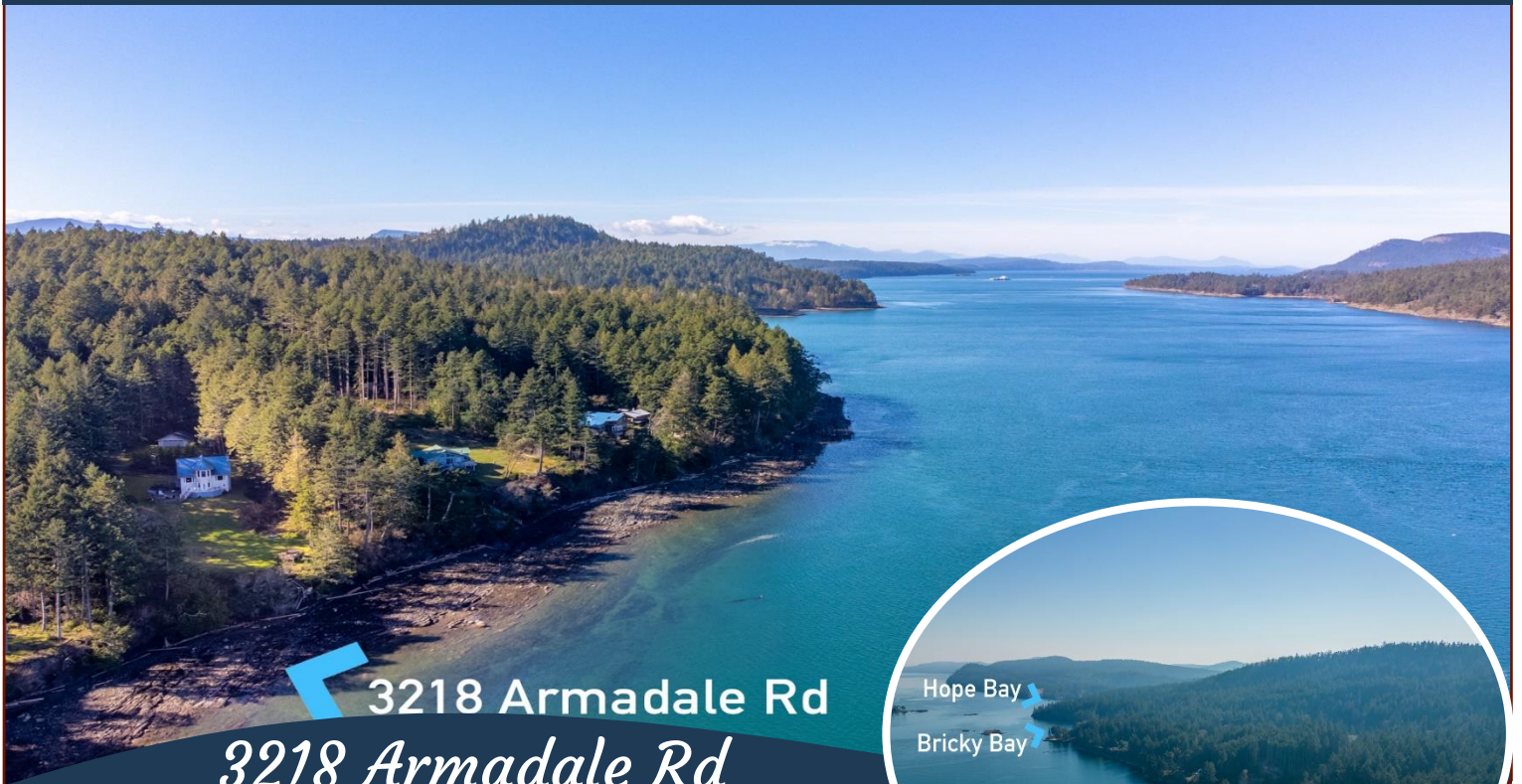
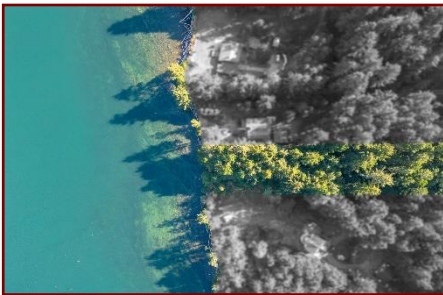


# Private Oceanfront Acreage!



**Untouched for many decades & situated near the end of an extremely private, quiet no-thru road, this beautiful 1.56-acre property with approx. 100-feet of ocean frontage offers plenty of options for eco-friendly development. Delightful, park-like, forested setting, with strands of Cedar & Douglas Fir throughout. Access to the shoreline could be developed & there are also several wonderful beaches to explore within short walking distance. Stunning ocean & mountain views looking out towards Mayne Island & beyond. Seldom do building opportunities come available in this sought after location. The adjacent oceanfront home, MLS 931938, is also for sale by the same owners. Both properties can be purchased jointly for ultimate seaside privacy. Come walk this property to discover its true potential!**





