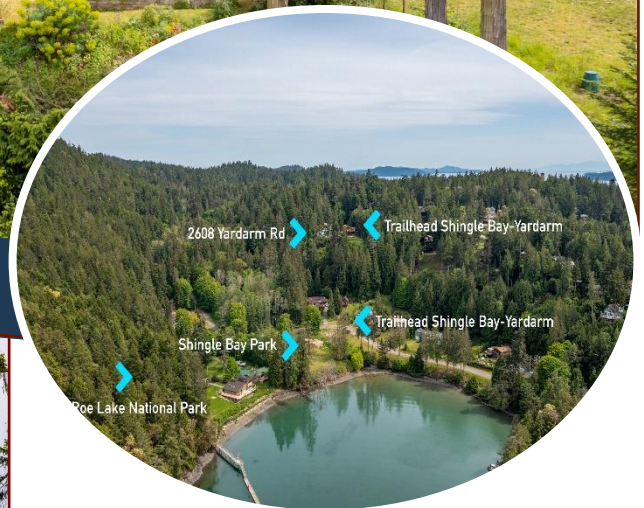


# Westcoast Modern Masterpiece!



2608 Yardarm Rd



**Westcoast Contemporary Modern Masterpiece with Spectacular Ocean Views!** Just over 1200 sqft of thoughtfully designed open-plan, one-level living, featuring 2BR, 2BA plus a Den/Theatre Room. BC Assessment has the year built as 1993, however this home was totally reconstructed in 2014 from the foundations up with CRD-approved permits. The owner, a master stainless steel fabricator, has poured their heart & soul into every detail in this extraordinary residence, using quality, low maintenance materials such as corrugated steel siding, stainless steel railings, metal roofing & composite decking. Vaulted ceilings & wall to wall windows amplify the breathtaking ocean & mountain vistas. Attached workshop is perfect for hobbies or future expansion, while a separate, permitted commercial kitchen with 3PC BA offers business possibilities or additional living. Top it off with a heat pump, hot tub, sauna, plus a fully fenced, child-friendly backyard & you have the ultimate retirement dream home!



