

Spectacular Walk-On Waterfront!



9902 Gowlland Pt Rd



Brooks Point Park

9902 Gowlland Point Rd

Lot Features

- Oceanfront with expansive views
- Walk-on access to quiet beach – Perfect for kayak launching
- Private
- Fenced with gardens and fruit trees

House Features

- Custom built with extensive use of wood finishes and milled beams
- Greenhouse
- Double, detached garage/workshop

Location

- South Pender
- Bordering parkland
- Marina & restaurant nearby
- Private cove perfect for whale watching



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Features & Highlights



9902 Gowlland Pt Rd

Spectacular Storybook Setting with Walk-on Waterfront! Truly the end of the road to paradise, this is the last property at the tip of South Pender Island on Gowlland Point Rd, adjacent to Brooks Point, one of the most breathtaking parks in Western Canada. Custom designed with exquisite care and attention to detail, this Westcoast approximately 2500 sqft 4BR, 3BA, delightful country home checks every box & has been meticulously maintained by the same family since its construction in 1998. Everywhere you look you will be impressed, from the intricate carvings in the milled beams to the dancing light streaming through perfectly placed windows throughout. The property is extremely sunny, level, landscaped, fenced, with fabulous established gardens & fruit trees, plus a gorgeous greenhouse. A double detached garage offers plenty of room for the home hobbyist. A separate generator shed & additional storage outbuilding complete this impressive offering. Paradise found on South Pender Island!



