

Buyers Information Packet

5821 Deerhorn Drive
Sandy Hook - Sechelt BC



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

Sunshine Coast. Where you want to be.

Bellamy Group

604.741.1122 • sandybellamy.ca





Presented by:
Sandy Bellamy PREC*

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



Active
R2997811
Board: V
House/Single Family

5821 DEERHORN DRIVE

Sunshine Coast
Sechelt District
V7Z 0E1

Residential Detached

\$859,000 (LP)
(SP)



| | | |
|---|-------------------------------------|----------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$899,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 1981 |
| Frontage(feet): 74.00 | Bathrooms: 3 | Age: 44 |
| Frontage(metres): 22.56 | Full Baths: 2 | Zoning: R-1 |
| Depth / Size: 126' | Half Baths: 1 | Gross Taxes: \$4,978.96 |
| Lot Area (sq.ft.): 9,937.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.23 | P.I.D.: 007-699-778 | Tax Inc. Utilities?: |
| Flood Plain: | | Tour: |
| View: Yes: Mountains and Sechelt Inlet | | |
| Complex/Subdiv: Sandy Hook | | |
| First Nation Reserve: | | |
| Services Connected: Electricity, Septic, Water | | |
| Sewer Type: Septic | Water Supply: City/Municipal | |

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Heat Pump**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Carport; Single, Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 127 DISTRICT LOT 7255 PLAN 15121**

Amenities:

Site Influences: **Marina Nearby, Paved Road, Recreation Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Free Stand F/P or Wdstove, Refrigerator, Stove**

| Finished Floor (Main): | 734 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|----------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above): | 585 | Main | Living Room | 13'9 x 12'3 | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 13'9 x 9'2 | | | x | Below 4 |
| Finished Floor (Below): | 704 | Main | Kitchen | 9'11 x 7'11 | | | x | Main 2 |
| Finished Floor (Basement): | 0 | Main | Pantry | 7'11 x 7'1 | | | x | Above 3 |
| Finished Floor (Total): | 2,023sq. ft. | Main | Foyer | 8'9 x 7'8 | | | x | |
| Unfinished Floor: | 0 | Above | Bedroom | 11'11 x 9'3 | | | x | |
| Grand Total: | 2,023sq. ft. | Above | Bedroom | 12'7 x 8'9 | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Den | 13'9 x 11'4 | | | x | |
| | | Below | Primary Bedroom | 15'3 x 13'3 | | | x | |
| | | Below | Walk-In Closet | 7'5 x 5'3 | | | x | |
| | | Below | Bedroom | 12'2 x 7'11 | | | x | |
| | | Below | Foyer | 8'9 x 8'3 | | | x | |
| Suite: | | | | x | | | x | |
| Basement:None | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 12 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | | ByLaw Restrictions: | | | | | | |

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

Enjoy lovely ocean views from this spacious 4-bed + den home, located in the sought-after Sandy Hook neighbourhood of Sechelt. Set on a sunny lot, this home blends mid-century modern charm with coastal living. The main floor features an open living space that flows onto a generous ocean-view balcony, perfect for relaxing or entertaining. A cozy wood-burning stove adds warmth & character, while the office/den off the primary bedroom offers flexibility—easily used as a fifth bedrm, nursery, or private workspace. Outdoors, the flat, grassy backyard includes deer-proof raised garden beds, plus a wood shed & storage shed. This peaceful location is surrounded by nature and recreation—just minutes to the beach, Hidden Grove trails, and Porpoise Bay Provincial Park.



Property Report

5821 DEERHORN DR

9/16/2025

PARCEL INFORMATION:

Jurisdiction: DISTRICT OF SECHELT

Folio: 570.06738.744

PID: 007-699-778

Lot: 127

Block:

Plan: VAP15121

District Lot: 7255

Approx. Size: 0.092 ha

Land Value: 607000

Improvement Value: 262000

2025 Assessed Value: 869000



SERVICES:

Water Service Area: Chapman

Fire Protection Area: Sechelt

Curbside Collection Service Area: District of Sechelt

Sanitary Sewer Service Area: Not in a SCRD service area

SCRD LAND USE INFORMATION:

