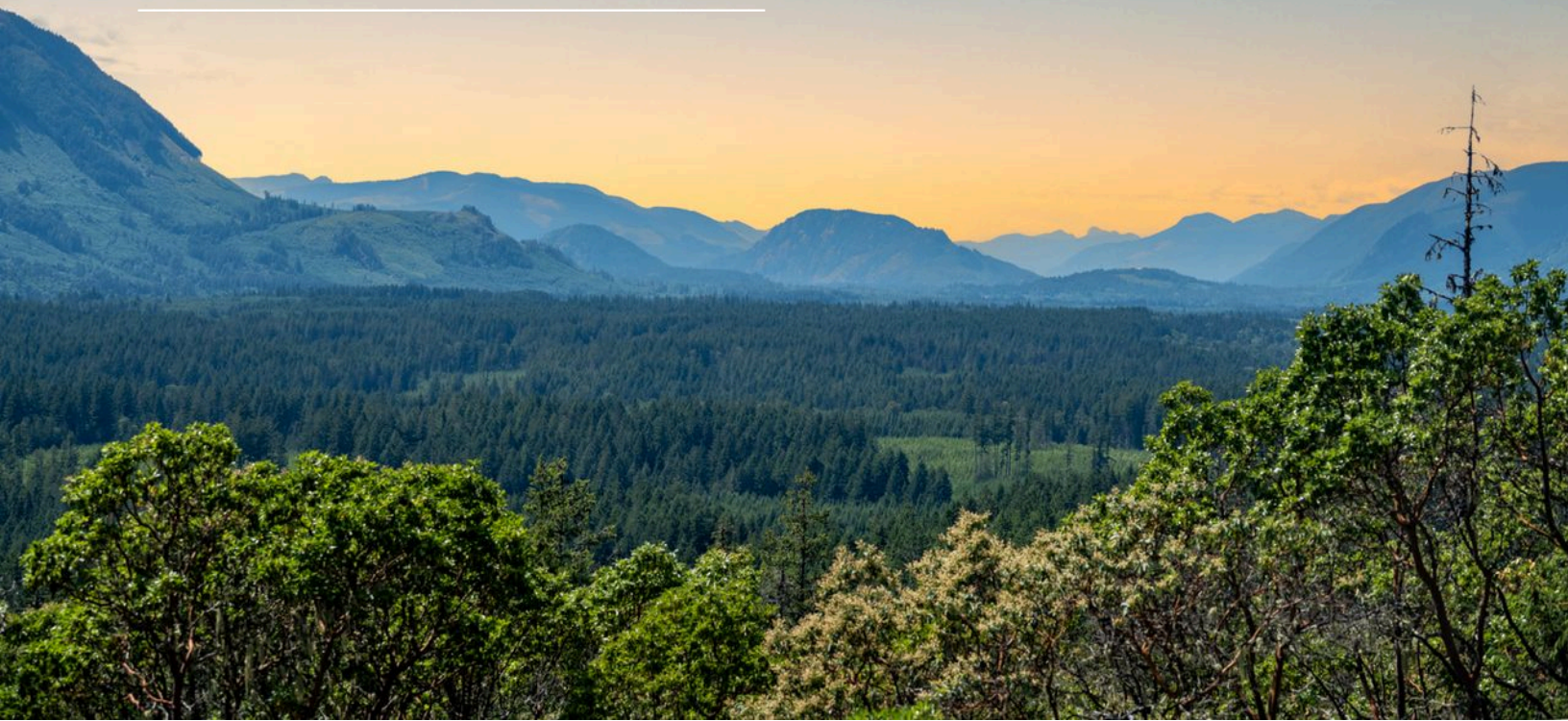


5876 Stoltze Rd

Property Information Package



Executive Summary

5876 Stoltze Rd is a rare opportunity to own an exceptionally private 40-acre mountaintop property in the Cowichan Valley. The property's defining feature is its extraordinary setting: expansive, sun-filled, and remarkably private, with panoramic views over the valley and surrounding mountains, plus visible water glimpses toward Cowichan Bay and parts of the Cowichan River.

