

Buyer's Information Packet

1261 Roberts Creek Road
Roberts Creek BC



SANDY BELLAMY

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Presented by: Sandy Bellamy PREC*

Bellamy Group
RE/MAX City Realty
Phone: 604-741-1122
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sandy@sandybellamy.ca



Active
R3122587
Board: V
House/Single Family

1261 ROBERTS CREEK ROAD

Sunshine Coast
Roberts Creek
VON 2W2

Residential Detached

\$1,699,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,699,000
Meas. Type: Metres	Bedrooms: 6	Approx. Year Built: 1972
Frontage(feet): 91.96	Bathrooms: 5	Age: 54
Frontage(metres): 28.03	Full Baths: 3	Zoning: RU2
Depth / Size: 298'	Half Baths: 2	Gross Taxes: \$4,758.61
Lot Area (sq.ft.): 27,663.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.64	P.I.D.: 005-307-074	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Natural Gas, Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 blk** Dist. to School Bus: **walking**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT C, BLOCK D, PLAN VAP18035, DISTRICT LOT 2631, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,592	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	884	Main	Living Room	15'6 x 11'3	Above	Bedroom	16'3 x 7'9	Floor #Pcs
Finished Floor (AbvMain2):	66	Main	Dining Room	9' x 8'	Above	Bedroom	15'3 x 11'9	Main 3
Finished Floor (Below):	0	Main	Family Room	22' x 11'	Above	Bedroom	11' x 11'	Above 3
Finished Floor (Basement):	0	Main	Kitchen	15'6 x 12'	Abv Main 2	Bedroom	11'6 x 7'6	Above 2
Finished Floor (Total):	2,542sq. ft.	Main	Kitchen	11' x 7'9			x	Above 4
Unfinished Floor:	0	Main	Dining Room	15'6 x 10'			x	Above 2
Grand Total:	2,542sq. ft.	Main	Office	11' x 5'5			x	
Flr Area (Det'd 2nd Res):	98sq. ft.	Main	Bedroom	11'6 x 11'3			x	
		Main	Bedroom	11'6 x 11'3			x	
		Main	Solarium	9' x 8'			x	
		Main	Laundry	6'6 x 5'7			x	
		Main	Sauna	6'6 x 6'2			x	
		Above	Den	14'6 x 10'9			x	

Suite:
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **17**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX City Realty**

Rare opportunity to own the iconic Up The Creek Backpacker's Lodge, a premier turnkey hospitality business in the heart of Roberts Creek. This beautifully crafted cedar home is nestled on a lush, forested lot, offering a perfect blend of rustic West Coast charm and eco-friendly sustainability. Operating successfully for over 20 years, the property features versatile accommodations including private cabins, family suites, and dormitory rooms. Guests enjoy a wood-fired sauna, communal kitchen, and expansive wrap-around decks, all within walking distance to the beach, famous mandala, and village shops. This is a stellar investment for an owner-operator seeking a lifestyle change or a proven revenue stream in a vibrant Sunshine Coast community. Live, work, and play in paradise.

1261 ROBERTS CREEK RD ROBERTS CREEK VON 2W2

Area-Jurisdiction-Roll: 08-746-05708.020



Favourite



Compare



Print



Total value

\$1,015,000

2026 assessment as of July 1, 2025

Land	\$711,000
Buildings	\$304,000
Previous year value	\$1,073,000
Land	\$766,000
Buildings	\$307,000

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bcassessment.ca/faq>) or Contact us ([/property/contact](https://property/contact)) if you have questions.

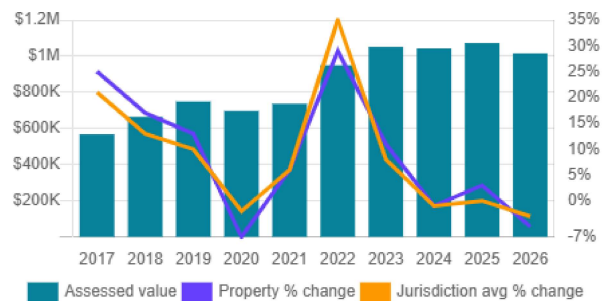
Visit our BC Assessment interactive market trends maps (<https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618>) for assessed value changes in your area, and our Property tax page (<https://info.bcassessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property value history

