


# Invermuir Road

Couverdon

TOLL-FREE: 1.877.239.4811 [couverdon.com](http://couverdon.com)



The Invermuir Road acreages offer a dynamic opportunity combining rapid access to the south-island urban advantage without sacrificing the charismatic lifestyle of rural Vancouver Island. Quiet simplicity, abundant recreation and West Coast living in an affordable fashion.

SITE MAP

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An area characterized by its diverse landscape, South Vancouver Island truly has it all, from lush coastal rainforests to windswept sandy beaches and rugged mountain peaks.

Naturally this landscape offers numerous diverse activities for any adventure enthusiast right at your front doorstep including paddling, cycling, surfing, saltwater fishing, golf and hiking. Plus, with its close proximity to urban centres, you'll also find all the comforts of the modern day world, from world-class medical facilities to restaurants and all the shopping necessities you could desire.



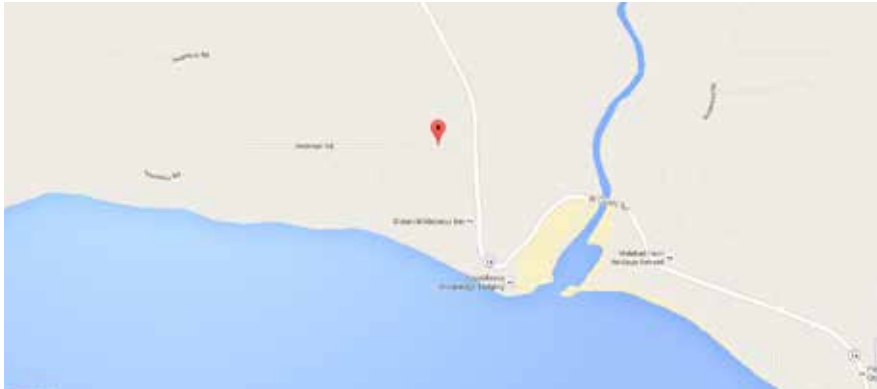
LOTS	SIZE	PRICE	ACCESS POINT	ZONING	SPECIAL FEATURES
9370	8.7 Hectares - 21.2 Acres	\$299,900	Invermuir Road	AF	Level topography & variable tree cover. Subdivideable lot with a 84m of road frontage.
9330	15.6 Hectares - 38.4 Acres	\$359,900	Invermuir Road	Rural A/AF	Level topography & variable tree cover. Subdivideable lot with a 294m of road frontage.
9260	13.6 Hectares - 34.26 Acres	\$349,900	Invermuir Road	Rural A/AF	Level topography & variable tree cover. Subdivideable lot with a 346m of road frontage.
9218	2.4 Hectares - 6.05 Acres	\$229,900	Invermuir Road Westcoast Road	AF	Level topography & variable tree cover. Corner lot with 276m of road frontage.

9370

# Invermuir Road

Couverdón

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SIZE	PRICE	ACCESS POINT	ZONING
8.7 Hectares - 21.2 Acres	\$299,900	Invermuir Road	AF

Irregular in shape 9370 Invermuir Road has approx. 80m of frontage on Invermuir Road with a depth of 580m. The level topography of the site means high land utility making way for many different envisioned land uses and multiple building sites. The AF zoning with a minimum parcel size of 4ha allows for the possibility of subdivision. The property is unimproved other than the remnants of a local area road system and located on a no-through street in close proximity the ocean (the neighbouring acreage to the south is waterfront) approx. 14kms west of Sooke on West Coast Road.

LOT	DIMENSIONS
9370	159m, 530m, 84m, 95m, 46m, 496m





9330

# Invermuir Road

Couverdun

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SIZE	PRICE	ACCESS POINT	ZONING
15.6 Hectares - 38.4 Acres	\$359,900	Invermuir Road	Rural A/AF

Rectangular in shape 9330 Invermuir Road has approx. 300m of frontage on Invermuir Road with a depth of 530m. The level topography of the site means high land utility making way for many different envisioned land uses and multiple building sites. The Rural/AF zoning with a minimum parcel size of 4ha allows for the possibility of subdivision. The property is unimproved other than the remnants of a local area road system and located on a no-through street in close proximity the ocean (the neighbouring acreage to the south is waterfront) approx. 14kms west of Sooke on West Coast Road.

