

COMPLIMENTARY 2026 EDITION

Make your move to the Comox Valley.

A practical relocation guide for buyers ready to trade traffic and noise for a life between the mountains and the sea.

Prepared by Peter Armstrong

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THE ISLAND LIFE

Relocation should feel exciting - not overwhelming.



"I made the move, too."

A few years ago, I relocated to the Comox Valley after a 25-year career in entertainment and sales. My partner Dana grew up here, and together we found the reset we were looking for.

Today I help buyers make that same transition with clarity, local context and steady communication - whether you are flying in for a weekend or buying from another province.

Peter Armstrong

Your Comox Valley relocation REALTOR

Use this guide to get oriented.

Inside: a community comparison, a long-distance buying roadmap, costs to plan for, a move timeline, and the questions that help you choose the right home before you cross the water.

Three communities. One connected lifestyle.

Comox, Courtenay and Cumberland form the Valley's main communities, surrounded by rural areas, farms, forests, coastline and the K'omoks First Nation.

Comox

A seaside town with a marina, waterfront parks and a relaxed coastal rhythm. A strong fit for buyers who want ocean access and a quieter neighbourhood feel.

Courtenay

The Valley's largest urban centre. Shops, services, restaurants and varied housing options make it a practical hub for everyday life.

Cumberland

A historic village with a contemporary, outdoors-first character and direct access to a renowned trail network.

The wider search

Depending on your priorities, Peter may also introduce you to Royston, Union Bay, Fanny Bay, Merville, Black Creek or one of the Valley's rural pockets. The right fit often comes down to your preferred balance of services, privacy, travel time, lot size and access to the water or trails.

LOCAL CONTEXT BEATS A MAP SEARCH

The island lifestyle, with everyday practicality.

Mountains to sea.

Skiing, hiking, biking, paddling, golf, beaches and farm-to-table experiences are all part of the region's year-round appeal.

OUTDOORS

Ocean, lake, forest and alpine recreation within one region.

CONNECTIONS

Comox Valley Airport plus road and ferry connections.

COMMUNITY

Independent businesses, markets, arts, food and local events.

PACE

A more grounded rhythm without giving up essential services.

Start with how you want to live.

Morning view	Harbour and mountains	Urban convenience	Forest and trails	Space and privacy
Likely match	Comox	Courtenay	Cumberland	Rural Valley
Best for	Coastal routines	Services and variety	Active village life	Land and breathing room
Ask Peter	Wind, exposure, walkability	Traffic, pockets, housing mix	Slope, trails, older homes	Wells, septic, zoning, access

Peter's short-list rule

Do not begin with listings. Begin with your non-negotiables: daily travel, access to health care or schools, outdoor priorities, home style, maintenance comfort and how much privacy you actually want.

A clear six-step roadmap.

1 Discovery call

Clarify timing, financing, lifestyle priorities and deal-breakers.

2 Area orientation

Compare communities and neighbourhoods before chasing listings.

3 Curated search

Filter for homes that fit both the brief and the local realities.

4 Remote tours

Use live video, detailed walkthroughs and candid local context.

5 Offer and diligence

Build the right conditions and coordinate inspection and legal review.

6 Possession and landing

Plan keys, utilities, final walkthrough and your first local connections.

Your advantage:

Peter has personally relocated to the Valley and understands the questions that do not show up in a listing description.

Budget beyond the list price.

1

Property transfer tax

Usually payable when title is registered, unless an exemption applies. Rules can change - confirm with your legal professional.

2

Inspection and specialists

A general inspection may lead to follow-up by septic, well, drainage, electrical, roofing or other specialists.

3

Legal and closing

Plan for a lawyer or notary, title-related costs, adjustments and moving logistics.

4

Insurance

Confirm insurability early, especially for older homes, wood heat, rural properties or unusual construction.

5

Ongoing ownership

Review annual property taxes, strata fees, utilities, maintenance, commuting and ferry or travel habits.

6

Rural due diligence

Verify water, septic, zoning, access, outbuildings, agricultural restrictions and internet service where relevant.

This guide is general information, not legal, tax, lending or inspection advice.

A practical 90-60-30 day checklist.

90+ DAYS

- Get mortgage guidance
- Define lifestyle priorities
- Book a discovery call
- Research communities
- Build your moving budget

60 DAYS

- Begin the curated search
- Plan an orientation trip
- Collect key documents
- Compare movers
- Short-list service providers

30 DAYS

- Confirm closing details
- Arrange insurance
- Transfer utilities
- Book travel and movers
- Plan possession-day logistics

Before you write an offer

Make sure the location, property type, financing plan and risk tolerance all line up. The goal is not simply to win a house - it is to land in a home and community that still feel right after moving day.



YOUR NEXT STEP

Let's make the island move real.

Tell Peter what you are looking for, where you are moving from and when you hope to arrive. He will help you turn a broad idea into a focused local plan.

CALL OR TEXT 250-792-0770

Useful 2026 planning links

- Comox Valley Regional District: comoxvalleyrd.ca
- Experience Comox Valley: experiencecomoxvalley.ca
- Comox Valley Airport: comoxairport.com
- BC Ferries, Comox (Little River): bcferries.com
- BC property buying and transfer tax: gov.bc.ca

Information and schedules change. Verify transportation, tax, program and community details with the relevant authority before making decisions.