

Spectacular Oceanfront with Dock!



8804 Canal Rd



Architecturally designed, professionally renovated, 4 BR, 4 BA home, on 1.13 fenced acres, with lighted stone entry gates, paved driveway, greenhouse, enclosed raised-bed gardens & two-car garage. Kitchen is a gourmets' delight, with 10' island, Poggenpohl cabinets, walk-in pantry, SS AEG oven, glass Frigidaire cook top, Sub Zero fridge/freezer & Miele DW. Open plan dining area with hardwood floors, expansive stone FP with efficient wood stove insert, vaulted ceilings, ceiling fans, clerestory windows & large sliding glass doors leading to gorgeous patios & covered walkways. All 4 BA have been renovated with heated tile floors, walk-in glass showers & gorgeous Master BA with feature Kohler tub/sink, travertine shower & Grohe fixtures. Landscaped for complete privacy, sun-soaked lawn. Winding, lighted path to the beach & newly upgraded deep-water dock. 270° ocean views with over 300' of private WF.

Simply stunning in every aspect!



Dockside Realty
Gulf Islands Vancouver Island

Hope Bay: 250-629-3166
Sidney: 250-656-5062
info@DocksideRealty.ca

Driftwood: 250-629-3383
Saturna: 250-539-2121
www.DocksideRealty.ca

Features & Highlights



8804 Canal Rd

Seller's Reflections

Having a boat and access to a dock has deeply enriched our Pender home experience. We enjoy island hopping for hiking and biking, going to restaurants including the acclaimed Pilgrimme Restaurant on Galiano island, Mayne Inn overlooking Bennett bay, or thirsting for a cold drink at the Saturna pub or discovering the amazing artisans at the Saturday market on Saltspring Island. Our boat has given our eldest daughter the love of all marine life, including her rescuing a lone baby seal she found struggling to find refuge. We have sat quietly in our boat, drifting amongst dozens of local pod killer whales, which never got boring, no matter how long we watched in amazement. We have enjoyed fishing, prawning and most of all trying to find the perfect Dungeness crab for a free, lemon butter-soaked dinner. Wisely, everyone keeps their favourite spot for success a deeply held secret, so much so that at times we would resort to sleuthing crab boats for where they placed their traps, but finally giving up to buy them from their crabbing boat at Browning Marina, a favourite weekend event.



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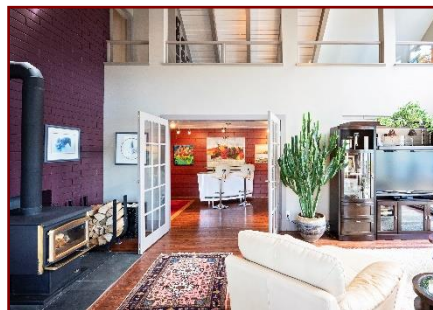
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Year Built (est):
1980

Lot Acres: 1.13

Bedrooms: 4

Bathrooms: 4

Fin SqFt: 3,795

Unfin SqFt: 0

Water: Drilled Well

Waste: Septic

Foundation:
Concrete Poured,

Roof: Metal & Tile

Ext Fin: Wood
Shingle

Fuel: Electric, Wood

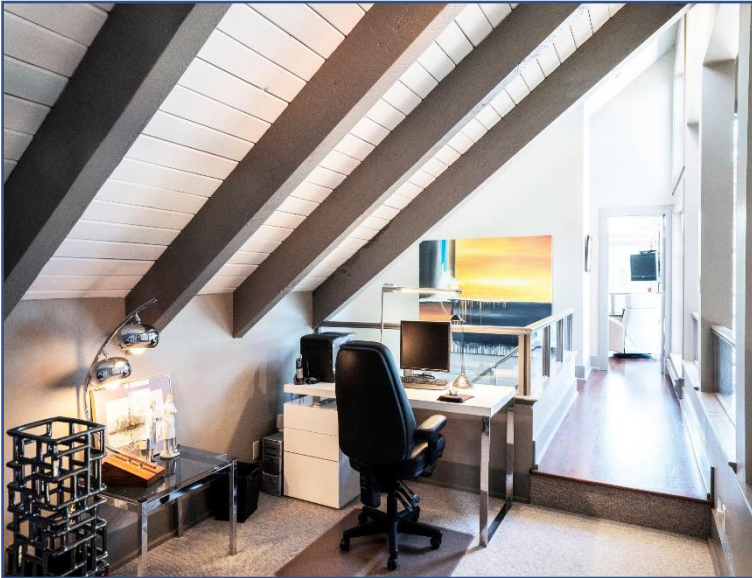
Heat: Radiant in-
floor, Fire Insert, &
Wood Stove

