

# Welcome To The Country!



3305 Port Washington Rd

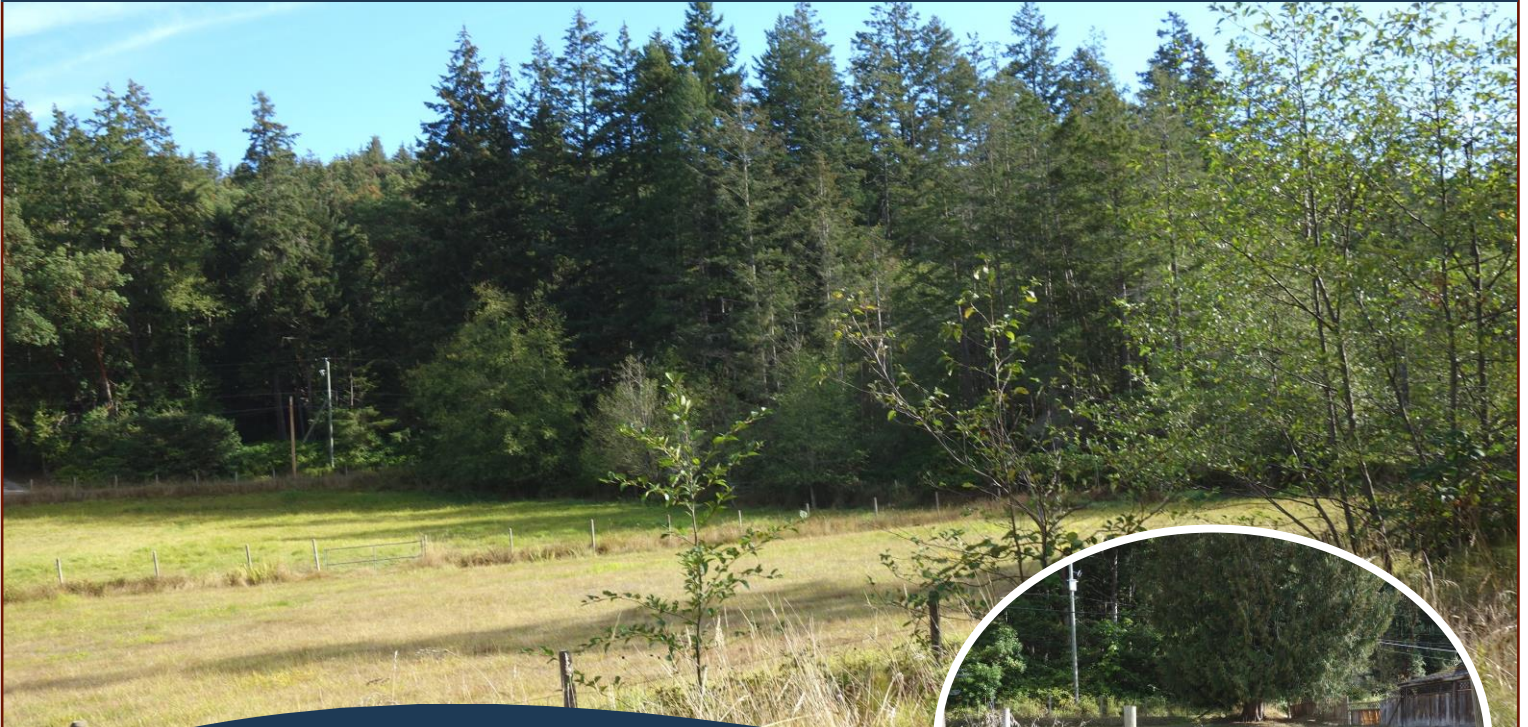


*Welcome To The Country! This 4.28 ac hobby farm has a 1300 sq ft rancher with attached garage plus a barn and other outbuildings awaits your family and farm animals. The land varies from level garden with deep soil to west coast forest on a rocky ridge. A pond for interest is also great for irrigation, and your sheep. Lots of sunshine, lots of soil, lots of opportunity, and ideally located near Southridge Farm Country Store, the Golf Course, and Popular Port Washington beach accesses. Country Pure and Simple! (Tenant requires 24 hr notice and owns the woodstove). Right of 1st refusal reg'd on title.*



**HEAD OFFICE: 250-629-3166 FAX: 250-629-3168**  
**TOLL FREE: 1-866-629-3166 WEB: [www.docksiderealty.ca](http://www.docksiderealty.ca)**

