

# Buyer's Information Packet

5223 SUNSHINE COAST HWY, SECHELT BC



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

*Sunshine Coast. Where you want to be.*

Bellamy Group

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Active

R3147685

Board: V

House/Single Family

5223 SUNSHINE COAST HIGHWAY

Sunshine Coast

Sechelt District

V7Z 0C4

Residential Detached

\$1,299,000 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **53.00**

Frontage(metres): **16.15**

Depth / Size: **284**

Lot Area (sq.ft.): **12,820.00**

Lot Area (acres): **0.29**

Flood Plain:

View: **Yes : SPECTACULAR OCEAN VIEWS**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Septic, Water**

Sewer Type: **Septic**

If new, GST/HST inc?:

Bedrooms: **5**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Rear Yard Exp:

P.I.D.: **012-197-432**

Original Price: **\$1,299,000**

Approx. Year Built: **1972**

Age: **54**

Zoning: **R1**

Gross Taxes: **\$6,020.56**

For Tax Year: **2024**

Tax Inc. Utilities?:

Tour: **Virtual Tour URL**

Style of Home: **3 Storey**

Construction: **Frame - Wood**

Exterior: **Brick, Metal**

Foundation: **Concrete Perimeter**

Renovations: **Partly**

# of Fireplaces: **3** R.I. Fireplaces:

Fireplace Fuel: **Wood**

Fuel/Heating: **Forced Air, Natural Gas, Wood**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **3**

Covered Parking: **0**

Parking Access: **Front**

Parking: **Open**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Lease... **No :**

Fixtures Rmvd: **:**

Floor Finish:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 13, PLAN VAP3777, DISTRICT LOT 1329, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

|                                                 |                      |       |                 |                      |       |           |                    |                |
|-------------------------------------------------|----------------------|-------|-----------------|----------------------|-------|-----------|--------------------|----------------|
| Finished Floor (Main):                          | <b>1,068</b>         | Floor | Type            | Dimensions           | Floor | Type      | Dimensions         | Bathrooms      |
| Finished Floor (Above):                         | <b>918</b>           | Main  | Living Room     | <b>20'10 x 12'11</b> | Below | Cold Room | <b>13'0 x 6'8</b>  | Floor #Pcs     |
| Finished Floor (AbvMain2):                      | <b>0</b>             | Main  | Dining Room     | <b>10'5 x 8'6</b>    | Below | Storage   | <b>9'0 x 6'9</b>   | Main <b>3</b>  |
| Finished Floor (Below):                         | <b>1,193</b>         | Main  | Kitchen         | <b>10'0 x 10'2</b>   | Below | Laundry   | <b>17'6 x 17'1</b> | Above <b>4</b> |
| Finished Floor (Basement):                      | <b>0</b>             | Main  | Family Room     | <b>13'7 x 8'1</b>    | Below | Foyer     | <b>9'0 x 6'5</b>   | Above <b>2</b> |
| Finished Floor (Total):                         | <b>3,179 sq. ft.</b> | Main  | Foyer           | <b>12'4 x 6'6</b>    |       |           | <b>x</b>           | Below <b>3</b> |
| Unfinished Floor:                               | <b>0</b>             | Above | Primary Bedroom | <b>12'3 x 11'5</b>   |       |           | <b>x</b>           |                |
| Grand Total:                                    | <b>3,179 sq. ft.</b> | Above | Walk-In Closet  | <b>6'4 x 3'9</b>     |       |           | <b>x</b>           |                |
| Flr Area (Det'd 2nd Res):                       | <b>sq. ft.</b>       | Above | Bedroom         | <b>10'9 x 8'4</b>    |       |           | <b>x</b>           |                |
| Suite:                                          |                      | Above | Bedroom         | <b>12'1 x 8'4</b>    |       |           | <b>x</b>           |                |
| Basement: <b>Fully Finished, Separate Entry</b> |                      | Above | Bedroom         | <b>12' x 8'6</b>     |       |           | <b>x</b>           |                |
|                                                 |                      | Below | Kitchen         | <b>10'2 x 10'1</b>   |       |           | <b>x</b>           |                |
|                                                 |                      | Below | Bedroom         | <b>15'6 x 15'4</b>   |       |           | <b>x</b>           |                |
|                                                 |                      | Below | Living Room     | <b>20'1 x 11'10</b>  |       |           | <b>x</b>           |                |

Crawl/Bsmt. Height:

# of Levels: **3**

# of Kitchens: **2**

# of Rooms: **17**

Manuf Type:

MHR...

ByLaw Restrictions:

Registered in MH...

