

# FOR SALE

10741 Wood Bay Heights Road  
Halfmoon Bay

ACREAGE PARADISE WITH TWO HOMES

Extraordinary 5-acre estate offering level, usable land & ocean views



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# OVERVIEW

Acreage paradise with 2 homes & panoramic ocean views! This extraordinary 5 acre estate offers level, usable land bathed in perfect SW exposure, capturing sweeping views & breathtaking sunsets. Complete privacy is assured among majestic Fir, Cedar & Arbutus trees, with meandering trails leading through moss-covered granite outcroppings, a tranquil pond & forested pathways. The property features two distinct residences- the main home is a charming rancher w/radiant heated floors & a cozy wood-burning FP, designed for comfort & connection to nature. The secondary home is a modern retreat showcasing polished concrete floors & skylights that flood the interior w/natural light. Additional highlights incl. a workshop & greenhouse. A rare opportunity to make this private sanctuary your own.

## EXECUTIVE SUMMARY

### ADDRESS

10741 Wood Bay Heights Rd  
Halfmoon Bay, BC, V7Z 1B8

**BEDS: 2**

**BATHS: 2**

**LOT (ACRES): 4.99**

**FRONTAGE: 350'**

**PRICE \$1,698,000**



OCEANVEIWS



SPECTACULAR SUNSETS



TWO HOMES



10741 Wood Bay Heights Rd, Halfmoon Bay

**Main House** Exterior Area 1723.48 sq ft  
Interior Area 1636.47 sq ft  
Excluded Area 501.48 sq ft



0 5 10  
ft

PREPARED: 2026/04/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

10741 Wood Bay Heights Rd, Halfmoon Bay

**Secondary House** Exterior Area 920.55 sq ft  
Interior Area 850.01 sq ft



0 3 6  
ft

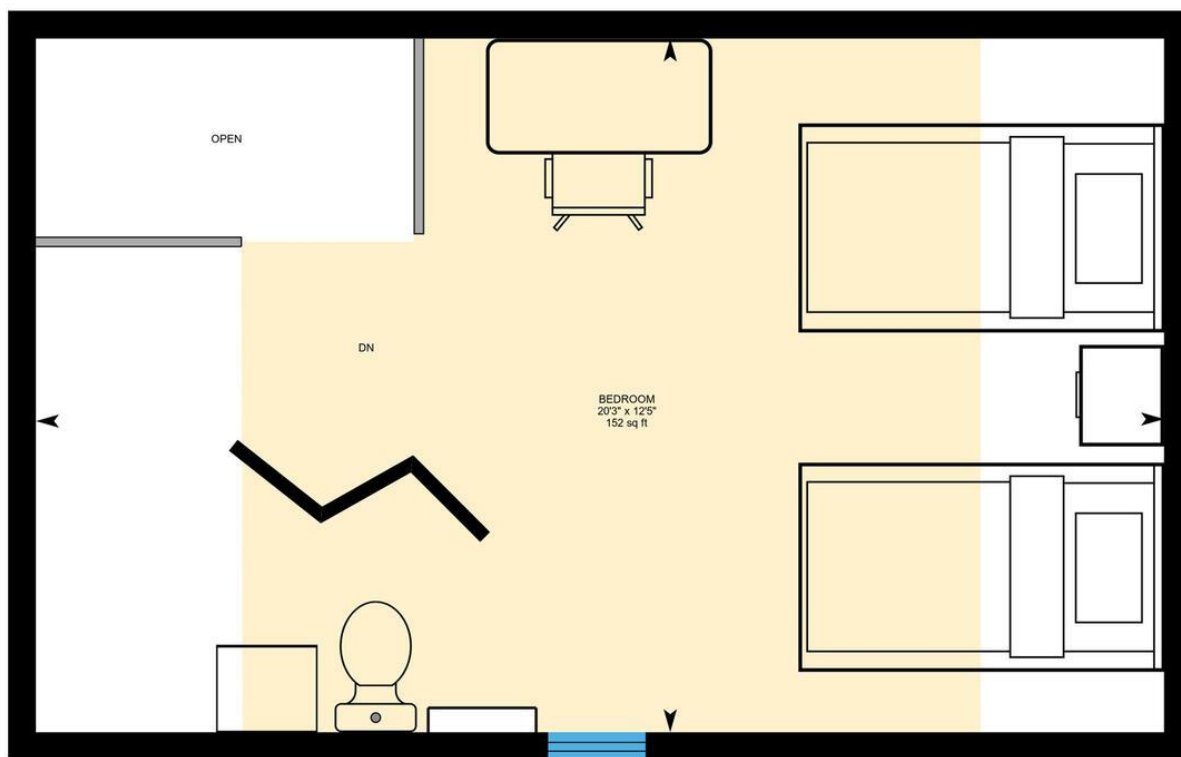
PREPARED: 2026/04/13



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10741 Wood Bay Heights Rd, Halfmoon Bay

|                            |                                                         |
|----------------------------|---------------------------------------------------------|
| <b>Secondary Home Loft</b> | Interior Area 152.80 sq ft<br>Excluded Area 98.21 sq ft |
|----------------------------|---------------------------------------------------------|



PREPARED: 2026/04/13



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Presented by:  
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**Active**  
**R3112502**  
Board: V  
House/Single Family