Its elevated setting and broad exposure create the rare privilege of both sunrise and sunset views, with sun reaching the property earlier and lasting later than many surrounding properties.

This is a premium lifestyle acreage where setting, privacy, outlook, sun exposure, and independence are central to the appeal. The current home offers comfortable day-to-day living, while the property itself delivers the kind of scale, privacy, and natural beauty that buyers often spend years trying to find.

Over the past several years, the property has been significantly upgraded with substantial driveway improvements, major off-grid power infrastructure, water-system improvements, interior and exterior renovations, and multiple comfort and efficiency upgrades.

Why This Property Stands Out

A rare 40-acre mountaintop property combining exceptional privacy, panoramic valley and mountain views, strong south exposure, and thoughtfully upgraded off-grid infrastructure. Its broad exposure and 360° outlook create the uncommon advantage of both sunrise and sunset views from the same property. The result is a distinctive Vancouver Island home that offers independence, comfort, and low ongoing utility dependence without feeling disconnected from town services.

Design & Building Approach

The home was custom designed with a strong focus on sustainability, healthy materials, and long-term performance. It was designed by a LEED Accredited Professional using non-toxic and eco-friendly materials, with reference to LEED for Homes and Living Building standards.

The structure was also seismically engineered by Thor Tandy, P.Eng., former President of the BC Structural Engineering Association.

Its passive solar design further supports comfort and energy efficiency, with southern orientation for winter heat gain and approximately 3-foot roof overhangs that help shade the home from higher summer sun.

Property Snapshot

40-acre private mountaintop setting <ul style="list-style-type: none">● Panoramic valley and mountain views● Visible water glimpses toward Cowichan Bay and parts of the Cowichan River● Rare sunrise and sunset exposure● Exceptional privacy and natural surroundings	1,282 sq ft home <ul style="list-style-type: none">● 2 bedrooms● 1 bathroom● Comfortable, efficient layout● Designed for independent living with low ongoing utility dependence
Off-grid energy infrastructure <ul style="list-style-type: none">● 15+ kW solar PV system● 40 kWh battery bank● Two 5 kW Victron inverters (10 kW combined)● Backup generator● Tesla Level 2 charger installed	Water and wastewater systems <ul style="list-style-type: none">● Private well● Oversized cistern● Constructed wetland septic system with leach field

Major Improvements and System Highlights

Improvement	Timing	Buyer benefit
The driveway was significantly upgraded to create practical residential access. The route was graded, widened, and surfaced with approximately 5 cm of road base, resulting in a comfortable, usable driveway for normal passenger vehicles.	2021	Improves access, day-to-day usability, and buyer confidence.
Major solar/battery system installed with approximately 15+ kW of PV, two 5 kW Victron inverters (10 kW combined), roughly 40 kWh of lithium battery storage, multiple solar chargers, and a Tesla Level 2 charger.	2022	Supports modern off-grid living, resilience, strong energy capability, and electric-vehicle charging.
Deep well pump replaced; well pipe replaced; 2,000-gallon water system tank cleaned; additional incoming-water filtration and charcoal drinking-water filtration installed with dedicated drinking-water tap.	2022	Improves reliability, convenience, and drinking-water usability.
Split heat pump installed; high-efficiency wood stove added / upgraded as the primary practical heating source; hybrid electric heat-pump water heater installed; propane on-demand hot-water backup available for operational flexibility.	2022-2023	Improves comfort, efficiency, resilience, and year-round livability.
Bathroom fully renovated with tile finishes, modern glass shower panel, wall-mounted toilet with bidet attachment, and updated premium finishes.	2023	Improves comfort, presentation, and everyday functionality.
Water-resistant vinyl plank flooring installed over the older floor; closet shelving added; selected interior finishes refreshed with premium matte paint with a plaster-like appearance.	2023	Improves durability, storage, and overall interior presentation.
The old deck was fully replaced with a new composite deck. The rear wooden stairs were also replaced with matching composite stairs, and a small rear pathway was built using the same composite decking.	2023	Improves outdoor usability, appeal, convenience, and day-to-day functionality.
Upgraded main window and large sliding door, replacing older wood-frame units with gaps for improved insulation and comfort.	2023	Improves comfort, efficiency, and overall condition.
Added a dedicated firewood storage shed sized to hold approx. 4-5 cords, enough for a full heating season.	2022-2023	Provides practical storage for a full heating season.

