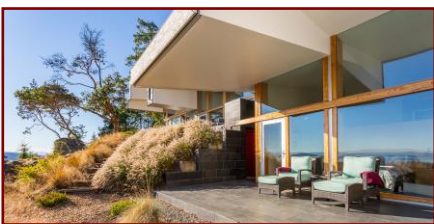


# An Architectural Masterpiece



9809 Spalding Road



*Rarely does a home of this caliber, style and sophistication come to the market. Designed by Simcic & Broster, this architectural masterpiece has been built to the highest standards and is set high on a sun soaked 2.57 acre ridge with panoramic views to Victoria and the San Juan Islands. This home evokes all of the senses and stirs the emotions before you even set foot inside. One is immediately impressed by the home's casual elegance, its' comfort, and its' stunning architectural features. Those expecting the best of the best, will not be disappointed. The home offers a real sense of tranquility and connects with the outside in a way that creates a feeling of ease and belonging. By far one of the Gulf Island's most special properties.*



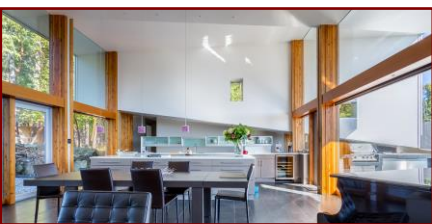
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# Property Details



