

Westcoast Oceanfront & Acreage!



3216 Armadale Rd



House Features

- *Oceanfront and acreage*
- *Custom built by local builder*
- *Automatic propane backup generator*
- *New windows & central vacuum*

Outdoor

- *Oceanfront access with stairs to beach and hinged lower lift*
- *Fantastic morning sunrise with views to Mt. Baker*
- *Extensive concrete patios & steps with covered BBQ area*
- *Wood-fired salt water hot tub with views to Navy Channel*

Area

- *Private, quiet North Pender location*
- *Close to ferry terminal, golf course with restaurant, float plane terminal, Community Hall, library and historical Hope Bay with shops and restaurant*



Features & Highlights



3216 Armadale Rd

4BR, 2BA, approx. 2270 sq ft home, designed & custom-built to take full advantage of this gorgeous 2.21-acre setting. Winding driveway leads to an enclosed double garage on the upper terrace, then circles down to the main house below. Very well maintained, with recent upgrades including all new windows & automatic propane backup generator. Well-built stairs to the shoreline provide convenient access to the approximately 190' of ocean frontage. Landscaped, with mature plantings, custom stonework, concrete outdoor steps & patio, plus a covered BBQ area. The wood-fired hot tub at the ocean's edge can be filled with either fresh or salt water & this is the icing on the cake. Current owners have loved this property for close to fifty years, but the time has come for them to pass on the torch to the next generation! Adjacent 1.56 WF Lot, MLS 931939, also for sale by the same owners & could be purchased jointly for ultimate seaside privacy!



Features & Highlights



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Year Built (est):
1985

Lot Acres: 2.21

Bedrooms: 4

Bathrooms: 2

Fin SqFt: 2,271

Unfin SqFt: 396

Water: Drilled well.

Waste: Septic system

Foundation:
Concrete Poured

Roof: Metal

Ext Fin: Wood

Heat: Baseboard
electric, Wood

Other: Automatic
propane backup
generator
Outdoor Kitchen

Features & Highlights





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A Note from the Owners

It has been a hard decision but due to health issues, we are selling our property which we have enjoyed close to 50 years. We know that this has long been a kind of paradise as the land supported one of the earlier settler families on the island. They called it "Willowdene". The bricks in the fireplace and in the meadow are from the original settler's house. The orchard trees date back to that time as well as the field of daffodils which pop up in the spring after the Snow Drops.

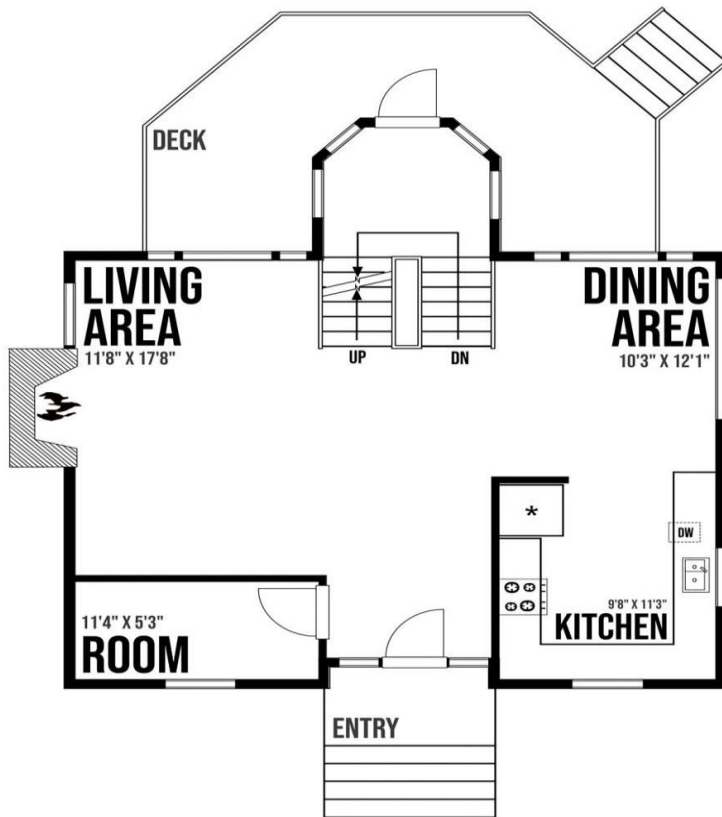
Our family is thankful for years of wonderful memories, including taking delight in the visiting otters to the pond, deer grazing in the meadow, as well as abundant bird life. Life on Armadale always has been a place of sanctuary and encounter with nature. There is something quite magical sitting in the hot tub listening to sea lions or whale's breath in Navy Chanel. The beach provides endless entertainment with tide pools and shore life.

