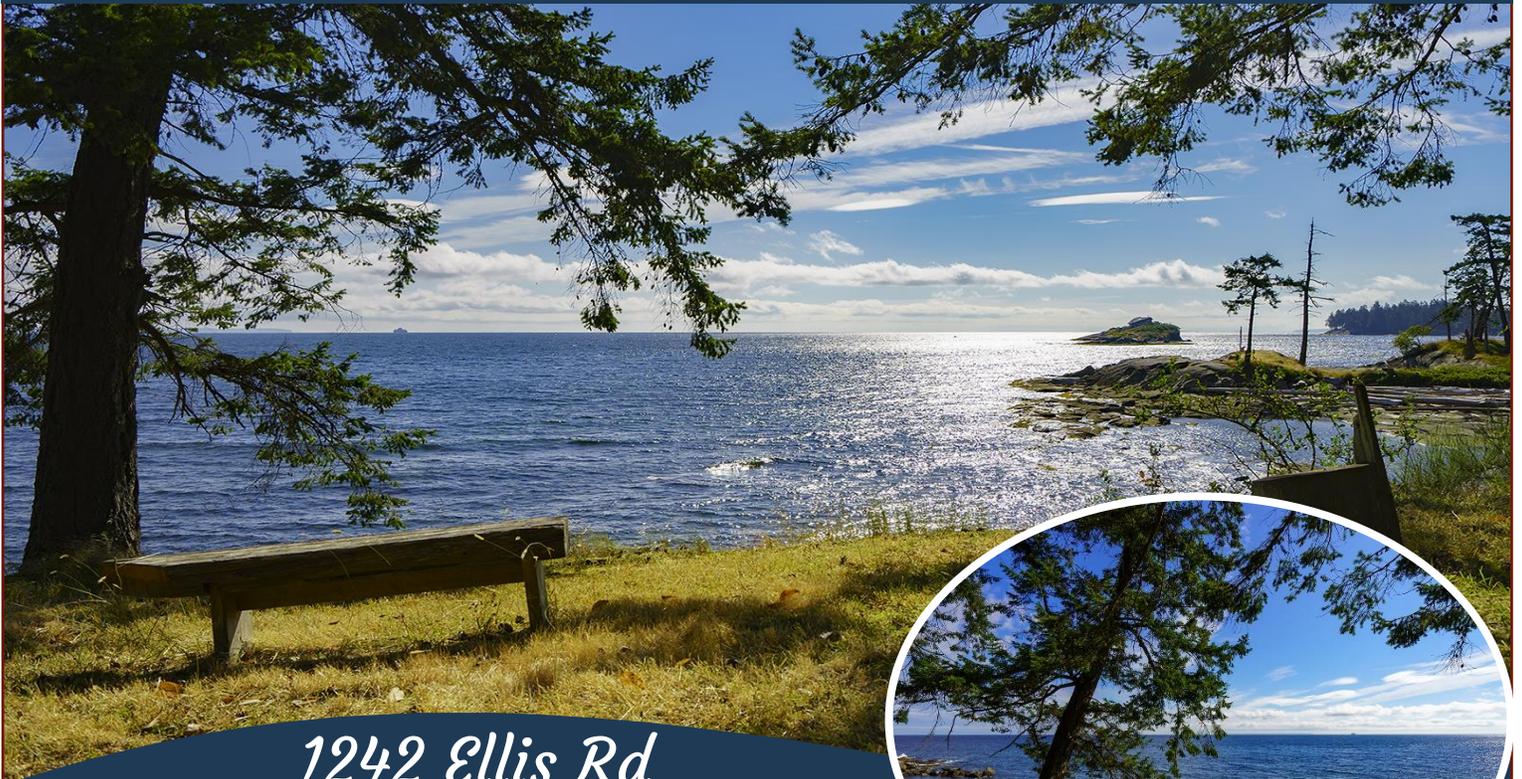


# Rare Walk-On Waterfront!



1242 Ellis Rd



*On the market for the first time in 80 years, this 3.35-acre property with approximately 150 feet of waterfront, affords spectacular views across the Strait of Georgia from Grouse Mountain to Mt. Baker. An inviting sandstone beach with its large tidal pool, the "Fairy Pool", also makes an ideal place for soaking up the sun and spotting all kinds of marine life. The existing two-story Cape Cod-style home, built by the current owners' grandparents and updated over the years, features a main floor with knotty pine walls, two-three bedrooms upstairs, and a 3/4 bath on the intermediate level. Fireplaces in the living room and primary bedroom add to the cozy feeling inside. Just a 50-minute ferry ride from Vancouver, the property is conveniently located close to the ferry terminal and most of the island's amenities, including grocery stores, golf course, dining, library, school, and community hall. Measurements approx. Buyer to verify if needed.*