### 10741 WOOD BAY HEIGHTS ROAD

Sunshine Coast  
Halfmn Bay Secret Cv Redroofs  
V7Z 1B8

Residential Detached

**\$1,698,000** (LP)

(SP)



|                       |                                   |                       |                                    |
|-----------------------|-----------------------------------|-----------------------|------------------------------------|
| Sold Date:            |                                   | If new, GST/HST inc?: | Original Price: <b>\$1,698,000</b> |
| Meas. Type:           | <b>Feet</b>                       | Bedrooms:             | <b>2</b>                           |
| Frontage(feet):       | <b>350.00</b>                     | Bathrooms:            | <b>2</b>                           |
| Frontage(metres):     | <b>106.68</b>                     | Full Baths:           | <b>2</b>                           |
| Depth / Size:         |                                   | Half Baths:           | <b>0</b>                           |
| Lot Area (sq.ft.):    | <b>217,364.40</b>                 | Rear Yard Exp:        |                                    |
| Lot Area (acres):     | <b>4.99</b>                       | P.I.D.:               | <b>023-300-833</b>                 |
| Flood Plain:          |                                   | Tax Inc. Utilities?:  |                                    |
| View:                 | <b>Yes: OCEAN</b>                 | Tour:                 | <b>Virtual Tour URL</b>            |
| Complex/Subdiv:       |                                   |                       |                                    |
| First Nation Reserve: |                                   |                       |                                    |
| Services Connected:   | <b>Electricity, Septic, Water</b> |                       |                                    |
| Sewer Type:           | <b>Septic</b>                     | Water Supply:         | <b>Well - Drilled</b>              |

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Electric, Radiant, Wood**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**  
Driveway Finish: **Concrete**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **LOT 7 DISTRICT LOT 1485 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP26373**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Shopping Nearby**  
Features:

