under the jurisdictions of the islands Trust and the Capital Regional District.

The intent of the RR zoning is to allow for low intensity rural, residential and agricultural land uses.

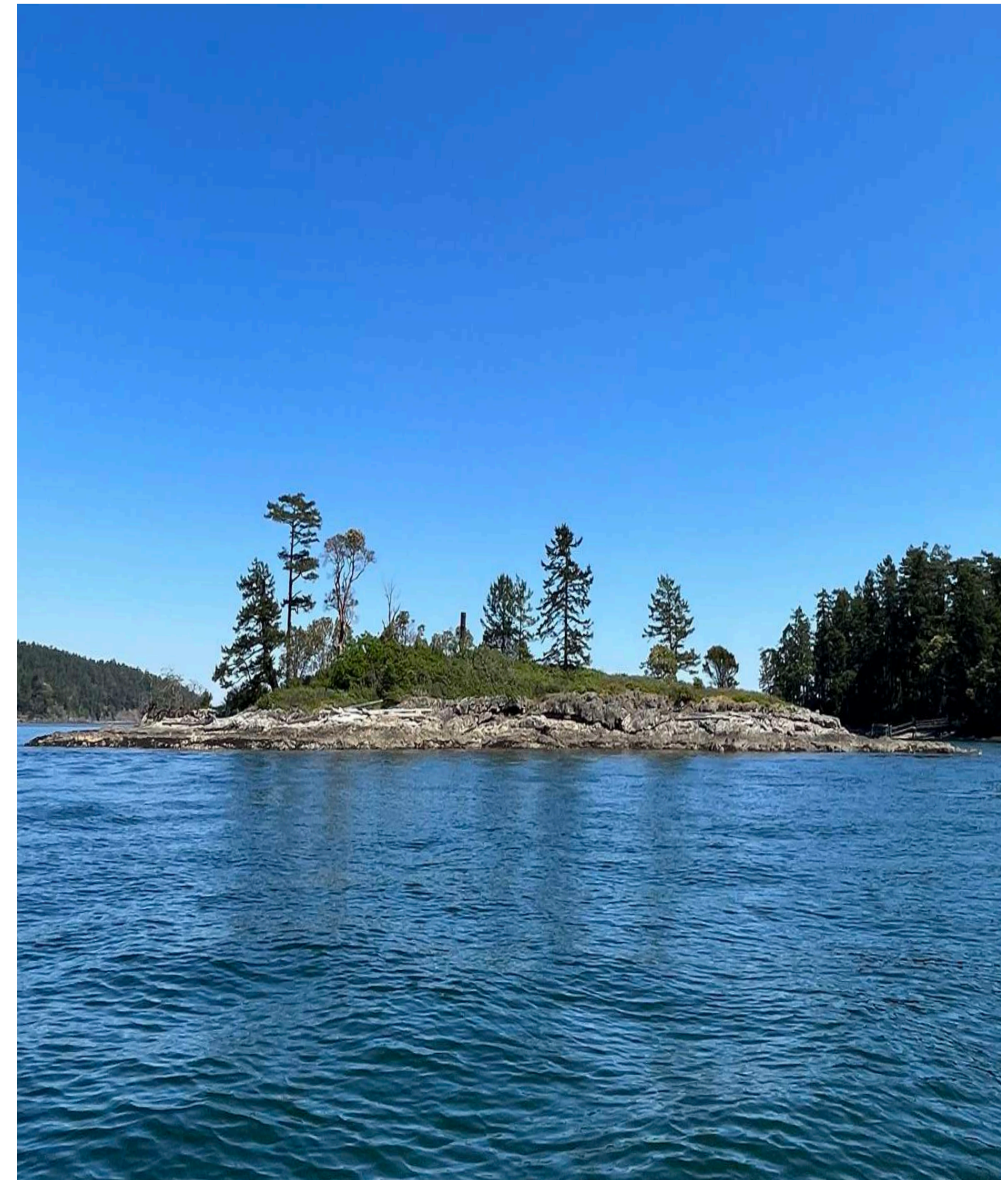
Permitted uses include single family residential and cottages. Given the size of Little Shell Island, there is no potential for subdivision.

## Legal Description

That Part of Section 91, Victoria District, Being the Smaller of Two Islands Comprising Said Section and Known as Little Shell Island  
PID: 002-869-942

## Asking Price

\$1,375,000



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