

# Beautiful Pender Acreage!



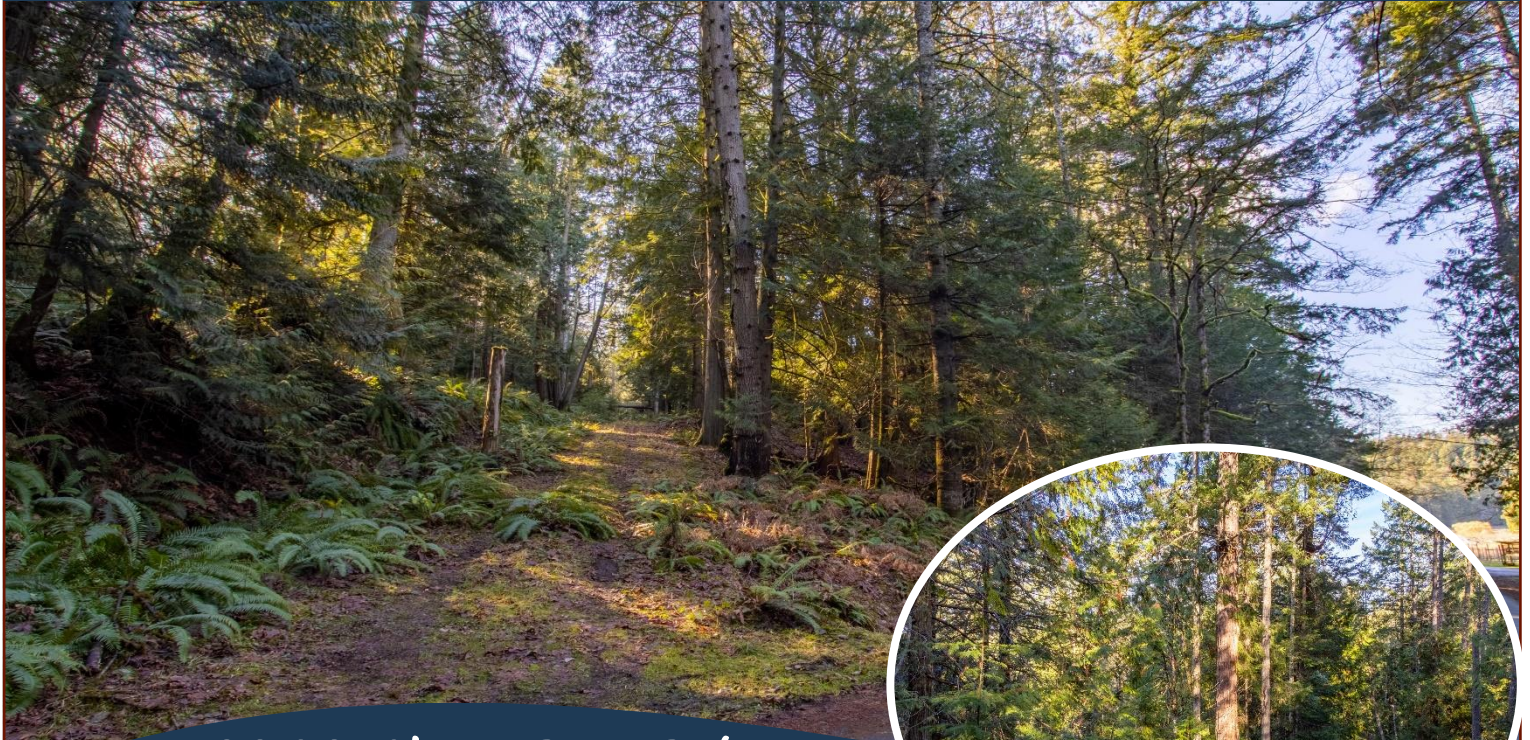
3203 Clam Bay Rd



**Beautiful Pender Acreage!** This pristine 10-acre property offers complete privacy and room to breathe. Surrounded by nature, park-like property is forested with stands of Douglas Fir, Cedar, and Maple. Driveway roughed in to choice of development sites. Current zoning allows for primary dwelling, separate cottage as well as auxiliary buildings. Located in one of the more peacefully rural areas of North Pender, there is easy access to Port Washington Dock, Historic Hope Bay, Public Golf Course and B.C. Ferries. Neighbouring 10-acre property is held in Islands Trust Conservancy ensuring it will remain in an undeveloped state. Drilled well in place. Septic System and other services required.



