



OFF-GRID OCEANFRONT HOME

NORTHWESTERN BC



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OSLAND OCEANFRONT HOME

SMITH ISLAND, BRITISH COLUMBIA

PROPERTY DETAILS:

LISTING NUMBER:	#1092
PRICE:	\$568,000
TYPE:	Residential
FISH SPECIES:	All salmon species, halibut, dolly varden, rainbow trout, steelhead, sole, lingcod, dungeness crab, spot prawns
LOCATION:	Community of Osland on Smith Island; 25 kms south-southeast of Prince Rupert
SIZE:	1.07 acres
TITLE:	Freehold
INFRASTRUCTURE:	3-bedroom furnished home, 62' x 32' shop, outbuildings
ACCESS:	Boat or helicopter access
MLS:	R2922355

LOCATION AND SETTING

Osland occupies one of the most spectacular positions on British Columbia's coast, situated at the confluence where the legendary Skeena River meets the Pacific Ocean. This unique geography creates an environment of extraordinary natural beauty, where pristine waters, soaring mountains, and abundant wildlife define daily life.

The community sits at the north end of De Horsey Passage, a narrow tidal channel that connects the open ocean with the Skeena River system. This strategic position places residents at the heart of one of the Pacific Northwest's most productive marine ecosystems, surrounded by the protected waters that have sustained Indigenous peoples and maritime communities for thousands of years.

The snow-capped mountains of Northwestern BC rise from the water's edge, creating a backdrop that changes with the light throughout the day. The interplay of ocean tides and river current produces constantly shifting conditions that support an incredible diversity of marine life. Floatplanes are a regular sight, landing and taking off from the protected waters as they navigate between coastal communities, adding to the authentic maritime atmosphere.

The setting offers complete privacy and tranquility while maintaining connection to essential services through Prince Rupert, at only 25 kilometers away. This balance of seclusion and accessibility makes Osland an ideal location for those seeking to embrace coastal living without sacrificing modern conveniences.

WILDLIFE AND NATURAL BEAUTY

The waters surrounding Smith Island support some of the most spectacular wildlife viewing opportunities on the Pacific coast. Bald eagles are a constant presence, with hundreds of these magnificent birds active in the area during summer months. Their distinctive calls and impressive wingspans never fail to amaze.

Marine mammals frequent these waters throughout the year, with orca whales, minke whales, and mighty humpback whales often visible from the property. Humpback whales are known to use these waters for feeding. Harbor seals and sea lions are regular visitors, often hauling out on nearby rocks and beaches.

The unique tidal environment creates exceptional conditions for both wildlife and recreation. Protected waters provide safe harbors during storms while open ocean access ensures connection to the broader marine ecosystem. This combination makes Smith Island a truly special place where residents can experience the full spectrum of coastal British Columbia's natural wonders.

THE HOME

This 1,670 square foot residence represents a perfect blend of its 1923 character and today's modern comforts. Originally built during Osland's heyday as a fishing and boatbuilding community, the home has been substantially renovated while preserving its authentic maritime character.

MAIN RESIDENCE FEATURES

- **Size:** 1,670 square feet of thoughtfully designed living space
- **Bedrooms:** 3 bedrooms offering flexible accommodation options
- **Bathrooms:** 1 full bathroom with modern fixtures
- **Foundation:** Completely replaced in 2013 with treated wood piles and steel beams
- **Kitchen:** Custom-built island kitchen featuring solid surface countertops and modern appliances
- **Living Areas:** Cozy living room centered around a freestanding wood stove
- **Condition:** Fully furnished and move-in ready

The home's layout maximizes both comfort and connection to the surrounding natural beauty. Large windows frame spectacular water views while the open floor plan creates a sense of spaciousness that extends beyond the home's actual footprint. The custom kitchen serves as the heart of the home, equipped with quality appliances including washer, dishwasher, refrigerator, and stove.

OUTDOOR LIVING SPACES

Expansive sun decks surround the home, creating multiple private outdoor rooms that take full advantage of the coastal setting. These spaces serve as extensions of the interior living areas, perfect for morning coffee while watching eagles soar or evening relaxation as the sun sets over the mountains.

The crown jewel of the outdoor amenities is the wood-fired hot tub, positioned to provide optimal views of both the water and surrounding landscape. Whether watching floatplanes arrive, observing wildlife, or simply enjoying the play of light on water, the hot tub offers a perfect vantage point for experiencing the magic of coastal living.