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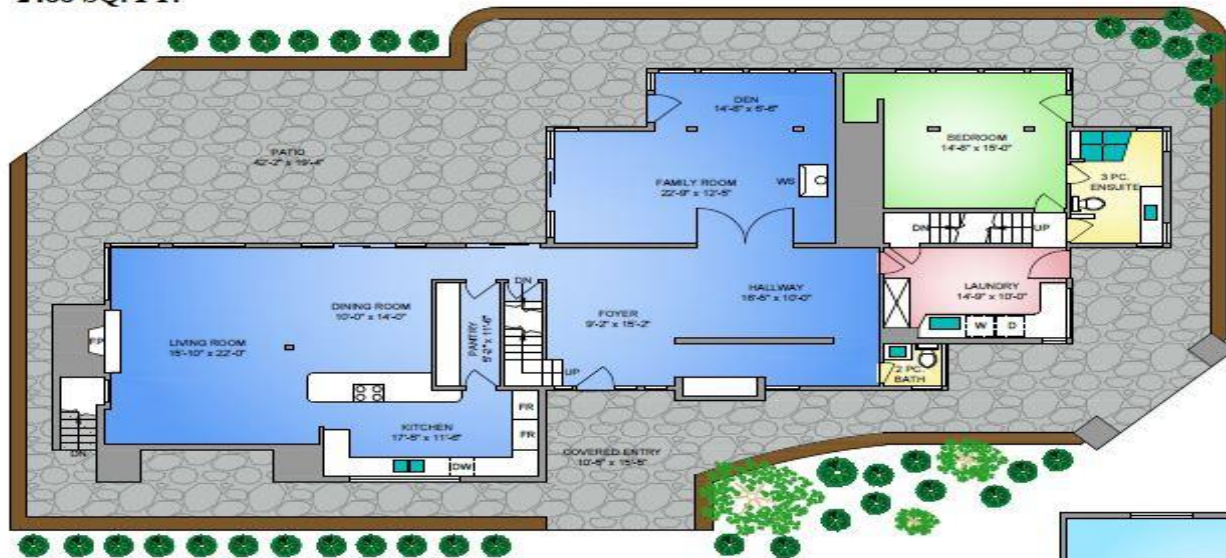


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Floor Plans

MAIN FLOOR 2488 SQ. FT.



DETACHED GARAGE 587 SQ. FT.



8804 CANAL ROAD
JUNE 29, 2020
PREPARED FOR THE EXCLUSIVE USE OF SAM BOYTE
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	FINISHED AREA (SQ. FT.)	UNFINISHED AREA (SQ. FT.)	DET. GARAGE	DECK / PATIO
MAIN	2488	-	587	1863
UPPER	1307	-	-	30
BASEMENT	-	997	-	-
TOTAL	3795	997	587	1893

