

# RARE FIND



100 BOOT COVE ROAD





## 100 BOOT COVE ROAD

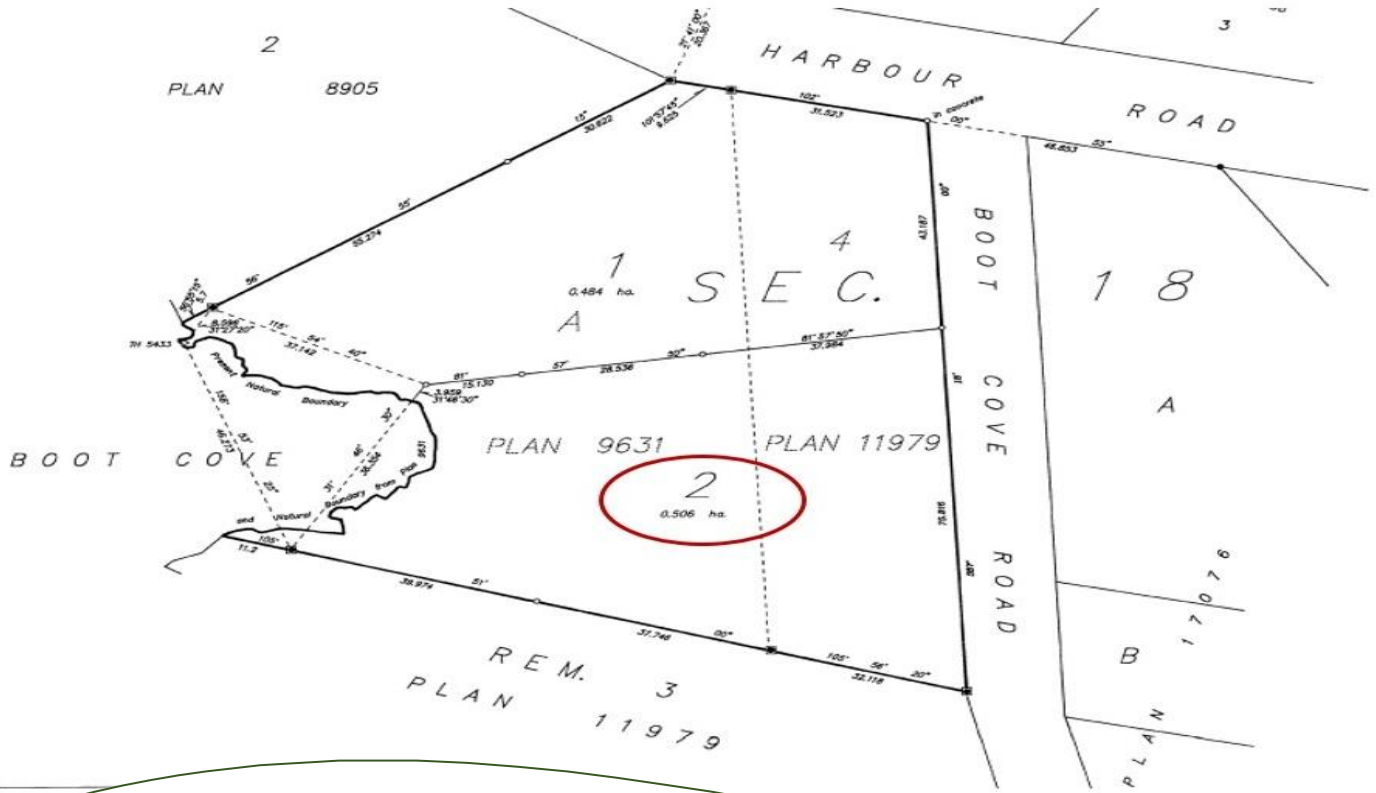
ON WATER SYSTEM ~ 1.25 ACRES



The only bare land waterfront lot left on the coveted Boot Cove Road has come available! And it gets better... The driveway has been roughed in, the building site has been cleared, the view has been opened up, and the icing on the cake is the legally conforming dock awaits for you boating enthusiasts! This is a substantial 1.25 acre west facing parcel with plenty of room to create your dream home or cottage & enjoy some summer sunsets. It is within the Boot Cove/Lyall Harbour water system jurisdiction, managed by the CRD, BC Hydro to the lot line, leaving only a septic system to be developed to complete the utilities package. This is a hop, skip & a jump from the Ferry Landing and Float Plane Wharf in Lyall Harbour and of course the Island's local Pub! The Saturna Community Hall is also a stones throw away. An amazing opportunity to fulfill your dreams on Sunny Saturna Island. Do I have your attention? Come see!