2026	-5%	\$1,015,000
2025	+3%	\$1,073,000
2024	-1%	\$1,044,000
2023	+11%	\$1,051,000
2022	+29%	\$950,000

Property value and Sechelt Rural jurisdiction change



Property information

Are the property details correct?	
Year built	1972
Description	2 STY house - Standard
Bedrooms	4
Baths	2
Carports	C
Garages	
Land size	.63 Acres
First floor area	1,344
Second floor area	792
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT C, BLOCK D, PLAN VAP18035, DISTRICT LOT 2631,
GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID: 005-307-074

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



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Features and Upgrades

for 1261 Roberts Creek Road, Roberts Creek

House Highlights:

- A 2,136 sq ft lodge that is set up to accommodate 18 people in 4 different rooms; additional 6 people in tents (cyclists only); 2 in a small-RV parking area.
- Turnkey business featured on front page of Coast Life magazine Spring 2025 edition with ongoing bookings until Fall 2026
- At least 50% repeat customers from a customer base of thousands, including 2,500 on the mailing list.
- New hidden fastener metal roof covering to front facade now completes full metal roofing to entire property (April 2025)
- New washing machine and drier in completely renovated laundry room (Nov 2025)
- Newly built wood fired sauna and heated outdoor shower (Summer 2025)
- Newly built wrap-around deck and disabled access ramp to sauna building and rear entry door (Summer 2025)
- New on-demand gas hot water heater (summer 2025)
- New extended glass roof over bike parking area (Sept 2025)
- Completion of tiled bathroom walls to Victorian style private bathroom (Nov 2024)
- Redecoration of Private lounge and bedroom (Nov 2024)



Property Report

1261 ROBERTS CREEK RD

5/8/2026

PARCEL INFORMATION:

Jurisdiction: AREA D: ROBERTS CREEK

Folio: 746.05708.020

PID: 005-307-074

Lot: C

Block: D

Plan: VAP18035

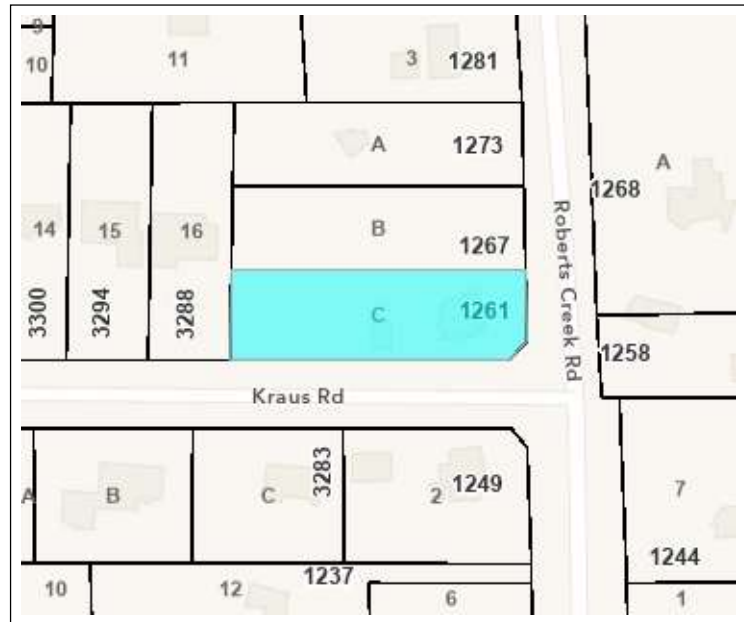
District Lot: 2631

Approx. Size: 0.257 ha

Land Value: 711000

Improvement Value: 304000

2025 Assessed Value: 1015000



SERVICES:

Water Service Area: Chapman

Fire Protection Area: Roberts Creek

Curbside Collection Service Area: Area D Collection Area

Sanitary Sewer Service Area: Not in a SCR D service area

SCR D LAND USE INFORMATION:

OCP Area: Roberts Creek Official Community Plan

<https://www.scrd.ca/ocp/roberts-creek/>

Zoning Bylaw:

[722](#)

OCP Landuse:

Residential A

Village Amenity / Density Bonus Area

Enhanced B and B Area

Landuse Zone:

R2

Development Permit Area(s):

No SCR D DPAs

Subdivision District:

