

EAGLE NOOK WILDERNESS RESORT

Vernon Bay
Barkley Sound
Vancouver Island, British Columbia

SELLING FURNISHED

AGE: Approximately 17 years old

ACREAGE: (approx.) 70(+)(-) acres
1 mile (+)(-) ocean frontage
Approx 20 acres rezoned for 23 lots

STYLE: Northwest Country Estate

EXTERIOR FEATURES: Two-story wood frame building with shingle and log exterior (2004)
Concrete tile roof

First Floor

FOYER: Custom handmade door and entry
Green marble floor

LOUNGE: Wall-to-wall carpet
Oak wainscot paneling
Oak staircase leading to second floor
Various sitting areas
Wall of windows with ocean views
Restroom
Massage/Spa room

DINING ROOM: Sunken grand dining room that seats approximately 45
20 ft floor to ceiling windows with magnificent ocean views
Hardwood Floors
Oak paneled walls
Oak railing
Two-story cathedral oak beamed ceiling
Two chandeliers

Adjacent to Dining Room Massive 10-seat solid oak bar with oak mantel and glass in-lay on one side with floor-to-ceiling natural rock fireplace on the other side.
 Three commercial oak refrigerators (bar)
 Oak shelves
 Oak pedestal wine rack
 Commercial wet bar
 Oak paneled reading alcove with cushions adjacent to fireplace
 Oak door leading to deck and patio

KITCHEN: Garland propane range with 5 burners, 2 ovens, grill top and steak broiler
 Stainless steel range hood with fire suppressor kit, exhaust fan and ducting
 Coldstream walk-in cooler
 16 cu ft refrigerator
 20ft chest freezer
 Commercial dishwasher
 6-burner gas range with oven
 Microwave
 Commercial toast rotisserie
 Commercial cube ice maker and hopper
 2 stainless steel prep tables with shelves and plate warmer
 3 stainless steel counter and sink units
 Stainless steel 3 tray electric steam table
 Stainless steel 3 shelf dish cart
 3 stainless steel food warmers with burner units
 Full complement of kitchen accessories
 Hobart commercial mixer
 Pantry, prep area, chef's washroom, coffee station and store room off kitchen

BEDROOMS: 23 guest rooms with full bathrooms consisting of doubles, queens and kings
 Sliding doors open to balcony with mountain and ocean views.

MANAGER'S SUITE: One bedroom with bathroom and separate office

Second Floor

Guest Rooms

LIBRARY/TV/MEETING ROOM Carpet\hardwood floors
 Oak paneled walls
 Oak book shelves
 Ocean and mountain views
 TV/DVD

BALCONY: Oak balcony with sitting area overlooking dining room
 Wall of windows with view of ocean and mountains

SUNDECK: 2,500(+)(-) sq. ft. multi-level cedar and pressure treated wood deck
 Propane fired hot tub and sauna (new 2007)
 Deck furniture – tables with umbrellas and chairs.

WHARF: 500 (+)(-) lineal moorage with (4) yacht electrical pedestals 50 & 30 Amp service and water.
Pressure treated wood timber float with Styrofoam billet flotation

Steel frame/timber deck approach ramp with concrete landing
Stainless steel fish cleaning table
100 amp electrical shore power

ADDITIONAL FEATURES: Laundry room 2 washers and 2 dryers
Boiler room with backup boiler
Workshop/storage room
Wood frame generator room/tractor garage

RECREATION ON OR ADJACENT TO PROPERTY: **Fishing**
Favored habitat for several species of Pacific salmon, slab-sided halibut, feisty cod and rock fish
Protected from rough ocean swells

Hiking
Approximately 8 km of private trails winding through the fabled Pacific Northwest Rainforests
West Coast Trail
Cape Beale Lighthouse
Brady's Beach

Caving
300(+)(-) foot deep sea cave with limestone stalactites and stalagmites near property

Kayaking
One mile long saltwater lagoon, adjacent to Eagle Nook, provides calm and protected waters for rowing, kayaking and canoeing
Sea kayaking in the Broken Group Islands

Wildlife Cruises
Coastal areas near the Resort are home to a variety of wildlife
View many species of birds including: cormorants, loon, grebes, coots, Herons, tufted puffins and the bald eagles
Often sighted are sea lions, seals and black bears
A short distance off shore, encounter grey whales

Heli-Ventures
Heli-trip into the Nahmint plateau as an exciting option for the adventure of alpine ridge hiking at the 4,999 foot elevation
Fish for trout from your choice of the pristine mountain lakes.

ADDITIONAL FEATURES

Two (2) log cabins – 2001
660 square feet each
Fully furnished

Generator Building with
1 – 17KW Duetz (2001) rebuilt
1 – 65KW Duetz (new 2008)
1 – 35KW Duetz (new 2006)

Fuel Storage – 75,000 Liters gas and/or diesel; 6,000 Liters propane in 3 tanks

Dock extension 2001

Boat house (log) new 2001 15' x 30'

New walk-way (Vernon Bay side) 2005 plus BBQ area

New UV and Chlorination water system 2006

New diesel boiler for lodge hot water/heating 2005

New common area décor/paint and chandeliers 2005

Spa & Sauna

Commercial VacuPac (new 2008)

- (1) 30' Catamaran with (2) 200 Suzuki
- (1) 17' Hurston with 50HP 4-stroke Yamaha
- (1) 12' Aluminum boat with 9.9 4-stroke Yamaha
- (2) Case tractors
- (1) Utility Vehicle –Kabota RTV900 Diesel/new 2007
- (10) Kayaks with related equipment

Miscellaneous Equipment and tools

- Power washer
- Trimmer
- Lawn Mower
- Table saws, etc,
- Fire pump and hoses (2)
- Welder
- Compressor