

Breakwater Island

GULF ISLANDS — BRITISH COLUMBIA — CANADA

Breakwater Island is a 65-acre freehold legacy estate in the sheltered waters of British Columbia's Salish Sea, minutes by boat from Silva Bay on Gabriola Island. Four distinct land titles entitle the owner to as many as four primary residences and four guest cottages — while the island today is already turnkey: a charming 1933 log home, a second "Rock House" above the deep-water dock, and a state-of-the-art workshop with 3-phase power, water storage and filtration. Meadows and forested ridges rise 170 feet for 360-degree views across the Strait of Georgia.

CAD 14,950,000

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

THE ESTATE

At a Glance

PRICE	CAD 14,950,000
LOCATION	Gulf Islands, British Columbia, Canada
ACREAGE	65 acres, four distinct land titles
DENSITY	Up to 4 primary residences + 4 guest cottages
RESIDENCES	1933 two-bedroom log home; 'Rock House' 2-bed guest quarters
WORKSHOP	Heated, insulated, 3-phase power, water room (4 tanks + filtration)
DOCK	Private year-round deep-water dock + pier, large-yacht capable
FORESHORE	Rare foreshore rights included
UTILITIES	Submarine cable to BC Hydro grid; on-site water pumping + storage
TOPOGRAPHY	Meadows and forested ridges, 170 ft high point, eagle nests, deer
TENURE	Freehold
STATUS	Available

ISLAND VITALS

ELEVATION	COORDINATES
170 ft (high point)	49.136°N, 123.683°W
SHORELINE	WATERS
Sandstone & rocky	Strait of Georgia

REGION — BRITISH COLUMBIA

British Columbia's island market runs from sub-CAD 200,000 lake parcels to trophy Gulf Island estates near CAD 15 million. The federal foreign buyer ban (to Jan 2027) targets cities; recreational islands outside metro areas are typically exempt. Non-residents face a 20% transfer tax in specified regions; BC's Speculation and Vacancy Tax is 3% of assessed





THE ISLAND

A Gulf Islands Legacy Estate

Set in the sheltered waters of the Salish Sea near Gabriola Island, Breakwater Island is a 65-acre freehold sanctuary with a national-park feel — sweeping grassy meadows, forested ridges, and 360-degree views across the Strait of Georgia. Minutes by boat from Silva Bay's marinas and a short floatplane hop from Vancouver, it delivers true island seclusion with mainland convenience.

LEGACY

Turnkey Today, Vision for Tomorrow

Four distinct land titles make this a rare development proposition: the island is entitled for up to four primary residences and four guest cottages — a private family compound, a collaborative retreat, or a multi-generational investment. Yet nothing needs building to enjoy it now: two homes, a deep-water dock, and industrial-grade utilities are already in place.

RESIDENCES

Homes & Quarters

The Log Home (1933) sits on an elevated site with views of the Coast Mountains and Vancouver — a charming two-bedroom original. The Rock House, a second two-bedroom residence, serves as guest or caretaker quarters overlooking the private dock.

INFRASTRUCTURE

Workshop & Utilities

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





TERRAIN

Land and Water

The island's 65 acres unfold as sweeping grassy meadows and forested interior ridges, rising 170 feet above the sea for 360-degree panoramic views of the Georgia Strait. Mature forests shelter eagle nests and a thriving deer population. Rare foreshore rights come with the property, including a private, year-round deep-water dock and pier built to welcome large yachts.

KNOWN FOR

One of British Columbia's premier legacy estates — a 65-acre, four-title freehold sanctuary minutes from Silva Bay, with a year-round deep-water yacht dock, submarine grid power, and 170-foot panoramic views across the Strait of Georgia.



ARRIVAL

Access

Breakwater Island sits minutes by boat from Silva Bay on Gabriola Island, with its two marinas and scheduled floatplane service to Vancouver — about a 20-minute flight. The island's own private deep-water dock and pier make arrival by yacht equally effortless, year round.

OWNERSHIP

Lifestyle and Value

A turnkey legacy asset for the 2026 market: self-contained, accessible wilderness with mainland-style comfort. Keep it as a private sanctuary, develop the four titles into a boutique multi-residence compound, or hold a definitive trophy in West Coast island ownership.

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

LOCATION

On the Map

GULF ISLANDS — BRITISH COLUMBIA



BREAKWATER ISLAND

Gulf Islands, British Columbia • 49.136°N, 123.683°W

DISTANCES

Silva Bay	1 mi
Nanaimo	12 mi
Vancouver Intl (YVR)	23 mi
Vancouver	27 mi
Victoria	51 mi

ELEVATION & CLIMATE

Island high point	170 ft above sea level
Summer high (Jul avg)	71°F
Winter low (Jan avg)	36°F
Strait water temp	44-61°F

ACCESS

Minutes by boat from Silva Bay, Gabriola Island

Scheduled floatplane service: Silva Bay to Vancouver (~20 min)

Private year-round deep-water dock and pier

Straight-line distances, approximate.
Sources: listing page, GeoNames, map geocoder,
WeatherSpark, seatemperature.info (see sources.txt).

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Breakwater Island

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CAD 14,950,000

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