C

Tree Cutting Permit Area(s):

Not in a SCR D Permit Area

For more information about planning applications, please visit: www.scrd.ca/planning-applications

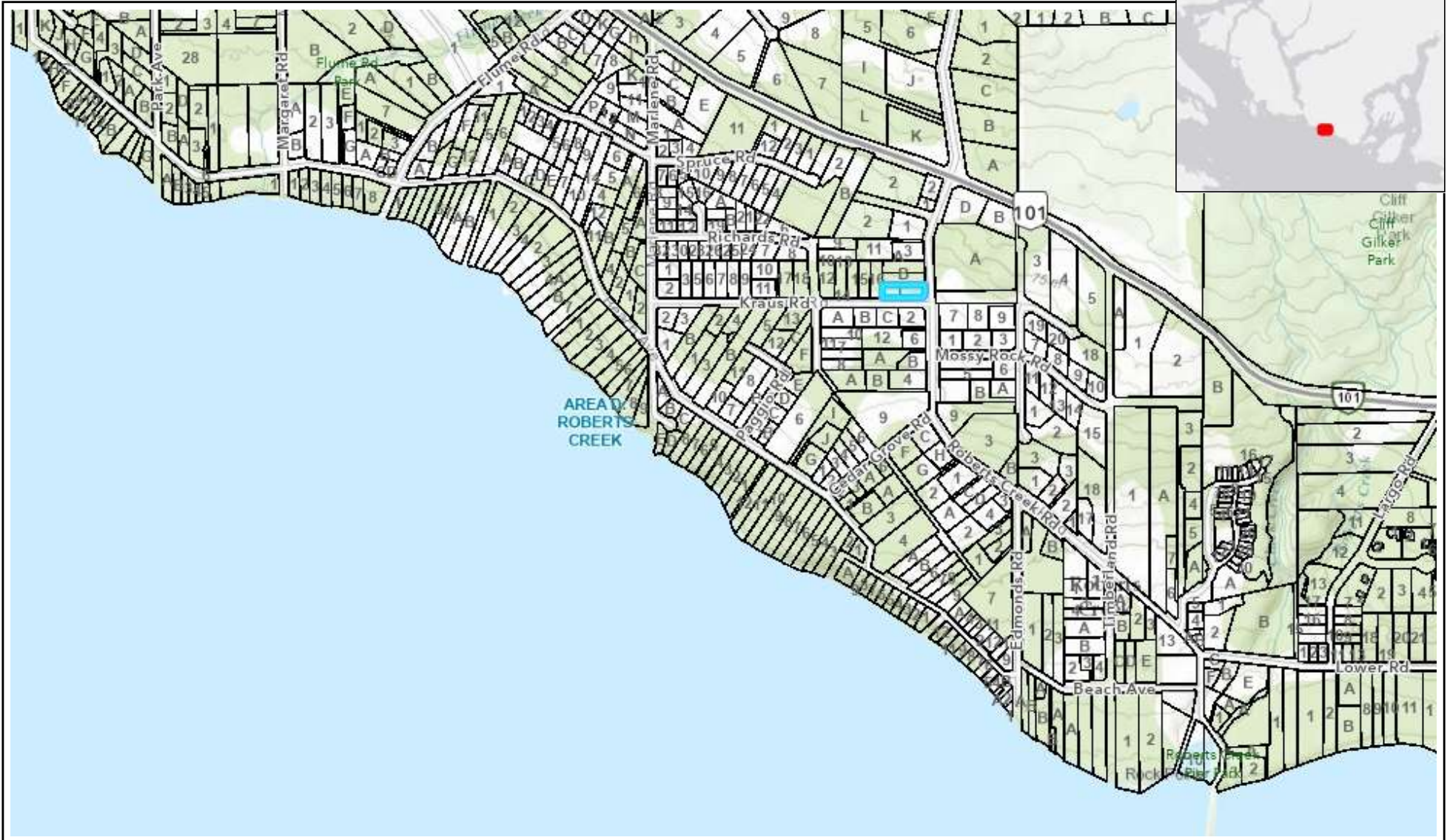
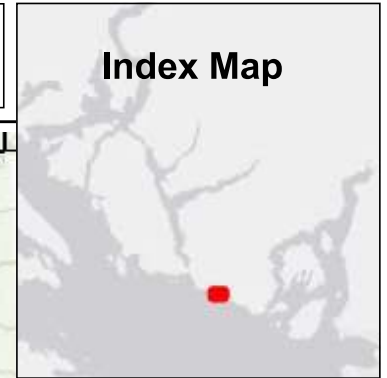
This property is located within the territory of the shíshálh Nation (Sechelt Nation)

