



PRIVATE ISLANDS INC.

TAN ISLAND

CORTES ISLAND, BRITISH COLUMBIA

THE PROPERTY

A PRIVATE ISLAND WITH ROOM TO BREATHE

- 40-acre waterfront property surrounded by the protected waters of Desolation Sound.
- Boat access, deep-water docks, private residences, guest cabins and shoreline living.
- Presented through the Private Islands Inc. lens: discreet, editorial and place-led.



PROPERTY PROFILE

THE PROPERTY AT A GLANCE

A complete island holding, configured for private arrival and extended stays.



40 acres of private island terrain



Two primary residences plus guest cabins and outbuildings



Two deep-water docks with a 75 ft dock for moorage



5,947 sq ft of finished structures, plus unfinished space



Boat access only, close to Gorge Harbour Marina

THE ISLAND IS THE AMENITY

Forest, shoreline and open water define the daily rhythm. A fenced garden, greenhouse, orchard, drilled wells, water lease and multiple outbuildings support self-contained island life.

- **Oyster leases** and protected waterfront
- **Plum, cherry and apple orchard**
- **Abundant arbutus trees**
- **Two septic systems** and several outbuildings



THREE DISTINCT WAYS TO STAY



MAIN RESIDENCE NO. 1

2,539 sq ft · built in 1979 · Douglas fir floors · wood stove · baseboard heat · nearby dock



MAIN RESIDENCE NO. 2

1,721 sq ft · built in 1996 · solar panels with backup generator · wood stove · garden beds · carport



ORIGINAL COTTAGE + CABINS

Studio cottage · two guest cabins · fish cabin · summer kitchen · workshop · laundry cabin · woodshed



ARCHITECTURE & ARRIVAL

DESIGNED FOR ISLAND LIVING

Large windows and wraparound decks open each residence to the water.

Custom timber construction and wood-burning stoves bring warmth to the buildings.

Guest cabins make space for extended family, friends and long stays.

The protected dock and boat-only access preserve privacy from arrival onward.

REFERENCE MATERIAL

FLOOR PLANS & STRUCTURE

Supplied floor plans are presented as reference material, framed on black with PIO Gold labels and no added brokerage marks.

PRIMARY RESIDENCES

MAIN RESIDENCE NO. 1

2,539 sq ft · built in 1979

MAIN RESIDENCE NO. 2

1,721 sq ft · built in 1996

SUPPORTING STRUCTURES

ORIGINAL COTTAGE + CABINS

Original cottage, cabins, summer kitchen, workshop and laundry cabin.

Reference plans show the two main residences, original cottage, cabins, summer kitchen, workshop and laundry cabin.

MAIN HOUSE + SECOND RESIDENCE

Upper and main floors of the principal residence, with main and lower floors of the second residence.

