

FOR SALE

4737 Davis Road
Madeira Park

C2 ZONING AND PROTECTED DEEP-WATER MOORAGE

This property offers immediate campground or RV park potential!



JOEL O'REILLY PREC

604.741.1837

joel@oreillyrealestate.ca

SCARLET OSBORNE

604.329.7877

scarlet@oreillyrealestate.ca

OVERVIEW

Nearly 4-acre low-bank waterfront opportunity in sought-after Pender Harbour with C2 zoning and protected deep-water moorage at a licensed multi-slip dock. Currently configured with multiple serviced camping sites (power & water) and two septic fields already in place, offering immediate campground or RV park potential. The level, sun-filled land is ideal for expansion or future redevelopment into a boutique waterfront hotel or eco-lodge. Existing improvements include a 2,892 sq.ft. residence, outbuildings, and a distinctive indoor/outdoor communal kitchen and gathering space. Private, peaceful setting with strong tourism appeal and exceptional upside.

EXECUTIVE SUMMARY

ADDRESS

4737 Davis Road
Madeira Park, BC, V0N 2H1

BEDS: 5

BATHS: 2

LOT(ACRES): 3.7

FRONTAGE: 275'

ZONING: C2

PRICE \$2,698,000



COMMERCIAL ZONING



WATERFRONT



MULTIPLE
OUTBUILDINGS





C2 ZONE

(TOURIST COMMERCIAL)

Permitted Uses

811.1 Except as permitted in Part V, land, buildings and structures in the C2 zone shall be used for the following purposes only:

- (a) motel;
- (b) lodge;
- (c) campground;
- (d) restaurant;
- (e) marina;
- (f) bed and breakfast inn;
- (g) auxiliary uses including retail outlet, dry cleaning delivery service and laundry facilities for the use of guests, hair dressing salon, open air recreation use, and pub;
- (h) one dwelling unit or single family dwelling per parcel.

Site Specific Uses

811.1A On the C2 zone portion of District Lot 3988, Group 1, New Westminster District except those portions in Plans 12095, 14653, 15401, 15813, 16650 and 17325 and EPP39153 the following are site specific uses:

1.

- (a) uses permitted in Section 811.1 (a), (b), (c), (f) and (h);
- (b) amphitheatre;
- (c) dining facility with satellite kitchen;
- (d) spa facilities;
- (e) aviary;
- (f) agriculture;
- (g) two staff accommodation dwelling units;
- (h) auxiliary uses and structures including: snack bar, reception desk and office space, retail and market kiosks not exceeding 95 square metres, laundry facilities for guests, and open air recreation use.

2.

The floor area of:

- (a) a sleeping unit as part of a lodge shall not exceed 25 square metres;
- (b) a housekeeping unit as part of a motel shall not exceed 45 square metres;
- (c) a dining hall facility shall not exceed 375 square metres;
- (d) a spa facility shall not exceed 280 square metres;
- (e) staff accommodation dwelling units shall not exceed 280 square metres in total; and the land area of:
- (f) an aviary shall not exceed 40 square metres;
- (g) a tent platform shall not exceed 25 square metres.

3. The total number of sleeping units as part of a lodge, housekeeping units as part of a motel, tent sites and recreational vehicle shall not exceed 30 and the total number of housekeeping units as part of a motel shall not exceed 12.
4. No more than 3 sleeping units as a lodge or 3 housekeeping units as part of a motel may be connected together as a single building.
5. No additional building or structure shall be located within 30 metres of the natural boundary of Ruby Lake.
6. Two freestanding signs located a minimum of 1 metre from a parcel line abutting a highway and having a maximum area of 3 square metres each are permitted.
7. A minimum of 115 parking spaces.
8. The parcel coverage of all buildings and structures shall not exceed 10 percent.

Site Specific Uses

- 811.1B In addition to the uses permitted in Section 811.1 the following uses are permitted on District Lot 6990 Group 1 New Westminster District:

- (a) spa facilities;
- (b) auxiliary assembly.