9809 Spalding Road



**Year Completed:**  
2005

**Lot Acres:** 2.57  
acres

**Bedrooms:** 3

**Bathrooms:** 3

**Fin SqFt:** 2598

**Unfin SqFt:** 245

**Bsmt:**

**Bsmt Height:**

**Water:** Drilled Well

**Waste:** Septic Field

**Foundation:**  
Concrete Poured

**Roof:** Torch-On

**Ext Fin:** Stone,  
Stucco, Wood

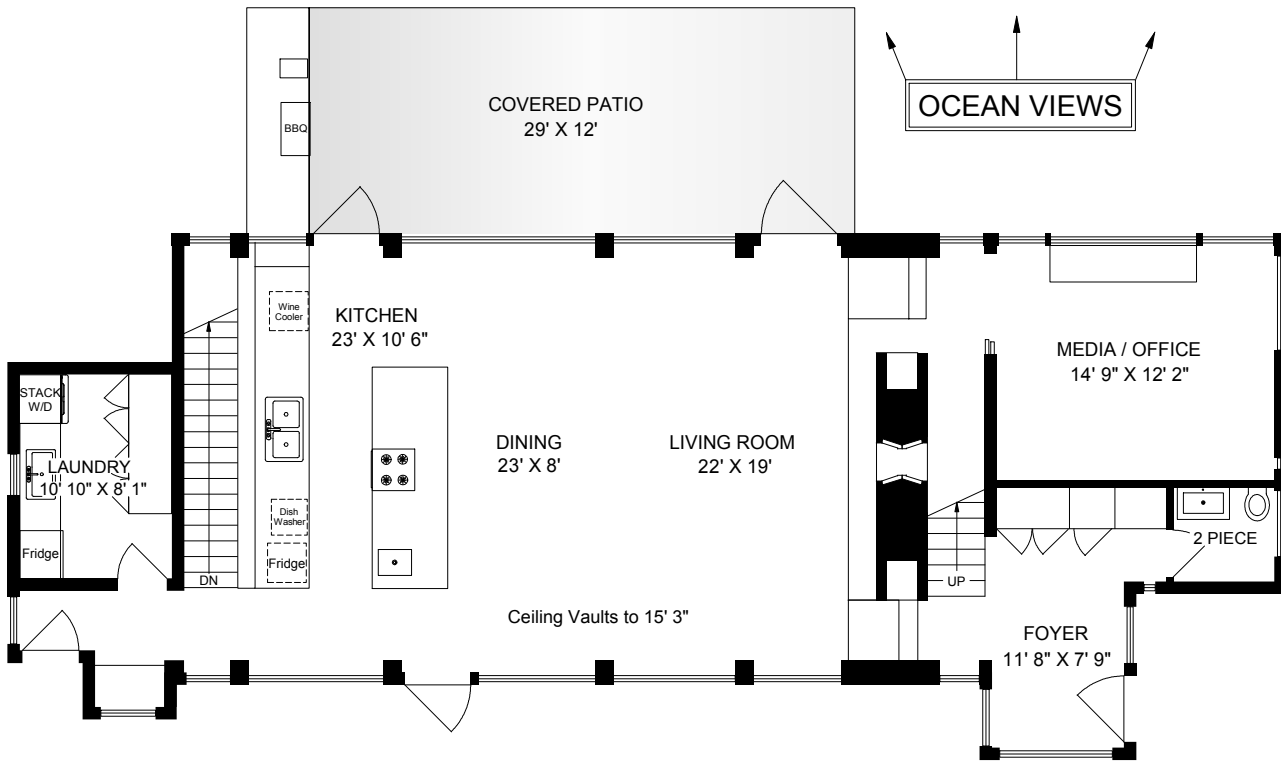
**Fuel:** Electric

**Heat:** Floor Radnt

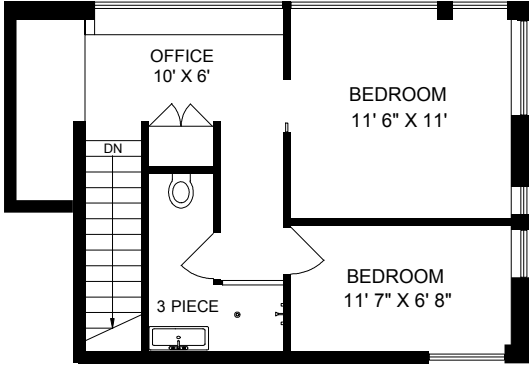
**FP Location:** Living  
Room

**Lot Features:**  
- Expansive Ocean  
Views  
- Privacy  
- Sunny, Southern  
Exposure

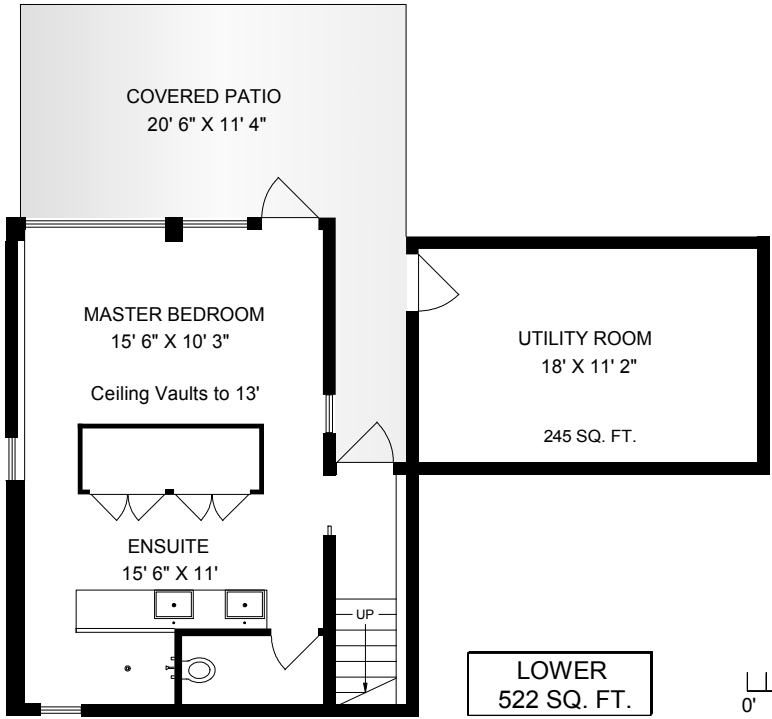
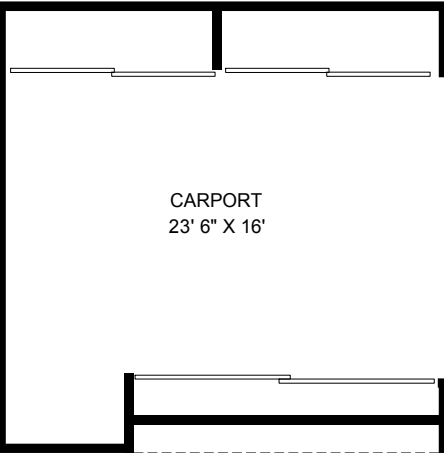
# 9809 SPALDING ROAD



MAIN  
1568 SQ. FT.



