SUNNY SOUTHERN GULF ISLAND HOME



2737 ANCHOR WAY





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3 BEDS ~ 3 BATHS ~ 2,100 SQFT

A rare Ocean View retreat where craftsmanship meets effortless coastal living. This contractor-built home offers sweeping southwest ocean views and construction that exceeds earthquake standards, paired with energy-efficient design and premium finishes throughout. Step outside to your private marina at your feet launch your boat in moments and embrace a seamless oceanfront lifestyle. A short stroll leads you to the breakwater. Inside, the home features 3 bedrooms, 3 bathrooms, a generous dining space, and a stunning modern kitchen with brand-new high-end appliances. Spa-inspired comforts include a jetted tub, outdoor shower, and private guest accommodation with its own entrance. A newly built garage/studio offers versatile space for creative pursuits or hobbies. The sun-filled, protected grounds showcase lush gardens, an apple orchard, grapevines, strawberries, and a thriving vegetable garden, a private sanctuary by the ocean. *All measurements are approximate, buyer and their agent to verify.*





Features & Improvements

Gulf Islands West Coast style living. Minutes walk to private marina, premiere whale watching, beach, parks, walking trails, tennis courts, disc golf. Home designed for low carbon footprint. All materials hand-picked by builder. Passive solar/passive cooling. Engineered for rooftop solar panels/wind generators. No OSB or other off-gassing materials in construction. 2x8 and 2x6 walls with all sheeting in fir plywood. Earthquake fastened to rock. Metal clad fir doors/windows. Stained Fir siding. In-floor closed loop hot water heating. Electric boilers. Metal roofing. Vegetable garden, Mature fruit trees and berries. Fenced yard. Private. Water views.

2100-sqft Three bedrooms, three bathrooms, laundry, dining room, living room, decks, balconies, large kitchen with modern appliances. In-floor heating throughout, outdoor shower, jetted tub, views, light, sunsets, eagles, landscaped and developed gardens.

***Bedroom 1** = 12x14, south-facing window with orchard view, French door onto patio, large closet, private bathroom access, in privacy wing (B&B potential)*
***Bedroom 2** = 19x19, south-facing, cathedral windows, clerestory windows, open floor plan, large closet, private bathroom access (master)*
***Bedroom 3** = 9x12, south facing, window with garden, open sky and tree view, French door to private patio and outdoor shower, closet, private*
***Kitchen** 14x21, large south facing windows letting in the view from everywhere you stand, stainless steel sink with south views of the kitchen gardens, French door leading to patio, lots of counter space, eating bar where guests can have a glass of wine and visit as you finish dinner preparations, beautiful cherry custom cabinetry, lots of deep drawers, pantry, open and spacious work areas, great lighting*

Appliances and Amenities

GE Profile 5 burner Induction Cooktop – stainless trim
Frigidaire Gallery Wall Oven – stainless (2024)
LG ThinQ Microwave – stainless (2024)
LG ThinQ Refrigerator - stainless with in-door ice/water (2024)
LG dishwasher – stainless inside and out – super quiet
LG full size stacking front loading washer and dryer – low water use
2 NuTone in-house vacuum systems
4 Hampton Bay Ceiling Fans
2 electric boilers
2 hot water tanks (one purchased 2025) 4 exterior premium yard hydrants
GE Smart Water reverse osmosis water purification system
GE Smart Water whole house filter
Trojan Max UV water treatment system
Selkirk Pellet Stove