CSA/BCE:

PAD Rental:

Maint. Fee:

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

Perched on a spectacular high-bank waterfront lot in sought-after Selma Park, this 4-bedroom home with a self-contained 1-bedroom suite offers an exceptional coastal lifestyle. Enjoy panoramic ocean views, your own private beach access, and unforgettable sunsets from the spacious view deck. The inviting living room features a striking brick fireplace, warm wood-burning ambience, and expansive windows that frame the water. Thoughtful upgrades throughout make this home move-in ready. Whether you're looking for a family home, income potential, or a private seaside retreat, this is your opportunity to own a true piece of paradise.

## **FEATURE SHEET for 5223 SUNSHINE COAST HIGHWAY**

A vacation feeling all year 'round.....

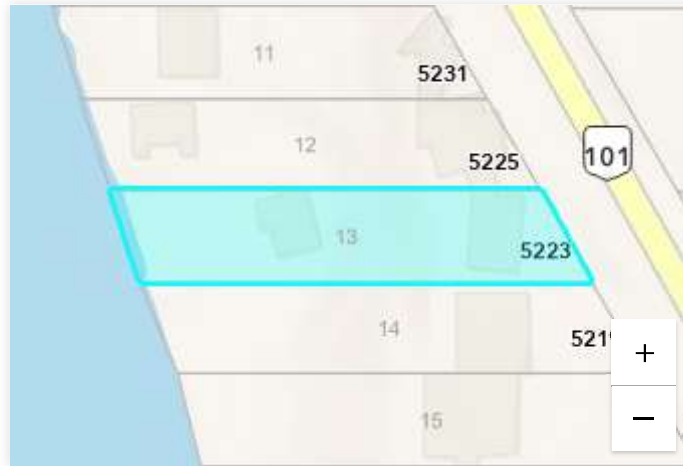
- Beautiful sunsets, peaceful mornings watching the action the water
- Whale and Seal watching right from your deck!
- Beach fires, Beach time fun with great swimming
- Best crabbing on the Coast! Just 50 feet in front of the house. Crab boils on the beach.
- Watching the lights from the Island dance all night
- Fall asleep listening to the waves

Suite can be utilized as an Air B&B to host people from around the world

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## Property Report

5223 SUNSHINE COAST HWY



### Jurisdiction

This property is in the District of Sechelt.

### Parcel Legal Description

**PID** 012-197-432

**Folio** 570.02875.000

**Lot** 13

**Block**

**District Lot** 1329

**Plan** VAP3777

### BC Assessment 2025

**Land** 1,006,000.00

**Buildings** 159,000.00

**Total Value** 1,165,000.00

**Lot Size** 12820 SQUARE FEET

**GIS Area (approx.)** 1,128 m<sup>2</sup>

*GIS area is approximate and for convenience only. Always confirm actual parcel area by referencing legal plan or consulting with a BC Land Surveyor.*

### Land Use Regulations

**Zoning** R-1 Large Lot, Low Density Residential

**OCP Land Use** Low Density Residential

**Development Permit Areas** DPA 3 Marine Foreshore Shoreline, DPA 4 Rocky Beach Front, Escarpments and Slope Hazards, DPA 5 Slope greater than 20% to 30%, DPA 5 Slope greater than 30%

**Agricultural Land Reserve** This property is not in ALR

*Local land use regulations for this property are established by the **District of Sechelt** and provided for convenience only. All regulations should be verified with the [District of Sechelt](#).*

### Service Areas

#### **Water Service**

This property is in the Chapman water system area managed by SCRD.

#### **Sanitary Sewer**

Contact the District of Sechelt for information about sanitary sewer service.

#### **Garbage and Recycling**

Contact the District of Sechelt for information about garbage collection.

#### **Fire Protection**

This property is in the Sechelt Fire Protection Area.

#### **Building Inspection**

Contact the District of Sechelt for building inspection services.

[This property is located within the traditional territory of the shíshálh Nation \(Sechelt Nation\).](#)