Siting Requirements

- 811.2 No structure, parking, loading or storage area may be located within 5 metres of a parcel line.

Campground Density

- 811.3 The maximum number of campsites and recreational vehicle sites in a campground is 30 per hectare of parcel area.

Parcel Coverage

- 811.4 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 50 percent.

4737 Davis Road

Main Floor Exterior Area 1488.56 sq ft
Interior Area 1404.40 sq ft



0 4 8 ft

PREPARED: 2026/04/26



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.

4737 Davis Road

Lower Level Exterior Area 1403.23 sq ft
Interior Area 1320.19 sq ft

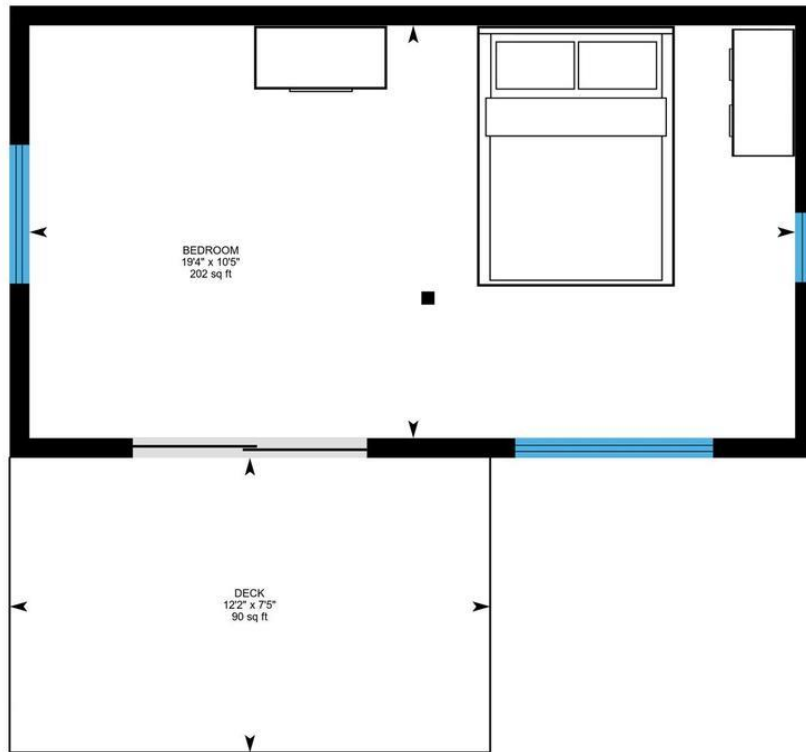


PREPARED: 2026/04/26

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4737 Davis Road

Cottage 1



0 2 4 ft

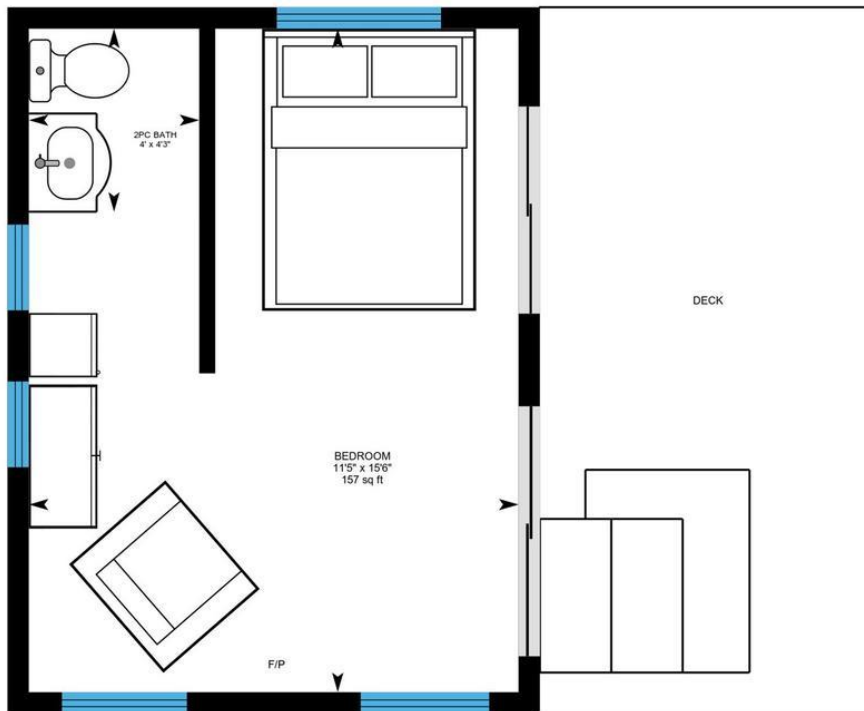
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4737 Davis Road