|                            |                |                     |                     |            |             |      |            |            |
|----------------------------|----------------|---------------------|---------------------|------------|-------------|------|------------|------------|
| Finished Floor (Main):     | 1,723          | Floor               | Type                | Dimensions | Floor       | Type | Dimensions | Bathrooms  |
| Finished Floor (Above):    | 0              | Main                | Living Room         | 18' x14'4  |             |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2): | 0              | Main                | Kitchen             | 14'8 x13'  |             |      | x          | Main 4     |
| Finished Floor (Below):    | 0              | Main                | Dining Room         | 18' x9'6   |             |      | x          | Main 4     |
| Finished Floor (Basement): | 0              | Main                | Eating Area         | 10'9 x7'8  |             |      | x          |            |
| Finished Floor (Total):    | 1,723 sq. ft.  | Main                | Primary Bedroom     | 16'3 x11'3 |             |      | x          |            |
| Unfinished Floor:          | 0              | Main                | Walk-In Closet      | 10'6 x6'9  |             |      | x          |            |
| Grand Total:               | 1,723 sq. ft.  | Main                | Den                 | 13'2 x9'5  |             |      | x          |            |
| Fir Area (Det'd 2nd Res):  | 1,019 sq. ft.  | Main                | Bedroom             | 12' x9'3   |             |      | x          |            |
|                            |                | Main                | Laundry             | 11'11 x7'8 |             |      | x          |            |
|                            |                |                     |                     | x          |             |      | x          |            |
|                            |                |                     |                     | x          |             |      | x          |            |
|                            |                |                     |                     | x          |             |      | x          |            |
|                            |                |                     |                     | x          |             |      | x          |            |
| Suite:                     |                |                     |                     |            |             |      |            |            |
| Basement:                  | Crawl          |                     |                     |            |             |      |            |            |
| Crawl/Bsmt. Height:        | # of Levels: 1 | Manuf Type:         | Registered in MHR?: |            | PAD Rental: |      |            |            |
| # of Kitchens: 1           | # of Rooms: 9  | MHR#:               | CSA/BCE:            |            | Maint. Fee: |      |            |            |
|                            |                | ByLaw Restrictions: |                     |            |             |      |            |            |