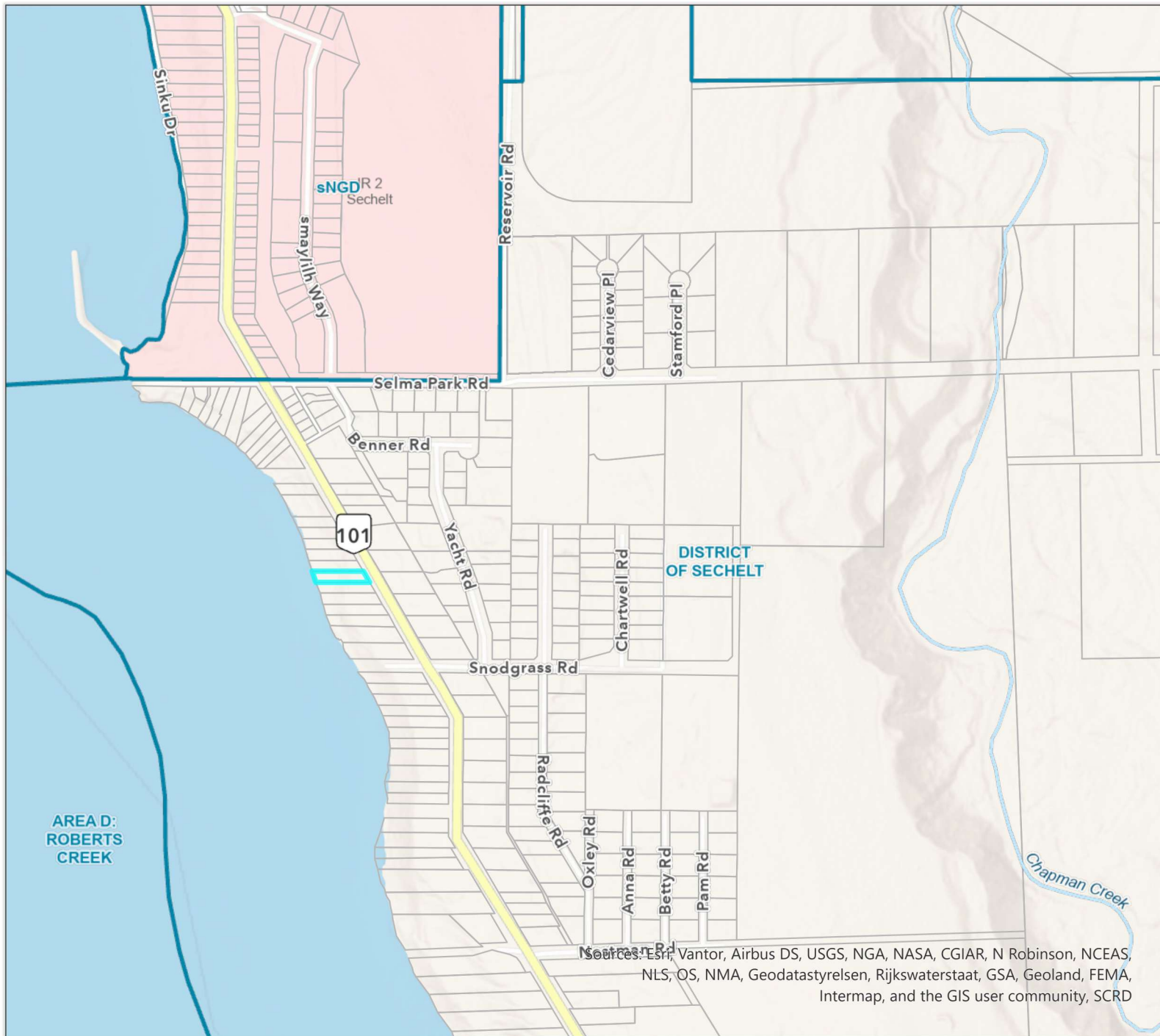
This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this report. Contact the local authority noted for more information.

Statutory Rights of Way, Easements or other interests are not listed on this report and may be researched separately through LTSA.



[Back](#)