Infrastructure and Utility Summary

Solar / battery

Over 15 kW PV, two 5 kW Victron inverters (10 kW combined), approximately 40 kWh lithium battery bank, Tesla Level 2 EV charger. The off-grid power system is capable of charging a Tesla. Charging performance varies with weather, battery state of charge, and concurrent household loads.

Internet and connectivity

Reliable cell service including 5G mobile internet coverage, Starlink high-speed internet.

Water

Private well with reported good water quality and approximately 2 gallons per minute; additional filtration improvements completed.

Waste system

Constructed wetland septic system with leach field.

Heating and hot water

Split heat pump, high-efficiency wood stove, hybrid electric heat pump water heater, and backup propane on-demand hot water support when desired.

Outbuildings

Firewood storage shed with capacity for approximately 4–5 cords, sufficient for a full heating season.

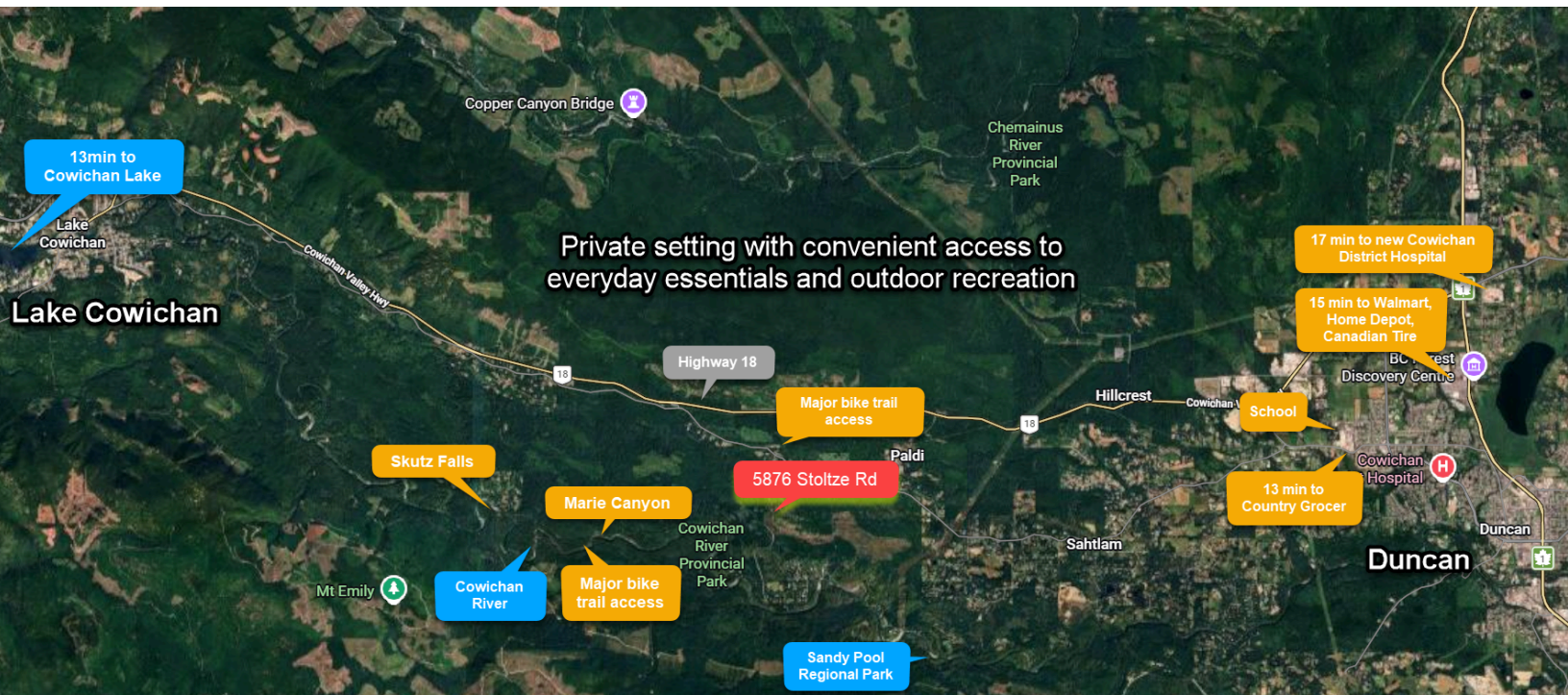
Low-Dependence Living

Designed for comfortable independent living, the property offers very low ongoing reliance on external utilities.