# Property Details



3203 Clam Bay Rd



**Lot Acres:** 10.00

**Water:** Drilled well

**Waste:** Septic Field required

**Services:** At lot line

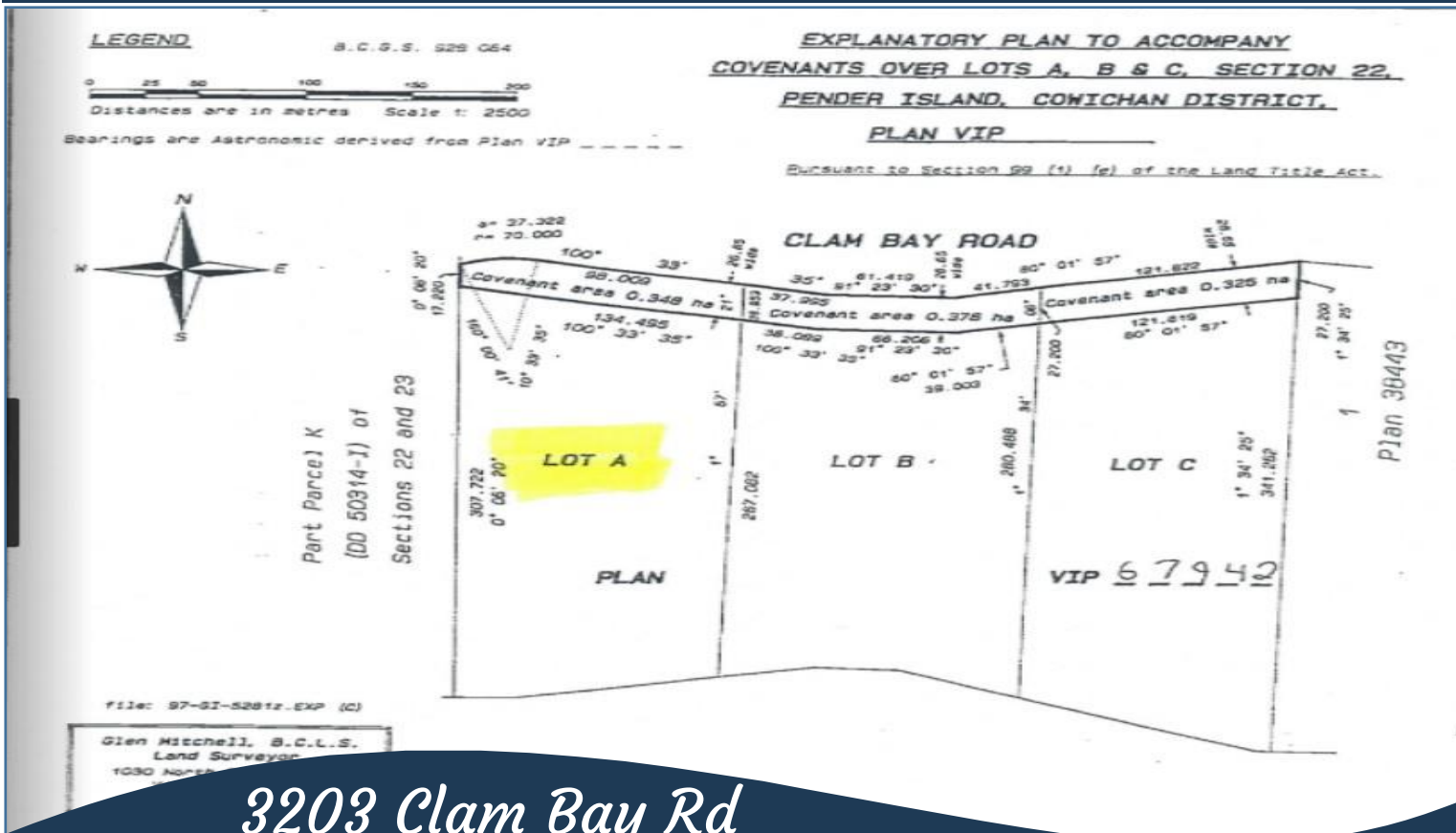
**Driveway:** Dirt Roughed-in

**Bldg Scheme:** No

**Lot Features:**

- Acreage
- Park setting
- Private, quiet area
- Sloping
- Treed
- Close to recreation, beaches & ferries