### Legend

- Jurisdiction
- Streams
- Parcels

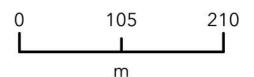
AREA D:  
ROBERTS  
CREEK

DISTRICT  
OF SECHLT

Chapman Creek

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, SCRD

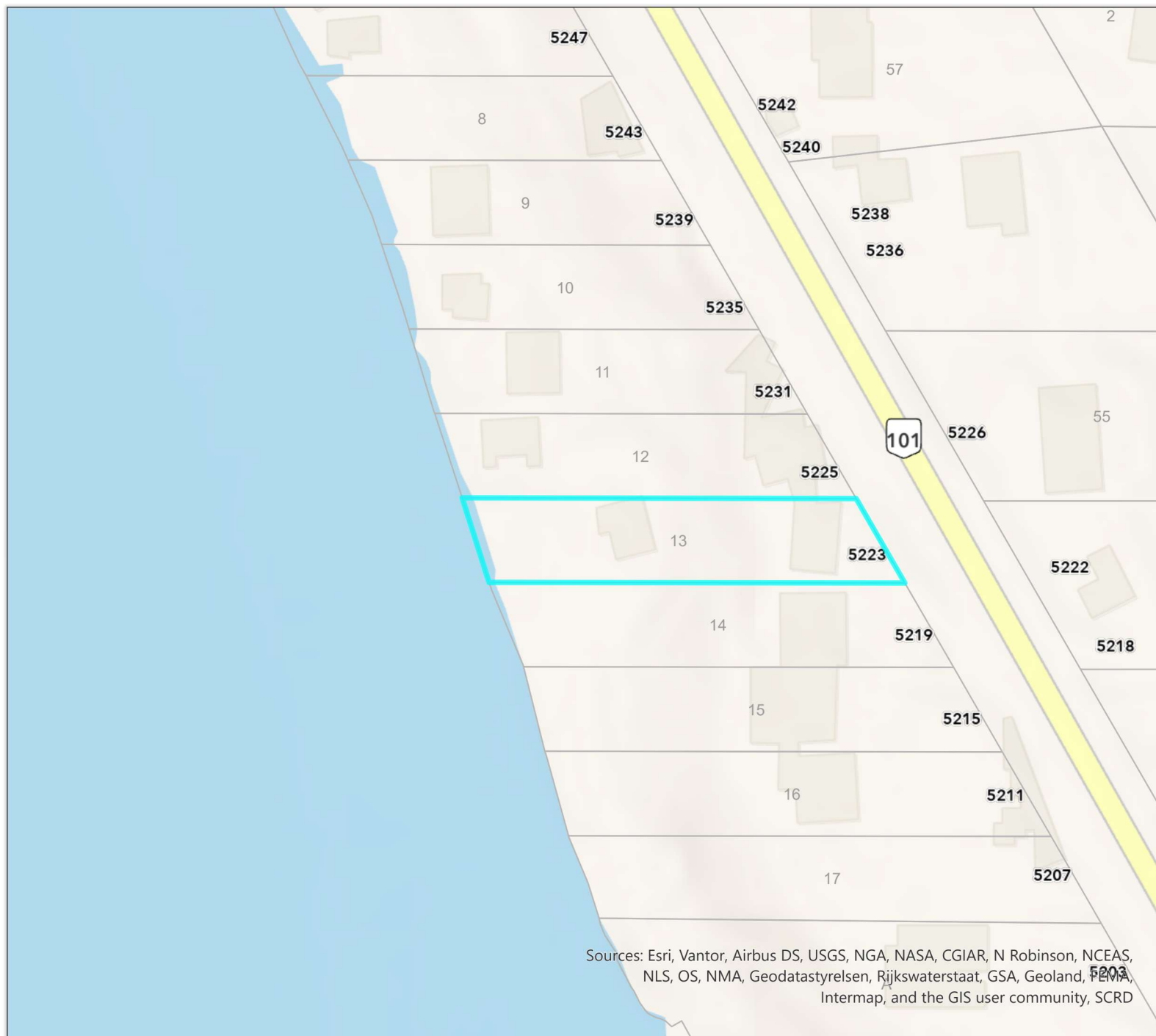
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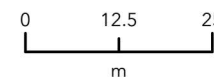