# PLOT PLAN & AERIAL VIEW



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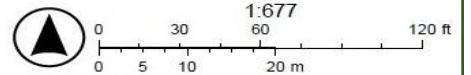


4/24/2026, 11:47:32 AM

- Property Boundaries
- Civic Address
- Property Boundaries
- Red: Band\_1

- Green: Band\_2
- Blue: Band\_3
- World\_Hillshade

Gallano, Gambier, Mayne, Penders, Salt Spring, Saturna, Sidney, Thormanby - 2021

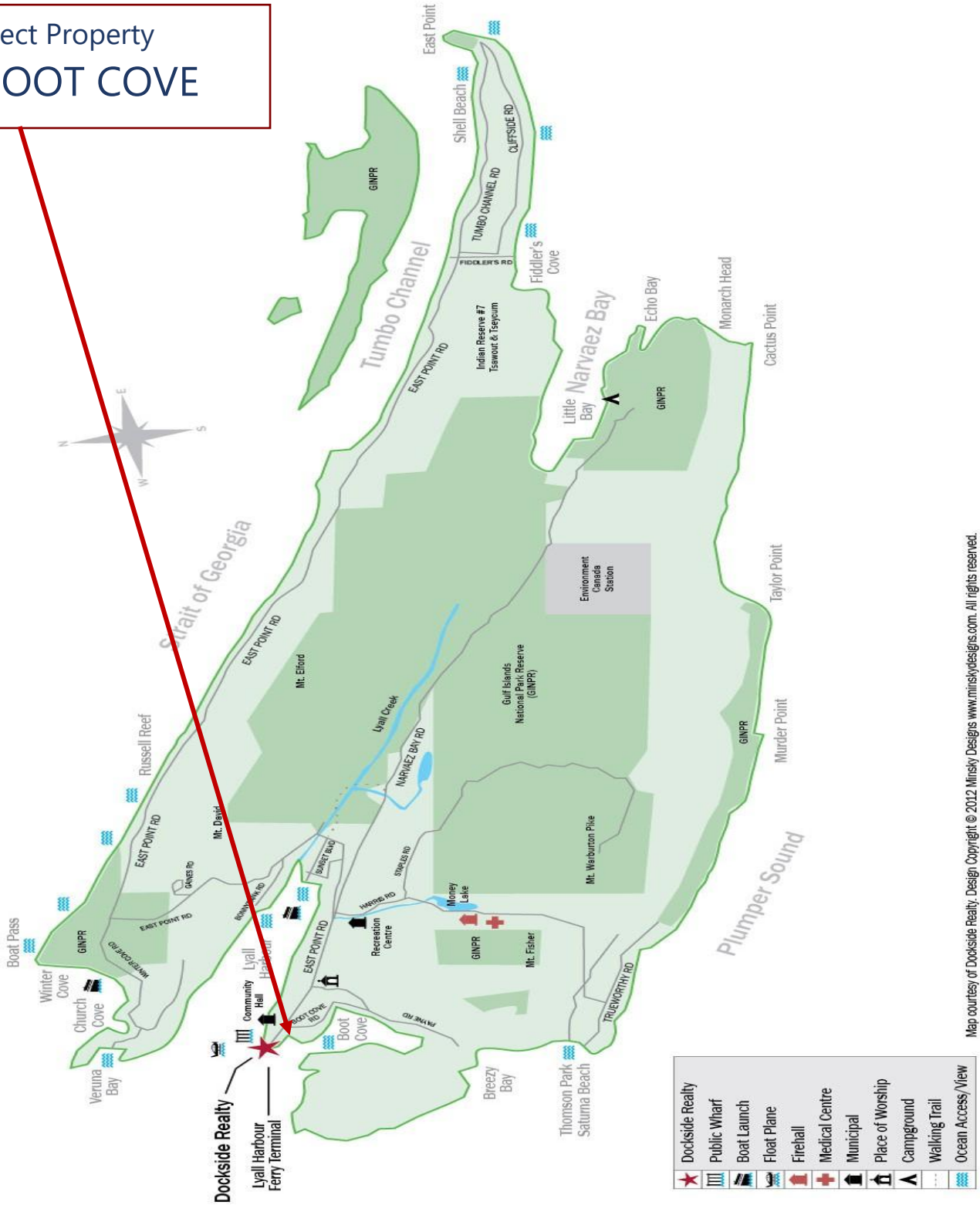


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus DS,

# SATURNA ISLAND MAP

Subject Property  
100 BOOT COVE

Saturna Island  
British Columbia, Canada



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