MAIN RESIDENCE NO. 1

2,539 SQ FT

Built in 1979

SECOND RESIDENCE NO. 2

1,721 SQ FT

Built in 1996

ROOM DIMENSIONS

MAIN HOUSE • UPPER

Left Loft — 29'8 x 11'9

Right Loft — 29'8 x 11'9

MAIN HOUSE • MAIN

Primary Bed — 16'5 x 11'4

Living — 19'2 x 14'3

Dining — 19'2 x 15'3

Kitchen — 14'4 x 11'6

Bed — 11'6 x 8'10

Family — 19'0 x 12'2

Decks — 50'10 x 9'10; 18'6 x 15'11

SECOND RESIDENCE • MAIN

Primary Bed — 13'1 x 10'11

WIC — 13'1 x 4'1

Living — 15'2 x 13'1

Kitchen — 13'5 x 13'0

Dining — 13'5 x 4'9

Utility — 13'4 x 9'11

4PC — 8'5 x 7'7

Pantry — 5'1 x 4'1

Deck — 37'1 x 7'7

SECOND RESIDENCE • LOWER

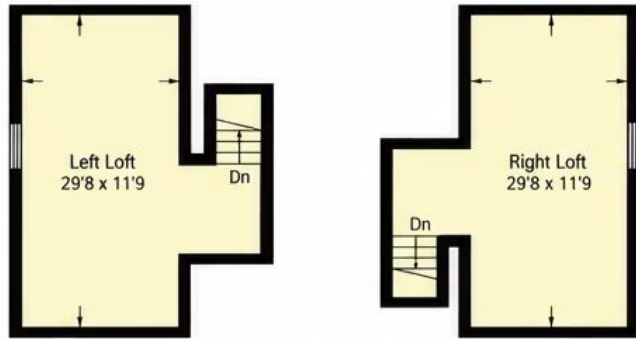
Workshop — 27'0 x 14'11

Deck — 30'6 x 9'4

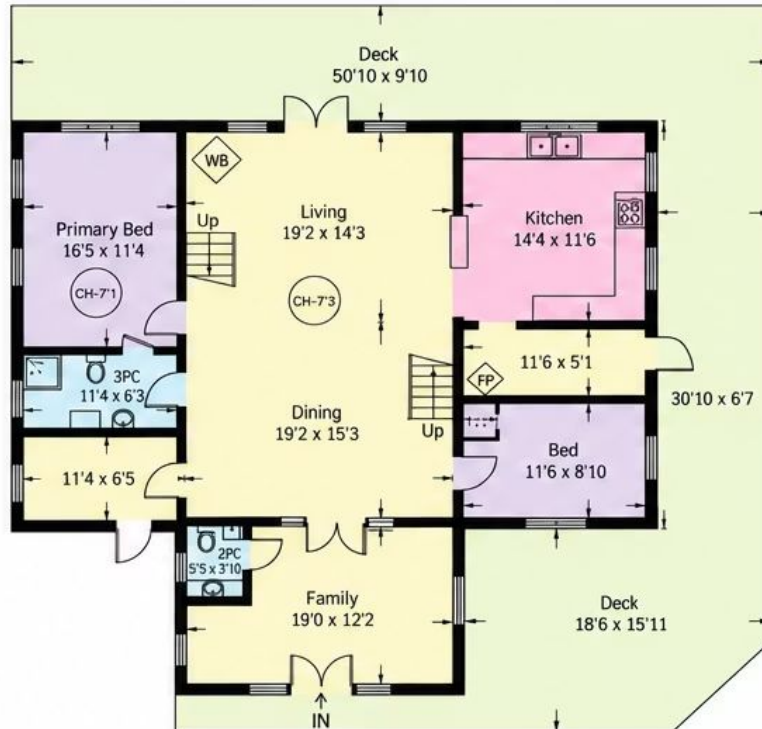


TAN ISLAND

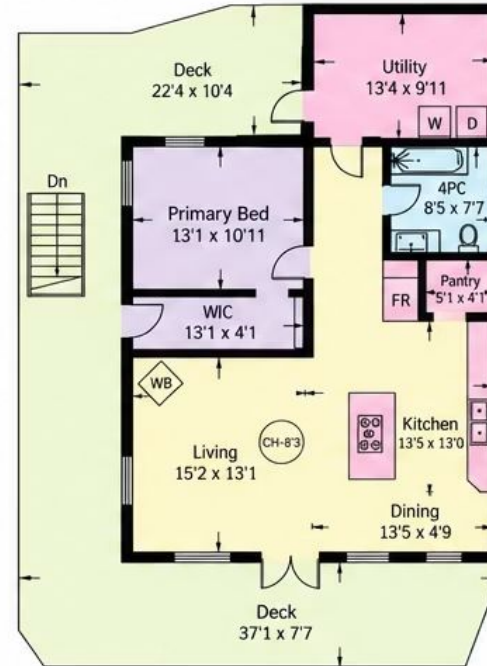
MAIN HOUSE & SECOND RESIDENCE



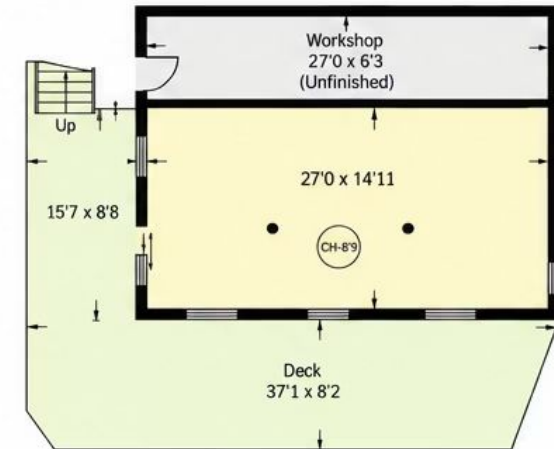
Main House - Upper Floor = 914 sq ft



Main House - Main Floor = 1625 sq ft



Second Residence - Main Floor = 1070 sq ft



Second Residence - Lower Floor = 651 sq ft

Tan Island

Floor Area is calculated including the external walls (GEA).
All measurements are approximate and the plan is for
layout guidance only. Buyers should verify all measu

FLOOR PLAN 02

ORIGINAL COTTAGE + SUPPORTING STRUCTURES

A compact collection of guest, service and utility buildings across the island.

