

# OCEANVIEW, LOCATION, & CHARM



179 + 181 EAST POINT ROAD







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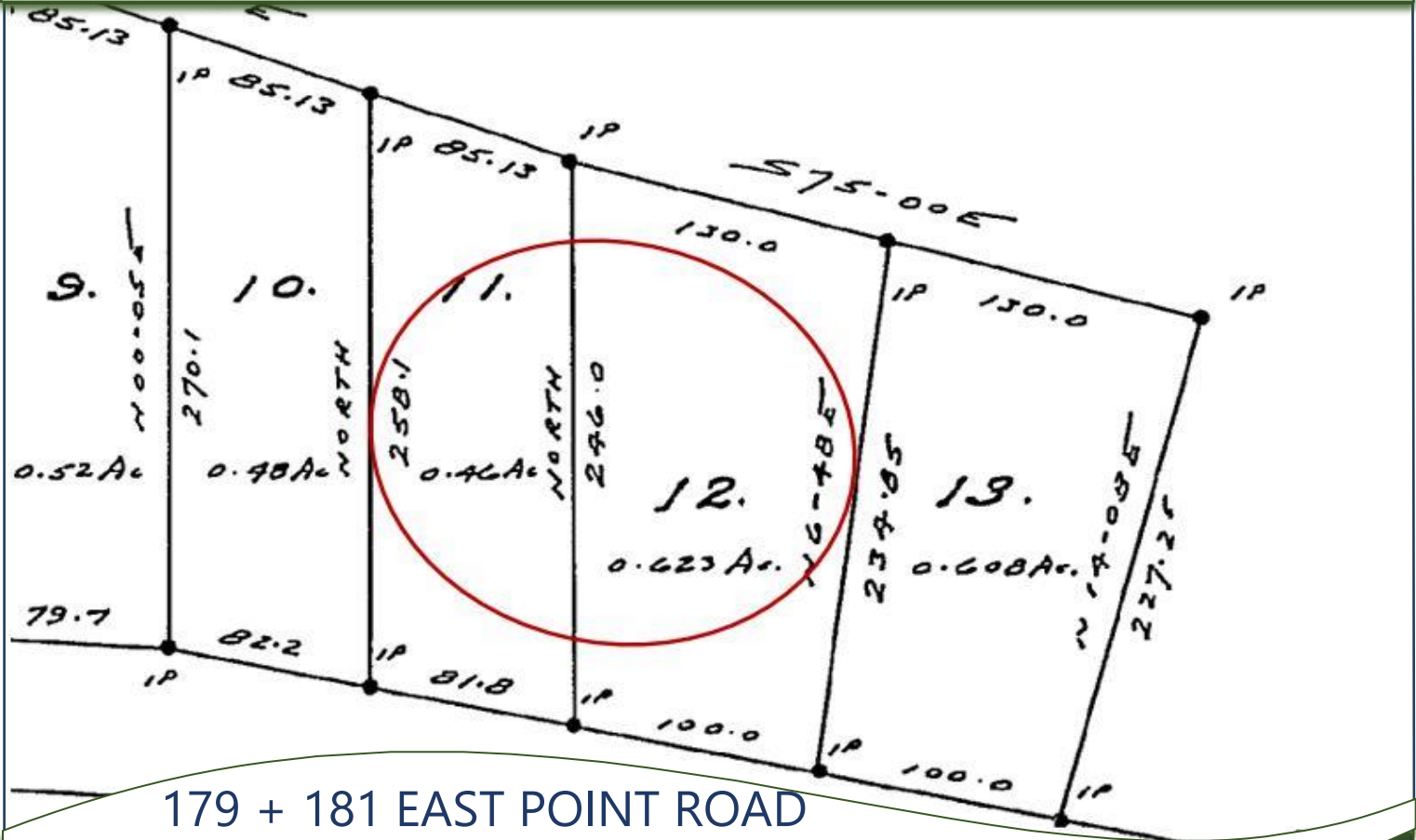
3 BEDS ~ 1 BATH ~ 1,512 SQFT

Enjoy ocean views from your deck, living room & dining room of this charming Saturna home overlooking Lyall Harbour. This offering includes Lot 11 providing privacy + Lot 12 where the original home is situated. Enjoy the acreage as-is or build a second home or cottage on the vacant lot. Located in the heart of the community, it is walking distance to most Island amenities such as the General Store, Pub, Ferry Landing, Community Hall & Rec Centre. This cozy abode features one level living with 3 bedrooms & one full bath. The larger south facing bedroom has a wood stove & is currently being used as a multi-purpose office & family room. The living room features a newer airtight wood stove to take the chill off on those winter nights, while the main heat source is a newly installed, high efficiency propane furnace. The unfinished basement has potential with its own garden level access & is plumbed for a second bathroom. There is a detached garage/workshop.