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Index Map



AREA OF
ROBERTS
CREEK

596.2 0 298.10 596.2 Meters



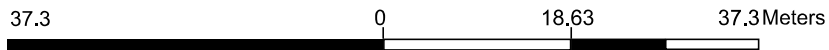
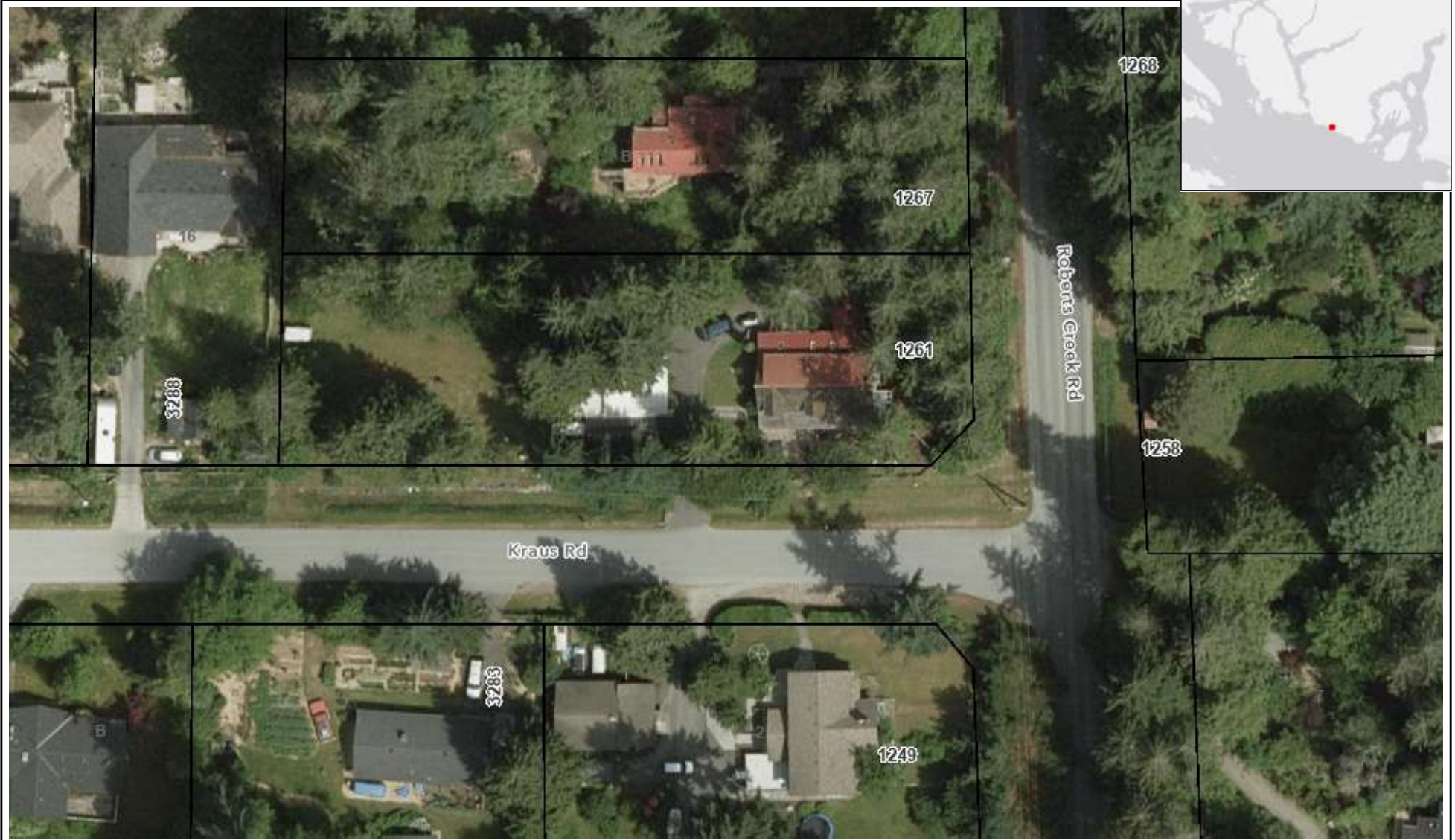
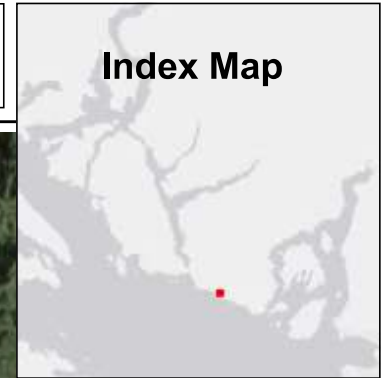
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5/8/2026
1: 11,736