A charming footbridge crosses the adjacent creek, adding both practical access and distinctive character to the property. This feature provides additional recreational opportunities and showcases the thoughtful integration of natural elements into the property's design.

PROPERTY AND ASSETS

LAND AND WATERFRONT

The property encompasses 1.07 acres of freehold land with 250 feet of natural waterfront, providing both privacy and direct ocean access. The freehold title ensures clear ownership without the complications of government leases or complex arrangements common to many coastal properties.

The waterfront includes protected moorage accessed via the community float, with easy connection to the government-maintained boardwalk system. This infrastructure provides secure boat storage and convenient access whether arriving by water or simply enjoying waterfront activities.

SUBSTANTIAL WORKSHOP AND STORAGE

The impressive 62' x 32' shop serves dual purposes as both workshop and wood storage facility. The building is divided into a 32' x 30' shop area and a 32' x 32' woodshed, providing ample space for watercraft, vehicles, tools, and seasonal storage. The woodshed is well thought out with open sides allowing airflow and built-in drying racks which hold up to 16 cords of wood. Currently there are 10-12 cords of wood for the new owner to utilize.

Shop Equipment Included:

- Wood Mizer LT 15 Band Sawmill capable of milling up to 26" wide and 27' long
- Numerous professional woodworking tools
- 10" Rigid cast iron top table saw
- Professional planers and associated equipment
- 2015 7000-watt Honda Generator dedicated to shop operations
- 2 - 16,000 lbs Warn winches

This substantial infrastructure makes the property ideal for those who appreciate working with their hands, whether maintaining boats, pursuing woodworking projects, maintaining the property or simply having ample space for all the equipment that enhances coastal living.

Along with the shop equipment are also materials for maintaining the property or starting new projects:

- Approx. 200 sheets of plywood
- 2 - partial lifts of 2x6 lumber (mix of 8ft and 16ft)
- Many cedar planks
- 3 or 4 large cedar trees ready to be milled

COMPREHENSIVE OFF-GRID SYSTEMS

The property's sophisticated off-grid infrastructure ensures comfortable, self-sufficient living without sacrificing any modern conveniences. These proven systems eliminate concerns about remote living while maintaining complete environmental sustainability.

Power Systems:

- Solar power system with 48V Magnum inverter
- 24 - 2V AGM batteries providing substantial storage capacity
- 8 - 61" x 42" solar panels generating reliable renewable energy
- 6500-watt Honda Generator integrated into a fully automated system
- Seamless switching between solar and generator power

Water Systems:

- 9,400 litre storage capacity via two 1,250-gallon tanks
- Efficient rainwater collection system
- Significant roof collection system: 1" of rain will fill the tanks completely
- Reliable supply for all household and property needs

TRANSPORTATION AND ACCESS

Boat Access: The community float provides secure moorage with easy connection to Prince Rupert and other coastal destinations. The protected waters and strategic location make boat travel both practical and enjoyable throughout most of the year. Cost of maintaining a membership in the Osland Float Society is \$200/yr.

Helicopter Access: A community helipad accommodates helicopter arrivals, ideal for supply runs, guest transportation, or emergency access.

Proximity to Services: All essential services are available in Prince Rupert, just 25 kilometers away. The city offers a commercial airport, full medical facilities, supply and provisioning services, and connection to ferry systems serving the broader coast.

RECREATION AND LIFESTYLE

WORLD-CLASS FISHING

The property's location at the mouth of the Skeena River provides unparalleled fishing opportunities. All five Pacific salmon species utilize these waters during their annual migrations, creating exceptional angling throughout the fishing season.

Chinook salmon averaging 20-30 pounds inhabit the marine waters until late July, providing opportunities for trophy-sized fish. Summer fishing peaks between July 15 and August 7, when sockeye salmon averaging 5-6 pounds offer exceptional sport fishing opportunities. Coho, pink, and chum salmon complete the salmon roster, ensuring productive fishing throughout the season.

Beyond salmon, the waters provide excellent opportunities for halibut, lingcod, sole, and various rockfish species. Shellfish including dungeness crab and spot prawns add to the area's reputation as a seafood paradise. The combination of ocean and estuary fishing allows residents to target different species depending on conditions and preferences.

