



Invest in Waterfront Property



Dixon Estates, Phase II, Lot 5 –\$265,500

Total Acreage: 3.9 acres

Oceanfront and Riverfront Lot within Naikoon Provincial Park

Unique Private Recreational Land

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(604) 606-7900

Dixon Estates, Lot 5

Rare Sangan Riverfront & Pacific Oceanfront Acreage 3.9 acres freehold within Naikoon Provincial Park Haida Gwaii (Queen Charlotte Islands), British Columbia

Lot 5 of Phase 2 of the Dixon Estate is one of the rarest properties in British Columbia - both ocean and river front. Wake up to the sounds of waves crashing on your private beachfront. In the afternoon, go fly fishing along the 1036 ft of Sangan River frontage. You can have it all on this 3.9 acre property!

Price: \$265,500

Size: 3.90 Acres

Area: Haida Gwaii



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Dixon Estates, Lot 5

Escape to a simpler time, where the pace of life is slower and home cooked meals are the norm. Wake up to the sound of waves crashing against the backdrop of the majestic Pacific Ocean, run with your children and explore the natural delights of North Beach, wrestle your trophy catch into your boat or test your rod and reel against the wily Coho in nearby rivers. At the end of the day, nestle up amidst the friendly forests in Naikoon Provincial Park or take a romantic moonlit stroll along miles of sandy beachfront. There is something for everyone here in Haida Gwaii.

This is one of the most unique oceanfront properties NIHO has ever offered. This 3.9 acre peninsula offers you panoramic water views of the gentle Sangar River and majestic Pacific Ocean. With over 1036 ft of Sangar riverfront, you'll be mere seconds away from some of the world's best fly fishing.

Lot 5 also has direct access to West Beach, one of the most popular recreation spots on northern Haida Gwaii. Imagine relaxing in the evening, watching the sun set over the Pacific Ocean, smelling the fresh salt water air and listening to the surf crash a stone's throw away. For the more adventuresome, the lush coastal rainforest of Naikoon Provincial Park offers miles of primitive trails and backcountry camping. Fishing charter operators are at your disposal to go after the most productive salmon run in the world. Owning beachfront property in this region is a once in a lifetime opportunity. Don't miss out!

Dixon Estates Subdivision Development

Dixon Estates Phase II, on Haida Gwaii, is a premier subdivision. NIHO Land and Cattle Company have developed these estate lots in a manner that maximizes the privacy, accessibility and overall value of the properties, while maintaining their natural beauty and lush appeal.

Each lot has accessible power and paved road frontage along Tow Hill Road. To allow the buyer to fully execute their vision for their property, the lots have been left in their natural rustic state. However, extensive planning and preparation has been taken to ensure that the subdivision is above par when it comes to septic, drainage, surveying and environmental consideration.

To protect the integrity of Lot 5's waterfront, riprap has been installed to guard against potential erosion. NIHO strives to create subdivisions that exist in harmony with their natural surroundings. Mindful of this duty to future generations, the Dixon Estates were designed as a low density development to protect the sensitive ecology of the soils and sand of the area. Each lot has the land mass to support the proper septic systems and water wells, even though this meant adhering to stricter standards than those required by local and regional bylaws. This ensures an environmental legacy for us, the potential purchasers, and the community.



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Location

Dixon Estates Phase II is located approximately 6 miles (9.5 km) east of Masset in the north section of Naikoon Provincial Park, located on the north shore of Graham Island on Haida Gwaii (also known as the Queen Charlotte Islands). Haida Gwaii is 450 miles (724 km) north of Vancouver and 80 miles (129 km) west of Prince Rupert and are the most westerly islands in Canada.

Directions

From Sandspit Airport drive 6 miles (10 km) to board the Kwuna ferry to Skidegate, the B.C. Ferry terminal on Graham Island. Once at Skidegate, travel north to Masset on Highway 16 for 63 miles (101 km). From Masset travel approximately 6 miles (9.5 km) on Tow Hill Road.