Supported by the off-grid solar/battery system, private well, and constructed wetland septic system with leach field, recurring service costs are minimal relative to many conventional homes. In normal use, they are largely limited to garbage removal, routine maintenance, and modest propane use mainly during winter months.

The setup reflects a deliberate focus on efficient day-to-day living, with major systems and appliance choices selected to support lower energy demand without sacrificing comfort. These include the split heat pump system, hybrid heat pump water heater, heat pump dryer, and other energy-conscious upgrades.

The result is a practical and efficient property that may appeal to buyers seeking greater self-reliance, lower utility dependence, and the benefits of a well-developed independent home.



Location and Convenience

Set in a private mountaintop setting in the Cowichan Valley, the property offers a rare balance of seclusion, natural beauty, and everyday convenience. Although it feels tucked away in its own elevated world, it remains within easy reach of essential services and some of the region's best outdoor recreation.

Ideally positioned between Duncan and Lake Cowichan, the property is approximately 13 minutes from Country Grocer, about 15 minutes from major shopping and services including Walmart, Home Depot, and Canadian Tire, near school access, and roughly 17 minutes from the new Cowichan District Hospital.

The lifestyle appeal is equally strong. Nearby are Cowichan River Provincial Park, Sandy Pool Regional Park, Skutz Falls, Marie Canyon and major bike trail networks. Lake Cowichan is also close by, offering access to one of the region's best-known warm-water recreation areas for swimming, boating, and summer enjoyment, while the Cowichan River is prized for its swimming holes, tubing, and kayaking.

The result is a setting that feels private and immersed in nature, while still remaining closely connected to shopping, services, trails, parks, and outstanding outdoor recreation.

Zoning & Use Flexibility

The property is currently within the F-1 Forest Resource zone. Based on the current bylaw and the CVRD's draft Comprehensive Zoning Bylaw, the parcel may offer attractive flexibility for buyers seeking longer-term options, including home-based business, bed and breakfast, agriculture/forestry-related use, and suite potential on larger parcels. Buyers should confirm current and future permitted uses directly with the CVRD.

Potential future-use flexibility

- Large 40-acre parcel in the F-1 zone
 - Home-based business permitted
 - Bed and breakfast use permitted
 - Agriculture and forestry-related uses permitted
 - Draft bylaw indicates potential for an attached suite, and for parcels 10 ha or greater, a detached suite, subject to final adoption and approvals
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Frequently Asked Questions

Is the property completely off-grid?

Yes. The property is fully set up for independent living, supported by a substantial solar, inverter, and battery system, together with private well water and a constructed wetland septic system with leach field. In addition to the solar, inverter, and battery setup, the property also includes a backup generator for added operational flexibility.

Is internet available?

Yes. Starlink high-speed internet is installed, and the property also benefits from reliable cell service, including strong 5G mobile coverage.

How does the property access work?

Access is via an existing roadway through Crown land. The seller can provide a clear status summary and supporting information for buyers who would like additional detail.

Can regular vehicles reach the property?

Yes. The driveway has been substantially improved and provides comfortable, usable access for normal passenger vehicles.

What makes this property stand out?

The combination of 40 acres, mountaintop privacy, exceptional views, strong sun exposure, well-developed independent infrastructure, and convenient access to services creates a rare lifestyle offering in the Cowichan Valley.

What are the ongoing utilities?

The property is designed for very low ongoing utility dependence. In normal use, recurring service costs are largely limited to garbage removal, routine maintenance, and modest propane use, with propane consumption generally concentrated in winter.