Listing Broker(s): **Royal LePage Sussex**

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## Property Report

10741 WOOD BAY HEIGHTS RD

4/16/2026

### PARCEL INFORMATION:

**Jurisdiction:** AREA B: HALFMOON BAY

**Folio:** 746.04096.009

**PID:** 023-300-833

**Lot:** 7

**Block:**

**Plan:** LMP26373

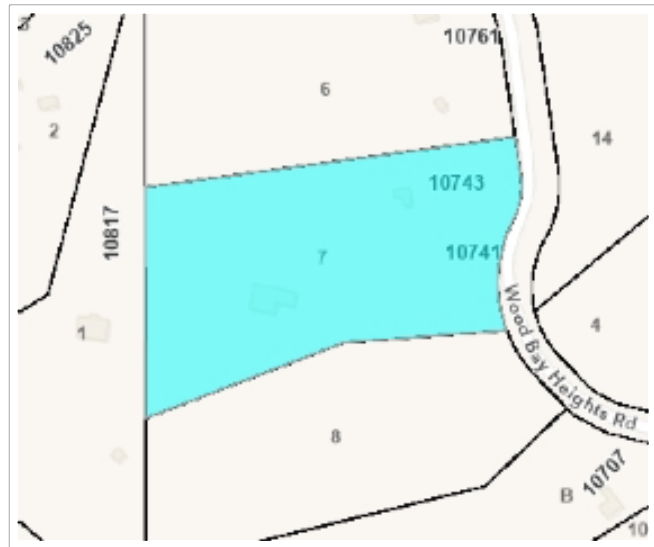
**District Lot:** 1485

**Approx. Size:** 2.02 ha

**Land Value:** 741000

**Improvement Value:** 808000

**2025 Assessed Value:** 1549000



### SERVICES:

**Water Service Area:** Not in a Water Service Area

**Fire Protection Area:** Halfmoon Bay

**Curbside Collection Service Area:** Area B Collection Area

**Sanitary Sewer Service Area:** Not in a SCR D service area

### SCR D LAND USE INFORMATION:

**OCP Area:** Halfmoon Bay Official Community Plan  
<https://www.scrd.ca/ocp/halfmoon-bay/>

**Zoning Bylaw:**  
[722](#)

**OCP Landuse:**  
Rural Residential

**Landuse Zone:**  
RU2

**Development Permit Area(s):**  
No SCR D DPAs

**Subdivision District:**  
G

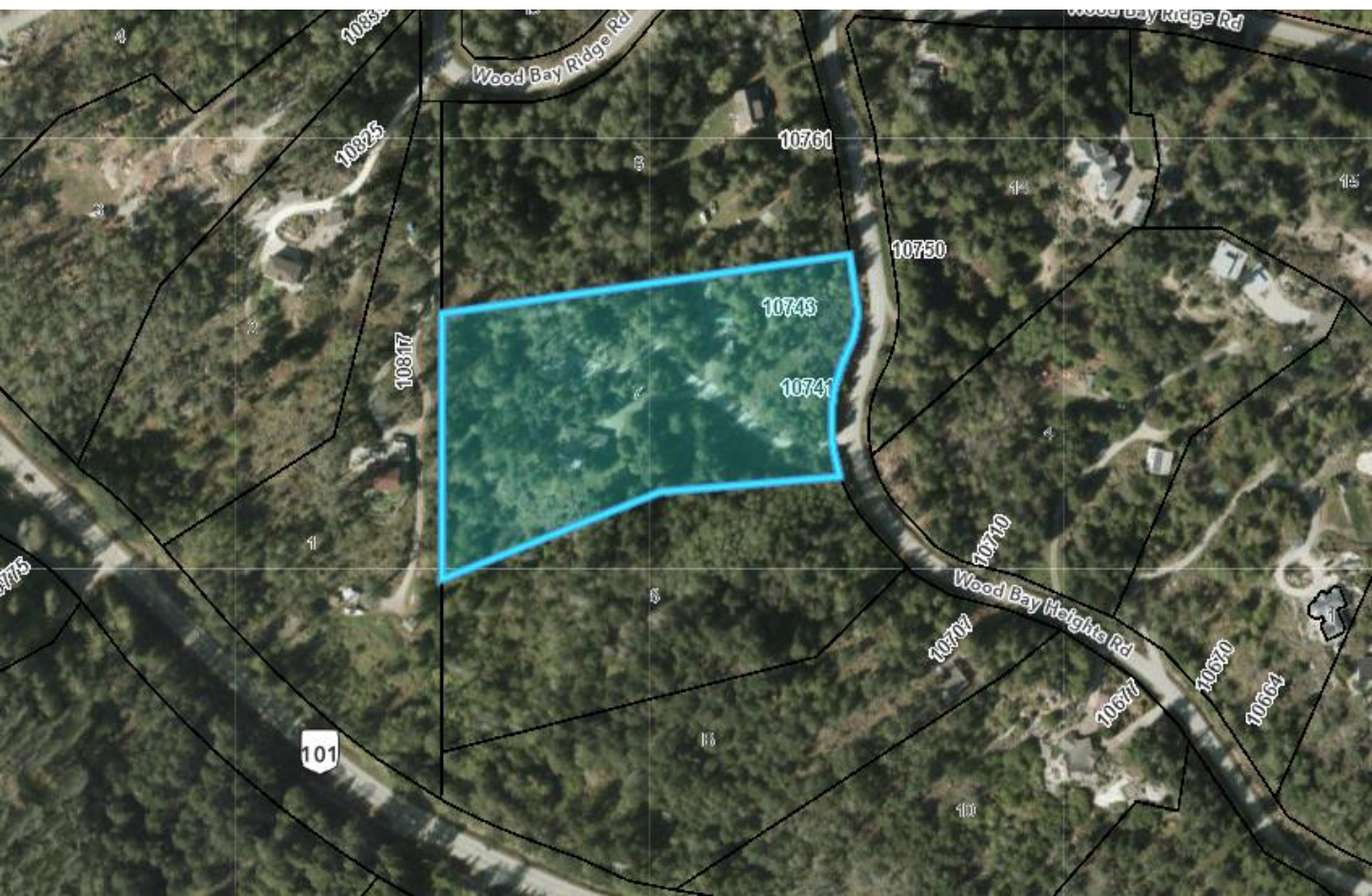
**Tree Cutting Permit Area(s):**  
Not in a SCR D Permit Area

