

Beautiful Ocean View Acre!



3208 Armadale Rd



Newly subdivided, one full acre on beautiful Armadale Road. This is a flat, ocean view piece of mature forest in a highly desirable neighborhood. With a driveway in and a new drilled well, it's all ready for your development plans. You'll enjoy walking and biking in this quiet corner of North Pender. Minutes from the ferry, and a short stroll to the public ocean access on Tracy Road. Don't miss this opportunity to build the home of your dreams in a private & peaceful forest in the pristine Gulf Islands. The option for underground power is available. Tax assessment for this newly subdivided lot is not yet available. GST is applicable, and not included in the sale price.



Hope Bay: 250-629-3166
Sidney: 250-656-5062
info@DocksiderRealty.ca

Driftwood: 250-629-3383
Saturna: 250-539-2121
www.DocksiderRealty.ca

Property Details



3208 Armadale Rd



Lot Acres: 1.00

Water: Drilled well

Well Log: No

Waste: Septic Field
required

Services: At lot line

Driveway: Dirt

Bldg Scheme: No

Lot Features:

- Ocean Views
- Private Property
- Quiet area
- Near ocean access
- Treed
- Level Building Site

Plot Plan and Aerial View

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground-level distances by the average combined factor of 0.9996056. The average combined factor has been determined based upon an ellipsoidal elevation of -3.0 metres.

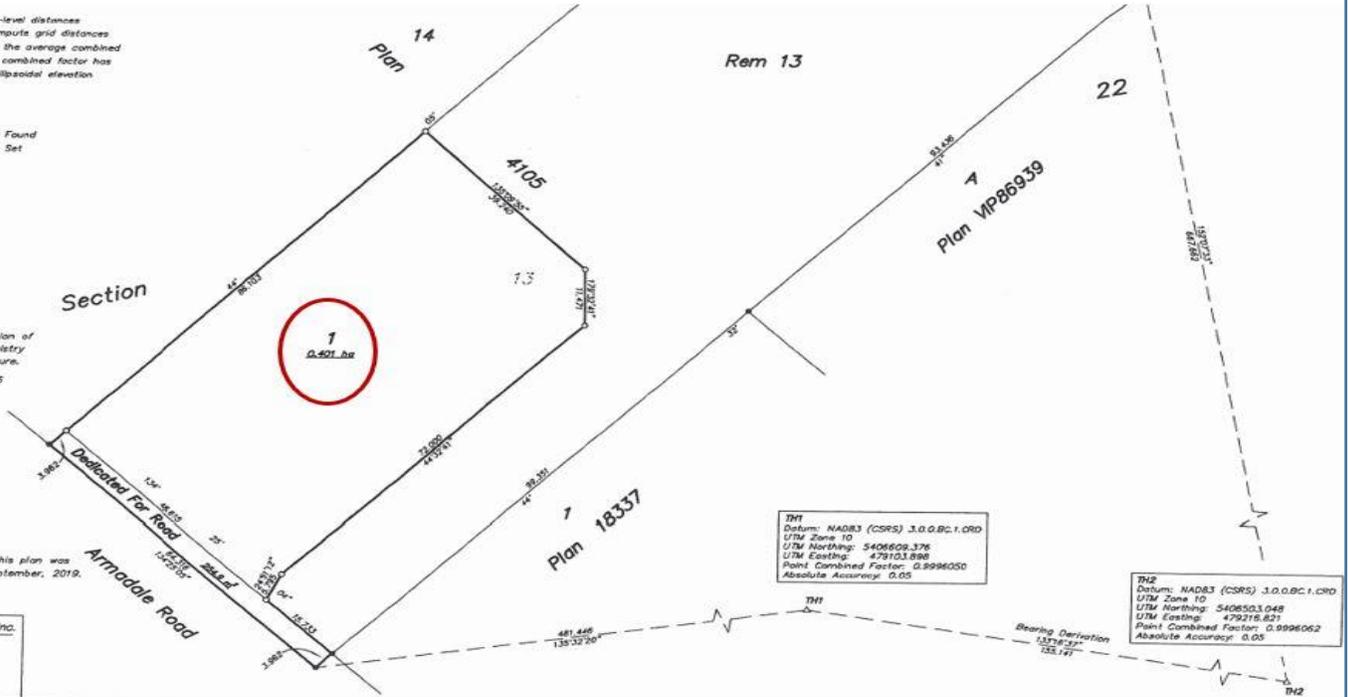
- Legend:
- Denotes Standard Iron Post Found
 - Denotes Standard Iron Post Set
 - ⊙ Denotes Iron Pipe Found
 - △ Denotes Traverse Hub

This plan lies within the jurisdiction of the approving officer for the Ministry of Transportation and Infrastructure. Ministry File Number 2017-00596

This plan lies within the official Regional District.

