

# Oceanfront with Unique Zoning!



1349 MacKinnon Rd



Accessible Oceanfront with Development Potential! South facing, approx 1.86-acre property has a very unique C2(c) Zoning, which allows for a variety of uses, including; retail, restaurant, campground, vacation rental & more. Up to 10 rental units can be utilized. Zoning of this kind is rarely found in the Gulf Islands. The current owners have constructed a beautiful, approx 700-sqft, 1BR, 1BA, Westcoast Style Studio, with upper guest suite. The original, approx 575-sqft, 1BR, 1BA cottage is charming & nostalgic, built in the 1950's, taking you back to days where life was simple. There is also an existing 200-sqft, 1BA, guest studio that has been updated & is ready to use. A fabulous, fenced garden basks in the sun. Walking pathways throughout the property wind down to a set of steps, leading to a private deck on the water's edge. Views are breathtaking & you will see whales passing by. **NOTE:** Total Finished sqft, #BR, #BA, & #FP is all 3 structures combined.



# Property Details



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## **Year Built (est):**

Cottage: 1955

Studio: 2010

**Lot Acres:** 1.86

**Exposure:** South

**Total Bedrooms:** 3

**Total Bathrooms:** 3

**Fin SqFt:** 1475

Cottage 575

Studio 700

Bunko 200

**Unfin SqFt:** 325

**Bsmt:** None

**Water:** Drilled Well

**Waste:** Septic System

## **Foundation:**

Concrete Poured,  
Post and Pad

**Roof(s):** Metal

**Ext Fin:** Wood

**Fuel:** Wood, Electric

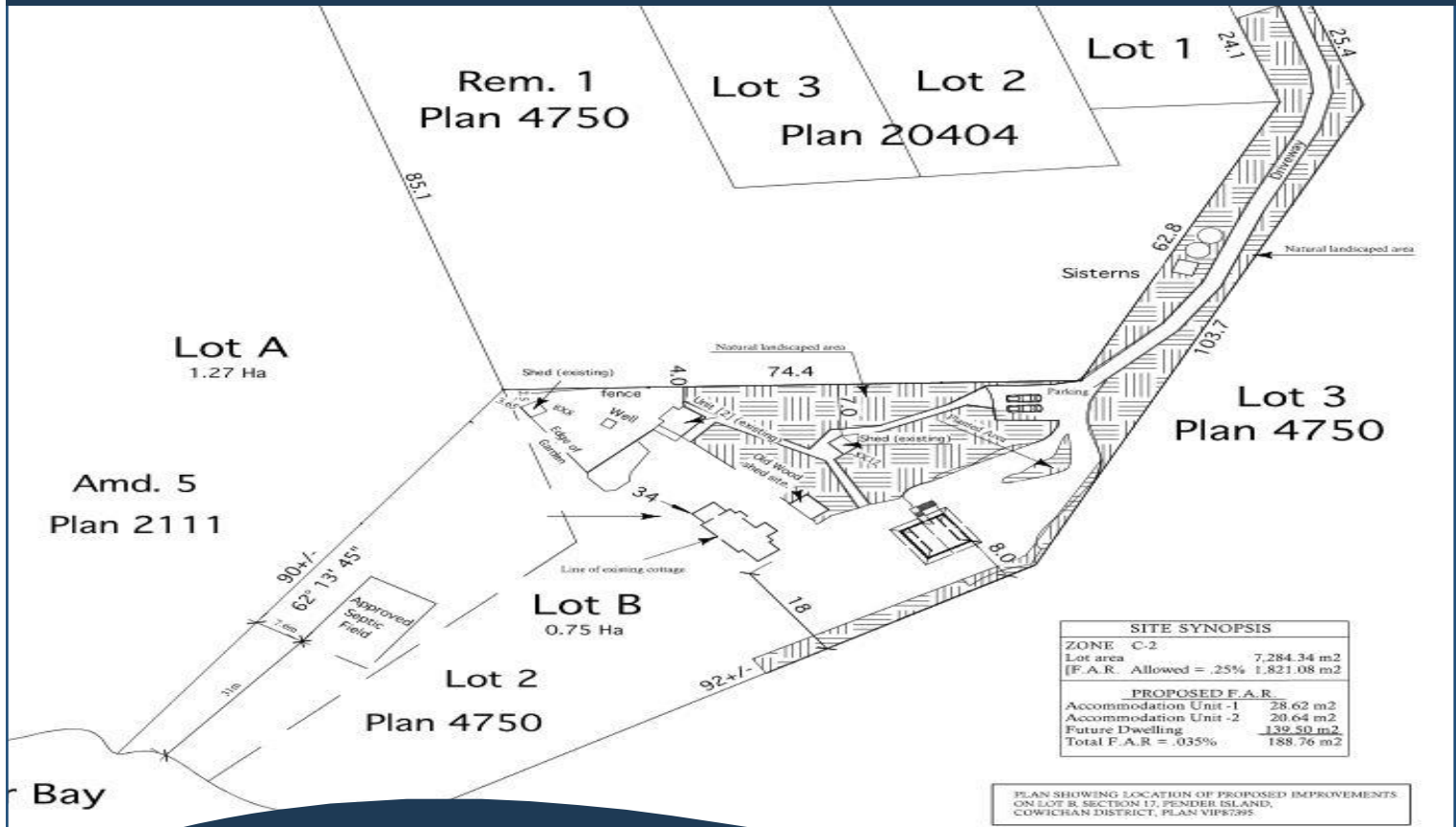
**Heat:** Wood Stove,  
Baseboard

## **Lot Features:**

- Waterfront
- Greenhouse
- Guest Accom.
- Total Privacy
- Stairs to beach
- Fenced garden



# Plot Plan and Aerial View

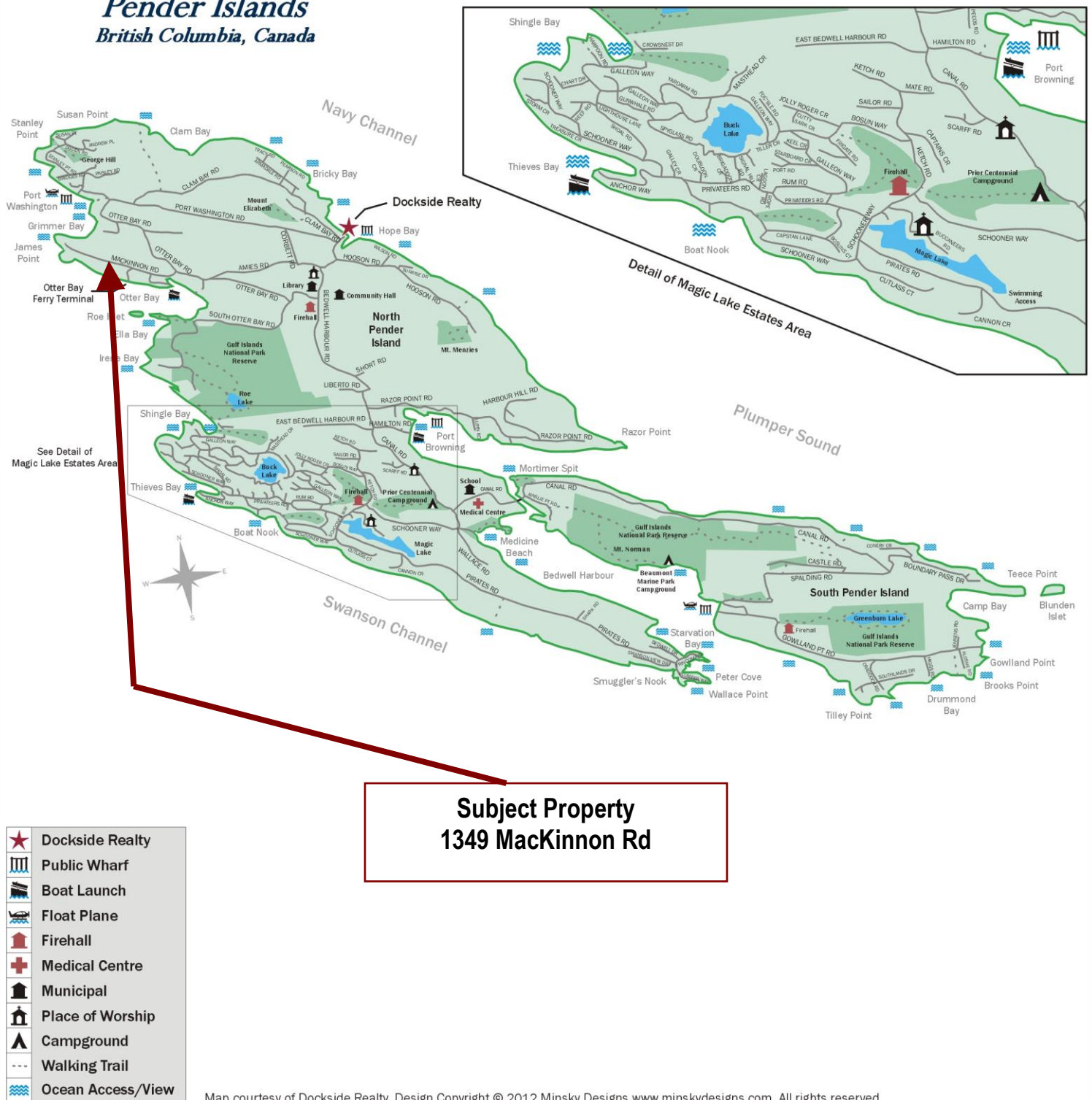


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# Pender Islands Map

## Pender Islands British Columbia, Canada



**DISCLAIMER:** While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.  
All measurements are approximate and the buyer is responsible for verifying all data provided.



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