Cottage 2 Excluded Area 177.09 sq ft



0 2 4 ft

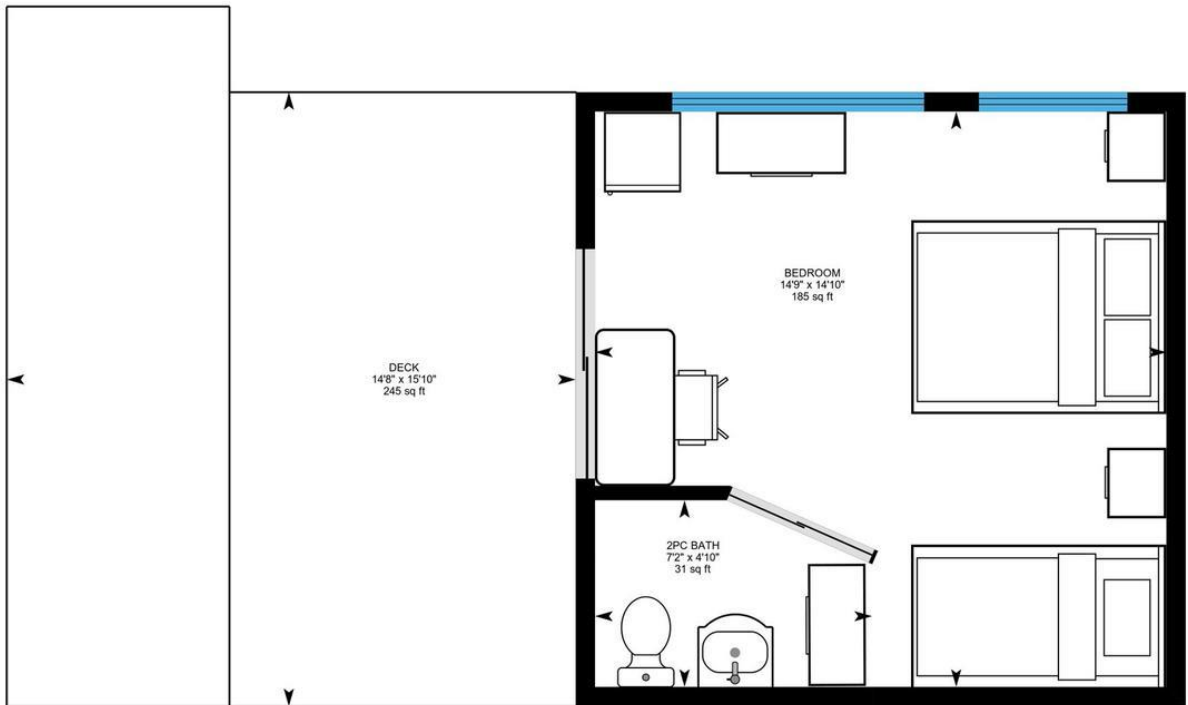
PREPARED: 2026/04/26



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4737 Davis Road

