

\$1,090,000 - 482 Smelt Bay Rd, Cortes Island

MLS® #1004768

\$1,090,000

0 Bedroom, 0.00 Bathroom, 400 sqft
Residential on 0.80 Acres

N/A, Cortes Island, BC

LOCATION LOCATION LOCATION! RARE opportunity to own a semi-waterfront property across from stunning Smelt Bay on Cortes Island. Enjoy expansive ocean views from the upper gardens or stroll across the quiet road for direct beach access. This legacy parcel offers both a shady, serene area near a seasonal creek and a sun-filled elevated site ideal for building. The original home has been removed—saving you demolition costs and providing a clean slate for your dream home. A charming 242 sq ft tiny house is in place, along with 60 ft. well (excellent water), septic system, power, high-speed internet, and established gardens. There's even moorage available for your sailboat already in place. Zoned R-1, this flexible, serviced lot is perfect for full-time living or a retreat. With infrastructure already in place, you can spend time on the property before or while building. Create your coastal dream home in a peaceful, sought-after location close by Smelt Bay Provincial Park.



Essential Information

MLS® #	1004768
Price	\$1,090,000
Bathrooms	0.00
Square Footage	400
Acres	0.80
Type	Residential

Sub-Type	Other
Status	Active
View	Ocean

Community Information

Address	482 Smelt Bay Rd
Area	Isl Cortes Island
Subdivision	N/A
City	Cortes Island
County	Strathcona Regional District
Province	BC
Postal Code	V0P 1K0

Amenities

Utilities	Electricity Available, Electricity To Lot, Garbage
Parking Spaces	2
Parking	Driveway
View	Ocean

Interior

Appliances	Built-in Range, Range Hood, Refrigerator, See Remarks
Heating	Space Heater, Wood

Exterior

Exterior Features	Balcony/Deck, Fencing: Partial, Garden
Roof	Metal
Construction	Wood
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	June 27th, 2025
Days on Market	129
Office	eXp Realty (CR)
Zoning	R1

Listing Details

Listing Office	eXp Realty (CR)
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