The house was built by Graham Stonebridge, a renowned Pender builder. More recently we added an automatic generator to secure our sanctuary no matter what the weather brings. We've enjoyed the year-round herbs, opportunities to pick mushrooms, and a garden plot. A visiting friend once described Armadale as an investment in health and sanity. It is that and so much more.



Floor Plans

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Main level approximate internal sq ft:

Living area: 310 sq ft

Dining area: 130 sq ft

Kitchen: 115 sq ft

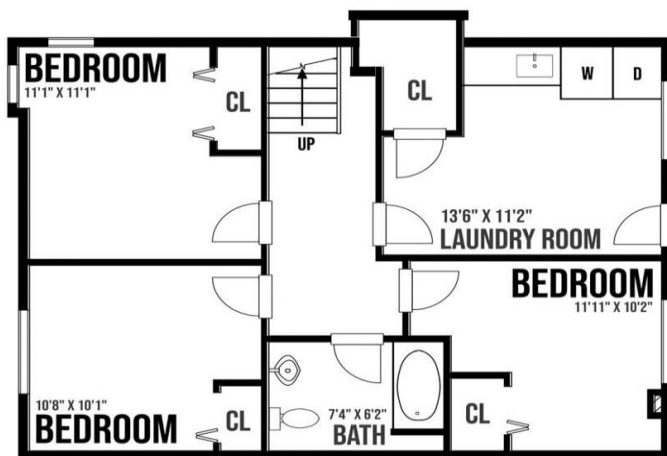
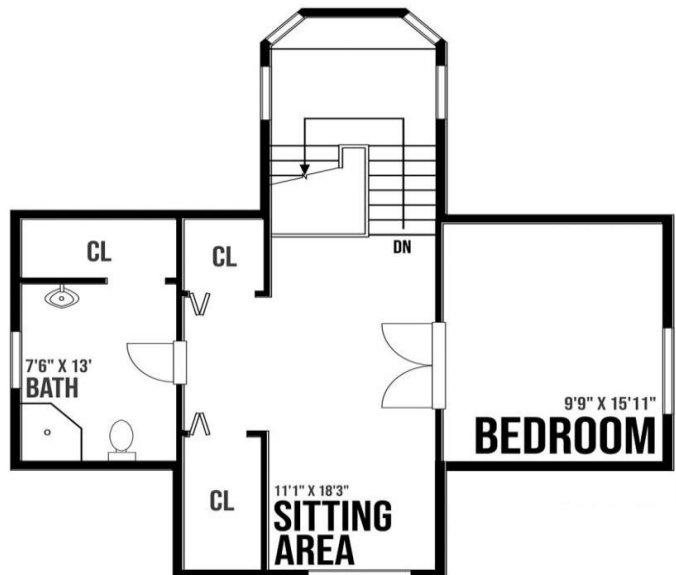
Room: 65 sq ft

Hallways: 130 sq ft

Deck: 210 sq ft

Total internal sq ft: 750 sq ft

Upper level:
Bedroom: 160 sq ft
Bathroom: 110 sq ft
Landings/sitting areas: 280 sq ft
Total upper level: 550 sq ft



Lower level:

Bedroom: 120 sq ft

Bedroom: 110 sq ft

Bedroom: 110 sq ft

Bathroom: 50 sq ft

Laundry room: 150 sq ft

Hallway: 60 sq ft

Total lower level: 600 sq ft

Prepared for the exclusive use of Sam Boyte and Dockside Realty Ltd.
All measurements are approximate and Buyer to verify if important.