Cottage 3 Excluded Area 184.63 sq ft



0 3 6 ft

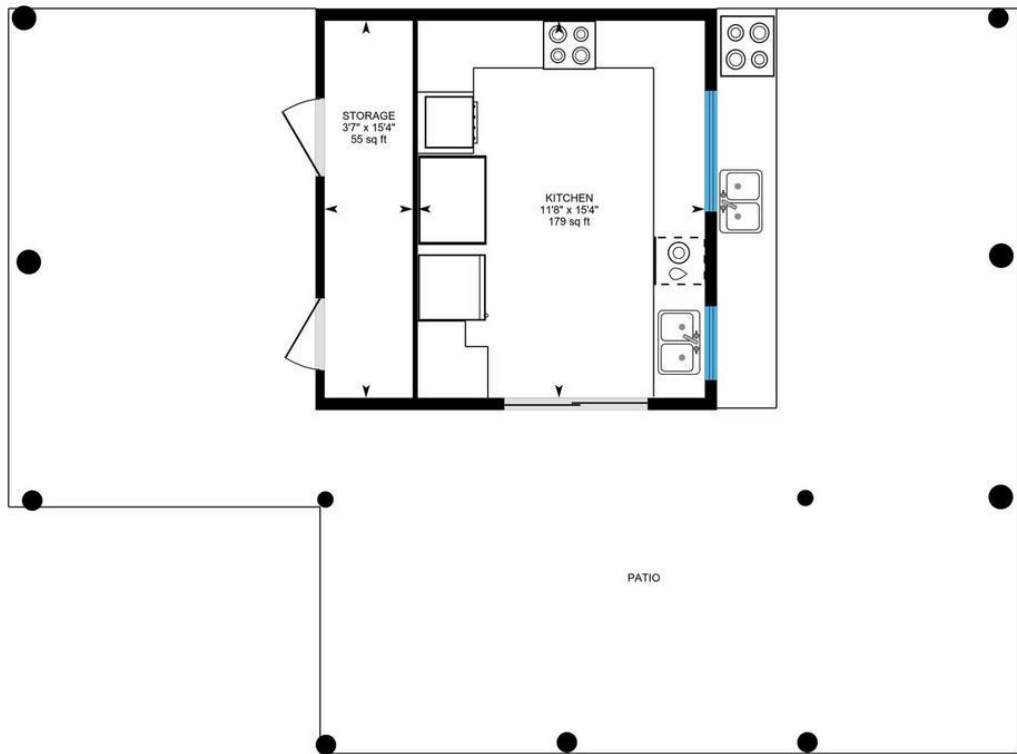
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4737 Davis Road