OCP Area: District of Sechelt OCP

<https://www.sechelt.ca>

OCP Landuse:

Not in a SCRD OCP Area

Development Permit Area(s):

No SCRD DPAs

Tree Cutting Permit Area(s):

Not in a SCRD Permit Area

Zoning Bylaw:

Not in a SCRD Zoning area

Landuse Zone:

No SCRD Zoning

Subdivision District:

No SCRD Zoning

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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Balcony



Balcony



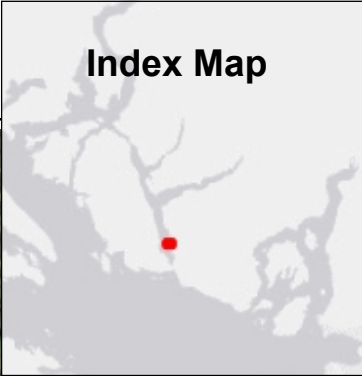
Entry



Bedroom



Bathroom



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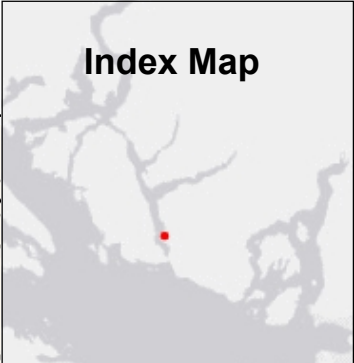


9/16/2025
1: 5,868

5821 Deerhorn, Sechelt BC - Elevations



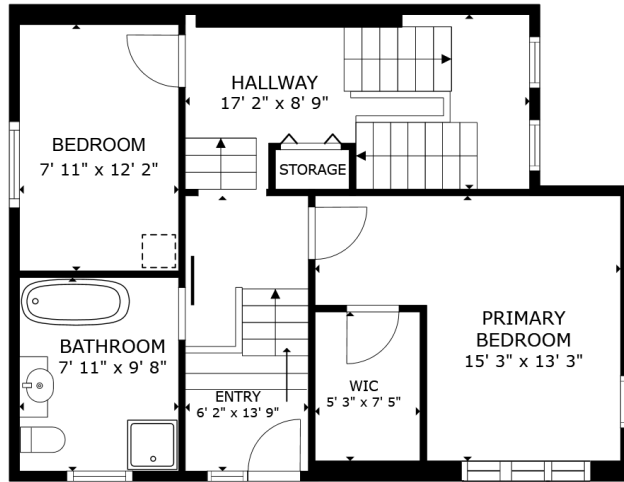
Index Map



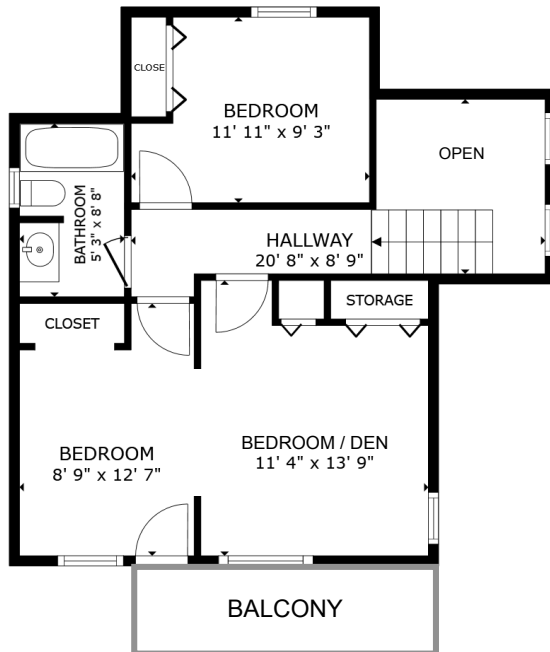
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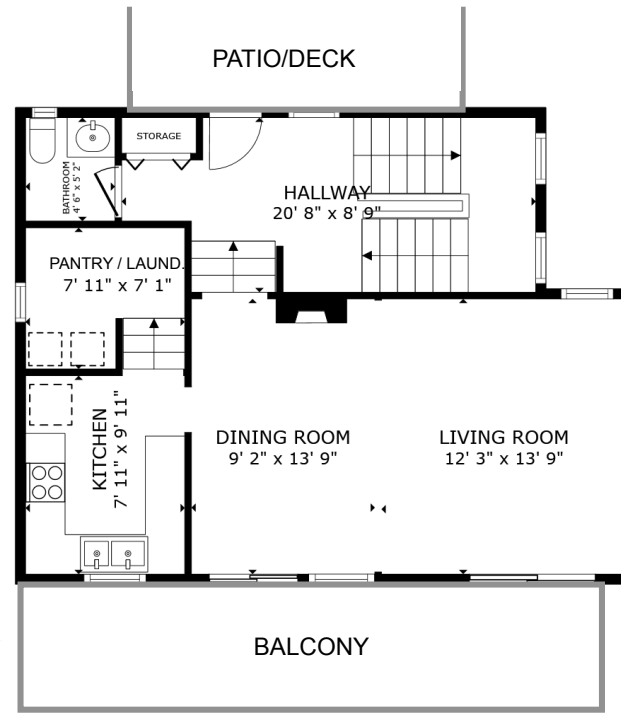
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Lower Level