Index Map



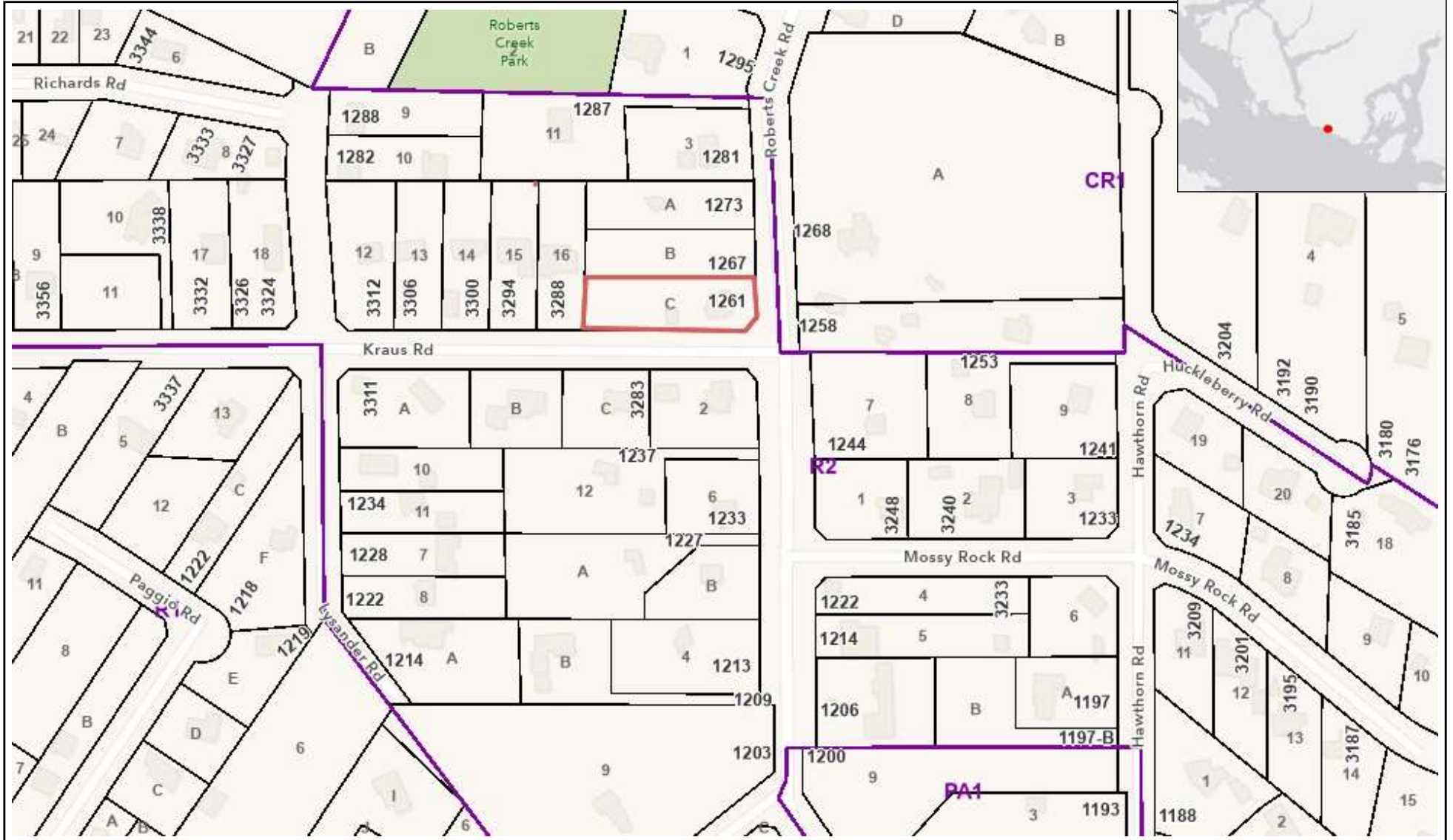
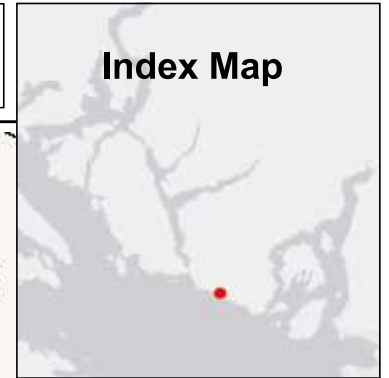
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5/8/2026
1: 734