# Property Details



3305 Port Washington Rd



**Year Completed:**

**Lot Acres:** 4.28  
acres

**Bedrooms:** 4

**Bathrooms:** 1

**Fin SqFt:** 1316

**Unfin SqFt:** 2000

**Bsmt:** Crwl Space

**Water:** Drilled Well

**Waste:** Septic Field

**Foundation:**

Concrete Poured

**Roof:** Asphalt Shingle

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Wood Stove,  
Baseboard

**FP Location:** Living  
Room

**Lot Features:**

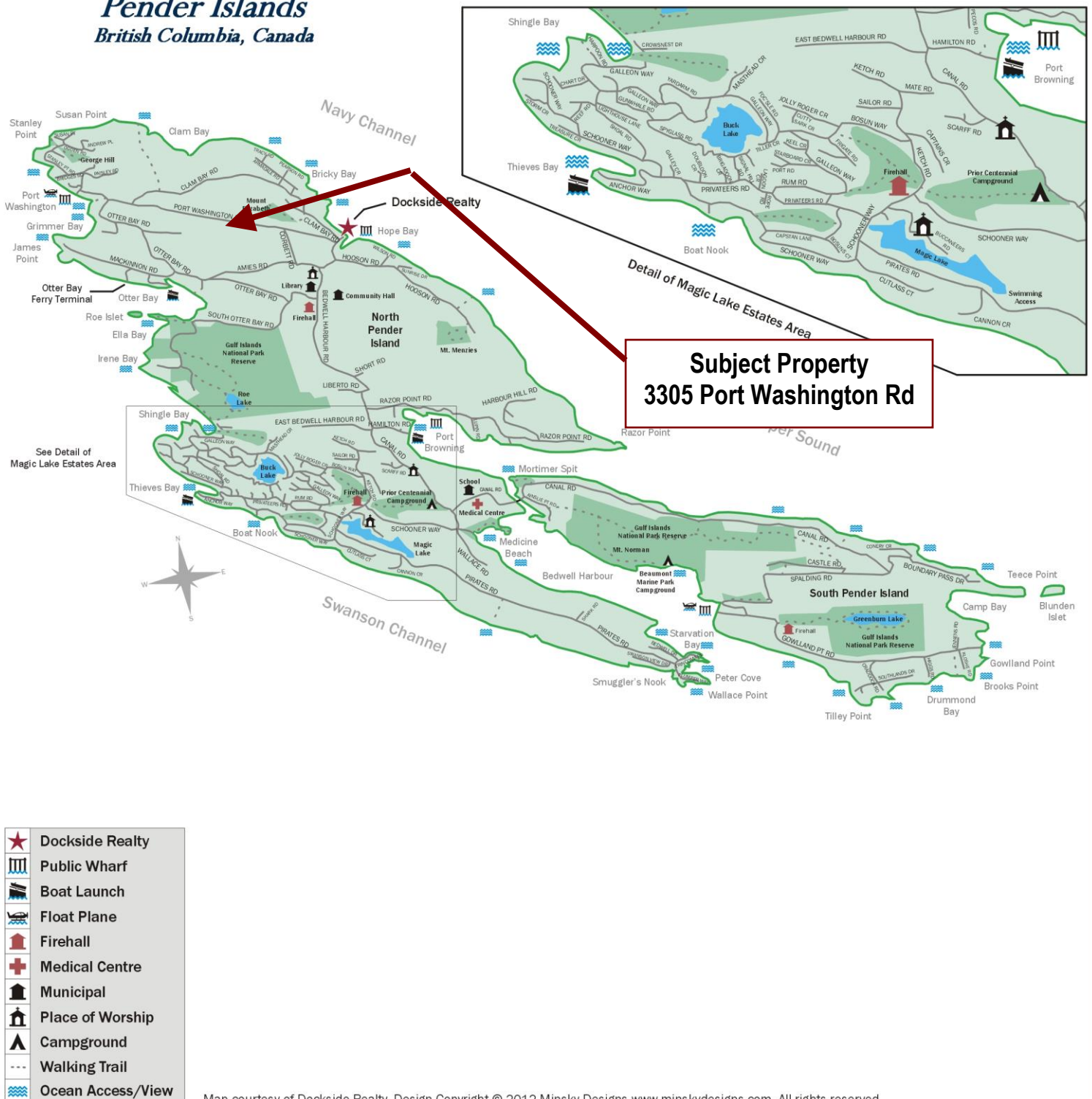
- Barn & other outbuildings
- Sunny
- Pond
- Ideal Location

# Plot Plan and Aerial View



# Pender Islands Map

## Pender Islands British Columbia, Canada



***DISCLAIMER: While every effort is made to provide reliable information, Docksider 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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