Upper Level



Main Floor - Garden / Yard

5821 Deerhorn Drive

Sechelt, BC - Sandy Hook

For More Information:

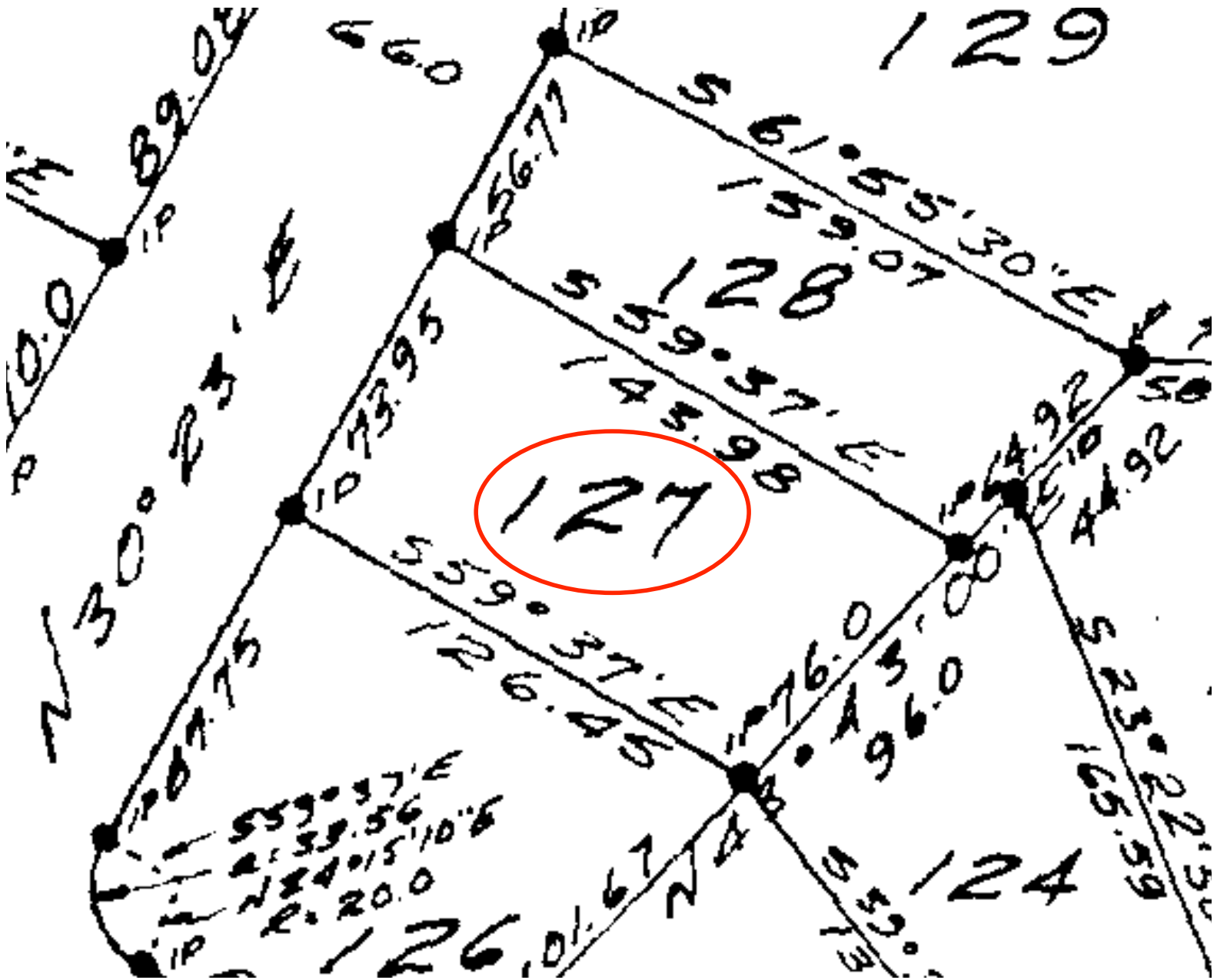
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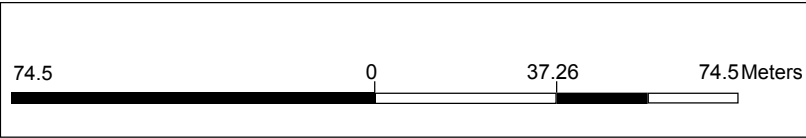
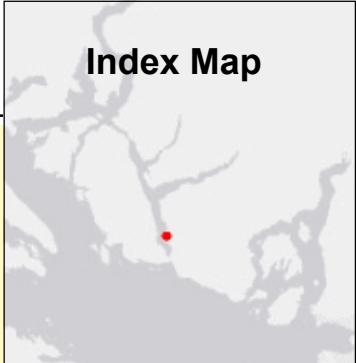
Legal Plan Excerpt, 5821 Deerhorn, Sechelt BC