COASTAL EXPLORATION

The network of protected waterways surrounding Smith Island creates endless opportunities for exploration by boat, kayak, or canoe. Hundreds of islands, hidden coves, and secluded beaches provide destinations for day trips or extended expeditions.

The area's maritime history comes alive through exploration, with remnants of old canneries, fishing camps, and settlements scattered throughout the region. Each expedition reveals new perspectives on the landscape and deeper appreciation for the area's rich heritage.

SEASONAL RHYTHMS

Coastal living follows natural rhythms that reconnect residents with fundamental cycles often lost in urban environments. Spring brings the return of migrating birds and the awakening of marine life after winter's quieter months. Summer offers long days perfect for fishing, exploring, and enjoying outdoor activities.

Fall brings spectacular colors and some of the year's finest fishing as salmon runs reach their peak. Winter provides opportunities for contemplation and appreciation of the coast's dramatic beauty, with storm watching becoming a favorite activity for those who appreciate nature's power.

HISTORICAL SIGNIFICANCE

ICELANDIC-CANADIAN HERITAGE

Osland was founded by Icelandic-Canadians who migrated from established communities in Manitoba during the early 1900s. The first settlers arrived around 1912-1913, drawn by opportunities in the thriving fishing industry and the area's resemblance to their Nordic homeland.

The community grew rapidly during the 1920s, reaching a peak population of 90 residents. The main occupation was fishing, with most residents initially working for the nearby Cassiar Cannery. As gas-powered boats became available in the mid-1920s, fishermen began working for multiple canneries, creating a more diverse and prosperous local economy.

MARITIME TRADITION AND CRAFTSMANSHIP

Osland developed an exceptional reputation for quality boatbuilding that extended far beyond the local community. One of the early boats built at Osland was constructed in 1920. This marked the beginning of a boatbuilding tradition that would define the community for decades.

Master craftsmen built vessels that were sought after throughout the region. Japanese-Canadians who moved to Osland from the canneries, operated a renowned boatbuilding shop until their internment during World War II. This multicultural heritage added to the community's rich tapestry and maritime expertise.

ECONOMIC EVOLUTION

The community's economy evolved with changing times while maintaining its essential maritime character. During the Great Depression of the 1930s, many families relocated, but the core community persevered. The introduction of Japanese families helped sustain the local school and maintain community viability during challenging times.

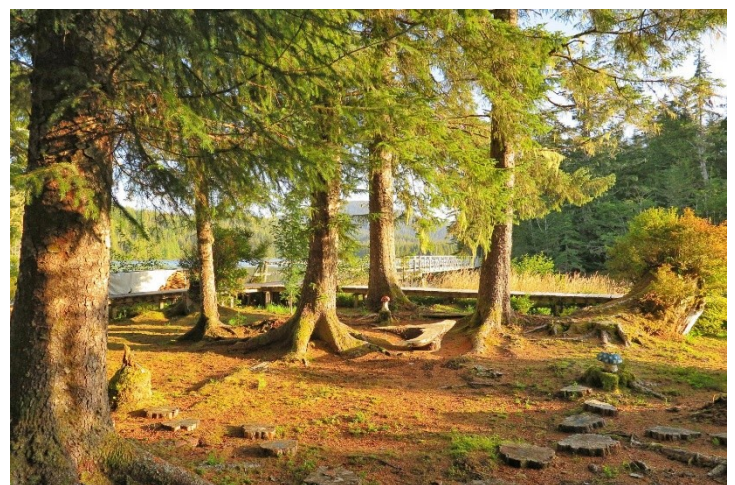
Osland had three distinct docks that served different functions: the Imperial Oil dock and float for supplying fish packers and the gillnet fleet, the community float that went dry at low tide, and the government wharf that could accommodate boats at any hour. This infrastructure supported a complex and sophisticated fishing operation that extended throughout the region.

PRESERVATION OF CHARACTER

Today's Osland maintains the essential character that made it special while adapting to contemporary needs. The community's isolation has preserved much of its authentic atmosphere, while improved transportation and communication links ensure residents can access modern amenities when desired.

The property itself represents this balance between heritage and modernity. The 1923 home preserves the architectural character of Osland's golden age while incorporating every convenience required for comfortable contemporary living. This combination makes it possible to experience authentic coastal heritage without sacrificing modern comfort.

