

# Oceanfront Gem!



104 East Point Road



*This Century Old tri-level Character home is nestled in peaceful Boot Cove, where it features a recently restored legally registered dock with a 50ft. & a 40 ft. float. Many renovations and updates have been done over the years including the country kitchen as well as the entire lower level. You can comfortably sleep 12 in this 5 bedroom, 2 bathroom home. All spacious rooms flow from one to another with style. There is a propane stove to cozy up to in the main living room, a wood burner in the dining room, a bar & full size pool table in the rec room below. Over the years this home has been used for year round living, as a retreat and has B&B potential! Lots of outdoor space to lounge in the sun; a spacious garage & garden shed. Beautiful ocean and sunset views from inside & out! And location, location! Literally steps from the ferry landing and close to all amenities. You have to come see this rare offering to believe! Definitely a Boater's dream house. Saturna calls!*



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# Property Details



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**Year Built:** 1915

**Lot Acres:** 0.45

**Bedrooms:** 5

**Bathrooms:** 2

**Fin SqFt:** 3,200

**Unfin SqFt:** 576

**Bsmt:** Fully Finished

**Bsmt Height:** 7'7"

**Water:** Municipal

**Waste:** Septic Field

**Foundation:**  
Concrete Poured

**Roof:** Asphalt Shingle

**Ext Fin:** Wood Shingle

**Fuel:** Electric

**Heat:** Wood Stove, Baseboard, Gas Fireplace

**FP Location:** Liv. Room, Fam. Room

**Lot Features:**  
-Waterfront  
-Ocean Views  
-Dock  
-Garage

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Victoria Gulf Islands

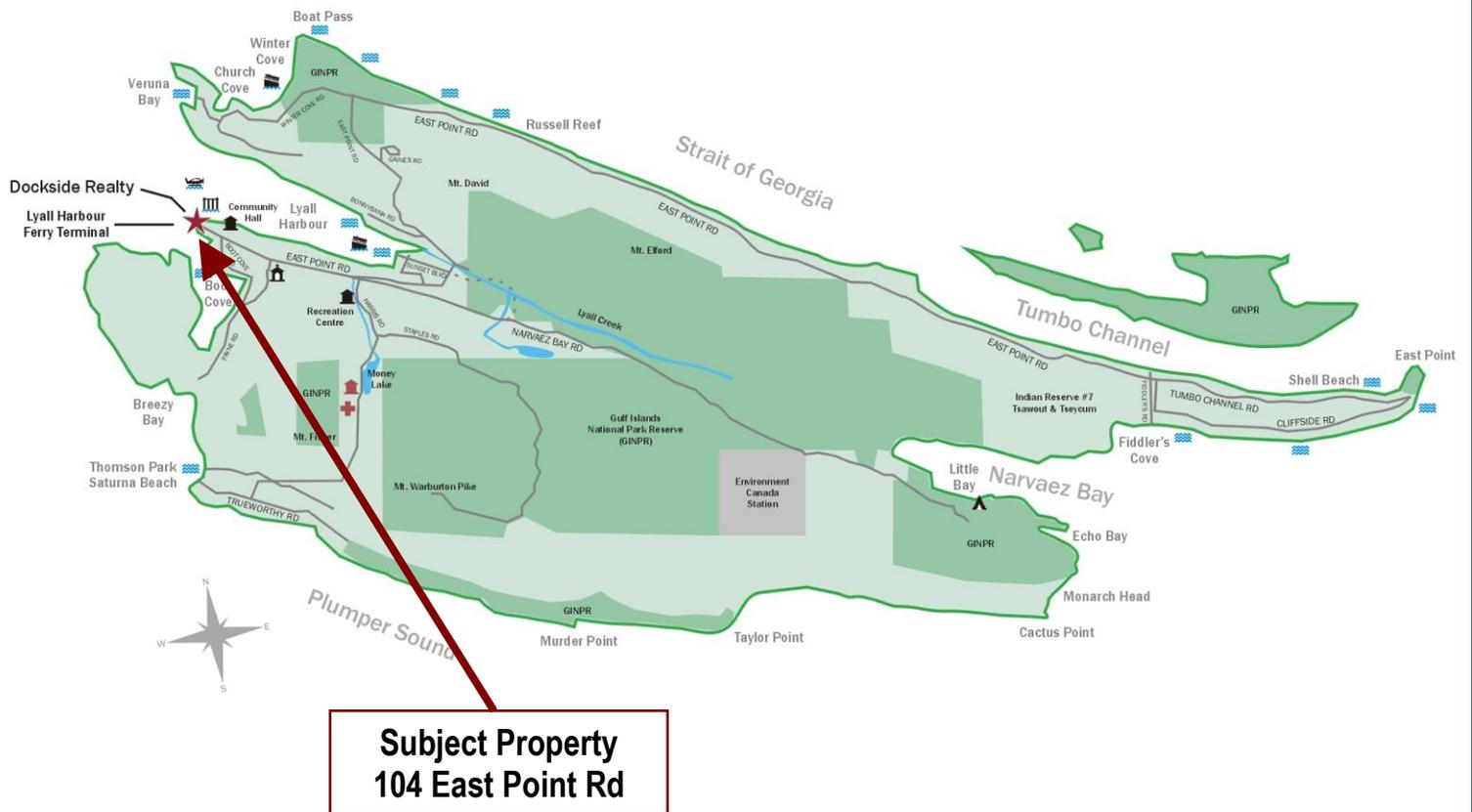
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# Google Area Map

## Saturna Island British Columbia, Canada



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