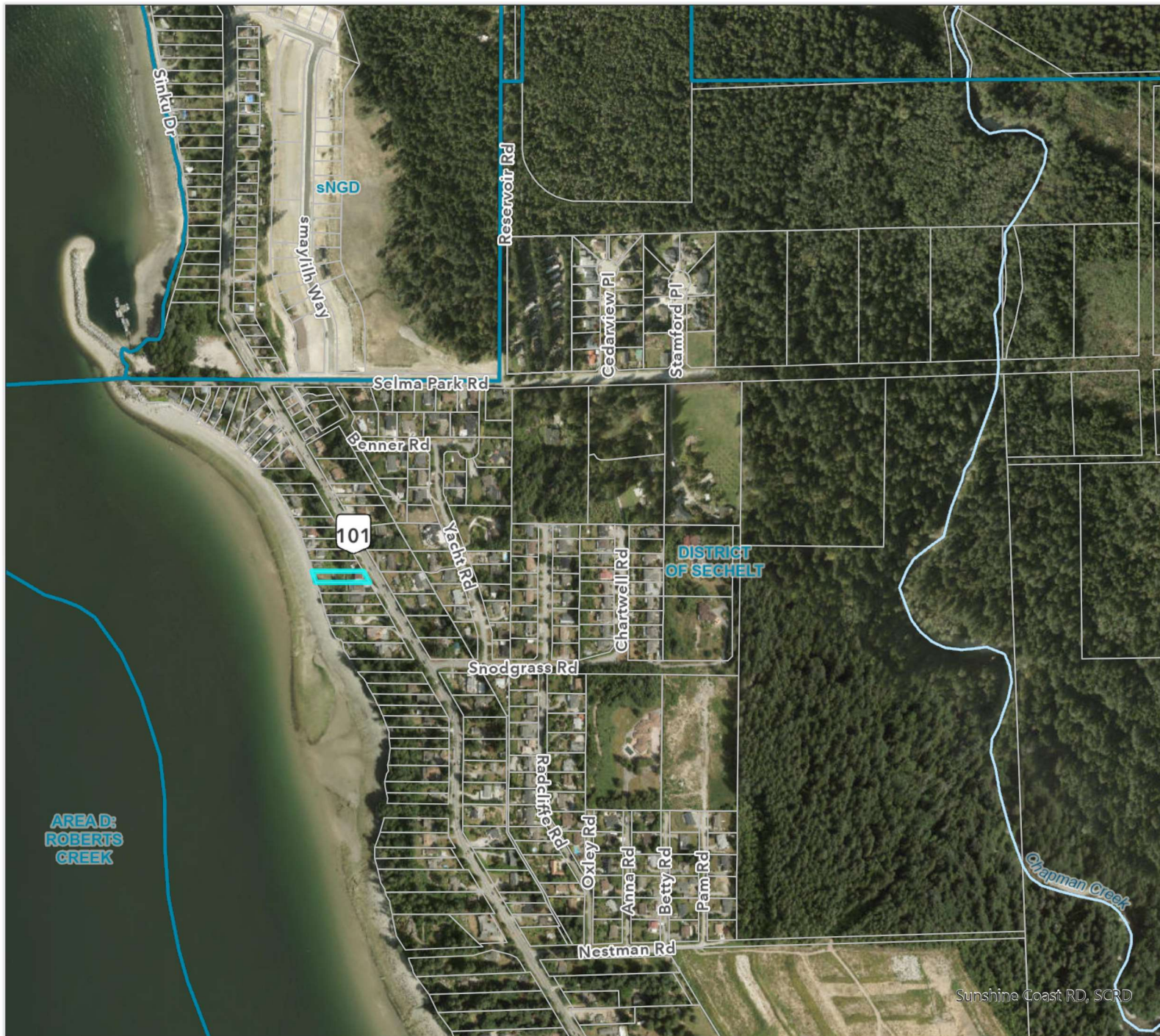
### Legend

- Jurisdiction
- Civic Address
- Parcels



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# Legend

- Jurisdiction
- Streams
- Parcels

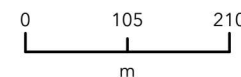
AREA:  
ROBERTS  
CREEK

DISTRICT  
OF SEGHET

Chapman Creek

Sunshine Coast RD, SCRD

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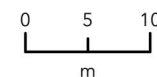


