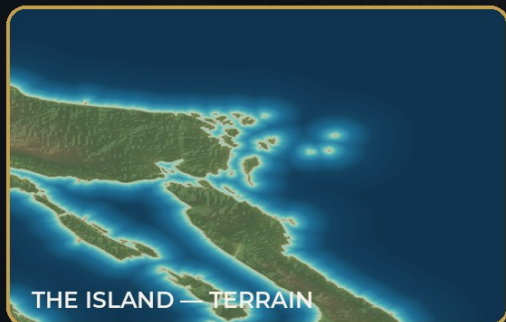


PRIVATE ISLANDS INC.

# BREAKWATER ISLAND

BRITISH COLUMBIA, CANADA



65 ACRES • FREEHOLD  
FOUR LAND TITLES • TWO RESIDENCES

49.135°N 123.683°W

ELEVATION — SUMMIT 70 FT



## THE ESTATE

# At a Glance

|            |                              |
|------------|------------------------------|
| LOCATION   | Salish Sea, British Columbia |
| LAND AREA  | 65 acres                     |
| TITLES     | Four land titles             |
| RESIDENCES | Log home (1933) + Rock House |
| DOCK       | Deep-water dock + pier       |
| SUMMIT     | 70 ft                        |

### LAND TITLES, ONE ISLAND

Four distinct titles under one freehold ownership — entitled for up to four primary residences and four guest cottages.

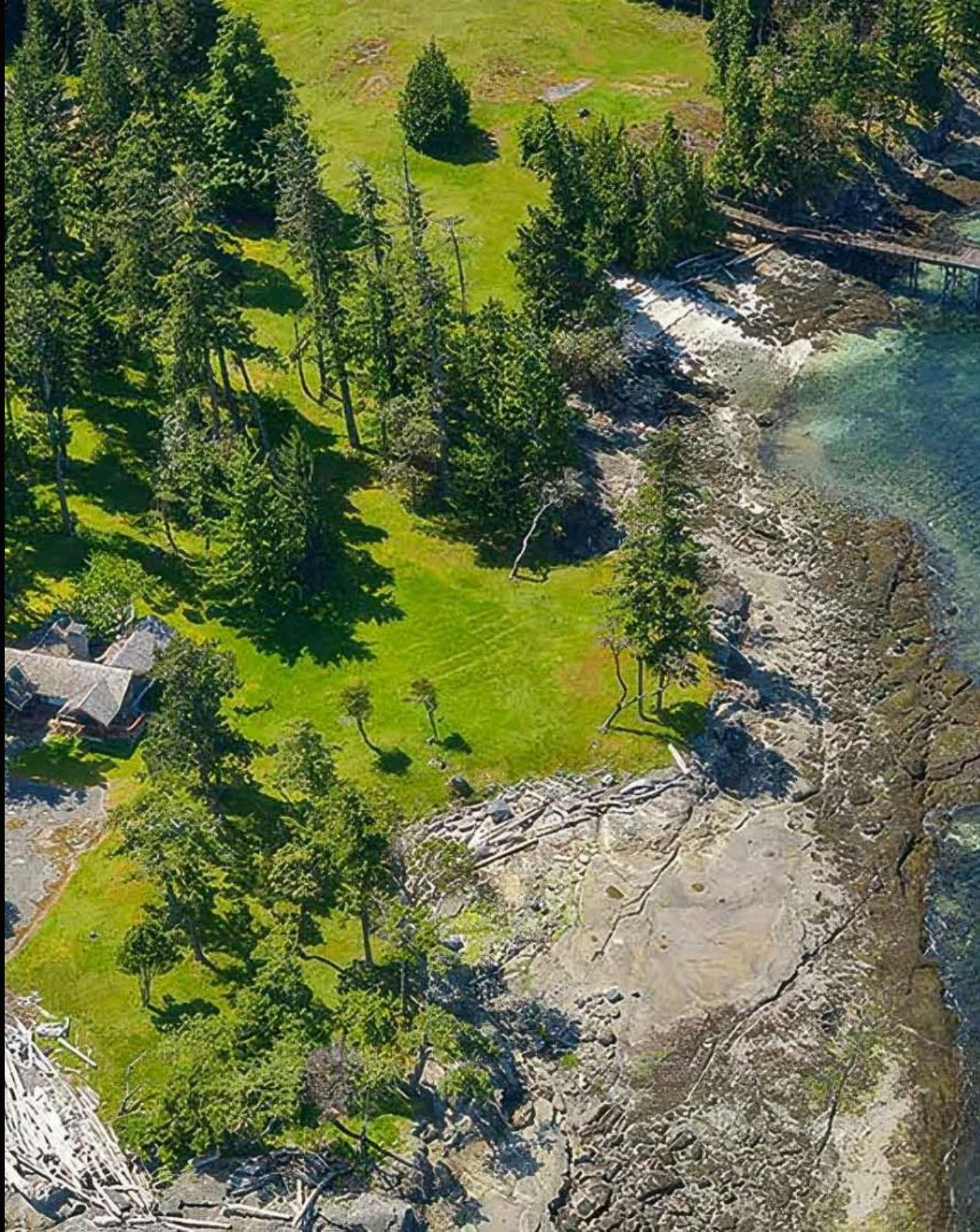
### ISLAND VITALS

|             |                     |
|-------------|---------------------|
| PRICE       | ACREAGE             |
| NOT PRINTED | 65 acres            |
| TITLE       | SUMMIT              |
| Freehold    | 70 ft               |
| WATERS      | NEAREST             |
| Salish Sea  | Silva Bay, Gabriola |