UPPER  
508 SQ. FT.



LOWER  
522 SQ. FT.



	FINISH SQ. FT.	UNFINISH SQ. FT.	TOTAL SQ. FT.
MAIN	1568		1568
UPPER	508		508
LOWER	522	245	767
TOTAL	2598	245	2843
PATIOS		700	700

EXCLUSIVELY FOR SHERRIE BOYTE  
DOCKSIDE REALTY LTD.

AUG. 19 2016

REF # 4919

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MEASUREMENTS MAY NOT BE 100% ACCURATE. IF CRITICAL, BUYER TO VERIFY.  
ROOM SIZES ARE NOT USED TO CALCULATE AREA.  
FLOOR PLANS ARE PROVIDED FOR CONVENIENCE ONLY.

## *Welcome to 9809 Spalding Road*

*The owners were drawn to Pender Island as an ideal location for a weekend and vacation retreat because of its laid back character while offering all main amenities and some of the best panoramic ocean and island views seen anywhere in the Gulf Islands.*

*Indeed, the development of their property has made maximum use of the spectacular vista unfolding from the ridge and maintains maximum visual interaction with the beautiful environment. At the same time, the residence they built turned out to be an incredible 'crowd pleaser' when two weddings were held back to back. Guests were awed by the stunning setting while Pender's local five star chef, Pierre Delacote managed to present a sumptuous buffet.*

*Personal memories they are quite fond of are: several crab feasts on the South deck during warm summer evenings, night time views with stars and sparkling distant views of Victoria enjoyed from the private patio in front of the master bedroom. Also enjoyed are the silvery moon reflections casting a magic light over the ocean.*

*Fall and winter evenings were equally memorable spent in front of the open wood burning fireplace, or watching a movie in the theatre.*

*Waking up to the Wonderful Sounds of Magnificent Mother Nature and all her Beauty, which are full captured through every window, every deck and every single moment spent here!*