Features & Highlights



9902 Gowlland Pt Rd



Year Built (est):
1998

Lot Acres: 0.72

Bedrooms: 4

Bathrooms: 3

Fin SqFt: 2,500

Unfin SqFt: 1230

Water: Shallow well,
Cistern

Waste: Septic system

Foundation:
Poured Concrete

Roof: Metal

Ext Fin: Wood

Heat: Electric,
Wood, Heat pump

Cooling: Heat pump

Exposure: East

Fireplaces: 1



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Features & Highlights



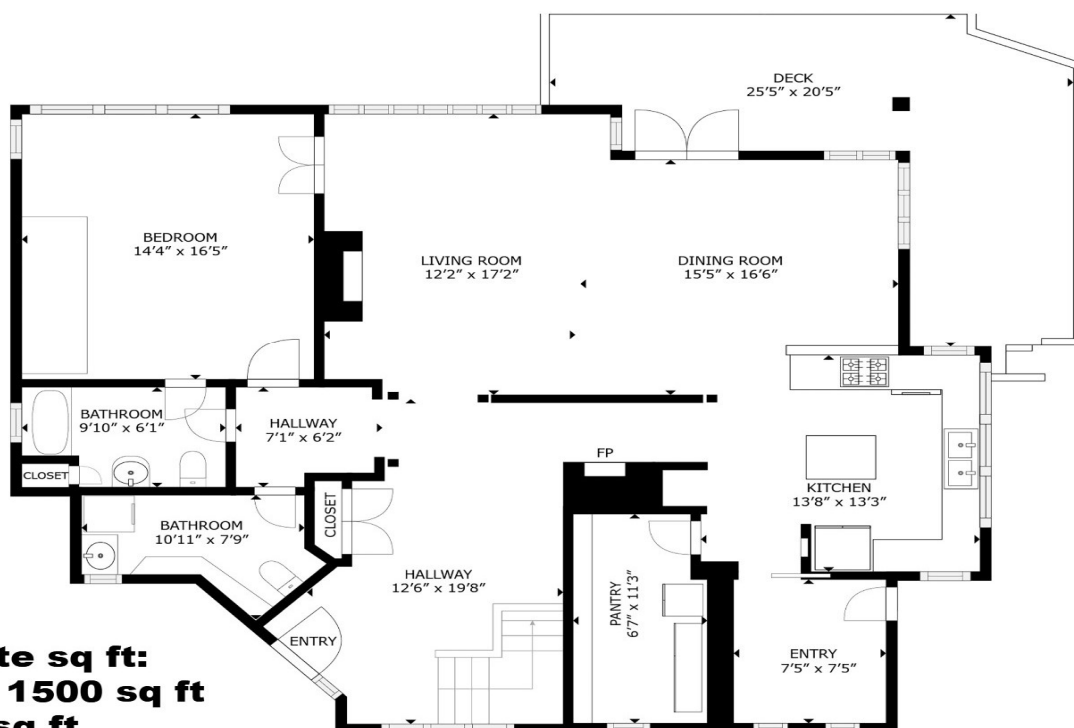


9902 Gowlland Pt Rd

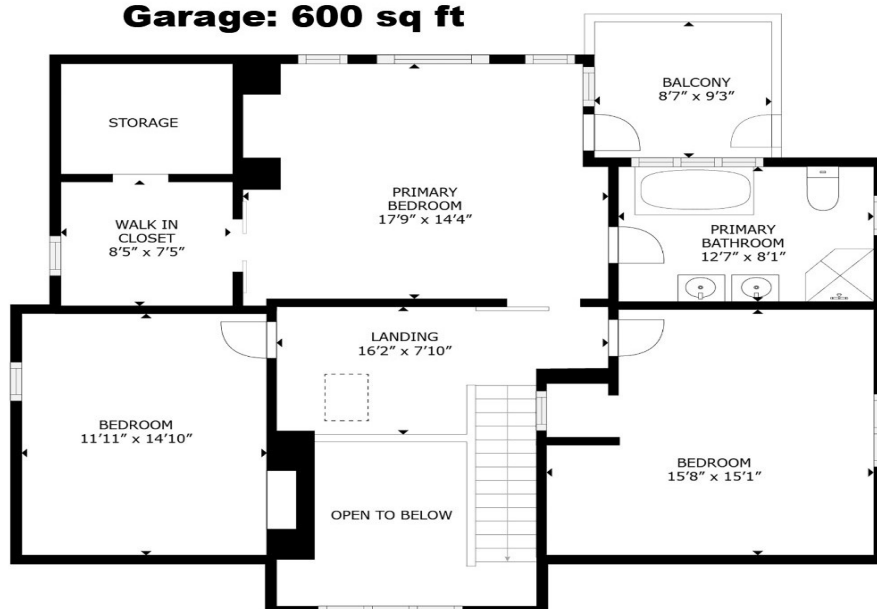


Floor Plans

9902 Gowlland Point Rd



Approximate sq ft:
Main level: 1500 sq ft
Deck: 300 sq ft
Upper level: 1000 sq ft
Balcony: 75 sq ft
Garage: 600 sq ft



Prepared for the exclusive use of Sam Boyte and Dockside Realty Ltd.
All measurements are approximate and Buyer to verify if important.



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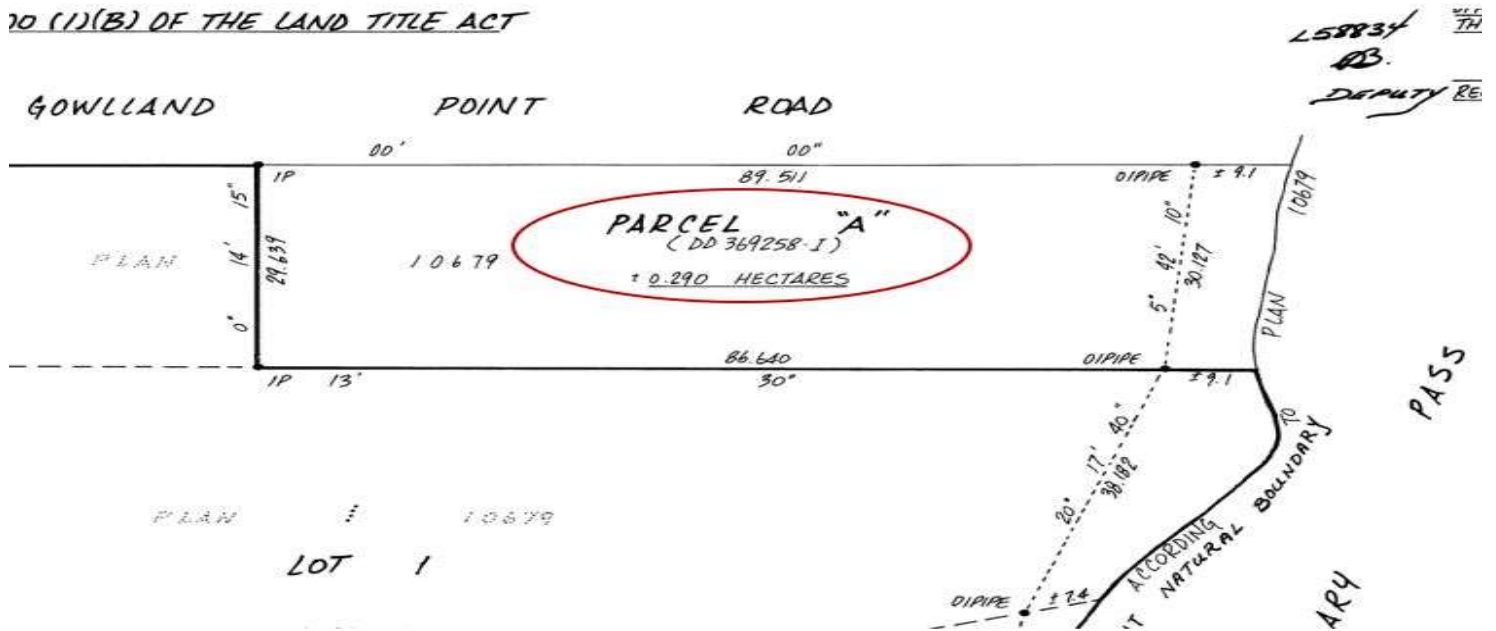
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Plot Plan & Aerial

10 (1)(B) OF THE LAND TITLE ACT



Plot Plan ~ 9902 Gowlland Point Road

9902 Gowlland Pt Rd