ORIGINAL COTTAGE

FISH CABIN · TWO CABINS

WORKSHOP · SUMMER KITCHEN · LAUNDRY CABIN

ROOM DIMENSIONS

ORIGINAL COTTAGE

Main — 20'4 x 16'5

3PC — 10'2 x 6'6

Deck — 17'4 x 9'6

FISH CABIN

Main — 10'3 x 10'1

Deck — 12'4 x 6'1

WORKSHOP

14'5 x 11'6

CABINS 1 & 2 · EACH

Living — 11'6 x 9'6

Kitchen — 8'3 x 5'1

Bedrooms — 11'8 x 8'10;
11'0 x 8'10

3PC — 17'6 x 6'2

Decks — 29'8 x 9'4; 29'6 x
6'11

SUMMER KITCHEN

21'8 x 11'1 · Deck 13'6 x 6'1

LAUNDRY CABIN

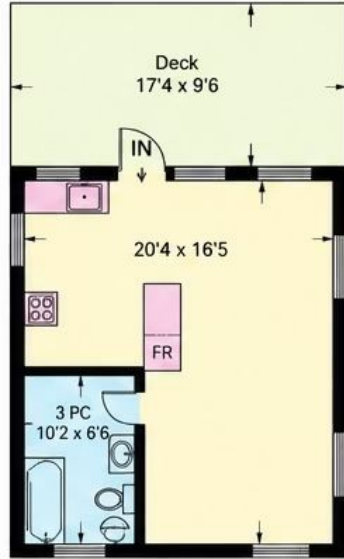
15'3 x 8'10 · Bath 7'7 x 2'8

Deck — 7'8 x 11'6

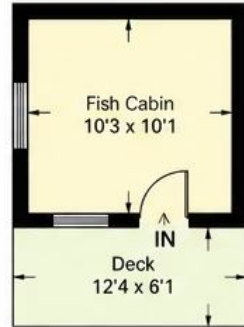


TAN ISLAND

FLOOR PLANS



Original Cabin = 404 sq ft
(Not Shown In Actual Location / Orientation)



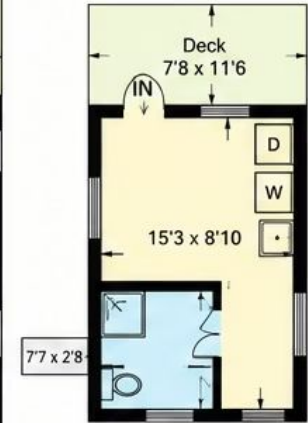
Fish Cabin = 152 sq ft
(Not Shown In Actual Location / Orientation)



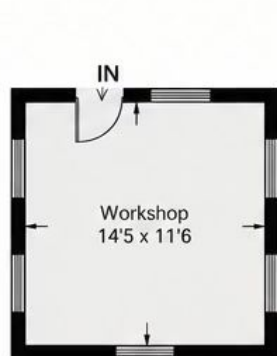
Cabin 1 - 589 sq ft
(Not Shown In Actual Location / Orientation)



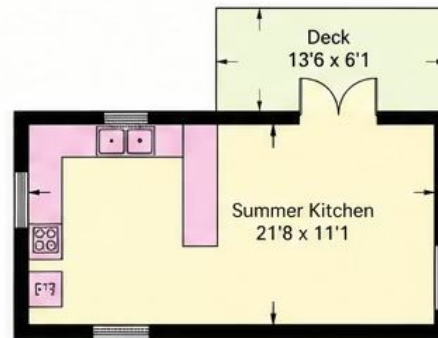
Cabin 2 - 589 sq ft
(Not Shown In Actual Location / Orientation)



Laundry Cabin = 263 sqft
(Not Shown In Actual Location / Orientation)



Workshop - 201 sq ft
(Not Shown In Actual Location / Orientation)