The field survey represented by this plan was completed on the 4th day of September, 2019, by R. P. Eakins, BCLS 833

Mayerburg Land Surveying Inc.
www.maysurveying.com
#1-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 856-5155
File: 203851Sub1.c



3208 Armadale Road



This property has recently been subdivided into two lots. See Plot plan for accurate outline.

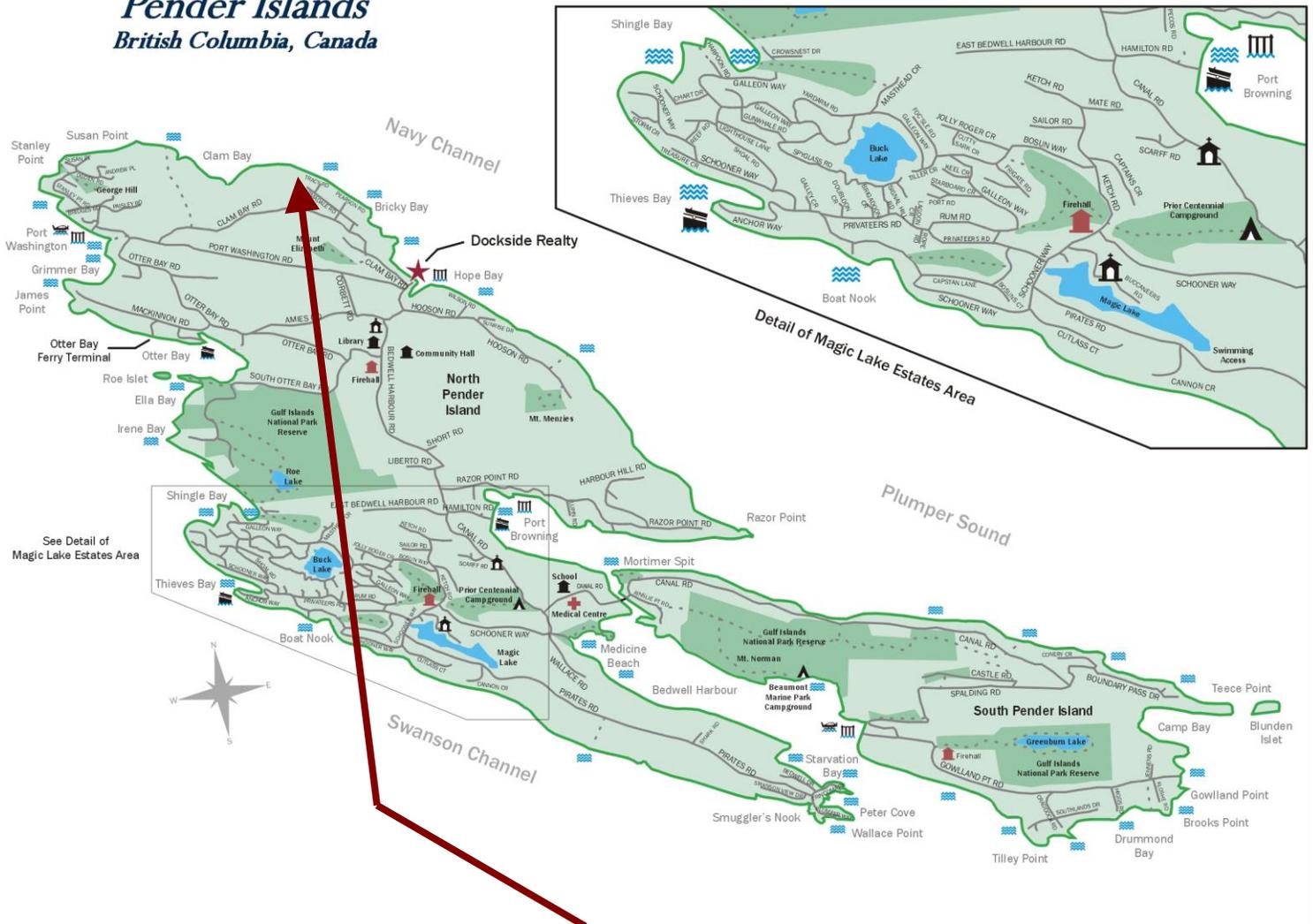


Hope Bay: 250-629-3166
Sidney: 250-656-5062
info@DocksiderRealty.ca

Driftwood: 250-629-3383
Saturna: 250-539-2121
www.DocksiderRealty.ca

Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
3208 Spalding Road**

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

Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

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.



Hope Bay: 250-629-3166
Sidney: 250-656-5062
info@DocksideRealty.ca

Driftwood: 250-629-3383
Saturna: 250-539-2121
www.DocksideRealty.ca