5821 Deerhorn, Sechelt BC - R-1 Zoning



Index Map



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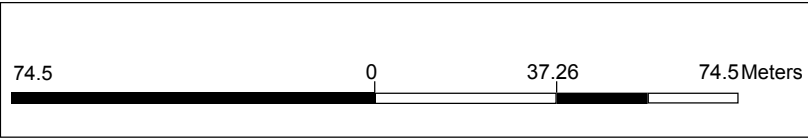
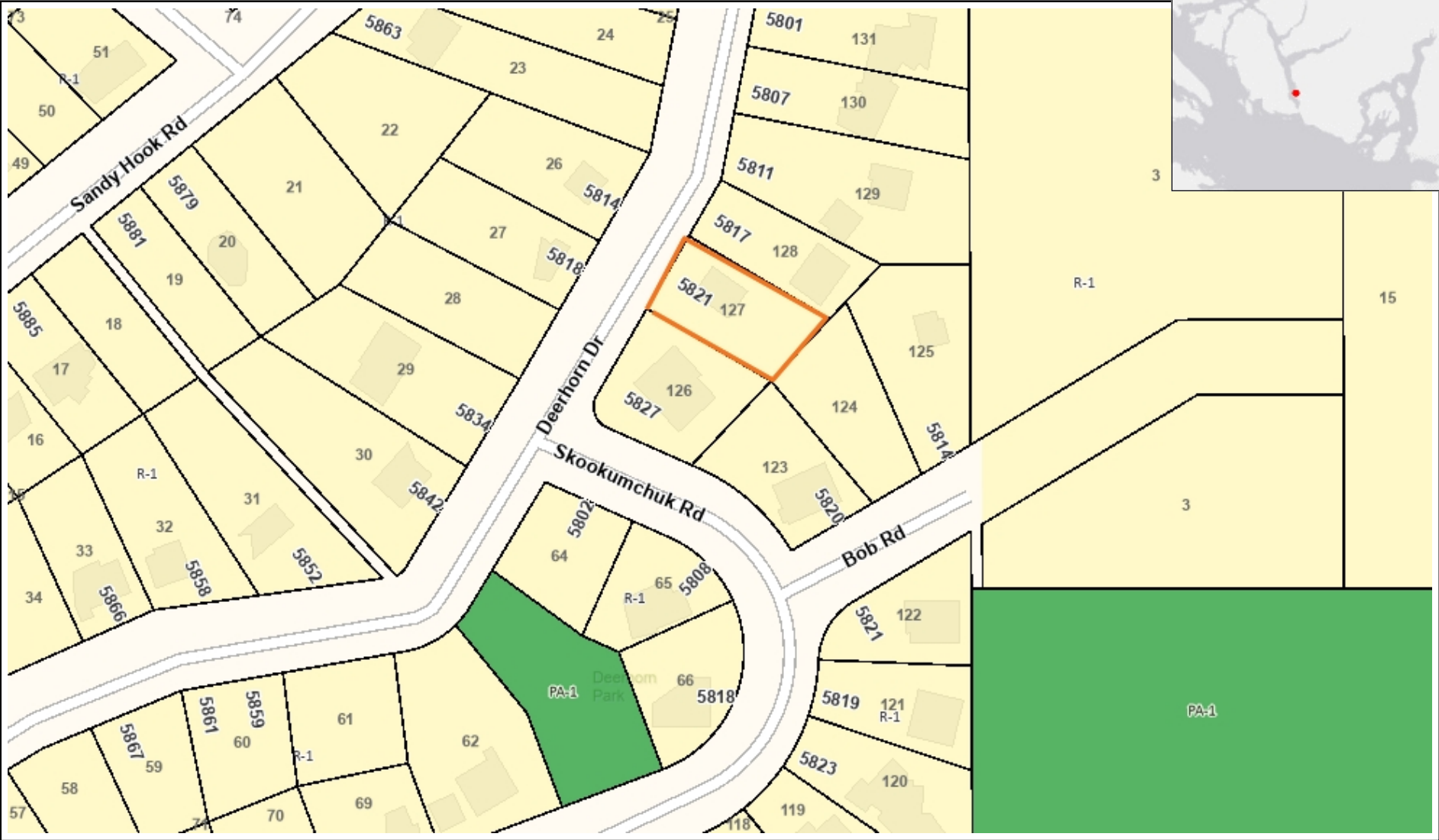
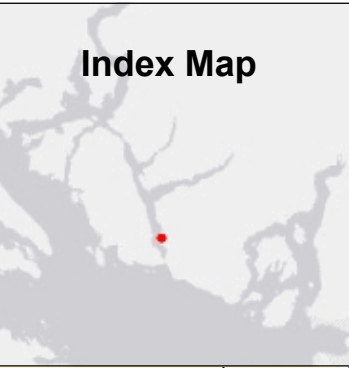


9/16/2025
1: 1,467

5821 Deerhorn, Sechelt BC - R-1 Zoning



Index Map



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9/16/2025
1: 1,467

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> <i>Home Business</i> <i>Secondary Suite</i> <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 ² | <i>One Single-Detached Dwelling</i> |
| Parcels 2,000 m ² or larger | <i>One Single-Detached Dwelling</i> <i>One Detached Accessory Dwelling Unit</i> |
| Parcels 4,000 m ² or larger | <i>Two Single-Detached Dwellings</i> <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 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 ² with Municipal Sewer Service 2,000 m ² 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 |
|---|
| Lot 18, D.L. 1028, Plan 4682 except part in Plan 19680 (Ward Court) a) Permitted uses are limited to: i. Garden nursery and garden centre. ii. Greenhouses. iii. Water bottling plant. iv. <i>Single-Detached Dwelling</i> . v. Wholesale and retail sales of products associated with (i), (ii) and (iii). vi. Accessory storage facilities and uses customarily incidental to (i) to (v). b) No building or structure shall exceed 10.5 m in <i>Height</i> . |
| Block A, D.L. 1379, Plan VAP1938 (Havies Road) a) Additional permitted uses: i. <i>Detached Accessory Dwelling Unit</i> on lots over 900 m ² if connected to municipal sewer. b) Minimum <i>Lot Area</i> for new subdivision is 500 m ² when connected to municipal sewer. |
| 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) a) Minimum <i>Lot Area</i> for new subdivision is 900 m ² when connected to bare land strata decentralized shared sewerage system. |