

# Cozy Island Home!



2627 Yardarm Road



**Cozy Island Home!** This is a great opportunity for retirement, recreation or growing family. Cozy Island home features one level living with a spacious, partially finished, walk out basement offering huge potential. Large country kitchen leads to dining area, sunroom and living room with a floor to ceiling brick fireplace. Soak up the sunshine on the spacious south facing deck which provides Buck Lake glimpses. Attached double garage is a bonus and could easily become a studio or workshop. Easy care, sunny corner lot provides plenty of room for RV or Boat parking, enjoys a nice sense of privacy and is located on a pleasantly quiet street. Trail head to public beach access at Shingle Bay is just a short stroll nearby. Services include: Municipal water and sewer, cable and internet.



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

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



# Property Details



2627 Yardarm Road



**Year Built (est):**  
1982

**Lot Acres:** 0.43 acre

**Bedrooms:** 2

**Bathrooms:** 2

**Fin SqFt:** 1300

**Unfin SqFt:** 620

**Bsmt:** Walk-out

**Bsmt Height:** 9 ft

**Water:** City/Municipal

**Waste:** Sewer

**Foundation:**  
Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Wood Stove,  
Baseboard

**FP Location:** Living  
Room

**Lot Features:**

- Cleared
- Corner
- Level.
- Sunny
- South facing deck

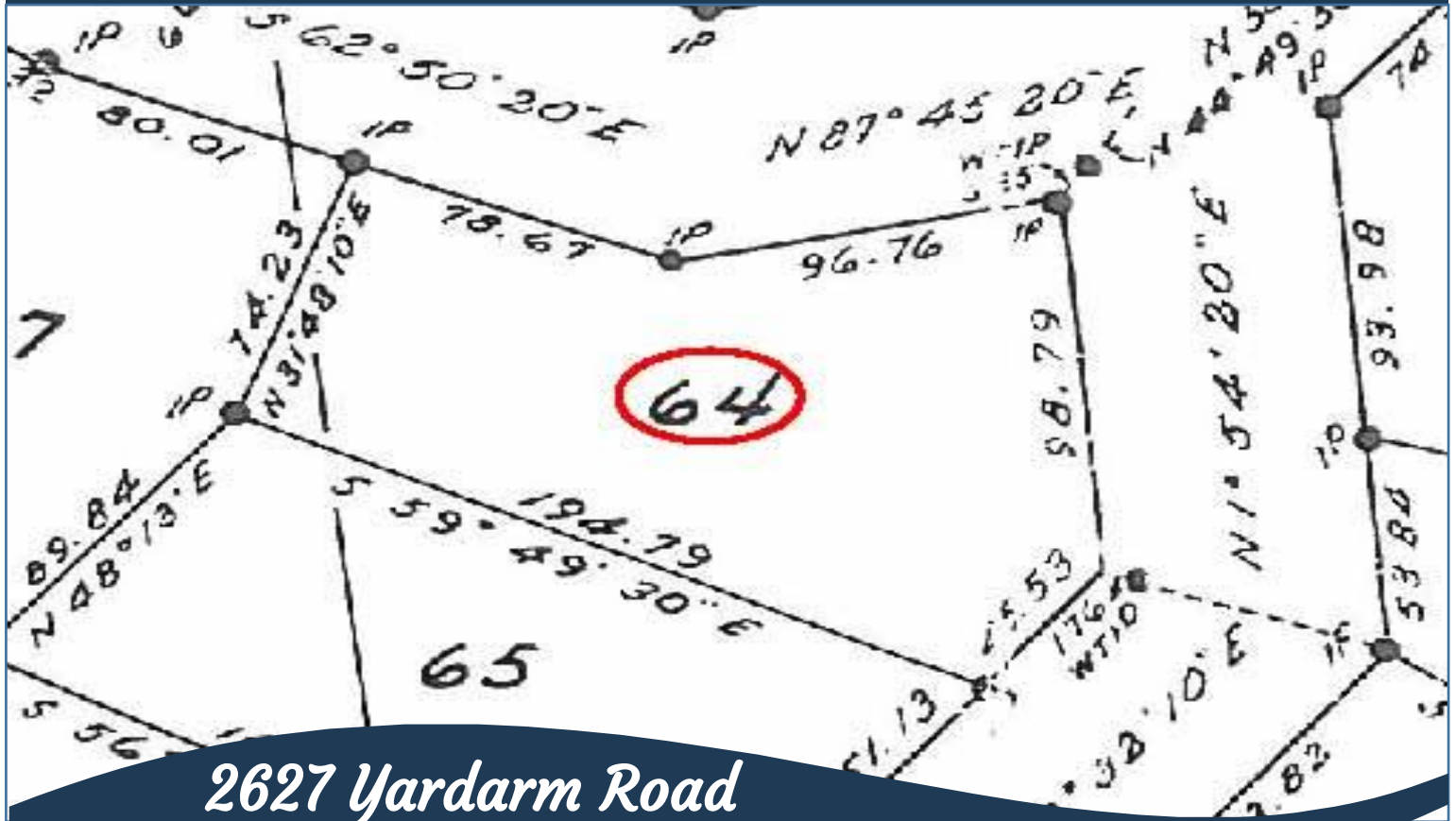


Hope Bay: 250-629-3166  
Sidney: 250-656-5062  
info@DocksideRealty.ca

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

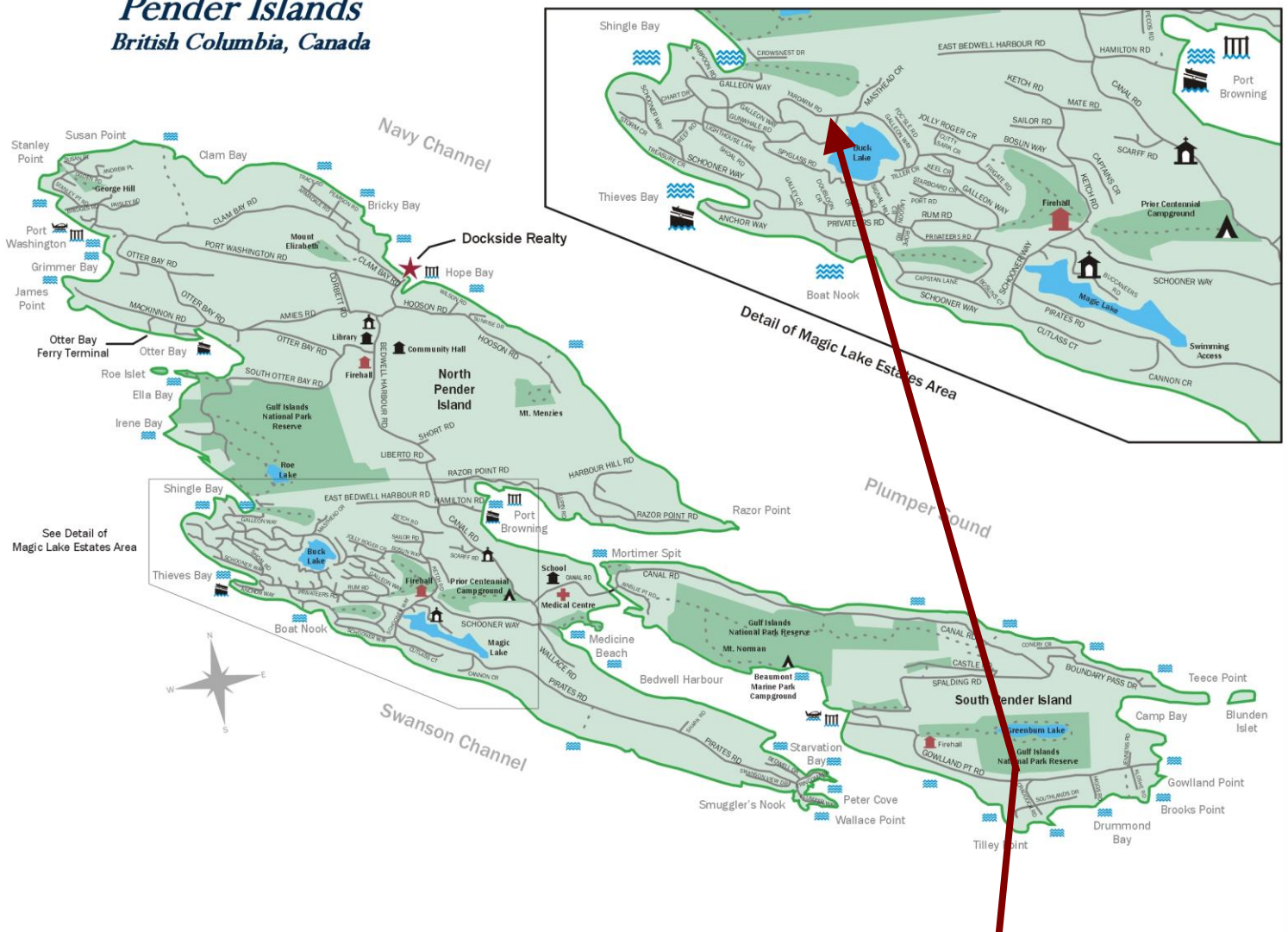


# Plot Plan and Aerial View



# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
2627 Yardarm Road**

- ★ Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

**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.**



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

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