Index Map



149.1 0 74.53 149.1 Meters


























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5/8/2026
1:2,934

Legend

-  Jurisdiction
-  Parks Labels
-  Road Labels
-  SCR D Landuse Zoning
-  Parcel Boundaries
-  SCR D Boundary
-  Building Footprints
-  Sunshine Coast Highway
- Roads**
 -  Arterial and Collector Roads
 -  Other Roads
 -  Resource Road
 -  Unconstructed Roads
 -  Forest Service Roads
-  Golf Courses
-  Lakes
-  Wetlands
-  Streams
- Parks**
 -  Parks
 -  Wharf
 -  Cemetery
-  First Nation Lands
- Coastline**
 -  Land
 -  Water

7.11 RURAL RESIDENTIAL TWO (RU2)

7.11.1 Intent

To permit residential, rural and resource *uses*.

7.11.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>second single-unit dwelling</i>	1) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 2) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.11.4.
3	<i>agriculture</i>	
4	<i>garden nursery</i>	
5	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
6	<i>keeping of livestock</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.6 for <i>Use Provisions</i> . 3) A maximum of 50 pigs may be kept on a parcel exceeding 1.75 ha.
7	<i>vehicle repair and maintenance</i>	1) Contained within an enclosed building; 2) There is no storage outside of the enclosed building; 3) No building shall exceed 6.0 m in height; 4) Minimum setback of a building from all parcel lines shall be 7.5 m; 5) The floor area of this use shall not exceed 75 m ² ; 6) <i>Parcel area</i> must exceed 8000 m ² within Electoral Area E and 3500 m ² in all other electoral areas.
8	<i>animal shelters</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Kennels</i> are only permitted in Electoral Areas E and F.
9	<i>wildlife rehabilitation</i>	<i>Parcel area</i> must exceed 8000 m ² .
10	<i>horse riding, training or boarding facility</i>	<i>Parcel area</i> must exceed 1.75 ha.
11	<i>manufacturing or storage</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be within a single fully enclosed <i>building</i> . 3) <i>Building floor area</i> shall not exceed 75 m ² . 4) Maximum <i>building height</i> shall be 6.0 m. 5) Minimum building setback to any parcel line shall be 7.5 m.
12	<i>fire training area</i>	Only in Block A, District Lot 1313, Plan 5950

13	tourist information centre	1) <i>Parcel area</i> must exceed 8000 m ² . 2) The building does not exceed 4.5m in height 3) The maximum floor area does not exceed 185m ²
14	<i>forest management</i>	
15	public works yard	Only in Block A, District Lot 1313, Plan 5950
16	<i>campground</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) Maximum 10 camp sites per hectare
17	<i>construction camp</i>	<i>Parcel area</i> must exceed 1.75 ha.
18	sawmill and shakemill	1) <i>Parcel area</i> must exceed 1.75 ha. 2) Excludes the <i>use</i> of planers and chippers. 3) <i>Site area</i> must not exceed 1000 m ² .
19	equipment repair and maintenance	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be contained with a fully enclosed <i>building</i>
20	<i>cannabis production</i> facility	1) <i>Parcel area</i> must exceed 8 ha 2) See Section 5.9 for <i>use</i> regulations

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) Density requirement as per Section 7.11.4. 2) See Section 5.2 for <i>Use</i> Provisions.
2	<i>short term rental</i>	See Section 5.3 for <i>Use</i> Provisions.