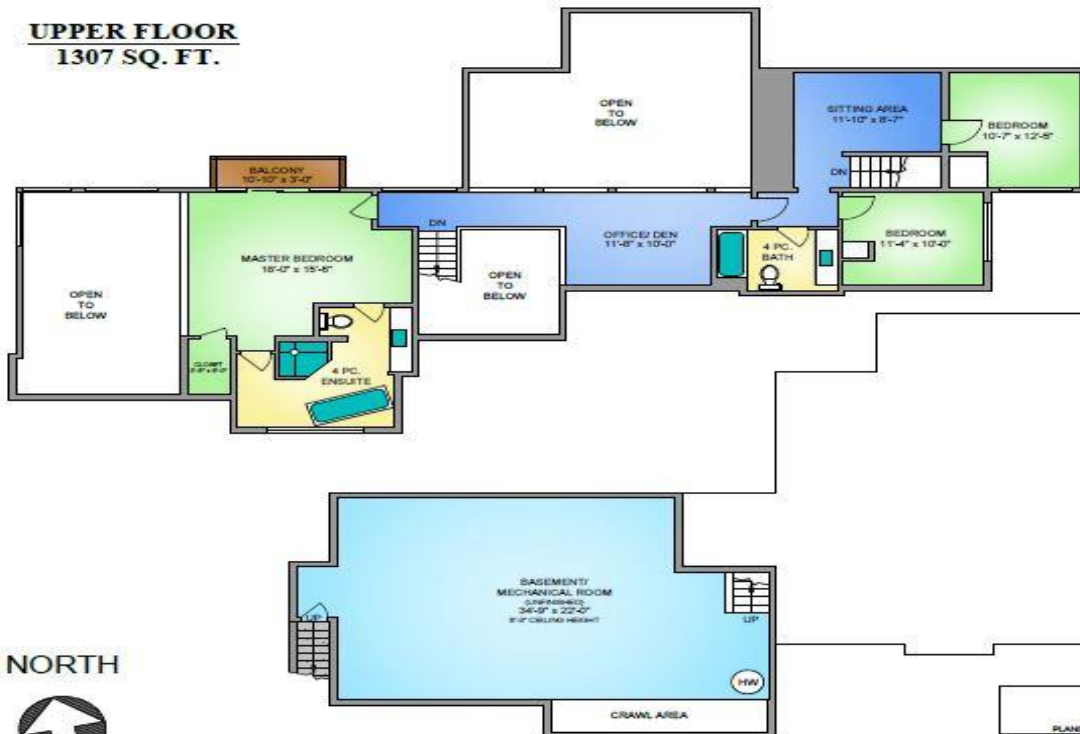


NORTH

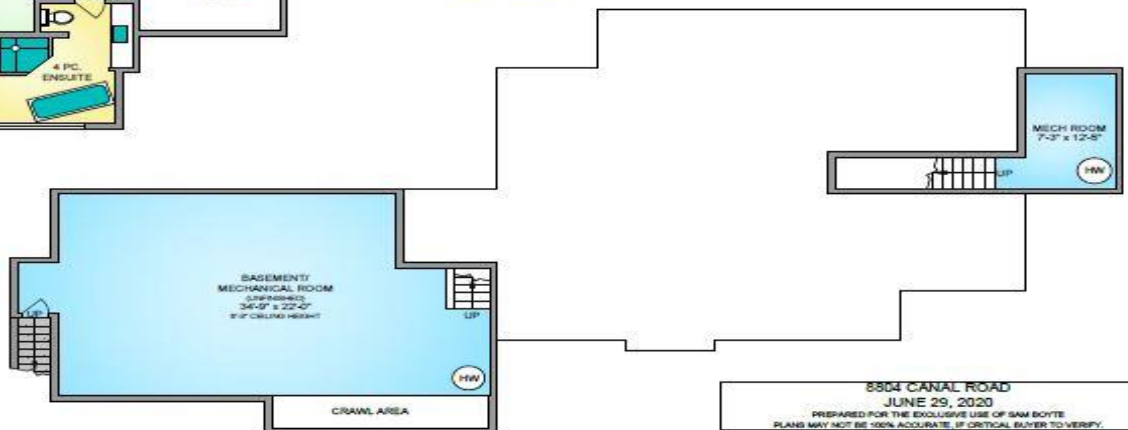


0' 5' 10'
SCALE

UPPER FLOOR 1307 SQ. FT.