For those flying directly to **Masset Airport**, travel north on Tow Hill Road past the 9 hole golf course on your left. You will pass by numerous beachfront homes, framing the Pacific Ocean and providing ingredients for the vision of your future recreational retreat.

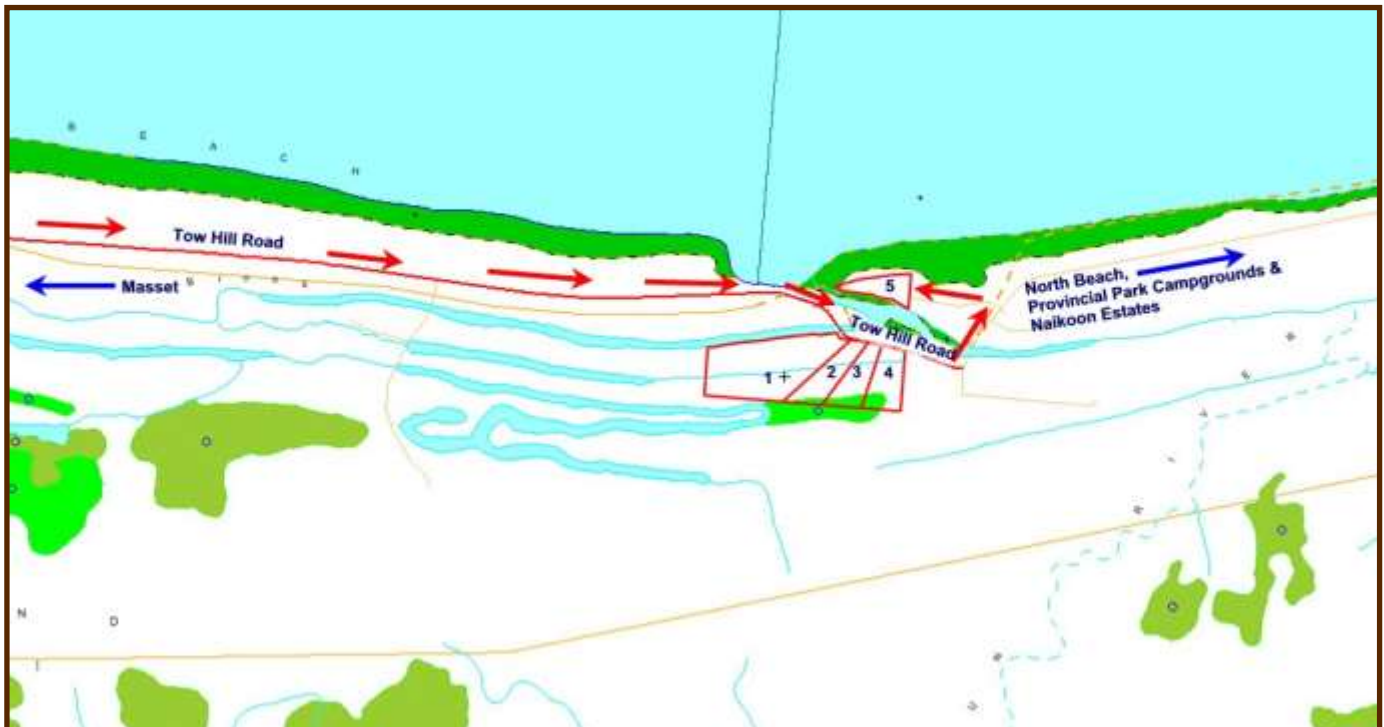
Access:

Haida Gwaii is accessible by plane with daily flights on Air Canada to Sandspit (on Moresby Island) from Vancouver. There is also air service from Vancouver to Masset with Pacific Coastal Airlines. Masset airport also accommodates private jets and helicopters. For those coming from Northern BC, North Pacific Seaplanes offers air service from Prince Rupert to Masset.

BC Ferries provides service from Prince Rupert with 4 sailings a week in summer and 3 in winter from Prince Rupert to Skidegate on Graham Island. Sailing time is approximately 6 hours.