# Property Details



3218 Armadale Rd



**Lot Acres:** 1.56

**Water:** Drilled well

**Waste:** None – septic system needed

**Services:** At lot line

**Driveway:** Gravel

**Bldg Scheme:** No

**Lot Features:**

- Oceanfront
- Acreage
- Private Property
- Park-like setting
- No through road
- Quiet area
- Minutes to ferry, golf course, shopping, library and Community Hall



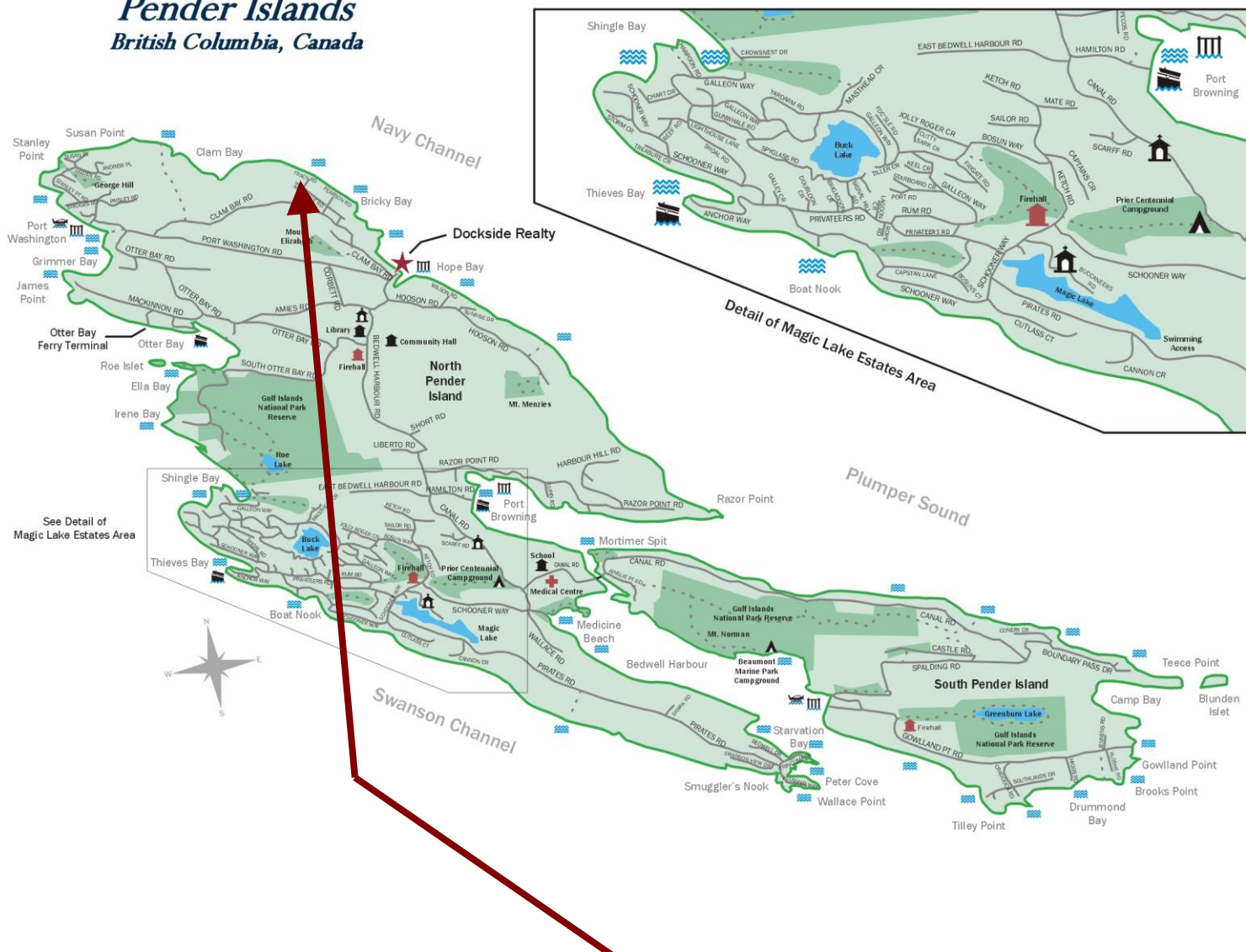
**Ties To Present Natural Boundary**

From GP	Bearing	Distance
1209	316° 31'	12.8
	370° 27'	21.9
	317° 28'	38.9
	313° 49'	52.3
1211	75° 17'	5.1
	114° 58'	18.5
	117° 12'	32.6

An aerial photograph of a coastal area. A red-outlined polygon highlights a specific land parcel. The parcel is situated near a body of water and is surrounded by dense vegetation and some buildings. The polygon is located in the upper right quadrant of the image, extending from the shoreline towards the interior. The surrounding area includes a mix of green trees, some buildings, and a road. The water is visible on the right side of the image.

# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
3218 Armadale 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.



Pender Island • Saturna Island • Vancouver Island

www.DocksideRealty.ca

info@DocksideRealty.ca • 250-629-3383