

Ittatsoo Bay Oceanfront

Ucluelet, BC

PROPERTY DETAILS

Listing Number:	14136
Price:	\$3,295,000
Taxes (2013):	\$6,220.93
Size:	68.17 acres
Zoning:	CRCD1

DESCRIPTION

When you walk through the trail to Ittatsoo Bay, cross the stream onto the sandy beach and look out the inlet it will all become clear very quickly as you realize that all the land you can see surrounding this amazing place is part of the Ittatsoo Bay "Oceanfront" property. Then when you walk the trails through the coastal rainforest to one of the many unique vantage points and come to sit on a cedar bench or in a hammock mesmerized by the rugged cathartic beauty you will think "My God this could be mine."

We are often told that a property is unique when in fact it is a common place. We can emphatically say that we have never had the opportunity to offer such a magnificent wild west coast oceanfront property of this size and with all of the facets that comprise Ittatsoo Bay that is easily accessible by road. Utterly remote yet within 20 minutes of all the infrastructure of Tofino and Ucluelet. This superb property has so many attributes and high conservancy values that it should be owned by a person or organization that appreciates how special it is.

Ittatsoo Bay is a tranquil tidal bay that recedes and fills twice a day, presenting a field of shore life to explore. "Ittatsoo" comes from the indigenous Nuu-chah-nulth word for calm, warm waters. It's a fitting name as the Ittatsoo Peninsula and the Beg Islands shelter the area from the forceful westerly winds and waves characteristic of the neighbouring coastline. In the summer, the sun bakes the sand when the tide is out, which warms the water when it returns. It's still chilly, but swimmable - a rarity on the west coast.

Ittatsoo Bay is surrounded by acres of pristine old growth coastal rainforest that thrives in the mild, wet climate. Cedar, hemlock, spruce, and Douglas fir trees tower over all and a lush growth of moss, ferns and shrubs coat the ground. A number of lovely small creeks drain from the north and the west. The topography varies from low bank walk on oceanfront with sandy beaches to high bank promontories with amazing views (see www.ittatsoobay.com).

The Pacific Rim National Park with miles of white sandy beach to explore and ample surf to enjoy is within minutes as is the expanding Tofino-Long Beach Airport (YAZ) with three scheduled carriers now offering daily flights from Vancouver, Seattle, Nanaimo and Qualicum Beach. Ittatsoo Bay also enjoys easement secured access to the nearby Ittatsoo Boatlaunch and is also in close proximity to spectacular winter surf breaks in Barkley Sound.

The property has recently been rezoned to allow it to be subdivided into ten five-acre oceanfront estates. Set among acres of coastal forest, wetlands, streams and beaches these estates have been carefully laid out to be absolutely



private, each with its own beach, cove or private promontory. Each potential lot is unprecedented in unique beauty and natural character. While "comprehensive development" zoning is now in place, approval for subdivision still needs to be attained. Whether subdivision is pursued or this precious land continues to be held corporately with allocation to shareholders "Hernando style", or whether it will be acquired for the exclusive use of a privileged family or families, all options present themselves, both now and in the future.

Ittatsoo Bay - a trophy family asset/legacy, a shared dream or a sustainable community of scale. The possibilities and potential are endless.

SIZE

68.17 acres (2 titles), over 6,000 ft oceanfront

LOCATION

On the rugged west coast of Vancouver Island just 20 minutes outside of Ucluelet on the south west tip of Barkley Sound

DIRECTIONS

From Ucluelet take Peninsula Road to Highway 4. Turn right on Port Albion Road and go 3.8 km then turn left on Thornton Barkley Road. Continue 3.9 km and turn right. Go 1.8 km and turn right on the beautiful gravel road built by Ittatsoo Bay. There are signs to Ittatsoo Bay along the way. Travel time is approximately 20 minutes.

AREA DATA

Ucluelet

Ucluelet (population 1,500) is just a 20 minute drive from Ittatsoo Bay and is the closest town. It is home to world-class resorts, restaurants and adventure tourism centres that offer sea kayaking tours, whale watching and chartered fishing trips. Hikers can access the Wild Pacific trail near the mouth of Ucluelet Inlet at Amphitrite Point Lighthouse.

Tofino

Tofino (population 1,650) is located on the southern edge of Clayoquot Sound, 40 km northwest of Ucluelet on Highway 4. Its proximity to Long Beach

makes it very popular with surfers, storm watchers, and people seeking inspiration from the beauty of the coast.

Port Alberni

100 kilometres east of Ucluelet, Port Alberni (population 17,000) is a growing city ringed by mountains at the head of a narrow inlet next to the Somass River. It's a great place to stage your next fishing trip from with five different salmon species and superb steelhead fishing. The Alberni Valley itself has over 100 spectacular hiking and mountain biking trails.

Victoria

Victoria is the capital of British Columbia and the largest city on Vancouver Island with a population of 330,000. Known as the "City of Gardens," it is a popular tourist destination with an attractive inner harbour ringed by famous historical buildings such as the Parliament Buildings and the Empress Hotel. It is also home to the University of Victoria, which contributes to a large student population.

RECREATION

Ittatsoo Bay offers an abundant amount of recreational activities from hiking the miles of breathtaking trails to kayaking on the ocean, to simply enjoying the beautiful coast line.

IMPROVEMENTS

Quaint cedar equipment cabin at the head of Ittatsoo Bay; hiking trails with cedar walkways and benches.

SERVICES

None

TAXES

1. DL 804 \$4,813.92

2. DL 805 \$1,407.01

TOTAL TAXES: \$6,220.93 (2013)

ZONING

Country Residential Comprehensive Development 1 (CRCD1) Alberni Clayoquot Regional District

LEGAL DESCRIPTION

1. That part of District Lot 804, Clayoquot District, lying to the south of the production easterly of the northerly boundary of District Lot 805 of said District
PID 009-008-659
2. The easterly 10 chains of District Lot 805, Clayoquot District
PID 009-008-691



