[www.privateislandsonline.com/canada/britishcolumbia/breakwater-island2](http://www.privateislandsonline.com/canada/britishcolumbia/breakwater-island2)

### REGION — BRITISH COLUMBIA

British Columbia's Gulf Islands scatter through the Salish Sea between Vancouver Island and the mainland — a sheltered archipelago of forested shores and working harbours. Freehold islands here rarely change hands whole, and fewer still arrive with titles, homes and utilities already in place.





## THE ISLAND

# A Park-Like Sanctuary

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Breakwater Island is a 65-acre park-like sanctuary in the sheltered waters of the Salish Sea, near Gabriola Island. Massive meadows and forested ridges give it a national-park feel, while its existing infrastructure and development flexibility set it apart among British Columbia's legacy estates — mainland-style comfort in a wilderness setting.

## THE TITLES

# Four Titles, One Island

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The island is comprised of four distinct land titles, each entitled for a primary residence and a guest cottage — up to four of each in all. That structure suits a private family compound, a collaborative retreat, or a multi-generational holding, with two residences already in place today.

## RESIDENCES

# Two Homes in Place

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A charming two-bedroom log home, built in 1933, sits on an elevated site with views of the Coast Mountains and Vancouver. A second two-bedroom residence, the Rock House, serves as guest or caretaker quarters overlooking the private dock.

## INFRASTRUCTURE

# Workshop & Utilities

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The heated, insulated workshop runs on 3-phase power and houses a dedicated water room with four large storage tanks and advanced filtration, plus extensive storage for vessels and vehicles. Power arrives by submarine cable from the BC Hydro grid on Gabriola; fresh water is pumped and stored on site.





LAND AND WATER

## Meadows, Forest, Foreshore

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The island's 65 acres run from expansive grassy meadows into wooded interior ridges, in a landscape the listing likens to a national park. Rare foreshore rights come with the property, anchored by the private deep-water dock and pier built for large yachts. From the high ground, views open 360 degrees across the Strait of Georgia, and the mature forest shelters eagle nests and a thriving population of deer.

KNOWN FOR

A 65-acre freehold legacy estate in the Salish Sea — four titles, two residences, and a year-round deep-water dock minutes from Silva Bay.

SUMMER HIGH 71°F • WINTER LOW 36°F



BY WATER

## Minutes from Silva Bay

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The island's own private, year-round deep-water dock and pier receive boats directly, and the mainland gateway is close: Silva Bay on Gabriola Island, 1.3 miles straight-line to the north, with two marinas. Gabriola also carries the submarine power cable that keeps the island on the BC Hydro grid.

BY AIR

## Floatplane to Vancouver

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Silva Bay offers scheduled floatplane service to Vancouver — about a 20-minute flight, per the listing — and the island is also accessible by helicopter. Vancouver International Airport lies 23 miles straight-line to the east, Nanaimo 11.6 miles to the west.

### DISTANCES — STRAIGHT LINE

Silva Bay 1.3 mi · Nanaimo 12 mi · Vancouver Int'l Airport 23 mi · Victoria 51 mi

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65 ACRES • FOUR TITLES • DEEP-WATER DOCK • FREEHOLD

LOCATION

# On the Map

GULF ISLANDS • BRITISH COLUMBIA



GALLERY

# The Estate in Frames



The pier and deep-water dock



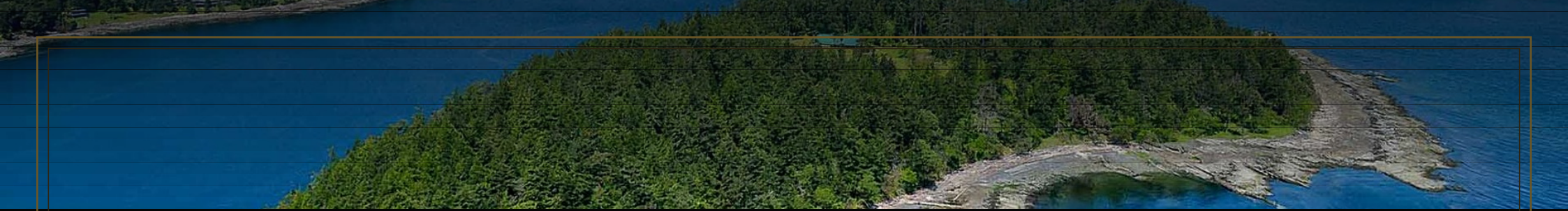
Meadow and forest at the island's heart



Rocky foreshore on the south shore



Neighbouring islets in the Salish Sea



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

# BREAKWATER ISLAND

SALISH SEA, BRITISH COLUMBIA

## CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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