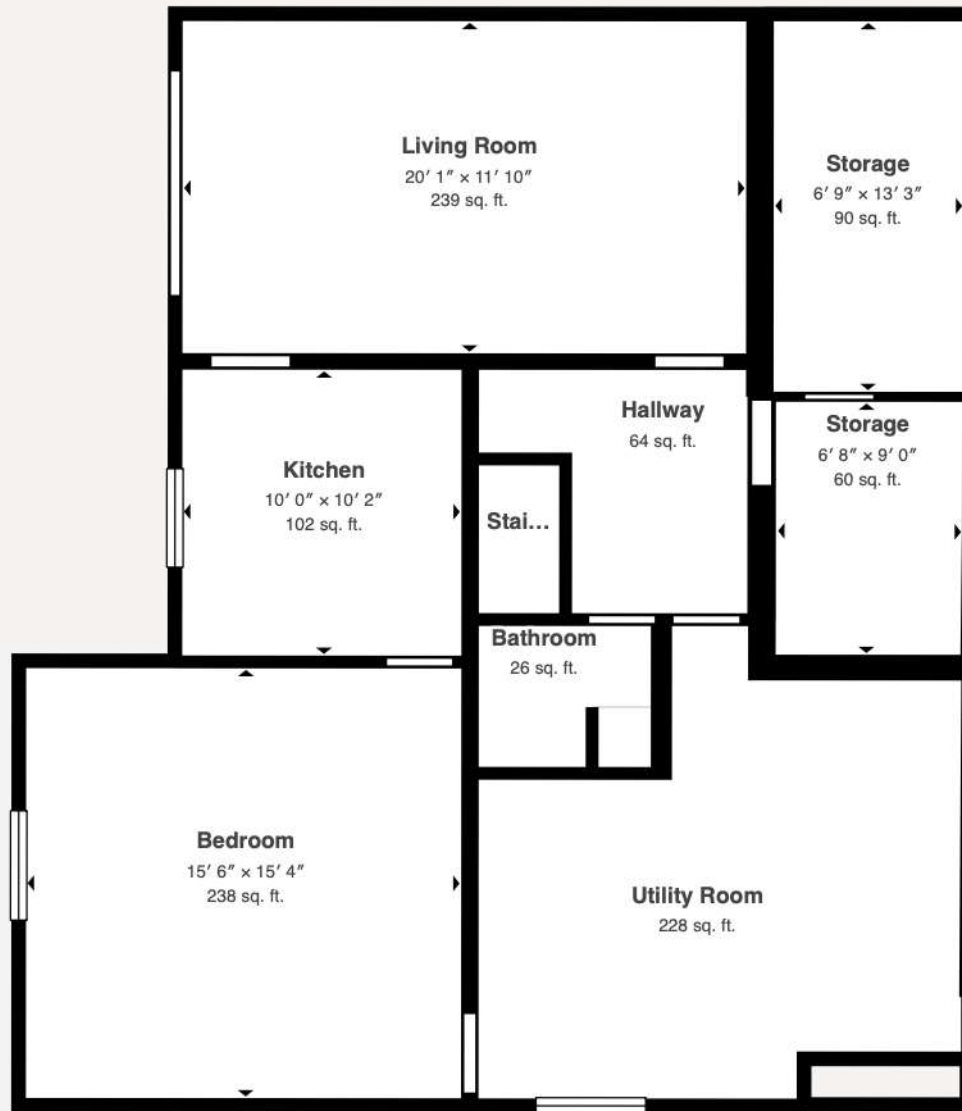


#### Legend

-  Jurisdiction
-  Civic Address
-  Parcels

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## Lower Level

 Matterport Property Report:

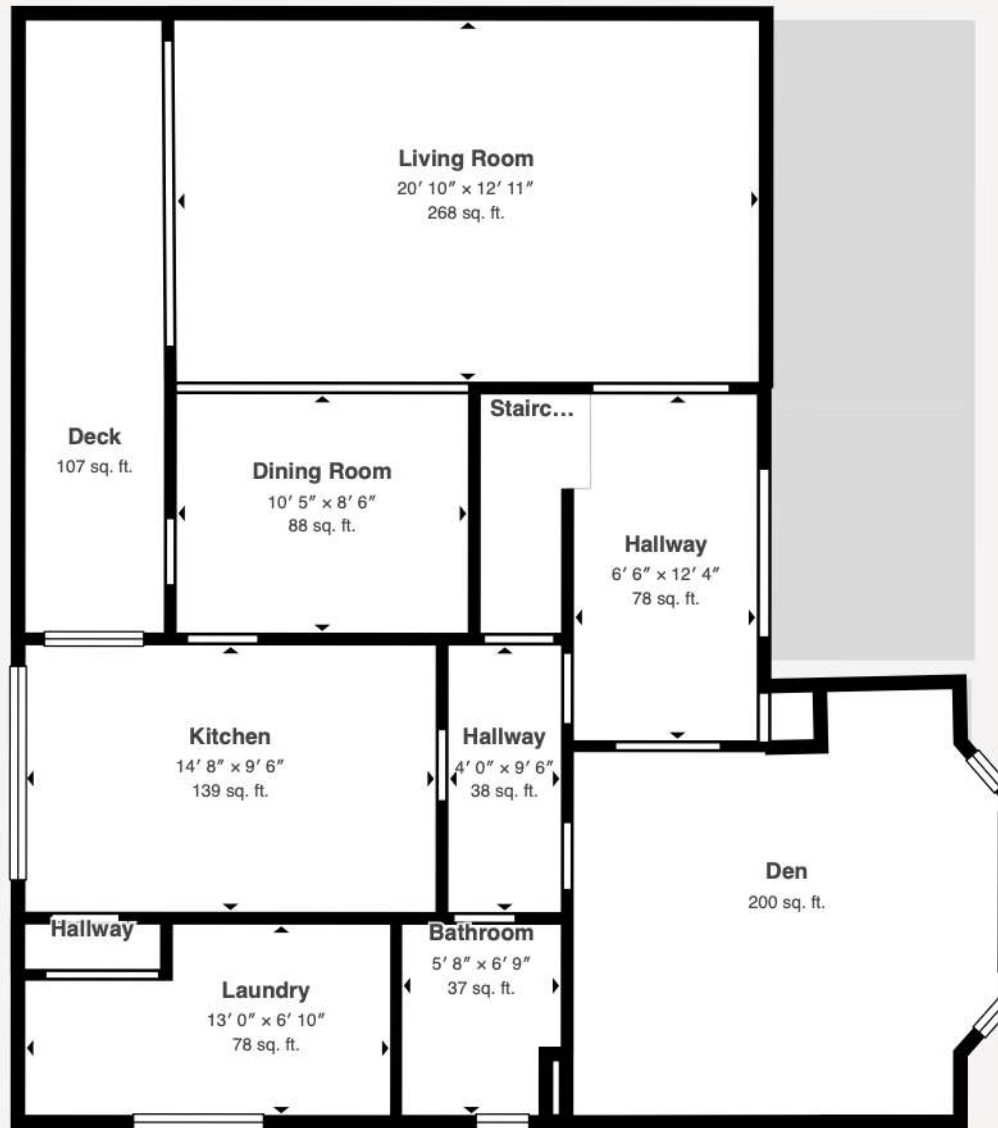
5223 Sunshine Coast Hwy

Gross Floor Area - Full Property 3,519 sq. ft. | Floor 1 1,259 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 Matterport





