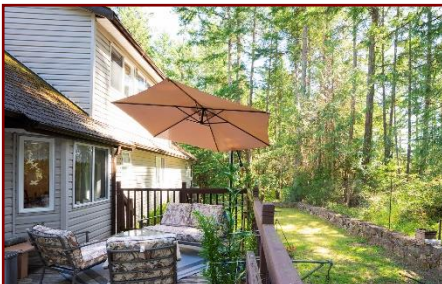


# Private Family Home!



4745 Ketch Rd



*Privacy Prevails on Pender Island! This wonderful family home on 0.89 forested acres was custom built by the current owners. Construction started in 1991, with final occupancy permit issued in 2004. Main floor is approx. 1538 sq ft, featuring a large Master bedroom with 4 PC ensuite & Jacuzzi tub, a second guest bedroom, a large family room with woodstove, a formal dining room, as well as a separate living room with fireplace. The living room could easily be converted to another bedroom. The approx. 375 sq ft loft area with windows across one wall is a versatile living space, great for a studio, craft room, or additional guest accommodation. Plenty of extra room in the attached approx 398 sq ft double garage, plus outside level parking areas for R/V or boat. Landscaped, with rock retaining walls & a fenced garden area. A custom-built chicken coop, complete with laying hens, could be included with this delightful home & property. Priced to sell, over 40K below the 2020 BC Assessed Value!*

# Property Details



4745 Ketch Rd



**Year Built (est):** 1991

**Lot Acres:** 0.89

**Bedrooms:** 3

**Bathrooms:** 2

**Fin SqFt:** 1,913

**Unfin SqFt:** 398

**Bsmt:** Crawl space

**Water:** City/municipal

**Waste:** Septic System

**Driveway:** Gravel/dirt

**Foundation:**

Concrete Poured

**Roof:** Asphalt shingle

**Ext Fin:** Vinyl Siding

**Fuel:** Electric, Wood

**Heat:** Electric, Wood

**Lot Features:**

- Private
- Partially fenced
- Large balcony
- Walking trails
- Short walk to Magic Lake & baseball field