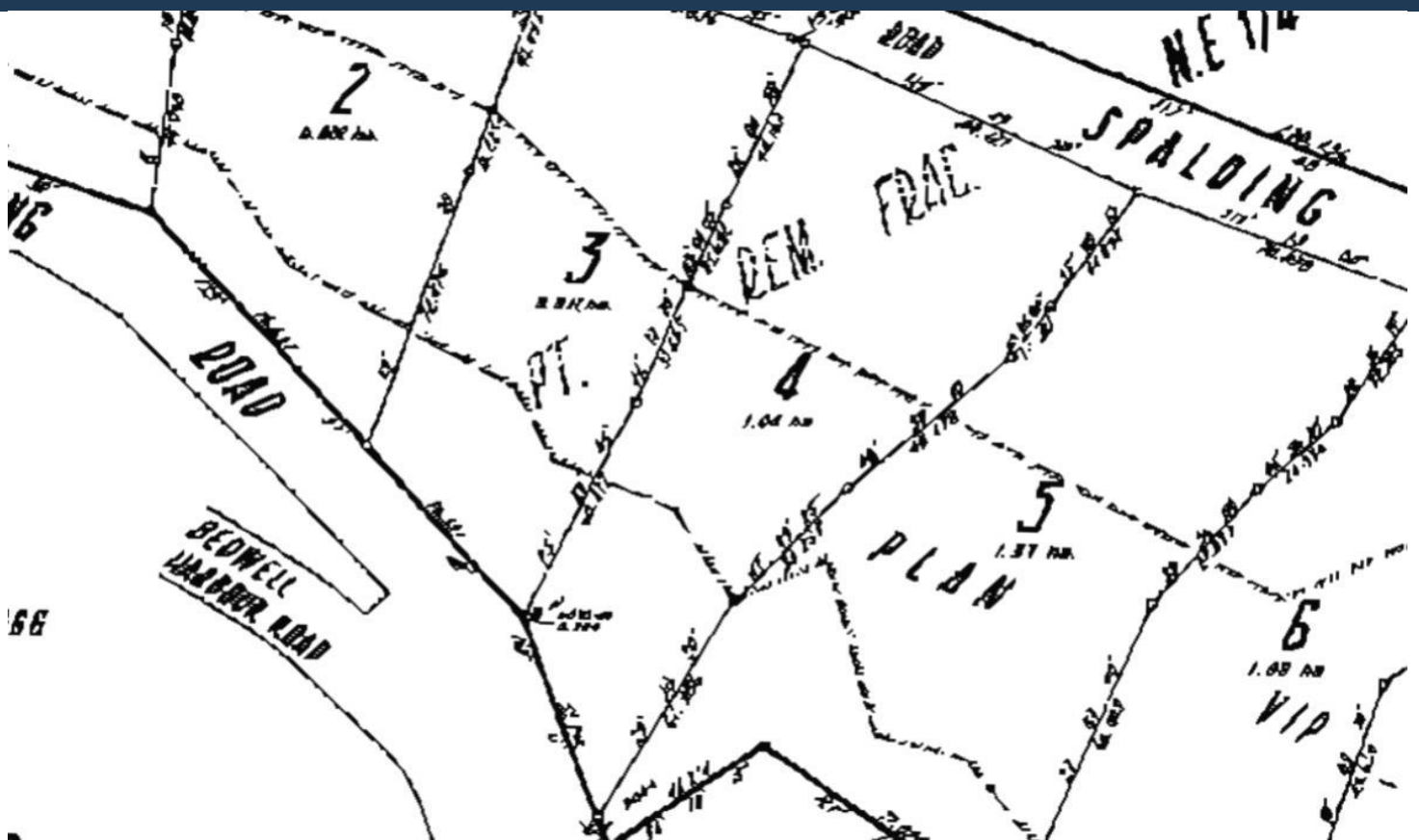
### *Seller's Specialty Features*

- Slab on concrete grade construction, extensive concrete features & benches interior & exterior
- Total sq ftg: 2,825 [2008 Appraisal Report], 2,545 [2010 Appraisal Report]
- Three levels
- In floor hydronic heating, electric boiler
- Brazilian slate flooring throughout house and patios
- Den/Theatre with built in beech desk & drop down projection screen supported by high end audio & video equipment
- Built in speakers in den [surround sound], main floor and master bedroom areas
- Induction Cooktop
- Under counter fridge and wine fridge
- High end designer [Gessi] faucets
- Schonbek pendants with Swarovski Crystal in main room and master bedroom
- Custom designed kitchen cabinets
- Carrera marble countertops
- Oversized kitchen island [ideal for entertaining]
- Exterior built in BBQ and outside cooktop
- Terraced landscaping
- Detached double carport with yellow cedar exterior
- Private Zen style patio and garden on North side with yellow cedar fence
- Outstanding ocean views to the South
- Forest View to the North
- State of the art architecturally designed, one of a kind split level dwelling
- Featured in three architectural and design magazines
- Floor to ceiling windows of South and North wall of main room provide unique visual interaction with the natural environment
- Exceptional panoramic southerly views of Strait of Georgia from most rooms
- Site area 2.57 acres
- Master bedroom with 4pc ensuite leading to large private patio with panoramic southerly ocean views
- Interior water feature
- 9' - 20' high ceilings
- smart wired, programmable lighting throughout most of the house
- property provides its well water with water filtration system and under sink reverse osmosis
- Second bathroom with three pc ensuite serves second and third bedrooms
- Third bedroom with two built in bunk beds
- Daybed and nook
- Third [2 pc] bathroom in foyer
- Contemporary post and beam design with custom made laminated fir beams supporting cathedral ceilings
- Oversized, double sided wood burning fireplace manufactured by Stuv, Belgium
- Oversized glass front door provides entrance to spacious foyer with built in beech cabinetry