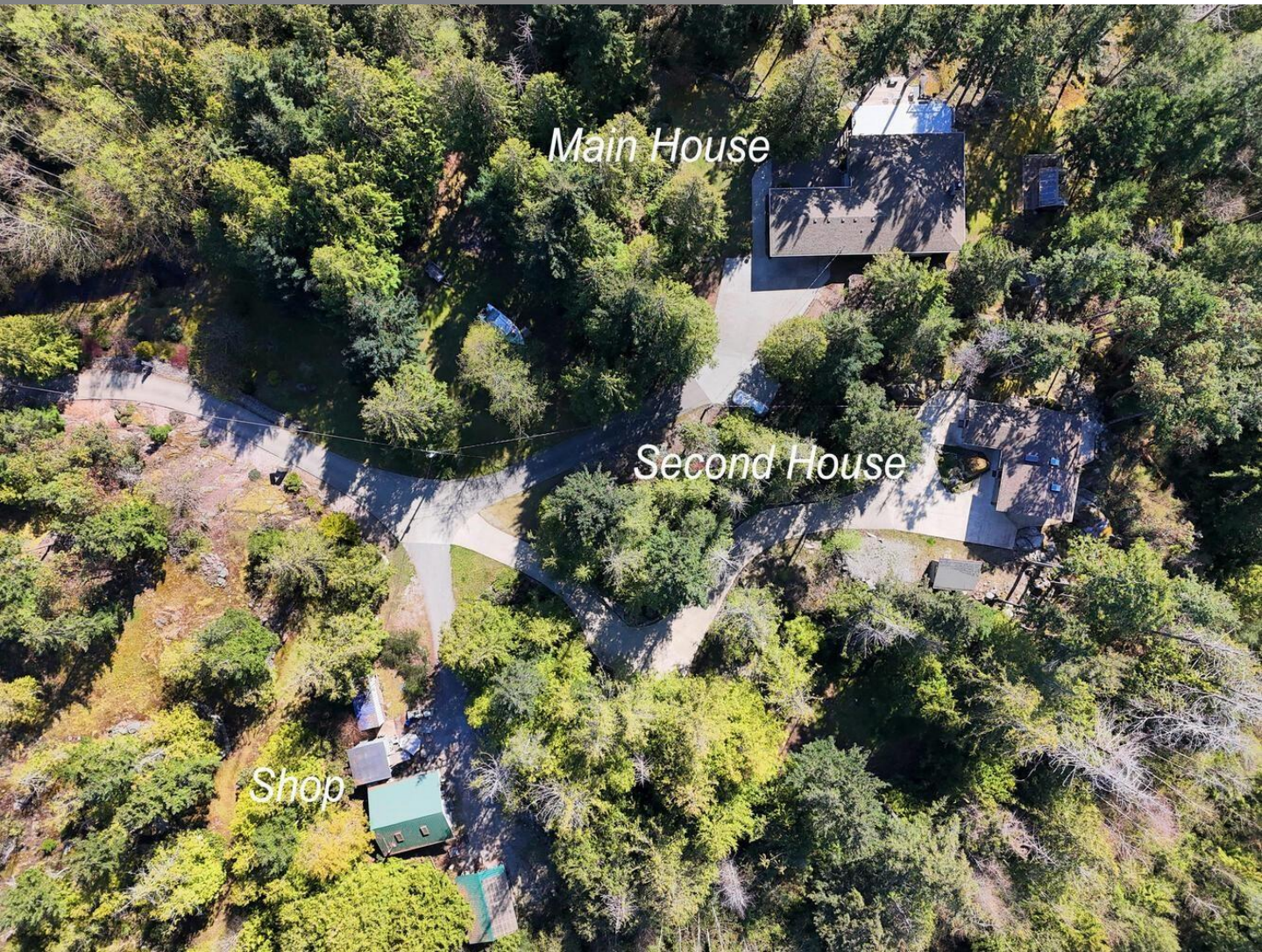
For more information about planning applications, please visit: [www.scrd.ca/planning-applications](http://www.scrd.ca/planning-applications)

This property is located within the territory of the shíshálh Nation (Sechelt Nation)

This information has been compiled by the Sunshine Coast Regional District (SCR D) using data derived from a number of sources with varying levels of accuracy. The SCR D disclaims all responsibility for the accuracy or completeness of this information.

### AREA B: HALFMOON BAY





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