Rental cars are available in Sandspit, Masset and Queen Charlotte City.

Driving Times: Masset: 15 minutes, Skidegate (BC Ferry Terminal): 1.5 hours, Queen Charlotte City: 1.5 hours, Sandspit: 2 hours



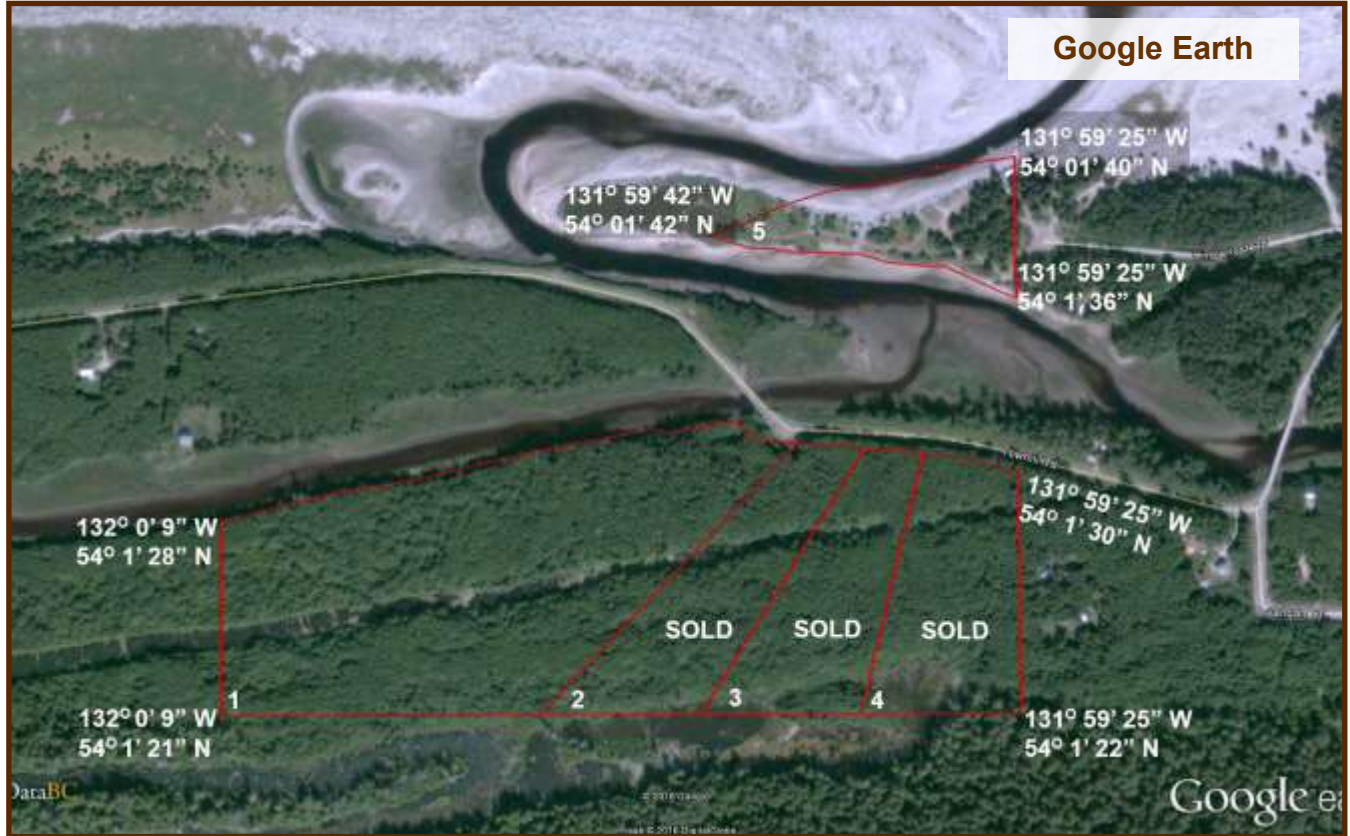
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Recreation

Haida Gwaii is world-renowned for their fishing, both fresh and saltwater. There are freshwater streams to tempt the avid fly-fisher as well as the majestic Pacific Ocean to lure adventurous fishermen to this unique region. This area is a legend among sports fishermen worldwide with numerous first class fishing lodges attracting hundreds of visitors every year.