Floor Plan

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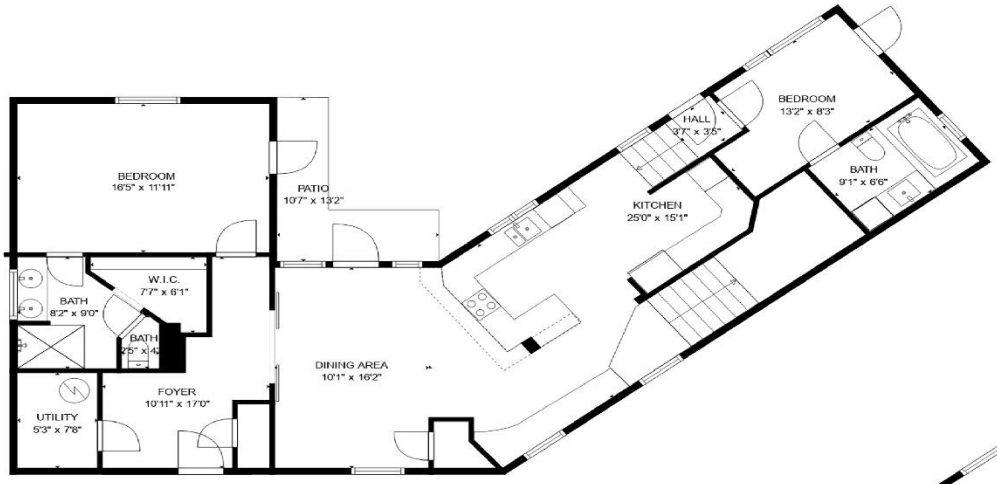
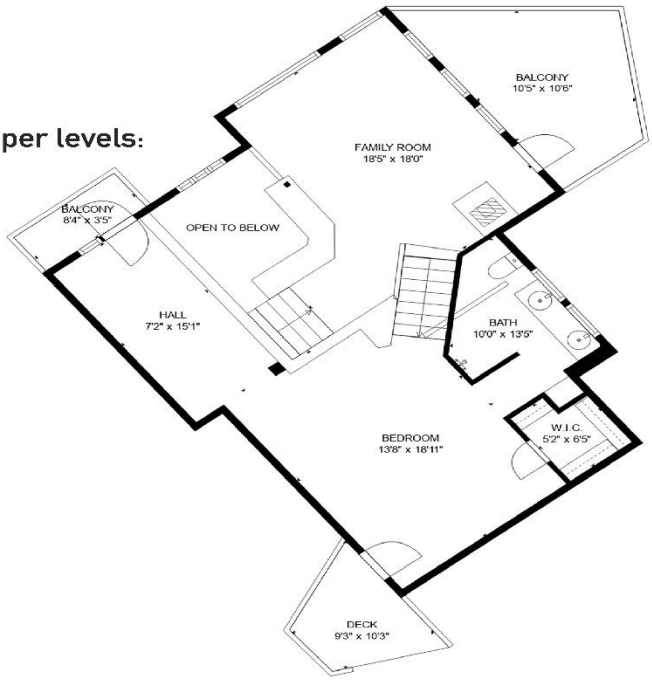
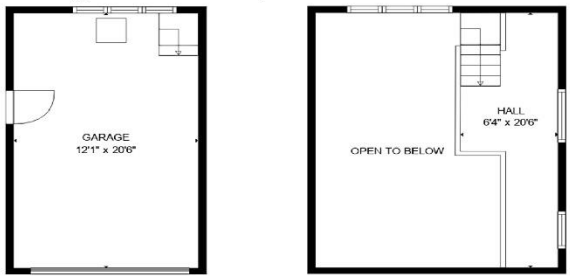


Main levels:



Upper levels:

Garage / Workshop:



Approximate sq ft:
Main levels: 1375 sq ft
Upper levels: 950 sq ft
Balcony's/Deck's: 250 sq ft
Garage lower level: 250 sq ft:
Garage Upper level: 100 sq ft

Prepared for the exclusive use of Tanja Lonergan and Dockisde Realty
All measurments are approximate, buyer to verify if important