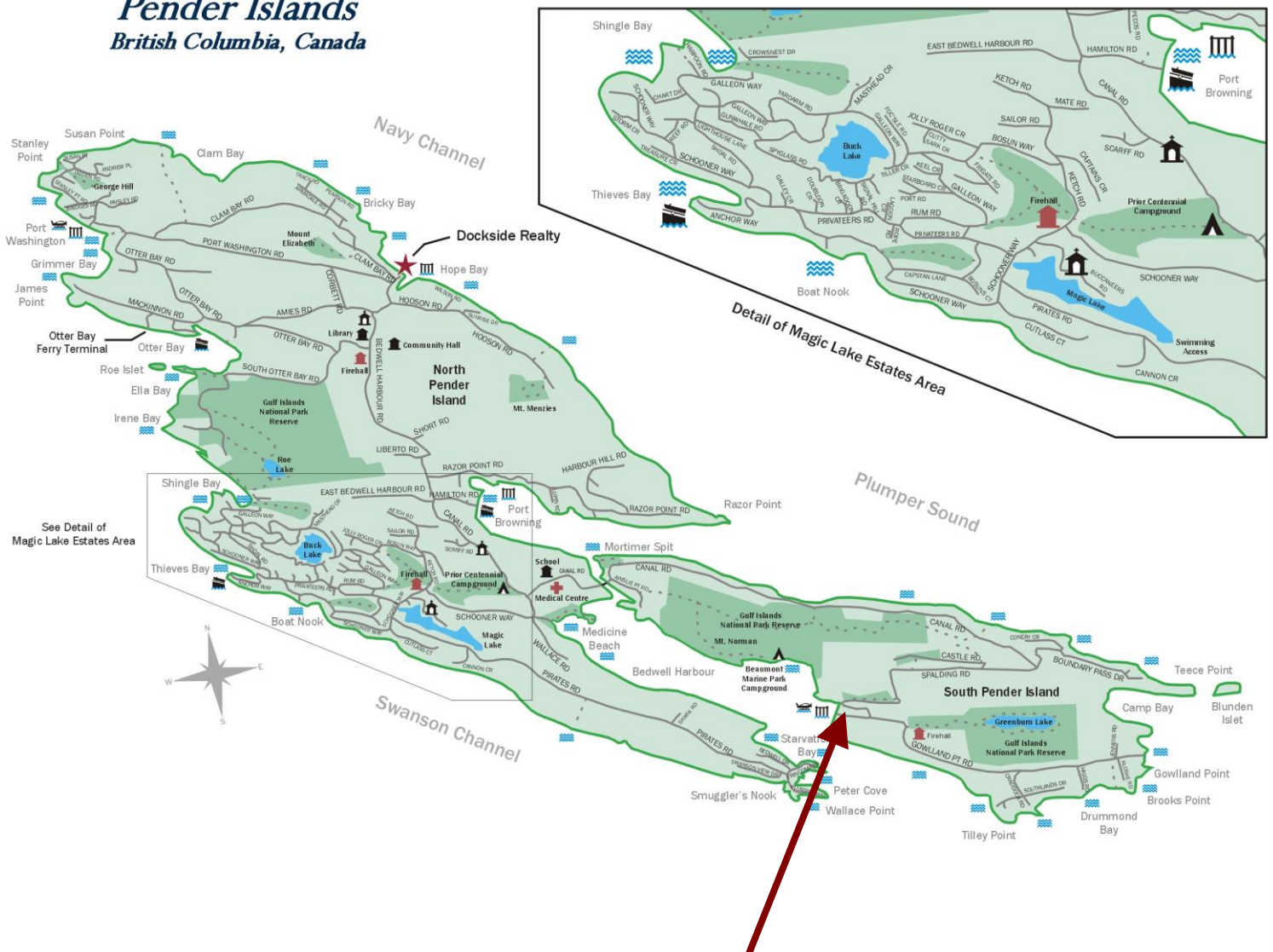


# Plot Plan and Aerial View



# Pender Islands Map

## *Pender Islands* British Columbia, Canada



**Subject Property**  
**9809 Spalding Road**

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

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

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