The avid fishing enthusiast can play in this coastal playground all year round, attracting all five species of Salmon, plus Steelhead, Trout and Halibut. One can anticipate catching spring salmon upwards to 60 lbs while Halibut on the Island have topped 40 lbs.

Starting in mid-May, the fish appear on the northern Graham Island coast and follow the herring and needlefish down the coastline. Coho show up in early July, and can be found in abundance by late August. Steelhead are the winter catch on the islands, with the first run showing up in October, and running through to March with the peak months being December and January.

Fishermen come from all parts of the world to the Tlell and Yakoun Rivers for the Steelhead run. Crabbing and clam digging along North Beach is a popular past time year round on Graham Island. Razor clams and dungeness crabs are abundant, and can be collected to create world class dinners.



Masset Marina



North Beach

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Recreation

Hiking, biking and walking on the beaches, trails, or in your own backyard provides enjoyment as well as relaxation for outdoor enthusiasts. Exploring the wonders of the rainforest is something the whole family can enjoy year round in this coastal paradise.

Naikoon Provincial Park, one of two provincial parks on Graham Island, consists of 72,660 ha (179,493 acres) of low wetlands and superb sand dunes, with forests thriving only along river valleys and hills. Naikoon reaches out into Hecate Strait and culminates in Rose Spit, an ecological reserve and excellent spot for watching birds migrating south. Naikoon Park is known for its beautiful scenery, excellent hiking trails and wilderness campsites.

For those looking for time on the links, Dixon Entrance Golf and Country Club, located only minutes away, is Canada's most northwesterly 9 hole golf course.

Haida Gwaii is well known for its abundant wildlife, especially hundreds of small deer. Seeing fifty to sixty in a day is not uncommon while spotting a herd of elk in remote areas is customary on these islands.



Dixon Golf Course



Rose Spit

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Area Data

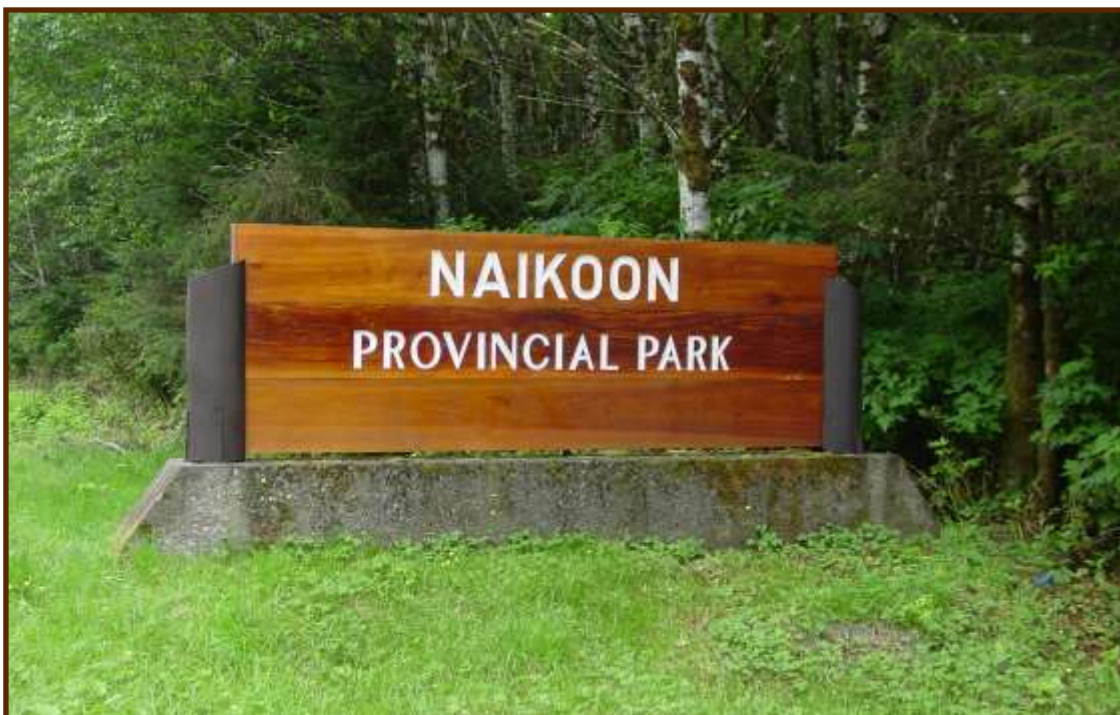
Haida Gwaii (Queen Charlotte Islands) are a triangular archipelago of some 200 islands, most of them small and uninhabited, covering an area of 9,596 sq. km, running 156 miles (251 km) from south to north, and 52 miles (84 km) west to east. They are separated from the mainland by Hecate Strait, to the north, ranging in width from 31 miles (50 km) to 81 miles (130 km). The largest islands are Graham to the north, and Moresby to the south.