Community Kitchen Excluded Area 237.39 sq ft



0 3 6 ft

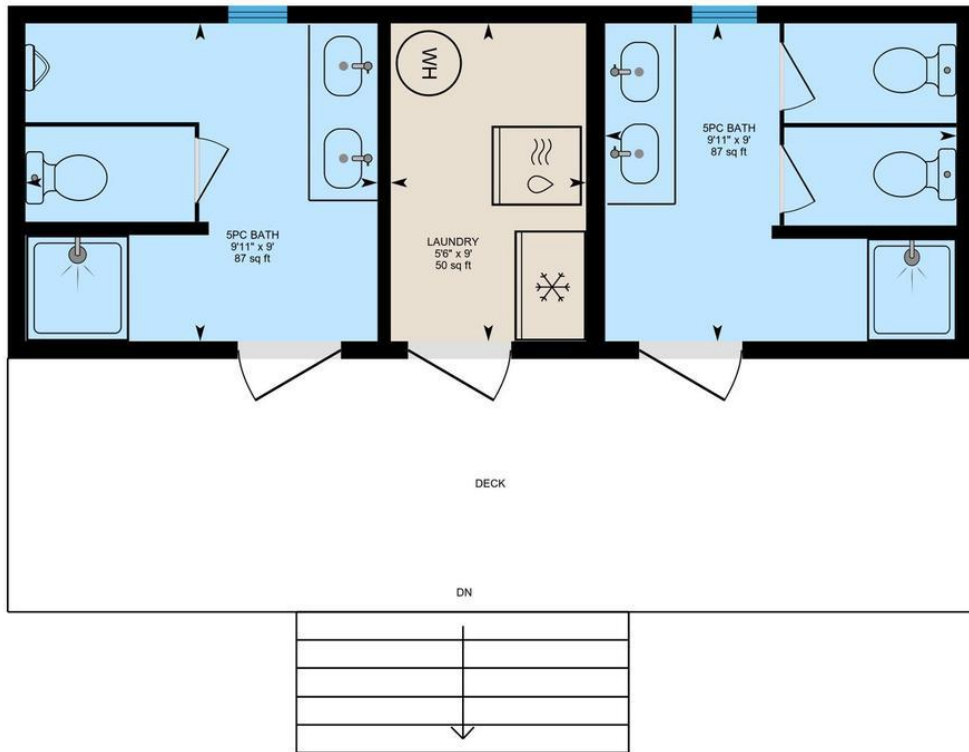
PREPARED: 2026/04/26



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4737 Davis Road

Community Bathrooms Interior Area 236.45 sq ft



0 2 4 ft

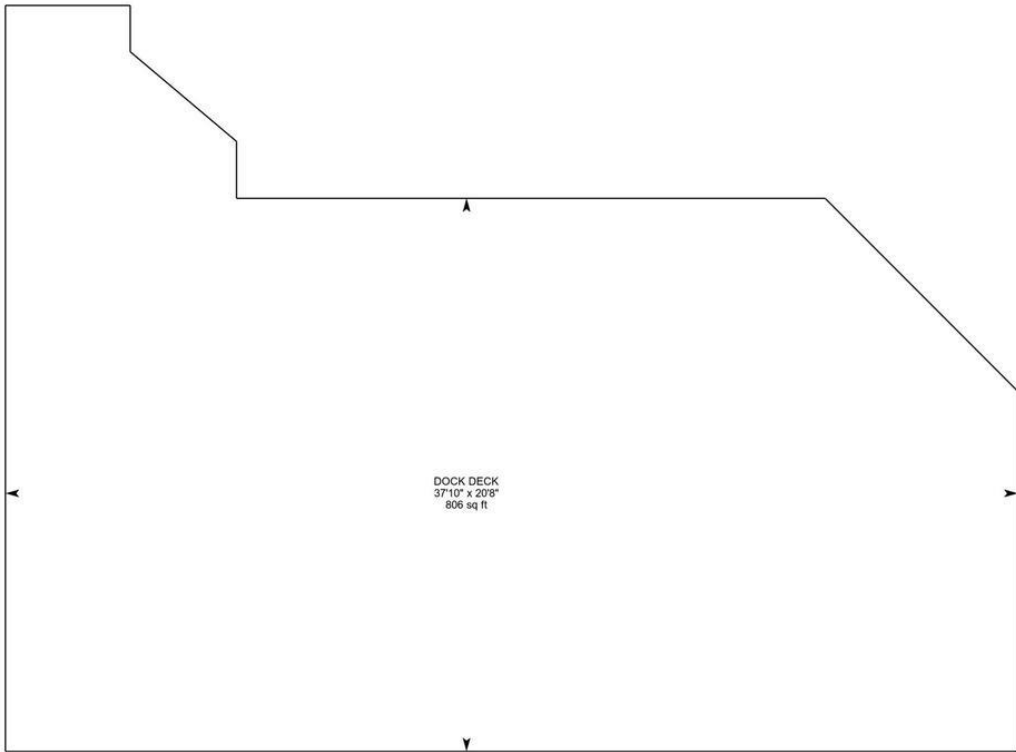
PREPARED: 2026/04/26



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4737 Davis Road

Dock Deck



0 3 6 ft

PREPARED: 2026/04/26



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Presented by:
Joel O'Reilly PREC*
O'Reilly Real Estate Group
Royal LePage Sussex
Phone: 604-741-1837
<https://oreillyrealestate.ca>
joel@oreillyrealestate.ca