Dockside Realty Ltd
Victoria Gulf Islands



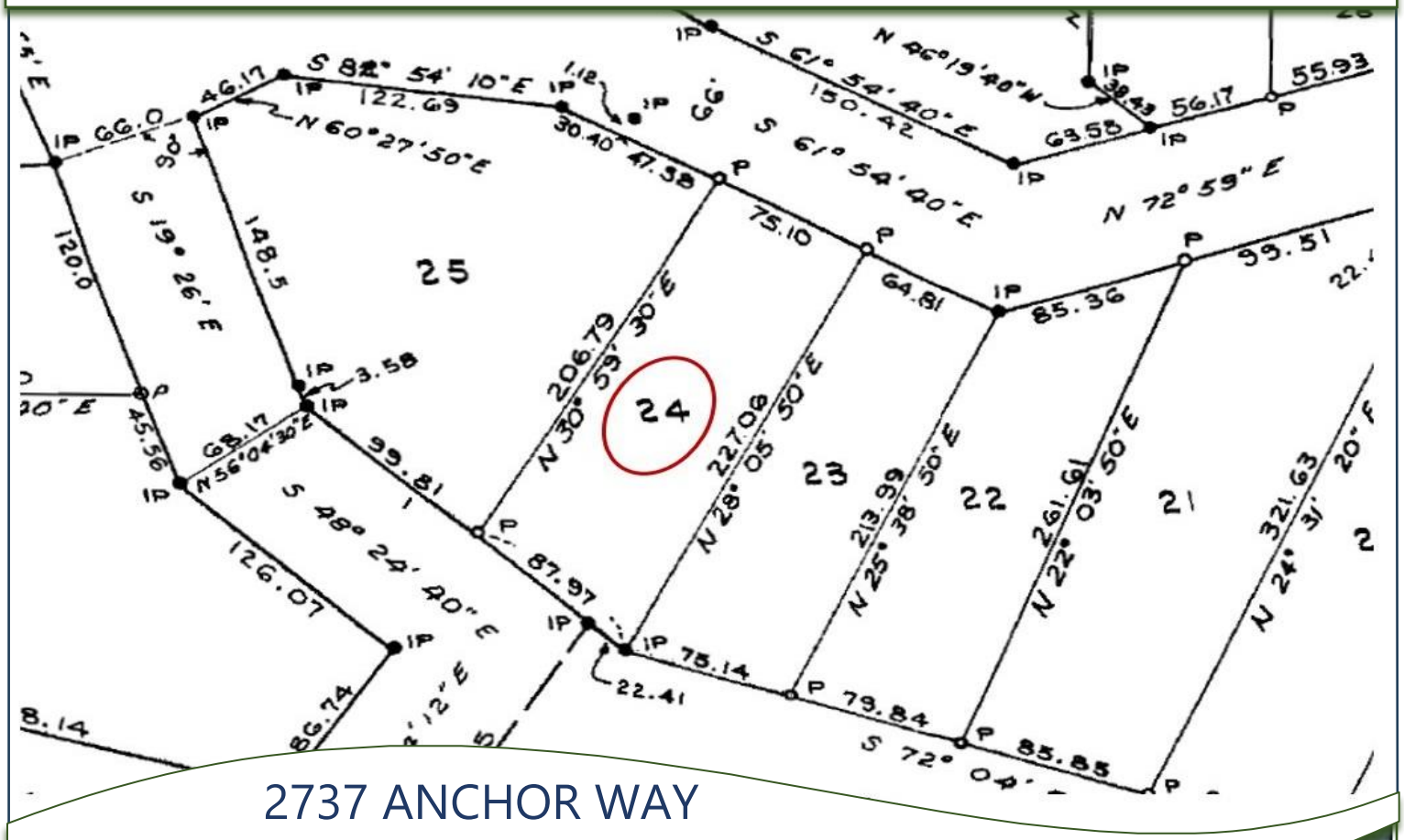








PLOT PLAN & AERIAL VIEW