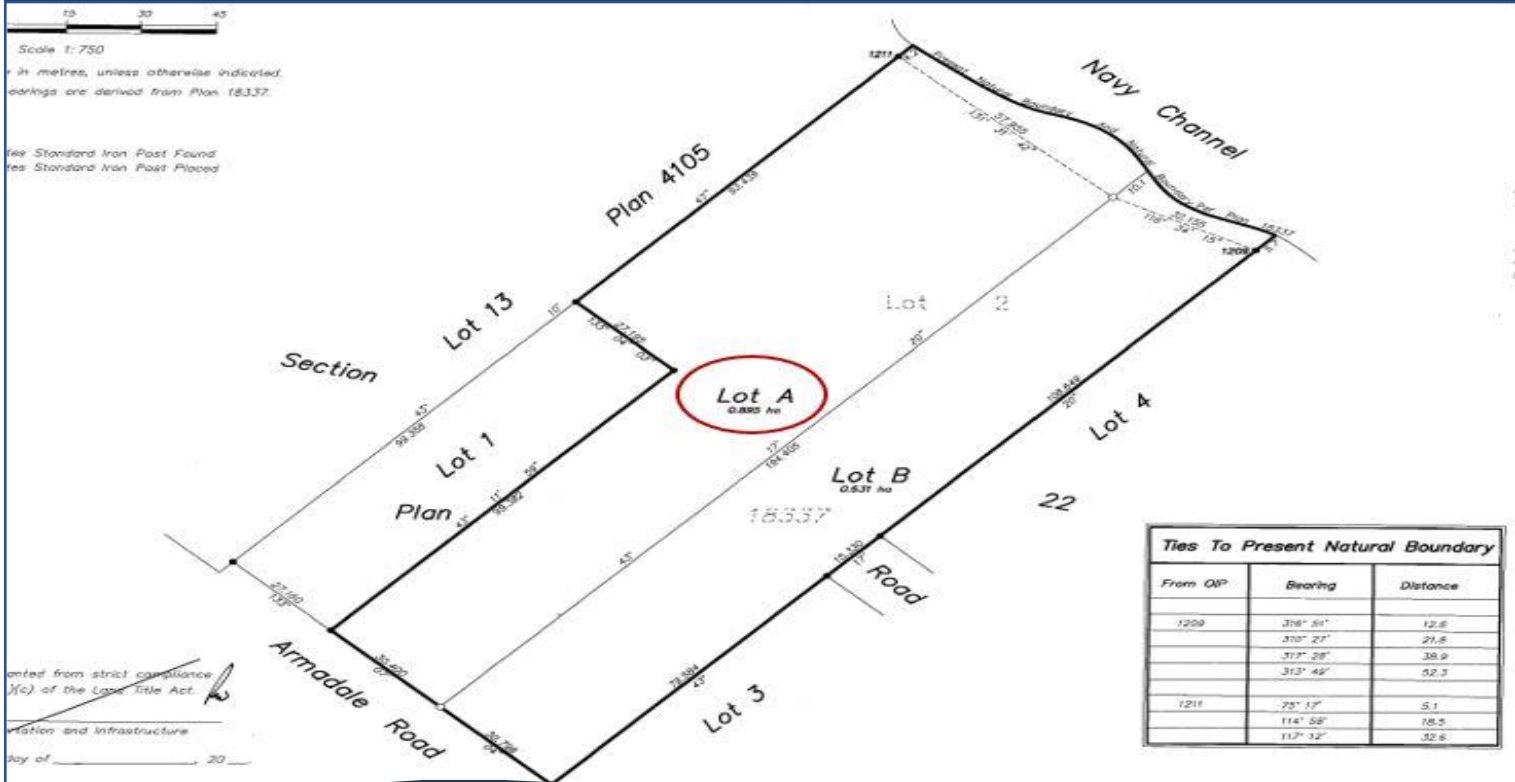


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Plot Plan & Aerial



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