Active
R3117539
Board: V
House with Acreage

4737 DAVIS ROAD
Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached
\$2,698,000 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **275.00**
Frontage(metres): **83.82**
Depth / Size:
Lot Area (sq.ft.): **161,172.00**
Lot Area (acres): **3.70**
Flood Plain:
View: **Yes: OCEAN**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic**

If new, GST/HST inc?:
Bedrooms: **5**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **011-312-751**

Original Price: **\$2,698,000**
Approx. Year Built: **1966**
Age: **60**
Zoning: **C2**
Gross Taxes: **\$7,313.16**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **10** Covered Parking:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Parking Access:
Dist. to School Bus:
Land Lease Expiry Year:

Legal: **RE-AMENDED LOT 2 (SEE 410813L), EXCEPT PART IN PLAN 12567BLOCK D DISTRICT LOT 1391 PLAN 8422**

Amenities:

Site Influences: **Marina Nearby, Private Setting, Private Yard, Shopping Nearby, Waterfront Property**
Features:

Finished Floor (Main):	1,489	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	13'2 x 10'7			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	13'2 x 6'7			x	Main	5
Finished Floor (Below):	1,403	Main	Dining Room	11'1 x 10'2			x	Below	4
Finished Floor (Basement):	0	Main	Living Room	17'1 x 15'2			x		
Finished Floor (Total):	2,892 sq. ft.	Main	Primary Bedroom	16'2 x 11'4			x		
		Main	Bedroom	11'4 x 10'2			x		
Unfinished Floor:	0	Main	Bedroom	13'3 x 11'4			x		
Grand Total:	2,892 sq. ft.	Below	Kitchen	14'1 x 10'11			x		
		Below	Family Room	16'7 x 14'2			x		
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'10 x 13'7			x		
		Below	Bedroom	12'5 x 10'2			x		
Suite:		Below	Utility	14'7 x 10'6			x		
Basement:	None	Below	Laundry	13'7 x 10'7			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: 2		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2		# of Rooms: 13		ByLaw Restrictions:					

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

A truly exceptional offering - nearly 4-acres of low-bank waterfront w/ protected deep-water moorage at your private & licensed dock, complete w/ multiple boat slips. Rich in history & iconic in presence, this remarkable offering presents a unique opportunity to create a legacy holding. The land is mostly level, sun-drenched & highly usable w/ incredible gardening potential in a peaceful setting. Whether you envision a stunning residential estate or wish to capitalize on the rare commercial zoning, the potential here is unmatched. Add'l features include a 2,892 sq.ft. home, several outbuildings, a beautifully handcrafted indoor/outdoor communal kitchen & gathering space, as well as a spectacular WF patio! Opportunities to acquire such expansive waterfront acreage are extraordinarily rare.

**Property Report**
4737 DAVIS RD

4/30/2026

PARCEL INFORMATION:

Jurisdiction: ARFA A: FGMONT/PENDER

Folio: 746.03495.000

PID: 011-312-751

Lot:

Block: D

Plan: VAP8422

District Lot: 1391

Approx. Size: 1.571 ha

Land Value: 1549000

Improvement Value: 418000

2025 Assessed Value: 1967000

**SERVICES:**

Water Service Area: South Pender Harbour

Fire Protection Area: Pender Harbour

Curbside Collection Service Area: Not in a SCRD service area

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

SCRD LAND USE INFORMATION:

OCP Area: Pender Harbour / Egmont Official Community

<https://www.scrd.ca/ocp/egmont-pender-harbour/>

Zoning Bylaw:

