

# Home Sweet Home!



113 Payne Road



Nestled in the trees on Upper Payne Rd you will find this gem of a "cottage-like" 3 bedroom; 2-bathroom home. Conveniently located, you can walk to the Ferry Landing, Pub or Store! There is a west facing deck & upper balcony with glimpses of Boot Cove & summer sunsets. Neighbourhood beach accesses nearby. Two bedrooms and a two-piece bathroom with laundry on the upper level and open concept living on the lower, main level. There is a carport with out-buildings on either side for storage, a woodshed, garden area and parking for two! This "like-new" Pacific Home could be used as a cottage retreat or a year-round living. The Wood stove will keep things cozy on those winter evenings. On CRD water system. Great price. Come see!

# Property Details



113 Payne Road



**Year Built:** 2003

**Lot Acres:** 0.34

**Bedrooms:** 3

**Bathrooms:** 2

**Fin SqFt:** 1,139

**Unfin SqFt:** 200

**Bsmt:** crawl space

**Foundation:**  
Concrete Poured

**Roof:** Metal

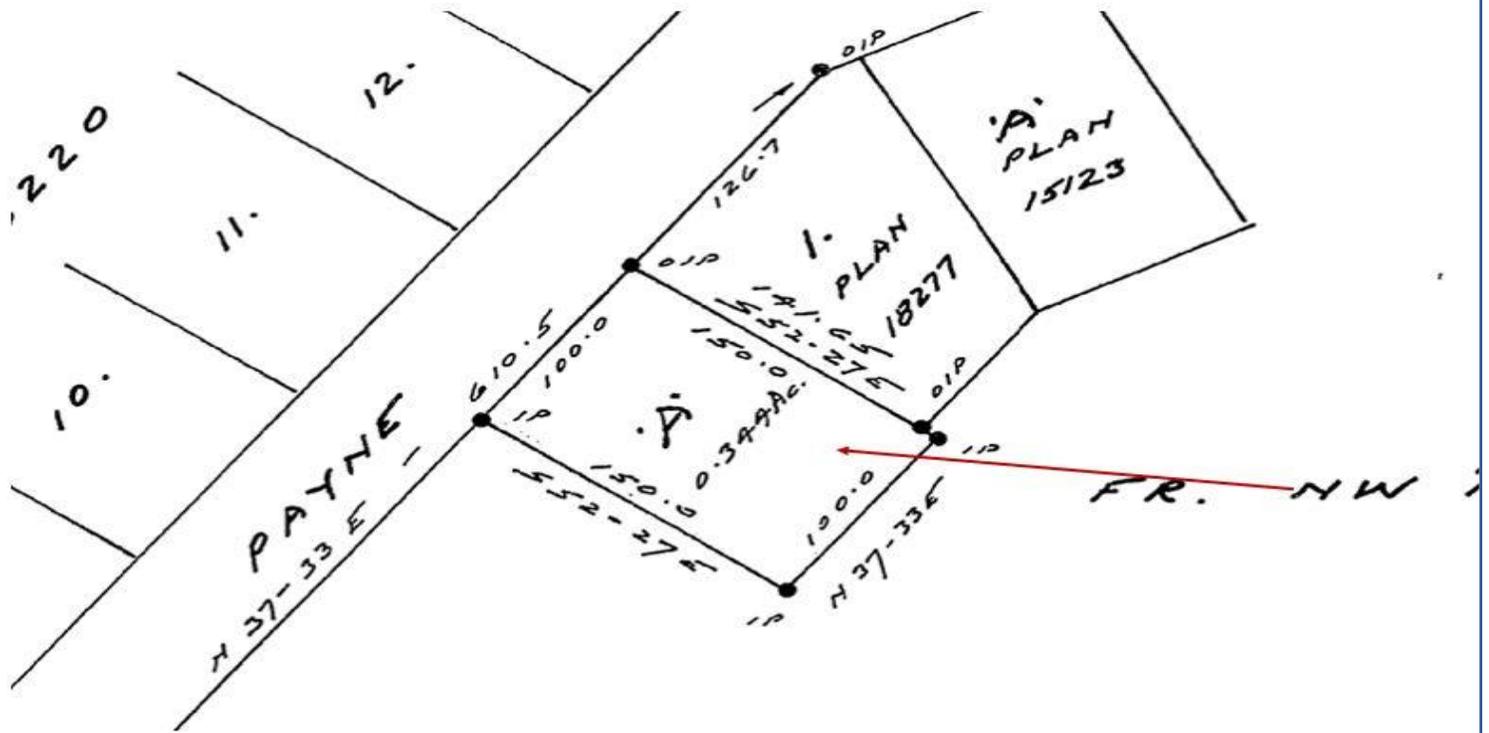
**Ext Fin:** Wood

**Heat:** Wood Stove,  
Baseboard

**Lot Features:**  
-Close to Beach  
access



# Plot Plan and Aerial View



113 Payne Road



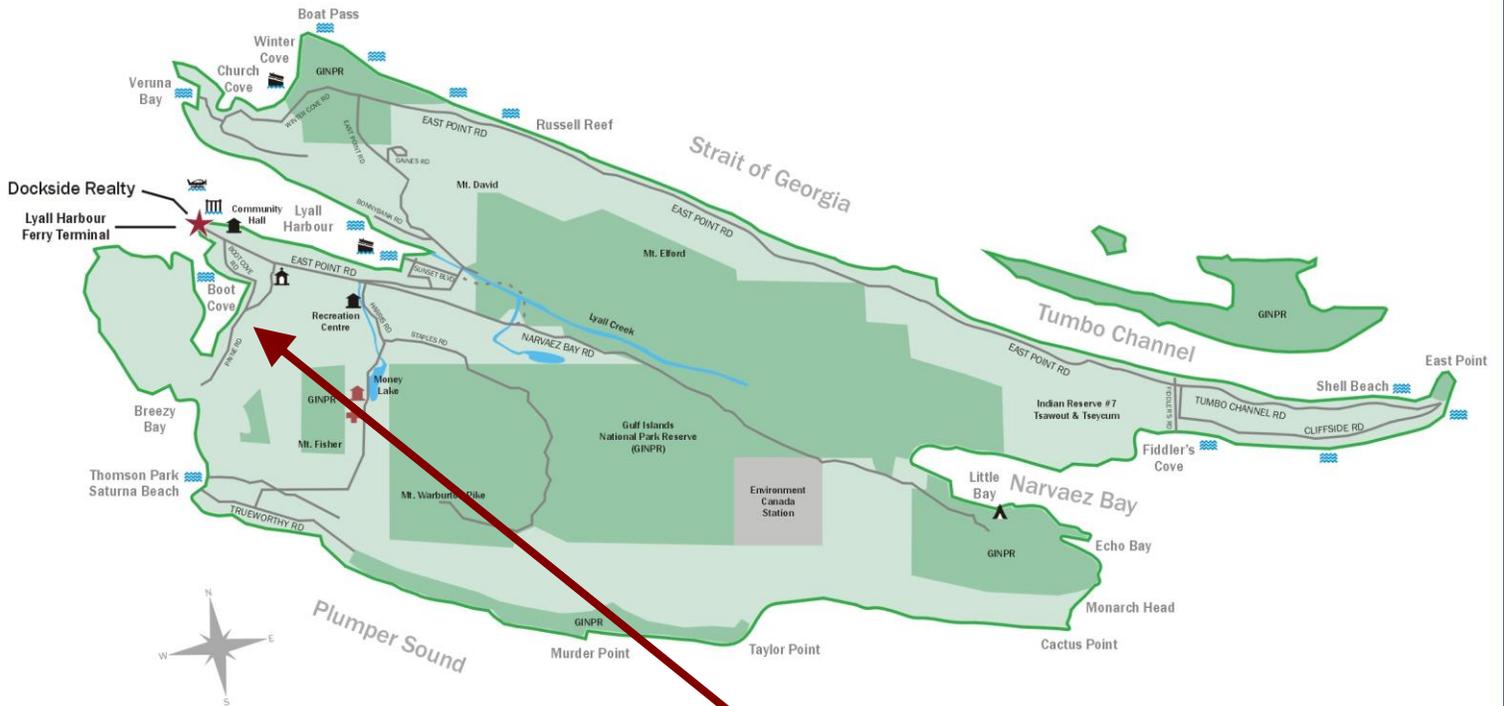
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# Google Area Map

## Saturna Island British Columbia, Canada



**Subject Property  
113 Payne Road**

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

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