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

7.11.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m ²	35%
>3500 m ²	15%

7.11.4 Density

a) The maximum density of *dwelling units* shall be as follows:

PARCEL AREA	ELECTORAL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
< 8000 m ²	E	1	1 Single-unit Dwelling
< 1 ha	B, D	1	1 Single-unit Dwelling
< 1.5 ha	F	1	1 Single-unit Dwelling
≥ 1.5 ha	F	2	2 single-unit dwellings
≥ 8000 m ² ≤ 4 ha	E	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
≥ 1 ha ≤ 4 ha	B, D	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
> 4 ha	B, D	4	3 single-unit dwellings, and 1 auxiliary dwelling unit not exceeding 55 m ² in floor area
> 4 ha	E	2	2 single-unit dwellings

7.11.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) Notwithstanding Subsection (a), none of the following *uses* shall be located within 15 m of any *parcel line*:
1. wildlife rehabilitation centre;
 2. tourist information centre;
 3. campground;
 4. animal shelter or kennel;
 5. manufacturing and storage;
 6. construction camp;
 7. sawmill or shakemill;
 8. equipment repair and maintenance;
 9. horse riding, training or boarding facility;
 10. keeping of pigs.

7.11.6 Parking

Requirements as per Part 6.

7.11.7 Height of Buildings and Structures

Requirements as per Section 5.11.

7.11.8 Floor Area of Buildings

Requirements as per Section 5.13.

7.11.9 Site Specific Uses

7.11.9.1 A maximum of 10 sleeping cabins are permitted on Block 2 District Lot 3380 Plan 4341, subject to the following regulations:

- a) No cooking or sanitary facilities shall be contained within any sleeping cabin.
- b) No person shall occupy any sleeping cabin for transient accommodation for more than 10 days in any calendar month.

7.11.9.2 In addition to the uses permitted in Section 7.11.2 the following uses are permitted on Lot 1, DL 1657, Plan VAP23053, PID 016-713-541:

- a) general contractor facility;
- b) equipment works yard;
- c) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
- d) concrete batch plant;
- e) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (d) to be used for the purpose of housing a caretaker or watchman.
- f) Conditions of Use:
 1. For vehicle repair and maintenance, despite Section 7.11.2:
 - 1) there is no storage outside of an enclosed building;
 - 2) no such building shall exceed 7.5 m in height;
 - 3) the total floor area of such buildings shall not exceed 600 m²;
 - 4) the required setback from all parcel lines is 7.5 m.
 2. For manufacturing or storage, despite Section 7.11.2:
 - 1) there is no storage outside of an enclosed building;
 - 2) more than one building is permitted;
 - 3) no such building shall exceed 7.5 m in height;
 - 4) the total floor area of such buildings shall not exceed 600 m²;
 - 5) the required setback from all parcel lines is 7.5 m.
 3. For equipment works yard:
 - 1) more than one site area may be used;
 - 2) the use shall be screened by a solid fence or landscaping;
 - 3) the maximum total site area shall be 1 ha.

7.11.9.3 In addition to the uses permitted in Section 7.11.2, concrete batch plant is permitted on Block 6 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563.

7.11.9.4 Notwithstanding Section 7.11.4, an auxiliary dwelling unit is permitted on Lot 7 District Lot 1582 Group 1 New Westminster District Plan LMP22397.

7.11.9.5 In Block A District Lot 1313 Plan 5950, the following apply:

a) In addition to the uses permitted in Section 7.11.2, the following uses are permitted on a parcel exceeding 1.75 ha:

1. Non-commercial *community storage facility* provided that:
 - 1) No building shall exceed 6 m in height; and
 - 2) The footprint of the building shall not exceed 450 m².
2. Public works yard;
3. Yard waste transfer station that is auxiliary to a public works yard;
4. *fire training area*, with a minimum of 7.5 m setback to all property lines.

b) The maximum density of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
< 1 ha	1	1 Single-unit Dwelling
≥ 1 ha ≤ 4 ha	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
> 4 ha	4	3 single-unit dwellings and 1 auxiliary dwelling unit