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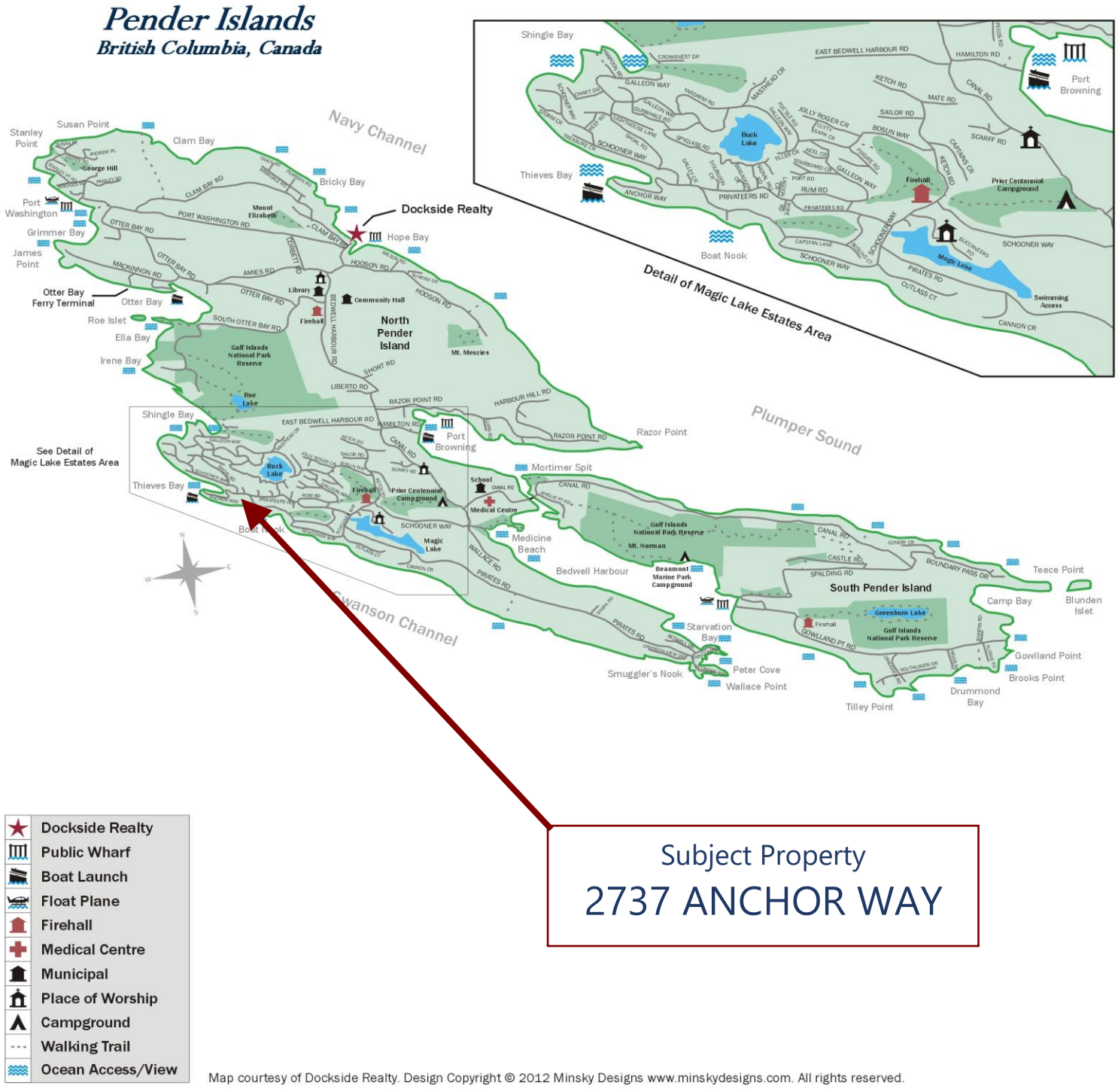
PENDER ISLAND MAP



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