UNFINISHED BASEMENT 997 SQ. FT.



NORTH



0' 5' 10'
SCALE



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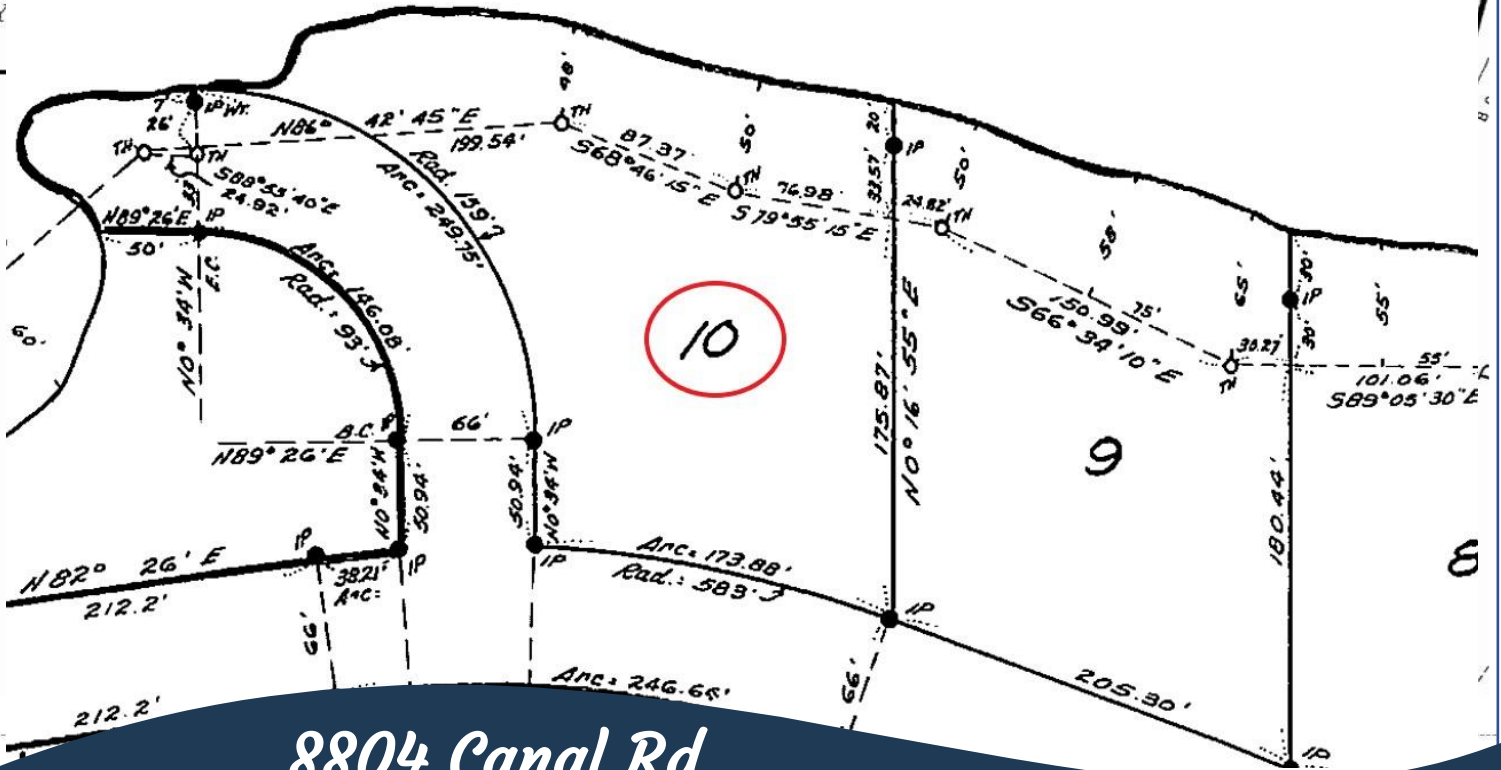
Deep Water Dock



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Plot Plan & Aerial



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1: 1,000