Graham Island is the largest, most accessible, and most populated of Haida Gwaii. The average actual rainfall is higher than the average actual rainfall at Vancouver International Airport, but less than that of North Vancouver. The isolation and climate make the islands distinctly different from the mainland and permit unique subspecies to thrive here. Luxurious rain forests, shell scattered shorelines and sandy beaches provide superlative wilderness adventures.

Masset (Pop. 884) is 25 miles (40 km) north of Port Clements. Masset, on Masset Sound is the largest community on Graham Island. Located at the end of Highway 16, amenities include full tourist services, restaurants, accommodations, RV park open year-round and groceries. Boat launching and moorage facilities are available along with Canada's most northwesterly 18 hole golf course Dixon Entrance Golf and Country Club.

Visit Old Masset, only minutes away where local Haida artists display their silver, gold, argillite carvings and jewelry. Road access available to the north end of Naikoon Provincial Park on Tow Hill Road. Tow Hill's 358 ft (109 meter) basalt cliff is the most prominent landmark on the northeast coast.

The immediate property area was settled in the early 1900's with the area around Silver Lake being a 1500 acre ranch on which beef cattle were bred. In recent years it is reported that the hard packed beach area served as a roadway for the extraction of forest products.



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History

The Haida First Nation people have lived on Haida Gwaii for thousands of years. They have been referred to as the Vikings of the Northwest Pacific for their seafaring prowess. They are also well known as skilled artists, importing raw materials from the mainland and transforming them into amazing works that could still be functional. Today there are two major Haida communities left on Haida Gwaii, Old Masset and Skidegate. Both communities are vital to the island's major industries, while preserving their cultural heritage.

Haida Gwaii was the first place in British Columbia discovered and recorded by a European, Juan Perez, in July 1774. In 1787, British explorer Captain George Dixon named the islands Queen Charlotte after his ship and his Queen.

In 2009, the Queen Charlotte Islands were officially renamed Haida Gwaii.



Services

Phone and power are provided to the lot line. Paved Tow Hill Road maintenance is provided by the Ministry of Transportation. Garbage collection is available through a private contractor service in the area. Fiber-optic connections for internet and digital cable will be available.

Zoning:

Rural District R-1

Boundaries:

Surveyed by J. B. Green in May 1910 & McElhanney & Associates December, 2004. Boundaries are staked with iron pins and white posts at each corner of the lot.

Taxes:

\$945.34 (2018)

Legal

Lot: 5; PI: BCP34824; DL: 873; LD: 46
PID: 027-455-700



Our property descriptions and geographical information are taken from the B. C. Assessment Authority, Land Titles Office, government maps and other sources. While NIHO does not guarantee the information, we believe it to be accurate. All measurements are approximate. All prices are in Canadian funds and are subject to change without notice. NIHO reserves the right to remove any property from the market at any time, without notice.

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Haida Gwaii, British Columbia



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