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# Property Details



2608 Yardarm Rd



**Year Built (est):**  
2014

**Lot Acres:** 0.98

**Bedrooms:** 2, +Den

**Bathrooms:** 3

**Fin SqFt:** 1,275

**Unfin SqFt:** 1,080

**Bsmt:** 3' crawl space

**Water:** Municipal

**Waste:** Septic system

**Driveway:** Gravel/dirt

**Foundation:**  
Concrete Poured

**Roof:** Metal

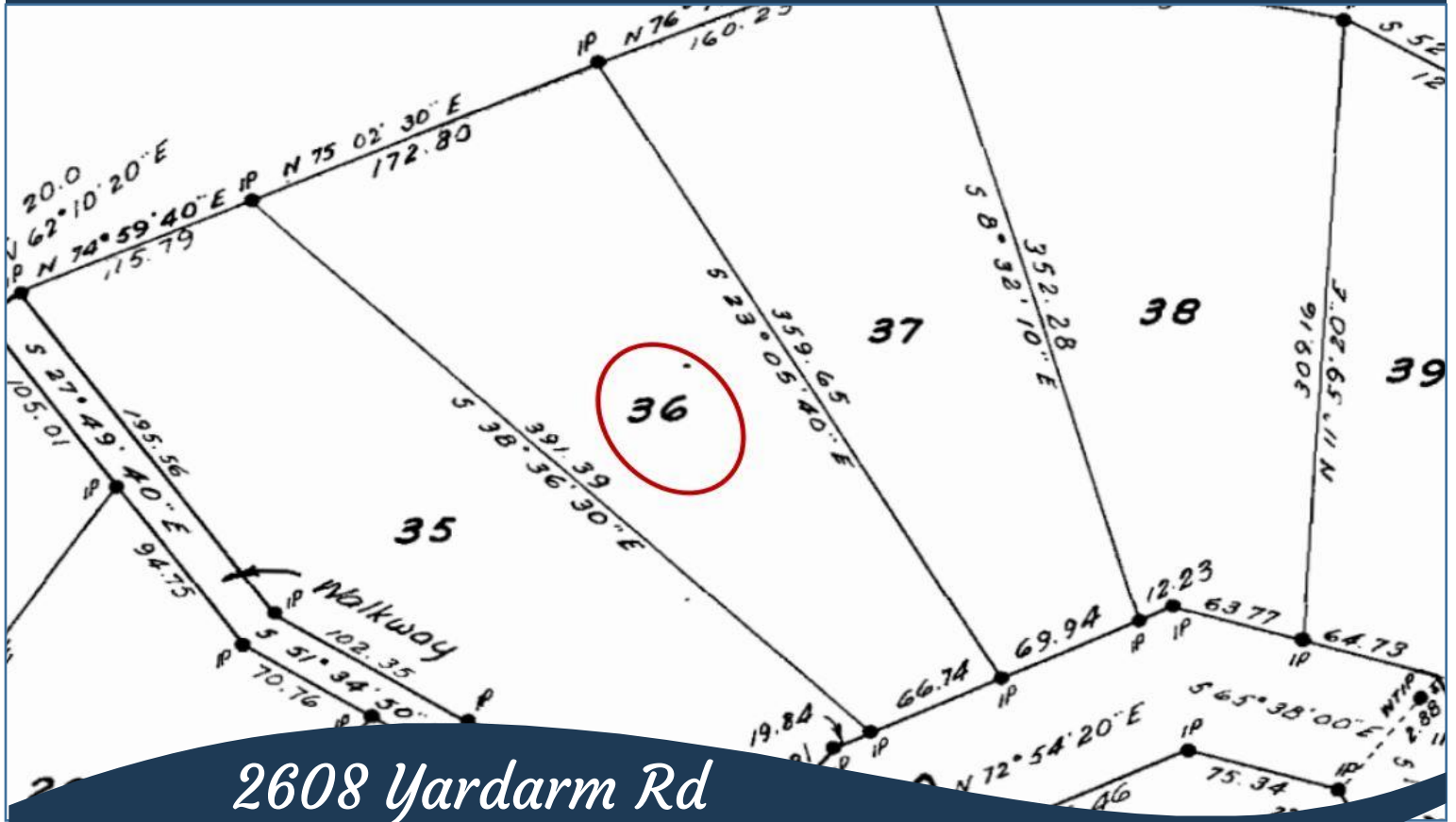
**Ext Fin:** Metal

**Heat:** Baseboard,  
Electric, Heat pump,  
Wood

**Lot Features:**

- Ocean & mountain views
- Totally renovated
- Commercial kitchen
- Attached workshop
- Magic Lake Estates with access to Thieves Bay marina & tennis courts

# Plot Plan and Aerial View



2608 Yardarm Rd



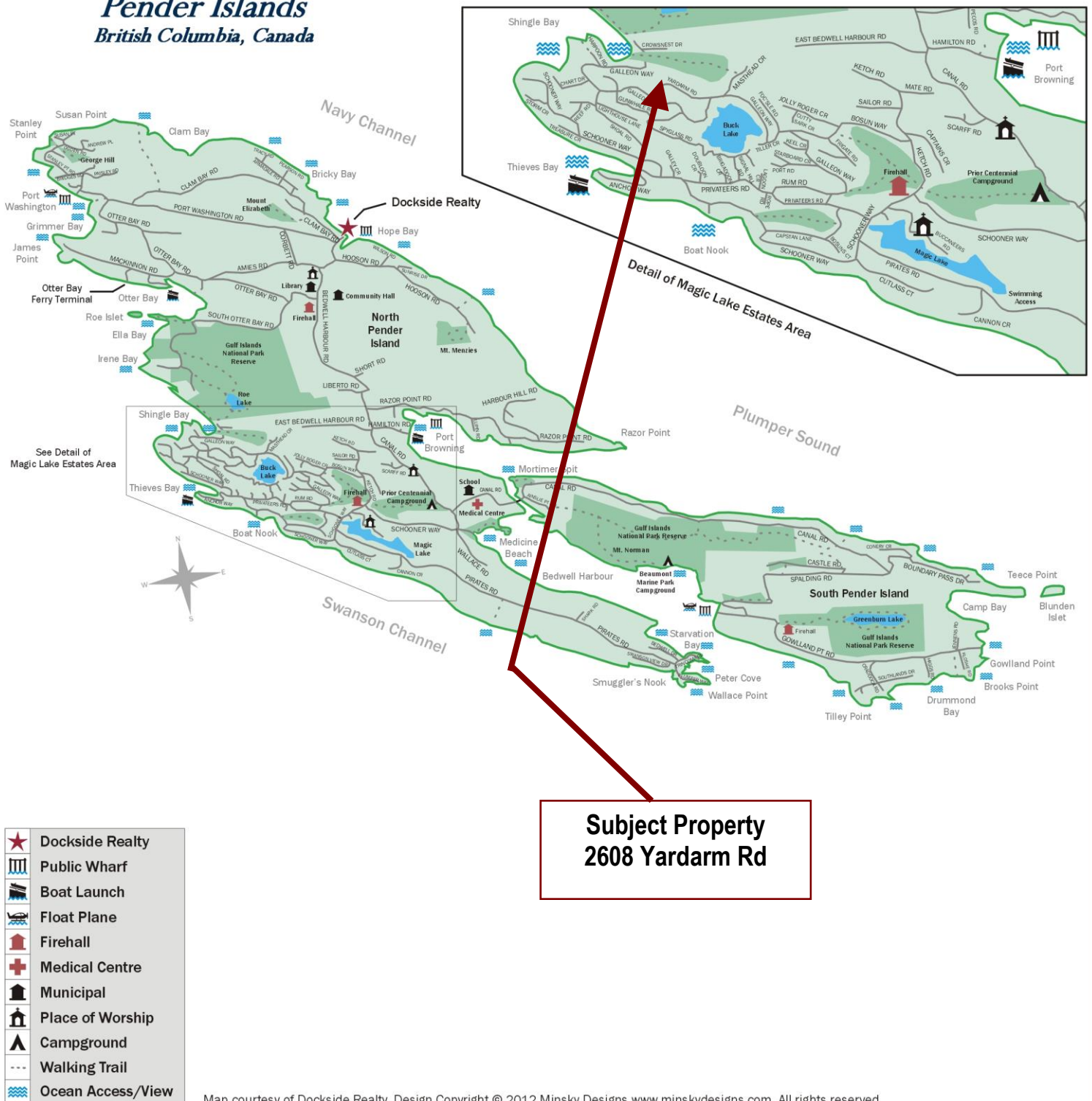
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# Pender Islands Map

## Pender Islands 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 and the buyer is responsible for verifying all data provided.

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