LOT	DIMENSIONS
9330	294m, 529m, 294m, 530m

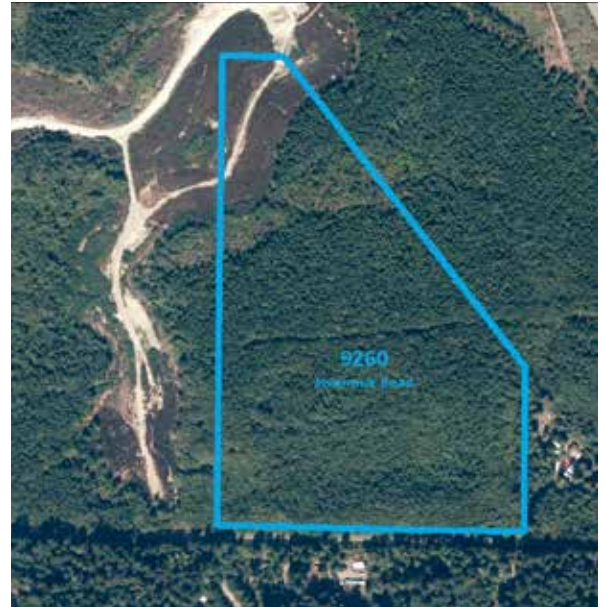
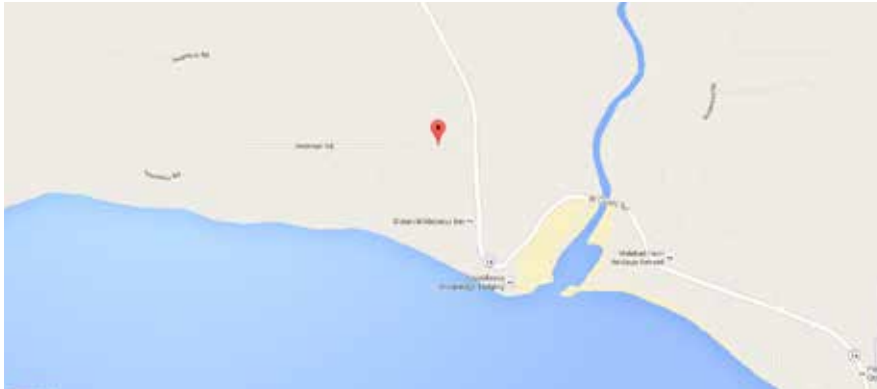


9260

# Invermuir Road

Couverdun

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SIZE	PRICE	ACCESS POINT	ZONING
13.6 Hectares - 34.26 Acres	\$349,900	Invermuir Road	Rural A/AF

Triangular in shape 9260 Invermuir Road has approx. 350m of frontage on Invermuir Road with a depth of 530m. The level topography of the site means high land utility making way for many different envisioned land uses and multiple building sites. The Rural/AF zoning with a minimum parcel size of 4ha allows for the possibility of subdivision. The property is unimproved other than the remnants of a local area road system and located on a no-through street in close proximity the ocean (the neighbouring acreage to the south is waterfront) approx. 14kms west of Sooke on West Coast Road.

LOT	DIMENSIONS
9260	70m, 443m, 185m, 346m, 529m



9218

# Invermuir Road

## Couverdon

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SIZE	PRICE	ACCESS POINT	ZONING
2.4 Hectares - 6.05 Acres	\$229,900	Invermuir Road Westcoast Road	AF

Irregular in shape, 9218 Invermuir Road is on the corner of West Coast Road and Invermuir Road in close proximity the ocean approximately 14kms west of Sooke. The level topography of the site and drilled well yielding an estimated 5 USgpm means high land utility making way for many different envisioned land uses and multiple building sites. The surrounding area is known for its unique character and eclectic communities rooted in the deep culture of the region.

LOT	DIMENSIONS
9218	240m, 122m, 143m, 186m



FAQ

# Invermuir Road

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## INVERMUIR INFORMATION

A rewarding south island lifestyle awaits you at Invermuir Road, just west of Sooke on stunning Vancouver Island. With one of the mildest climates in Canada, this area boasts year-round enjoyment, world-class amenities and a close knit community, creating the perfect environment for you to call home.

### **How many lots are there?**

The Invermuir Road opportunity consists of 4 lots just 14kms west of Sooke BC in the Capital Regional District on South Vancouver Island with sizes ranging from 6 to 38.4 acres.

### **What do the lots look like?**

The Invermuir lots are well treed and relatively flat lending themselves to multiple uses with many options for building sites.

### **Will these be strata developments or fee simple?**

Invermuir Road is a fee simple development meaning no monthly strata fees for the lot owners.

## ZONING & DEVELOPMENT

### **What is the Zoning? Can I build more than one house on the property?**

- Rural A – Min parcel size 4ha. Density variable to lot size.
- Forestry Zone - AF – Min parcel size 4ha. 1 dwelling per parcel.

### **How much does it cost to clear a building site?**

Because of the size and unique nature of each lot, land clearing costs will vary dependent upon vegetation, subsurface conditions and level of desired land improvement.

### **Can I sub-divide the property? Where do I go to make an application?**

Local land use controls, which define property subdivision and minimum parcel sizes, are managed by the Capital Regional District. For more information on this topic visit <https://www.crd.bc.ca/about/about-the-region/juan-de-fuca/subdivision>

## LOT SERVICES

### **Are the lots serviced?**

Power and telephone lines front the lots at the road. Lot buyers will be responsible for extending these services into the individual lots. There is no municipal water or sewer in the area.

### **How much will it cost to drill a well?**

Installation of a well will vary based on the type of well required, depth of the well, subsurface geological conditions and potential water treatment systems. It is recommended to contact a reputable well drilling company who has strong experience in the local development area.

FAQ

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## **How much will it cost to build a septic field?**

Installation of a complete septic disposal system will vary based on system specifications and site specific factors. It is recommended to contact a reputable installation company local to the development area.

## **Who will finance these properties?**

Invermuir Road will appeal to financial institutions who specialize in lending for residential land and construction. Additionally, institutions like Farm Credit Canada, Business Development Bank of Canada and other local Vancouver Island based credit unions can be used for the agricultural business aspect and potential of these parcels. Please contact a Couverdon representative for more information.

## **What are the property Taxes going to be?**

Please contact a Couverdon representative for more information regarding taxes.