# Plot Plan and Aerial View



3203 Clam Bay Rd

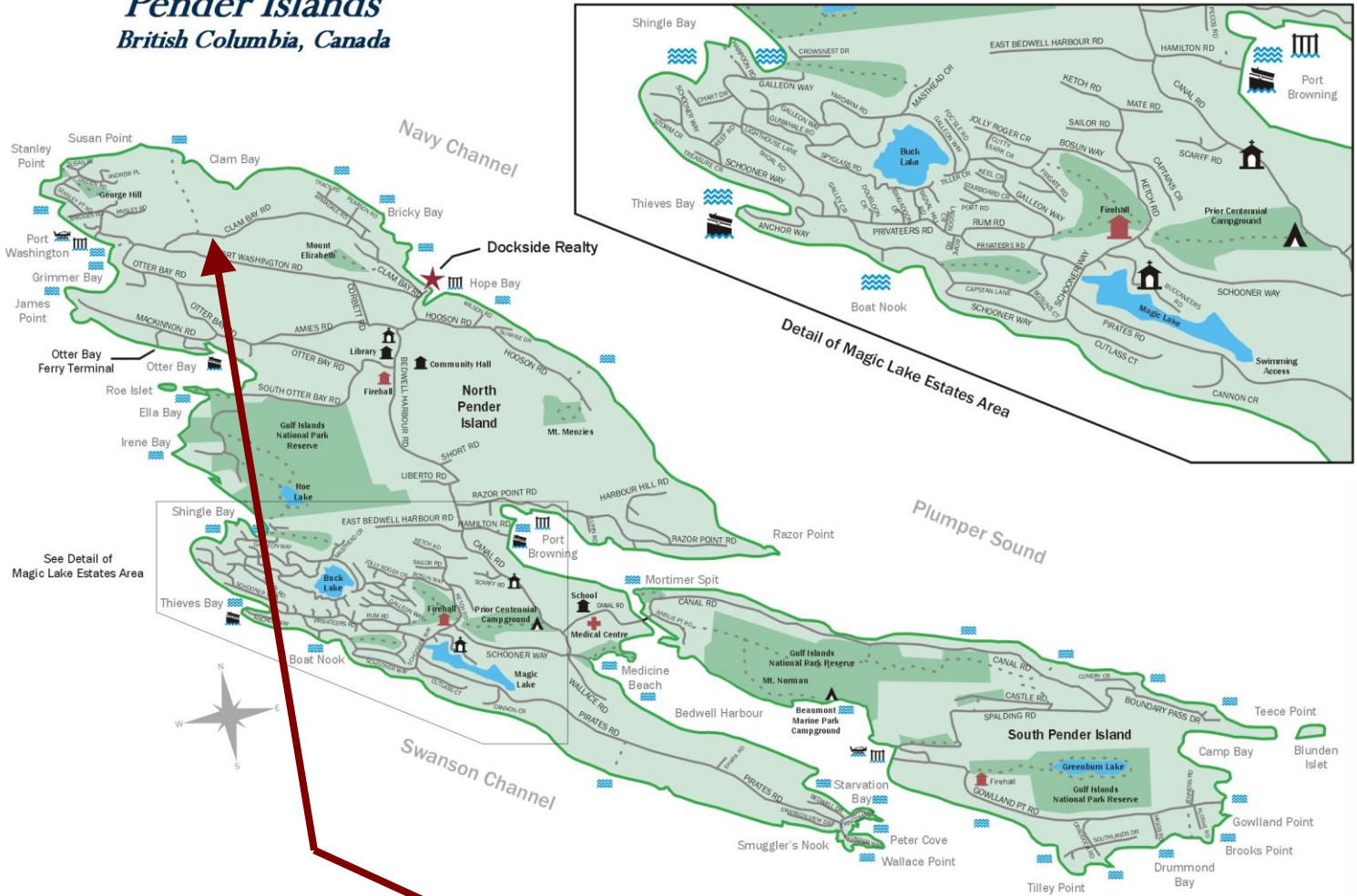


1: 2,500



# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
3203 Clam Bay Road**

- ★ Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

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