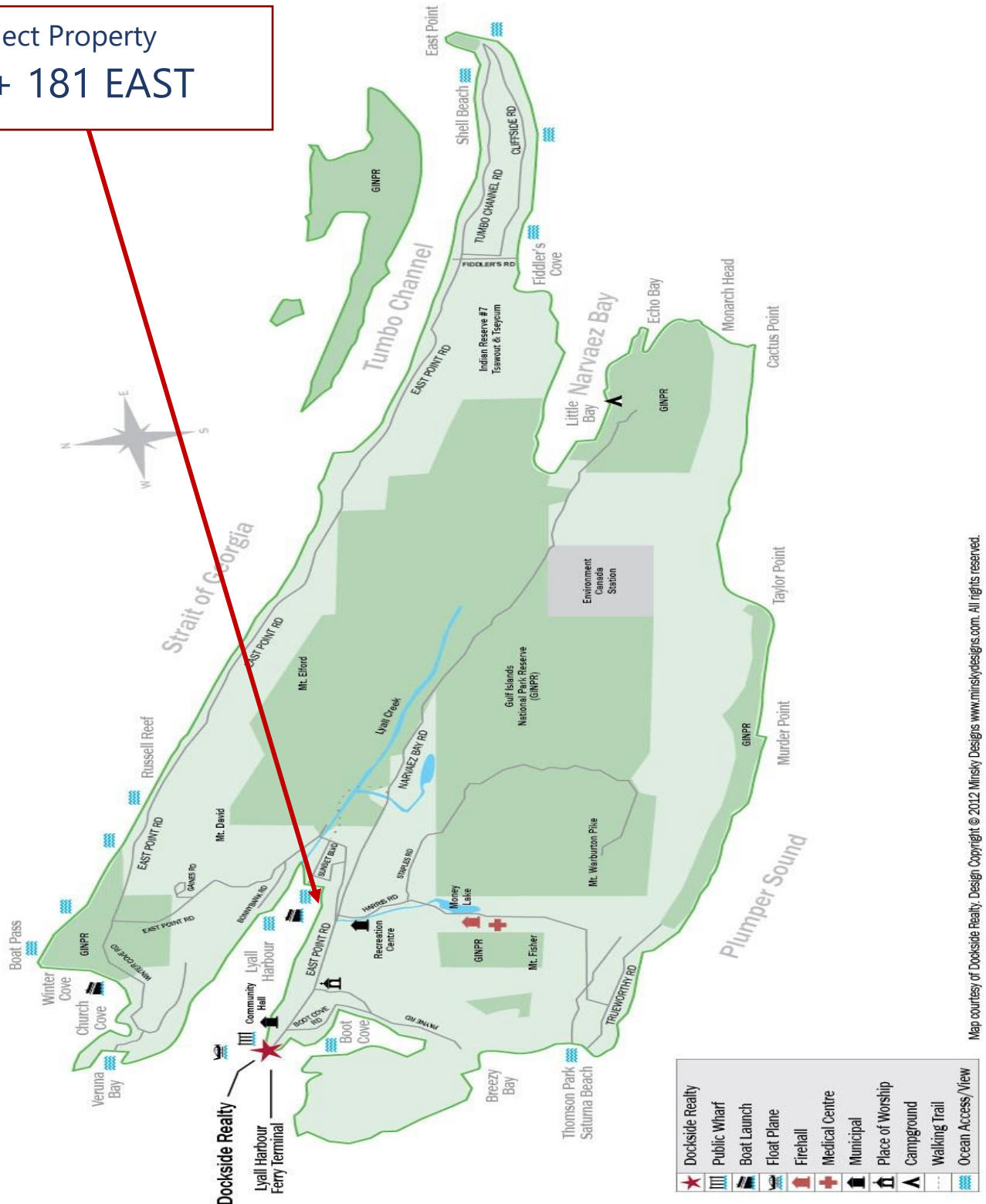
## PLOT PLAN & AERIAL VIEW



# SATURNA ISLAND MAP

Subject Property  
179 + 181 EAST

**Saturna Island**  
British Columbia, Canada



**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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