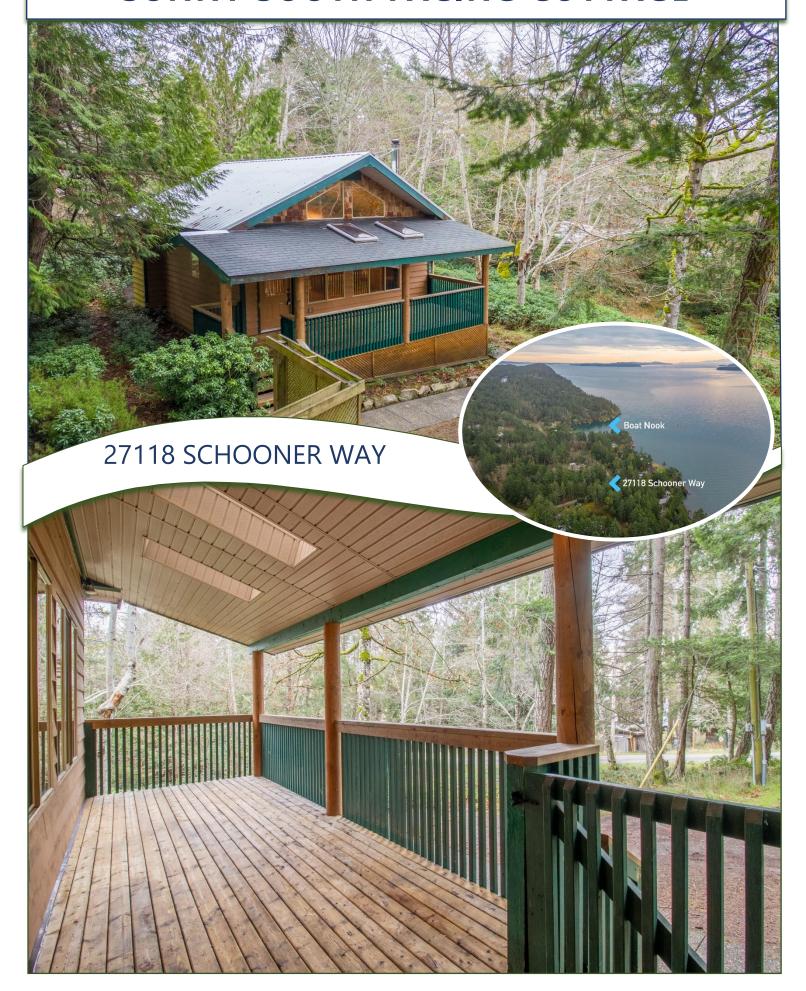
## **SUNNY SOUTH FACING COTTAGE**





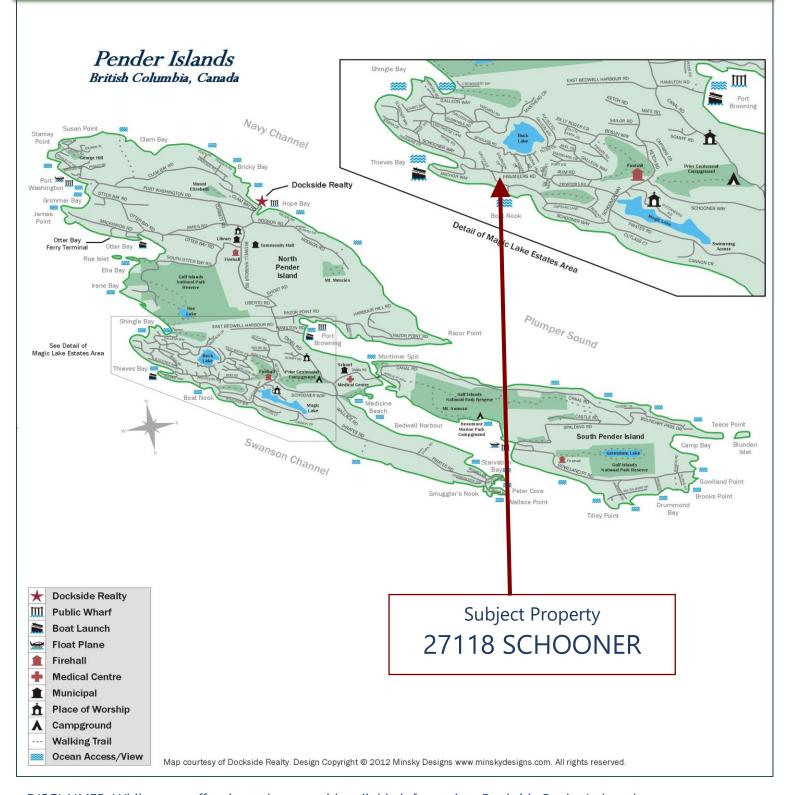
Sunny South Facing Cottage in the Woods! This charming retreat offers effortless living on a level, low-maintenance lot. The property sits in a prime locale, just across from upscale waterfront homes & a short stroll to inviting ocean access points, making coastal life both convenient & picturesque. Inside, the 720-sqft, 1BR, 1BA main level feels bright & open with vaulted ceilings. A freestanding wood stove delivers cozy warmth on chilly evenings while adding rustic ambiance. The upstairs loft spans a generous 155-sqft, providing a flexible space for a home office, studio, or houseguests. Outdoor living shines with a welcoming firepit embraced by privacy fencing, plus a whimsical tree house that kids will adore. The front entry features a large, covered patio with skylights. A brick walkway leads to a second private back patio. Metal roof & asphalt shingles over the covered patio are both 7 years old. One of the most affordable homes on the market today, so don't miss out on this one!





## PLOT PLAN & AERIAL VIEW 47'20"E 27118 SCHOONER WAY

## PENDER ISLAND MAP



<u>DISCLAIMER:</u> 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.