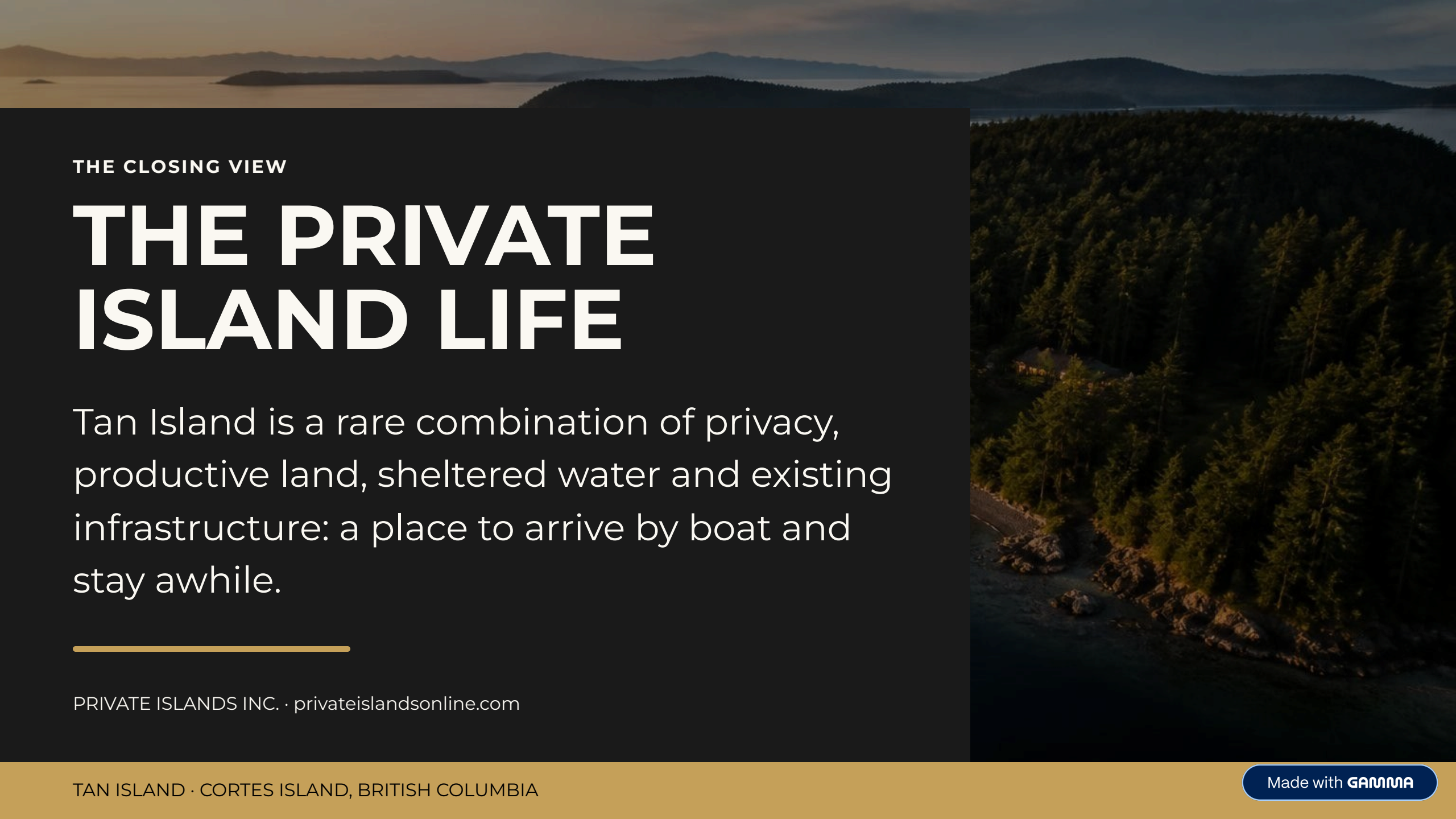


Summer Kitchen = 333 sq ft
(Not Shown In Actual Location / Orientation)

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Floor	AREA (Sq. Ft.)		
	Finished	Unfinished	Garage
Main House - Main	1625	0	0
Main House - Upper	914	0	0
Second Residence	456	195	0
Third Residence	10/0	0	0
Workshop	201	0	0
Fish Cabin	152	0	0
Original Cabin	404	0	0
Laundry Cabin	263	0	0
Cabin 1	589	0	0
Cabin 2	589	0	0
Summer Kitchen	333	0	0
Total	6536	195	



THE CLOSING VIEW

THE PRIVATE ISLAND LIFE

Tan Island is a rare combination of privacy, productive land, sheltered water and existing infrastructure: a place to arrive by boat and stay awhile.

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