# Main Floor

 **Matterport Property Report:**

**5223 Sunshine Coast Hwy**

**Gross Floor Area - Full Property 3,508 sq. ft. | Floor 2 1,253 sq. ft.**

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 **Matterport**



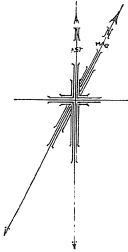
Duplicate:- No 3777.

LOT 1592.

INDIAN RESERVE

PORTION OF LOT 1592 ADDED TO LOT 1592.01.  
 PORTION OF LOT 1592 ADDED TO LOT 1592.02.  
 PORTION OF LOT 1592 ADDED TO LOT 1592.03.  
 THE LITTLE ALY ADDITION TO THE SOUTH  
 PART OF LOT 1592.01.  
 POSTING PLAN FOR LOTS 1592.01, 1592.02, 1592.03.  
 LOTS 1592.01, 1592.02, 1592.03.  
 LOTS 1592.01, 1592.02, 1592.03.  
 LOTS 1592.01, 1592.02, 1592.03.

**PLAN**  
**OF THE SUBDIVISION OF**  
**A PORTION OF**  
**LOT 1329 GP. I.**  
**NEW WESTMINSTER DISTRICT.**  
 SCALE 200 FEET TO INCH.



I, Geoffrey K. Burnett,  
 a British Columbia Land Surveyor, certify  
 that this plan is a correct representation of  
 the survey which has been made by me upon  
 the ground and is prepared under the provi-  
 sions of the Land Registry Act:  
 11.12.1911.

*Geoffrey K. Burnett*

B.C.L.S.

The Roman Catholic Archbishop  
 of Vancouver, Neil McNeil

LOT 1379.

I, G. H. Dawson, Surveyor-General, certify  
 that the conditions (a), (b), (c) and (d)  
 of Section 6B of the Land Registry  
 Act have been complied with.

*G. H. Dawson*  
 VICTORIA, B.C. JANUARY 12<sup>TH</sup> 1912.

HILL &amp; BURNETT, B.C. LAND SURVEYORS, CIVIL ENGINEERS, NEW WESTMINSTER, B.C.



## 1.1 Residential One Zone — Large Lot, Low Density

(R1)

### Zone Intent:

- 1.1.1 To accommodate *Single-Detached Dwellings* with *Accessory Dwellings* on large lots where appropriate. Properties within this zone are typically located outside of the downtown village area and may not be serviced by sanitary sewer systems.

### Permitted Uses:

- 1.1.2 The permitted *Principal* and *Accessory Uses* are as follows:

| Principal Uses                  | Accessory Uses                                                                                                        |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <i>Single-Detached Dwelling</i> | <i>Detached Accessory Dwelling Unit</i><br><i>Home Business</i><br><i>Secondary Suite</i><br><i>Short-Term Rental</i> |

### Density:

- 1.1.3 The permitted number of dwellings are as follows:

| Lot Size                               | Number of Dwellings                                                                 |
|----------------------------------------|-------------------------------------------------------------------------------------|
| Parcels less than 2,000 m <sup>2</sup> | <i>One Single-Detached Dwelling</i>                                                 |
| Parcels 2,000 m <sup>2</sup> or larger | <i>One Single-Detached Dwelling</i><br><i>One Detached Accessory Dwelling Unit</i>  |
| Parcels 4,000 m <sup>2</sup> or larger | <i>Two Single-Detached Dwellings</i><br><i>One Detached Accessory Dwelling Unit</i> |

### Siting:

- 1.1.4 The minimum *Setbacks* from lot lines are as follows:

| Structure                               | Front | Rear                            | Interior Side | Exterior Side |
|-----------------------------------------|-------|---------------------------------|---------------|---------------|
| <i>Single-Detached Dwelling</i>         | 5.0 m | 5.0 m                           | 1.5 m         | 3.0 m         |
| <i>Detached Accessory Dwelling Unit</i> | 5.0 m | 5.0 m<br>1.5 m (with rear lane) | 1.5 m         | 3.0 m         |
| <i>Accessory Structure</i>              | 1.5 m | 1.5 m                           | 1.5 m         | 1.5 m         |