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# Property Details



1242 Ellis Rd



**Year Built (est):**  
1945

**Lot Acres:** 3.35

**Bedrooms:** 2

**Bathrooms:** 1

**Fin SqFt:** 1,351  
**Unfinished:** 1,351

**Bsmt:** Crawl space

**Water:** Drilled Well

**Waste:** Septic System

**Foundation:**

Concrete Poured,  
Other

**Roof:** Asphalt shingle

**Ext Fin:** Wood

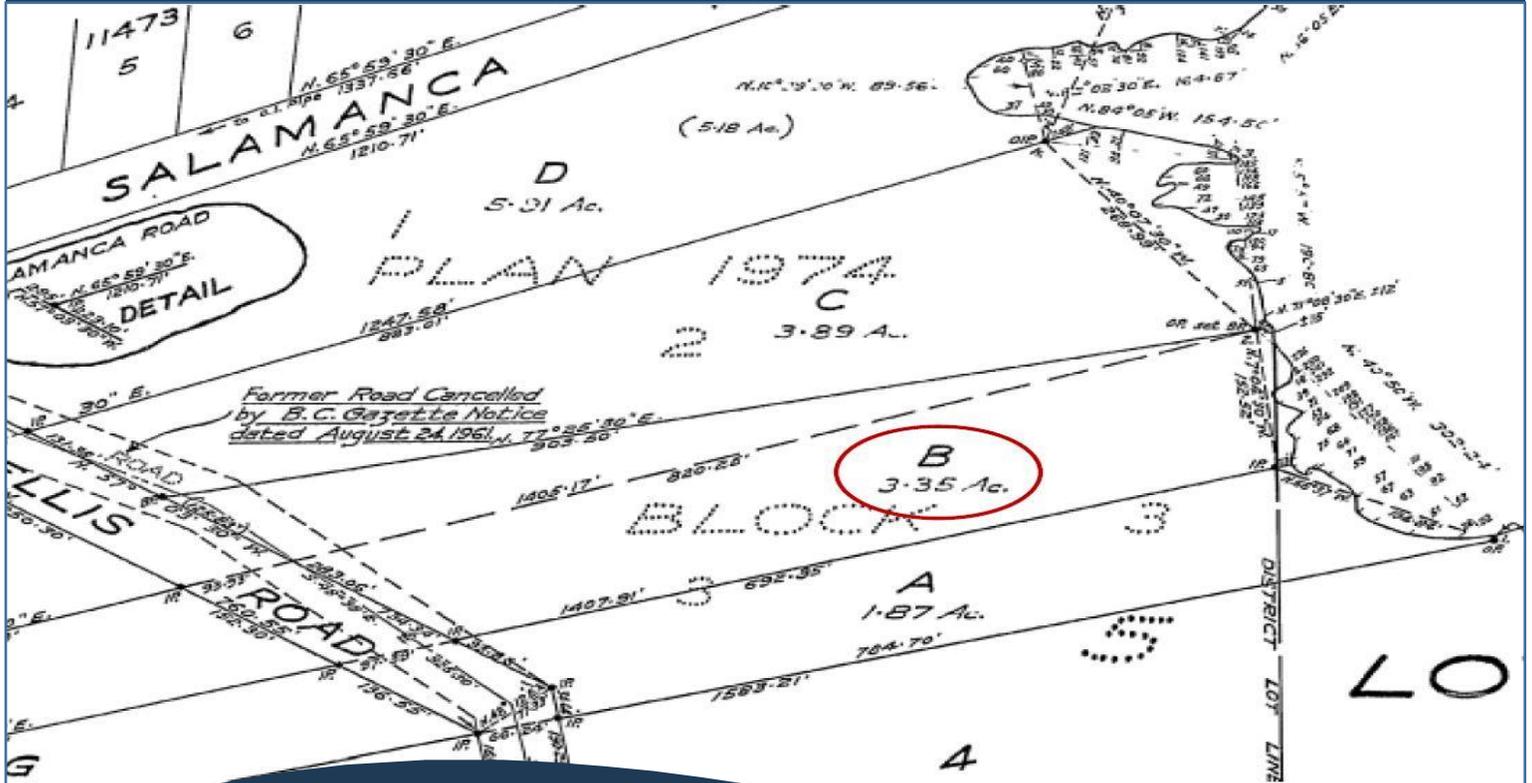
