

# Oceanfront Acreage!



3210 Armadale Rd.



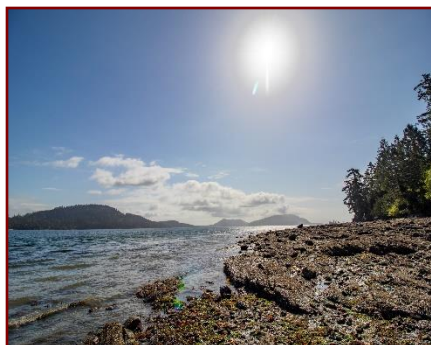
**Oceanfront Acreage with Steps to a Private Beach!** Charming single-level, no-step entry home on over 2 acres of accessible waterfront, offering stunning panoramic ocean & mountain views. Nestled at the end of a quiet no-through road, this is the perfect getaway or retirement haven. Take the stairs from your front yard & explore the secluded beachfront below, or launch your kayak for an island hopping adventure. Savor oceanfront dining at nearby Hope Bay or moor your boat at the government dock. Open-concept design features 3 spacious BR, ideal for family or guests. The expansive deck invites you to soak in spectacular sunrises & full moons that light up the horizon. Gently sloping landscape provides ample space for gardening or cultivating an orchard. A delightful art studio/bunkie, plus a deck by the water's edge complete this fabulous offering. Current bylaws allow for construction of a garage, workshop, or studio. Embrace coastal living and make this captivating cottage your own!



# Property Details



3210 Armadale Rd.



**Year Built (est):**  
1995

**Lot Acres:** 2.03

**Bedrooms:** 3

**Bathrooms:** 2

**Fin SqFt:** 1,150

**Unfin SqFt:** 575

**Bsmt:** 6' Crawl  
space, Walk-out  
access

**Water:** Drilled Well

**Waste:** Septic  
System

**Driveway:** Gravel/Dirt

**Foundation:**  
Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Baseboard,  
Wood

**Lot Features:**

- Oceanfront
- Acreage
- Views
- Greenhouse
- Total Privacy
- Stairs to beach



# Plot Plan and Aerial View

Subdivision Plan of Part of  
Lot 13, Section 22, Pender Island,  
Cowichan District, Plan 4105.  
Pursuant to Section 57 of the Land Title Act.  
RGS 92B.084

Scale 0 10 20 30

The intended plot size of this plan is  
60m in width by 430m in height (C size)  
has plotted at a scale of 1:500.

Distances are in metres, unless otherwise indicated.

All bearings are derived from GNSS dual frequency observations  
and are referred to the central meridian of UTM Zone 10.

All UTM coordinates and absolute accuracy achieved are  
derived from GNSS dual frequency baseline ties to BC Active Control  
IDW 837227.

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

## NOTES:

- Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- ⊗ Denotes Iron Pipe Found
- △ Denotes Traverse Mark

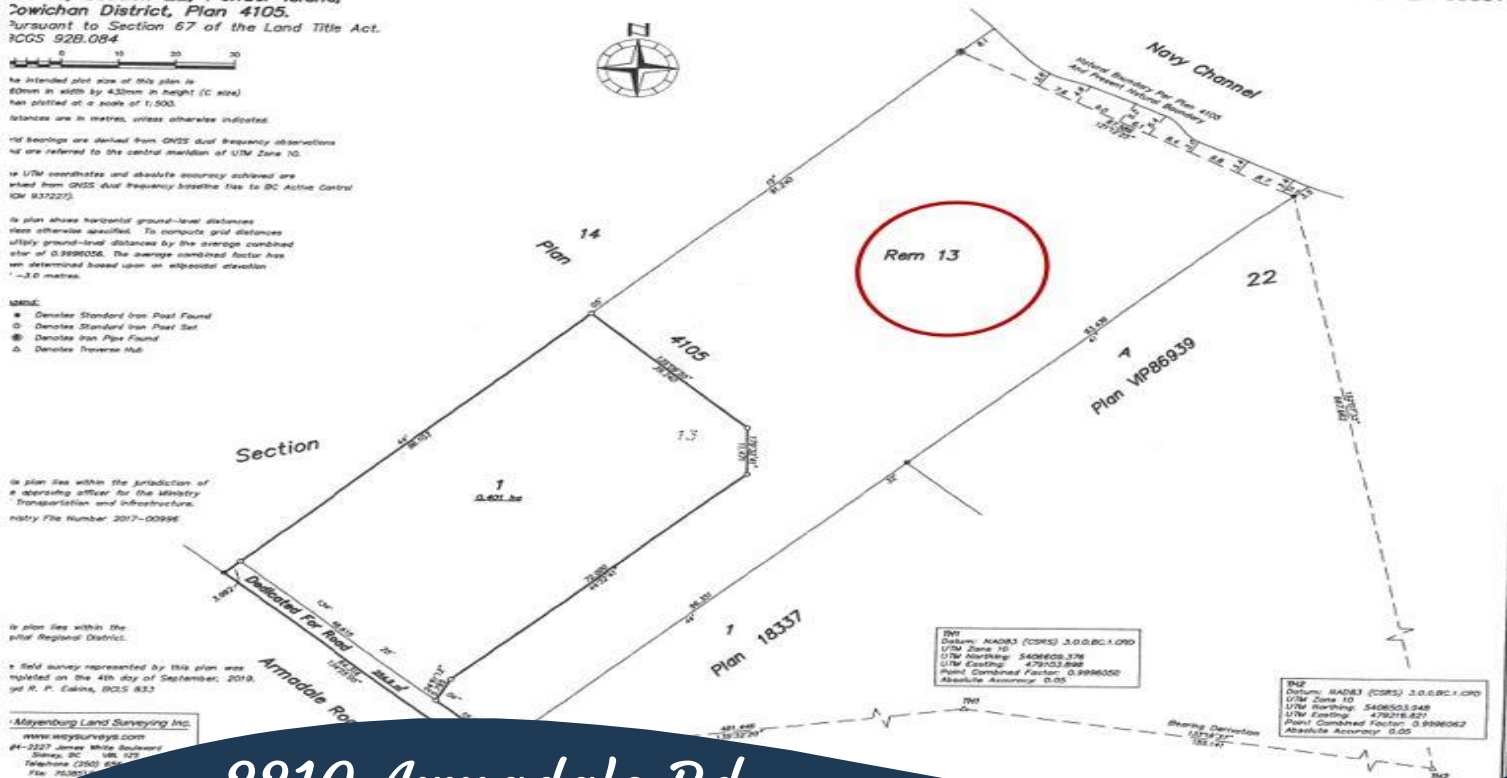
This plan lies within the jurisdiction of a  
surveying officer for the Ministry  
Transportation and Infrastructure,  
Survey File Number 2017-00996.