## Height

1.1.5 The maximum *Heights* are as follows:

| Structure                               | Maximum Height |
|-----------------------------------------|----------------|
| <i>Single-Detached Dwelling</i>         | 8.5 m          |
| <i>Detached Accessory Dwelling Unit</i> | 6.5 m          |
| <i>Accessory Structure</i>              | 5.0 m          |

## Lot Coverage:

1.1.6 The maximum *Lot Coverage* is 35%.

## Subdivision:

1.1.7 The subdivision regulations are as follows:

| Criteria                       | Regulation                                                                                              |
|--------------------------------|---------------------------------------------------------------------------------------------------------|
| Minimum <i>Lot Area</i>        | 900 m <sup>2</sup> with Municipal Sewer Service<br>2,000 m <sup>2</sup> without Municipal Sewer Service |
| Minimum Lot Frontage and Width | 20.0 m                                                                                                  |

## Site Specific Uses

1.1.8 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

| Site Specific Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lot 18, D.L. 1028, Plan 4682 except part in Plan 19680 (Ward Court)</b><br>a) Permitted uses are limited to:<br>i. Garden nursery and garden centre.<br>ii. Greenhouses.<br>iii. Water bottling plant.<br>iv. <i>Single-Detached Dwelling</i> .<br>v. Wholesale and retail sales of products associated with (i), (ii) and (iii).<br>vi. Accessory storage facilities and uses customarily incidental to (i) to (v).<br>b) No building or structure shall exceed 10.5 m in <i>Height</i> .                                                                                               |
| <b>Block A, D.L. 1379, Plan VAP1938 (Havies Road)</b><br>a) Additional permitted uses:<br>i. <i>Detached Accessory Dwelling Unit</i> on lots over 900 m <sup>2</sup> if connected to municipal sewer.<br>b) Minimum <i>Lot Area</i> for new subdivision is 500 m <sup>2</sup> when connected to municipal sewer.                                                                                                                                                                                                                                                                            |
| <b>Lot 70, DL 1329, Plan VAP3777 and Lot 71, DL 1329, Plan VAP3777 (Snodgrass Road); and Block E, DL 2307, Plan VAP16304 and Block D, DL 2307, Plan VAP16304 and Block C, DL 2307, Plan VAP16304 (Ridgeview Drive); and DL 1205, Plan VAP16494 and Remainder A, DL 2307, Plan VAP16304 and Lot 1, Block A, DL 2307, Plan LMP35397 and Lot 1, Block B, DL 2307, Plan BCP10024 and Lot 2, Block B, DL 2307, Plan BCP10024 (Chapman Road)</b><br>a) Minimum <i>Lot Area</i> for new subdivision is 900 m <sup>2</sup> when connected to bare land strata decentralized shared sewerage system. |

**5223 SUNSHINE COAST HWY SECHELT V7Z 0C4**

Area-Jurisdiction-Roll: 08-570-02875.000

**Total value** **\$1,165,000**

2026 assessment as of July 1, 2025

Land \$1,006,000

Buildings \$159,000

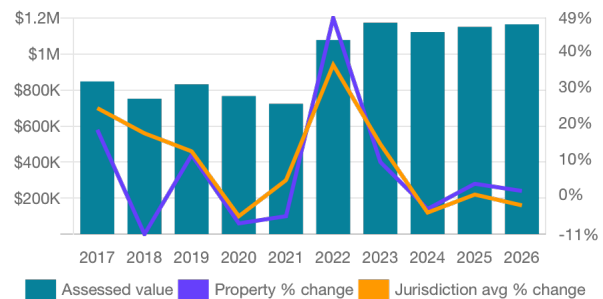
Previous year value \$1,151,000

Land \$971,000

Buildings \$180,000

**Property value history**

|      |      |             |
|------|------|-------------|
| 2026 | +1%  | \$1,165,000 |
| 2025 | +3%  | \$1,151,000 |
| 2024 | -4%  | \$1,122,000 |
| 2023 | +9%  | \$1,174,000 |
| 2022 | +49% | \$1,078,000 |

**Property value and District of Sechelt jurisdiction change****Property information**

|                      |                        |
|----------------------|------------------------|
| Year built           | 1972                   |
| Description          | 2 STY house - Standard |
| Bedrooms             | 4                      |
| Baths                | 4                      |
| Carports             |                        |
| Garages              |                        |
| Land size            | 12820 Sq Ft            |
| First floor area     | 1,175                  |
| Second floor area    | 734                    |
| Basement finish area | 1,011                  |
| Strata area          |                        |
| Building storeys     | 2                      |
| Gross leasable area  |                        |
| Net leasable area    |                        |

**Legal description and parcel ID**

LOT 13, PLAN VAP3777, DISTRICT LOT 1329, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 012-197-432

**Sales history (last 3 full calendar years)**

No sales history for the last 3 full calendar years

**Manufactured home**

Width

Length