

# Impeccable Island Country Charm!



5723 Canal Road



*This 4.14 ac. lush property & approx 3350 sqft custom home will appeal to those who enjoy hosting family & friends. Great for large gatherings & B+B (previously operated). Exquisite herb & flower gardens which are nestled within a natural wonderland where deer stroll by. A virtual bird sanctuary with songbirds galore (bird books inc.) Generous skylights make for natural light all day & easy indoor star gazing. Features: extensive use of wood finishing by local craftsman Paul Hamson, oak floors, wrap-around deck, ceramic tile porch, 2 wood stoves, wine cellar, bidet in MB. Ideally located near Mortimer Spit & Mt Norman National park. You will love this property & home which so perfectly embodies Peaceful Pender Island Living!*



Hope Bay: 250-629-3166  
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Driftwood: 250-629-3383  
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# Property Details



5723 Canal Road



**Year Built (est):**  
1995

**Lot Acres:** 4.14

**Bedrooms:** 4

**Bathrooms:** 4

**Fin SqFt:** 3,350

**Unfin SqFt:** 120

**Bsmt:** Walk-out

**Bsmt Height:** 8 ft

**Water:** Drilled Well

**Waste:** Septic Field

**Foundation:**  
Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Wood Stove,  
Baseboard

**FP Location:** Living  
Rm & Family Rm

**Lot Features:**

- Mtn. View
- Private
- Sloping
- Cleared



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### *Island/Country Living at its Best*

*This 4.14-acre property and approximately 3350 sq. ft. custom-built home has been pampered to please! The current owners have loved living here for 18 years but are down-sizing to a two-condo lifestyle (one in Mexico during the winter 'grey' season) so are ready to pass on their idyllic sanctuary.*

*Those who enjoy hosting family & friends will love this unique setting. Ample room with 4 bedrooms, 4 bathrooms, 2 offices (or one hobby room) plus den for larger gatherings or great for Bed and Breakfast.*

*Enjoy living close to nature with resident deer and their fawns, rocky raccoon, year-round humming birds and other species galore (owners will leave their favorite bird books).*

*They marvel at the moon & stars through the overhead skylights in the Master bedroom.*

*Tony has loved year-round barbequing on the covered porch and playing on his tractor on the low-maintenance meadow, house area and potential tennis court (Husqvarna tractor, trailer and trimmer & Weber Barbeque stay with the property).*

*Dianne has loved creating rockeries, deer-proof garden areas and entertaining/cooking in her well-appointed kitchen.*

*Features include extensive use of wood finishing by local creative craftsman, Paul Hamson, oak floors, wood windows, Berber carpets, vaulted ceiling in living room, skylights, wrap-around deck, infra-red heater on front deck, enhanced and numerous pot lights, wine cellar, propane cook stove, 2 airtight woodstoves, UV water treatment and indoor water softener, wooden garden shed, and wooden storage shed, Hall's glass greenhouse*

*Ideally located near Mortimer Spit beach and Mount Norman National Park.*



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## *Why we Love Living at 5723 Canal Rd, Pender Island*

- *Driving up the tree-lined driveway and rounding the top curve knowing you've arrived at one of the finest residences in the Gulf Islands*
- *Stepping out into the wrap-around deck and smelling the fresh scent of cedar and fir*
- *Experiencing nature up close: resident deer and their fawns, Rocky Raccoon, humming birds galore, pileated woodpeckers, flickers, violet green swallows, red and yellow finch.*
- *Lying in bed marvelling at the moon and stars through the overhead skylights*
- *The luxurious privacy and seclusion of 4+ acres with easy walking access to Mount Norman and Mortimer Spit*
- *The pleasure of hosting family, friends and guests in a unique setting*
- *Outstanding ferry service between Victoria and Vancouver*
- *I love playing with my Husqvarna tractor-trailer and chainsaw which I'm leaving for the new owner.*

## *Why we are leaving*

- *Freedom to travel for lengthy periods*
- *Downsizing to 2 condo living - one in Mexico so we can winter there*
- *Closer access to family and friends*



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## *Inclusion List*

- *All curtains and blinds*
- *Bose LR sound system*
- *Wine cellar dehumidifier*
- *Lower level mini-fridge*
- *All deck containers and hanging baskets (excluding water feature)*
- *Hall's glass greenhouse*
- *Firewood*
- *Husqvarna lawn tractor, trailer and trimmer*
- *Weber BBQ*
- *Hilltop outdoor wooden swing*
- *Hilltop birdbath*
- *Two outdoor curved concrete benches*
- *Two park benches (on the porch and side deck)*
- *All outdoor hoses and attachments*
- *All telephones (four Panasonic cordless phones; one Panasonic wall phone; and two landline phones in lower level rooms).*

*All indoor furniture, including custom Dining Room table and twelve Windsor chairs, is negotiable as is the large deck table and four chairs.*