This plan lies within the  
jurisdiction of the Capital Regional District.

This field survey represented by this plan was  
completed on the 4th day of September, 2019,  
by R. P. Ekins, RGS 833.

Mayenburg Land Surveying Inc.  
www.maysurveyors.com  
24-2227 James Street West  
Surrey, BC V4N 1Z9  
Telephone (250) 655-1111  
Fax (250) 655-1112

Plan EPP93831



## 3210 Armadale Rd.



76.2 0 38.1 76.2 Meters

NAD\_1983\_UTM\_Zone\_10N  
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Pender Island • Saturna Island • Vancouver Island

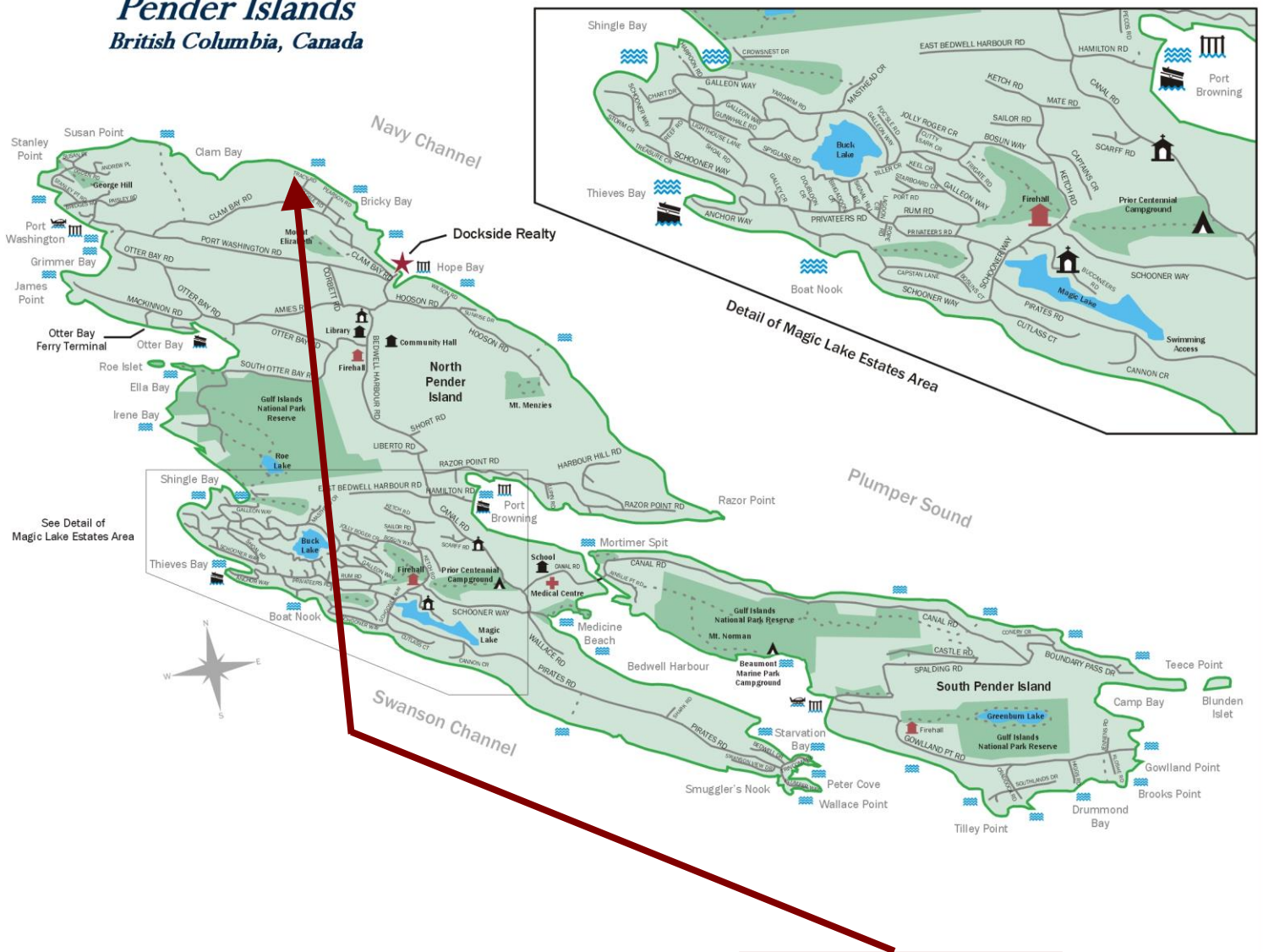
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# Pender Islands Map

## Pender Islands British Columbia, Canada



- ★ 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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