

BOOT COVE BEAUTY



130 BOOT COVE ROAD





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2 BEDS ~ 2 BATHS ~ 1,400 SQFT

This cozy waterfront cottage is located in the much sought-after Boot Cove neighbourhood known for its peaceful setting & sunset views. Conveniently located just a short walk to the ferry landing, local Pub & Community Hall plus near to the General Store & hub of the Island. This rancher style cottage offers views over Boot Cove & down Navy Channel & has foreshore rights to the private dock with an adjacent mooring buoy. There are 3 bedrooms (one currently used as an office), 2 baths & an open concept kitchen-living-dining space. It has been meticulously kept & is being offered as possible turn-key. Paths lead to multiple seating areas in the fenced, terraced yard of native plants & flowering shrubs. Water supply for the dwelling is the CRD municipal water system. A separate auxiliary spring water source is located on the upland side of the road where a useful workshop and shed are also located, and is gravity fed to garden & dock. This is a must-see!



PLOT PLAN & AERIAL VIEW

130 BOOT COVE ROAD

SATURNA ISLAND MAP

Saturna Island
British Columbia, Canada

Subject Property

130 BOOT COVE ROAD



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; the buyer is responsible for verifying all data provided.



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