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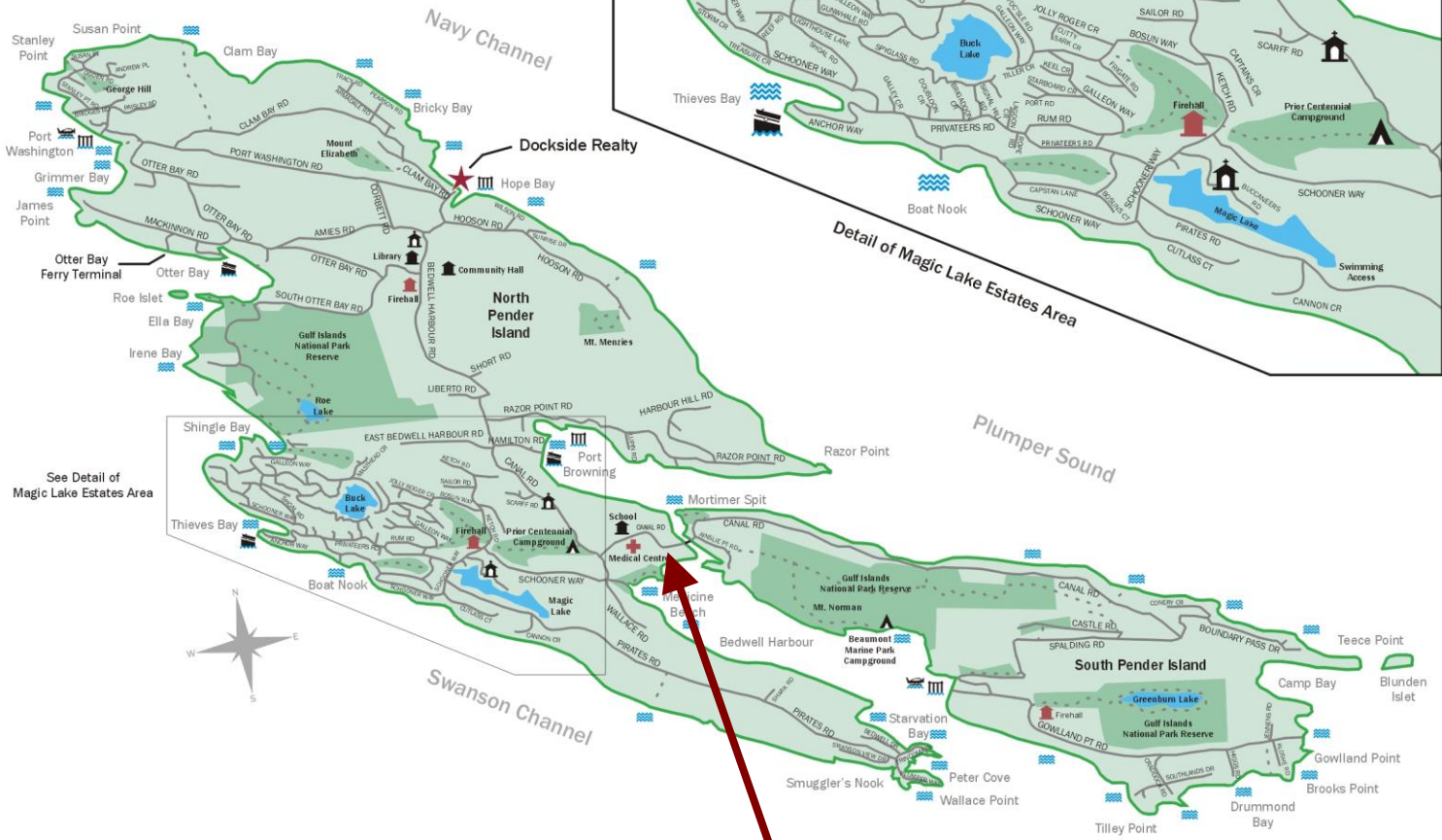
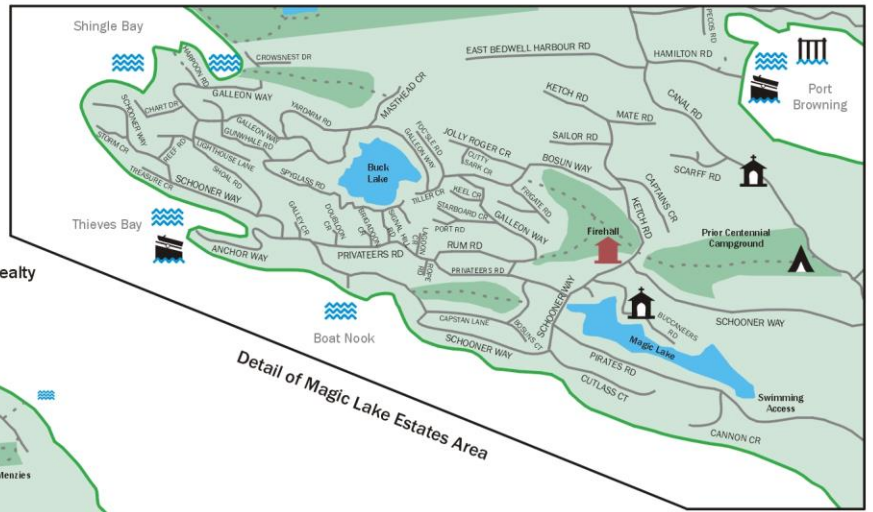
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
5723 Canal Road**

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

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