PHOTOS:











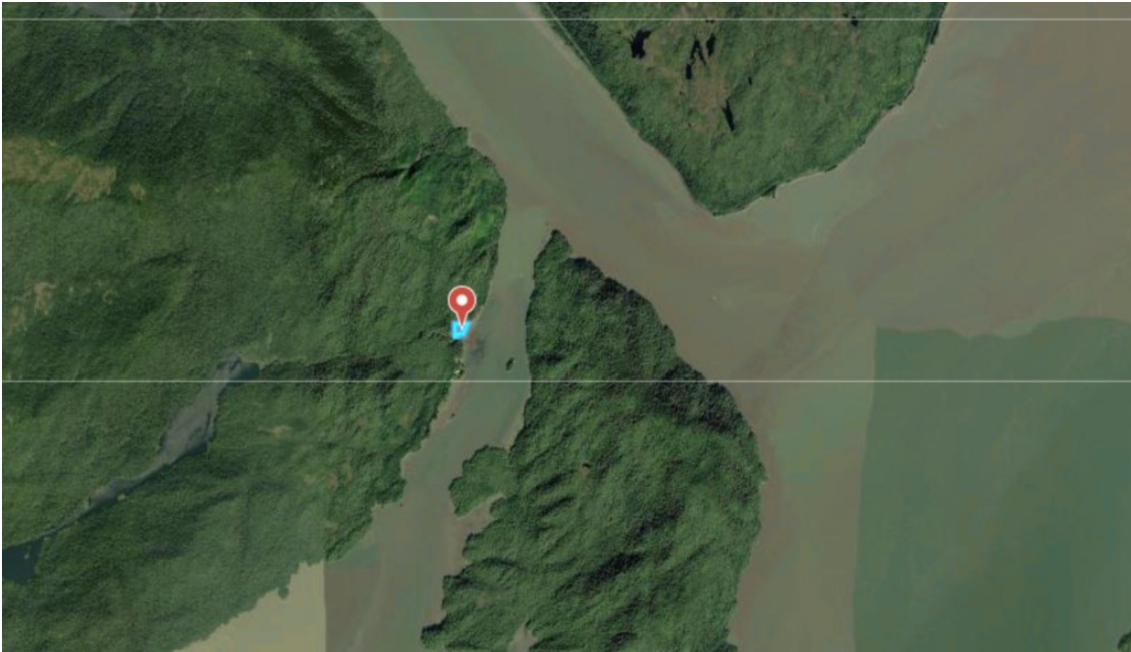




MAPS:











INVESTMENT CONSIDERATIONS

UNIQUE MARKET POSITION

This property represents several rare factors seldom found together in coastal British Columbia:

Freehold Oceanfront Ownership: Clear title without complex lease arrangements or government restrictions that affect many coastal properties.

Proven Off-Grid Infrastructure: Comprehensive systems eliminate the uncertainties and expenses typically associated with remote property development.

Immediate Accessibility: Despite its remote character, the property offers practical access to essential services and transportation connections.

Authentic Heritage Setting: Connection to Osland's rich maritime history adds cultural depth and character that cannot be replicated.

Turnkey Condition: Fully furnished home with established systems allows immediate occupancy without development delays or costs.

LIFESTYLE VALUE

Whether sought as a primary residence, seasonal retreat, or investment property, the property offers lifestyle benefits that become increasingly valuable:

Complete Privacy and Tranquility: True seclusion without isolation, offering escape from urban pressures while maintaining connection to modern conveniences.

Sustainable Living Opportunity: Comprehensive off-grid systems provide environmental sustainability and energy independence.

Recreational Paradise: Direct access to world-class fishing, wildlife viewing, and coastal exploration from the front door.

Cultural Connection: Participation in authentic maritime heritage and traditional coastal community life.

Long-term Security: Freehold ownership of oceanfront property represents lasting value in an increasingly developed world.

MARKET REALITY

Oceanfront freehold properties become increasingly scarce each year. Development pressures, environmental regulations, and rising values make properties like this exceptional opportunities for those seeking authentic coastal living.

The combination of natural beauty, proven systems, heritage character, and strategic location creates value that extends beyond simple real estate metrics. This represents an opportunity to own a piece of British Columbia's pristine coast while enjoying the comfort and convenience of modern living.

The information contained herein is deemed to be correct but is not guaranteed by the Listing Agent and should be verified.

For serious inquiries and property viewings:

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