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COMMERCIAL

LAKEFRONT DEVELOPMENT LAND
COWICHAN VALLEY, BC

FOR SALE

5.91 — ACRE LAKEFRONT DEVELOPMENT LAND

2245 MOOSE ROAD

NORTH COWICHAN, BRITISH COLUMBIA

LIST PRICE

\$1,600,000

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LISTED BY

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RARE 375 FT OF SOUTH-FACING QUAMICHAN LAKE FRONTAGE, MINUTES FROM DUNCAN.

An exceptional 5.91-acre lakefront holding offering a rare combination of private-estate setting and residential development upside. The property sits inside the urban containment boundary, and the Official Community Plan supports rezoning and subdivision — making it equally compelling to an estate buyer and to a developer assembling lakefront lots.

Positioned along one of Quamichan Lake’s most desirable shorelines just outside Duncan, BC, the property includes 375 feet of south-facing waterfront with views of Mt. Tzouhalem. Sprawling lawns, mature trees — including heritage apple trees — and a gently sloping shale break give seamless water access and a genuine park-like feel.

Sunrises over the lake, moonlit reflections on the water, and a quiet, established setting — all within minutes of schools, shopping, and transit, and a ten-minute drive to the Trans-Canada Highway.



LIST PRICE
\$1,600,000

5.91 ACRES · 375 FT LAKE FRONTAGE
ZONED A-3 · OCP SUPPORTS SUBDIVISION

LAKE FRONTAGE 375 ft South-facing, Quamichan Lake	LOT SIZE 5.91 ac Park-like, gently sloping	ZONING A-3 Rural Restricted (subdivisible)	SERVICES Municipal Water and sewer available
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PROPERTY FEATURES

- 375 feet of south-facing lake frontage on Quamichan Lake
- Gently sloping shale break providing seamless water access
- Sprawling lawns and mature trees, incl. heritage apple trees
- Mountain and lake views — Mt. Tzouhalem to the south
- Inside the urban containment boundary; OCP supports rezoning
- Municipal water; sewer available to the property
- Vacant land — no improvements to remove or work around
- Eight minutes to downtown Duncan; 60 minutes to Victoria

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THE LAND	SITE	ZONING & UTILITIES	SERVICING
CIVIC ADDRESS	2245 Moose Rd, North Cowichan	ACCESS / EGRESS	Via Moose Road
PID	001-484-010	WATER	Municipal
LOT SIZE	5.91 acres	SEWER	Sewer available
ZONING	Rural Restricted (A-3)	IMPROVEMENTS	N/A — vacant land
OCP	Within urban containment	MAX LOT COVERAGE	30%
WATERFRONT	Lake — 375 ft frontage	MAX HEIGHT	9 metres
VIEWS	Mountain, Lake	ANNUAL TAXES	\$12,347.00
TOPOGRAPHY	Slight slope, southern facing		

LEGAL DESCRIPTION	TITLE
Lot 2 Section 2 Range 8 Quamichan District and Section 1 Range 8 Somenos District Plan 42280 Except Plan EPP99616	

PERMITTED USES · A-3 RURAL RESTRICTED		NORTH COWICHAN ZONING BYLAW
Agriculture	Agricultural Storage	Assisted Living
Bed and Breakfast	Community Care Facility	Greenhouse
Home-based Business	Modular Home	Single-Family Dwelling
Supportive Housing	Two-Family Dwelling	

THE LOCATION

QUAMICHAN LAKE • DUNCAN, BC



2245 MOOSE ROAD

APPROXIMATE

DRIVE TIMES

Duncan	8 min	Mill Bay	25 min
Langford	45 min	Saanich Core	50 min
Nanaimo	50 min	Victoria Core	60 min

ABOUT THE AREA

Quamichan Lake sits immediately east of Duncan in the Cowichan Valley, the largest urban centre between Greater Victoria and Nanaimo. The shoreline is tightly held; large lakefront parcels with subdivision potential rarely come to market. Schools, shopping, and the Trans-Canada Highway are all within a ten-minute drive.

FOR MORE INFORMATION

CONTACT BROKERS

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