**Heat:** Wood,  
Baseboard electric

**FP Location:** Living Room, Primary bedroom

**Lot Features:**

- Walk-on oceanfront
- Acreage
- Expansive views
- Private
- Central location

# Plot Plan and Aerial View



1242 Ellis Rd

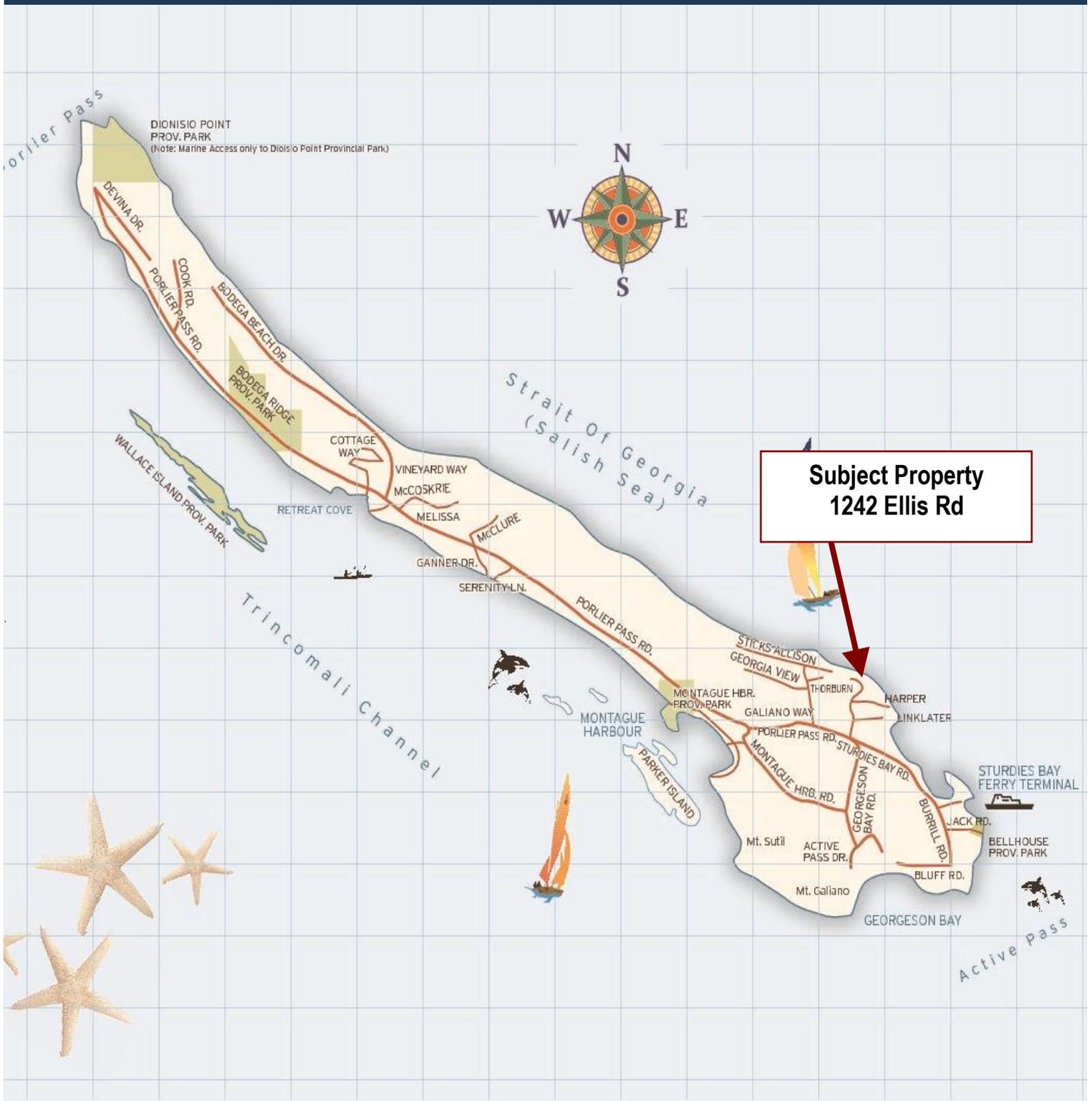


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# Galiano Islands Map



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