337

OCP Landuse:

Tourist Commercial

Landuse Zone:

C-2

Development Permit Area(s):

DPA #1B - Coastal Slopes

DPA #1A - Coastal Flooding

Subdivision District:

C

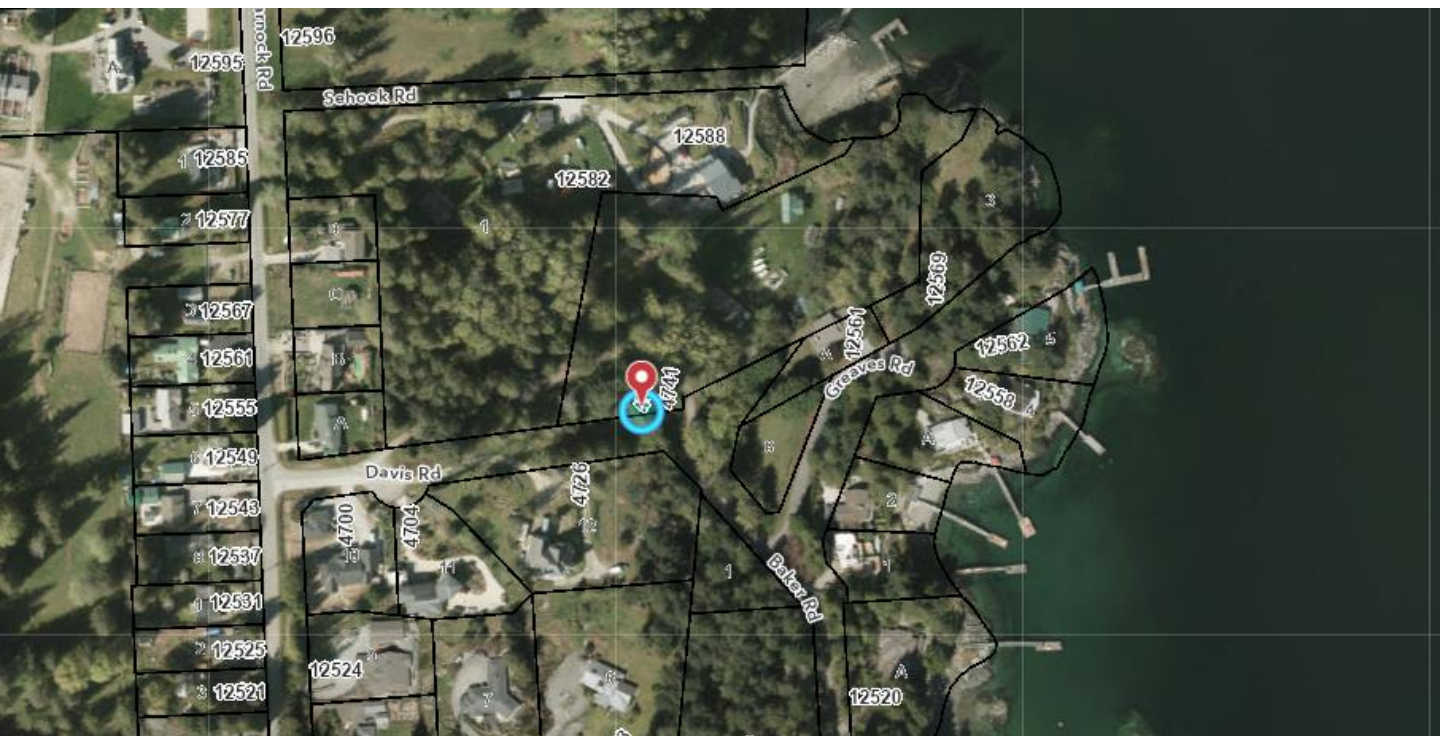
Tree Cutting Permit Area(s):

Not in a SCRD Permit Area

For more information about planning applications, please visit: 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 (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.





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