

# SOUTH FACING OCEANFRONT



3829 CUTLASS COURT







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3 BEDS ~ 2 BATHS ~ 1,650 SQFT

Jaw-dropping, unobstructed panoramic vistas across Haro Strait to the San Juan Islands, Vancouver Island, Salt Spring Island, the Olympic Mountains & beyond! Meticulously updated 3BR home includes an expansive den/office/family room, offering modern luxury with a warm, inviting vibe. Cozy up by the propane fireplace in the living room or whip up gourmet meals in the chef's kitchen that's as stylish as it is functional. Privacy is paramount, with just over an acre of thoughtfully fenced grounds & mostly level land. Soak up the sun on the giant front deck, enjoy shaded outdoor entertaining under the massive pergola, or soak away your stress in the hot tub. A separate 20'x24' garage/workshop with lofted mezzanine adds practical space for projects. On CRD water and sewer. Modern comfort is ensured with a heat pump, plus a fully automatic 12kW backup generator, keeping you cozy year-round. The ultimate coastal retreat & the pinnacle of Westcoast Living!

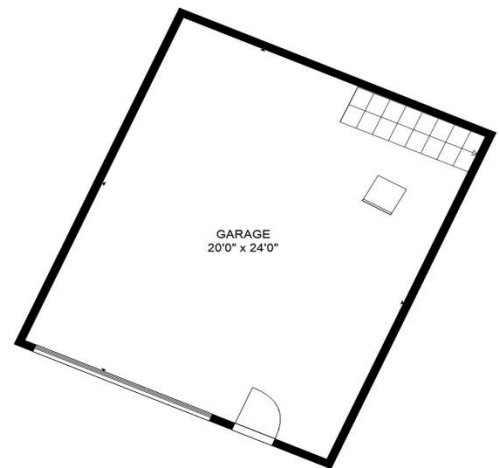
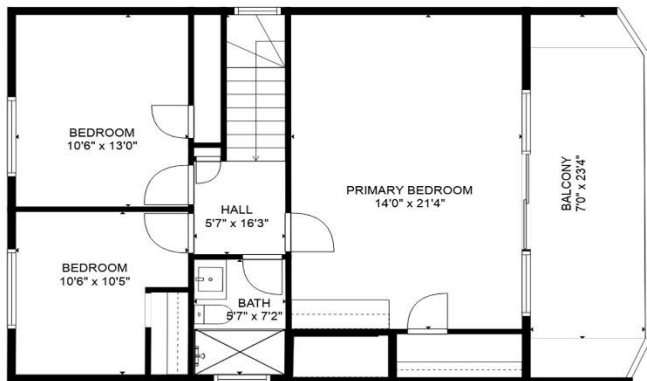
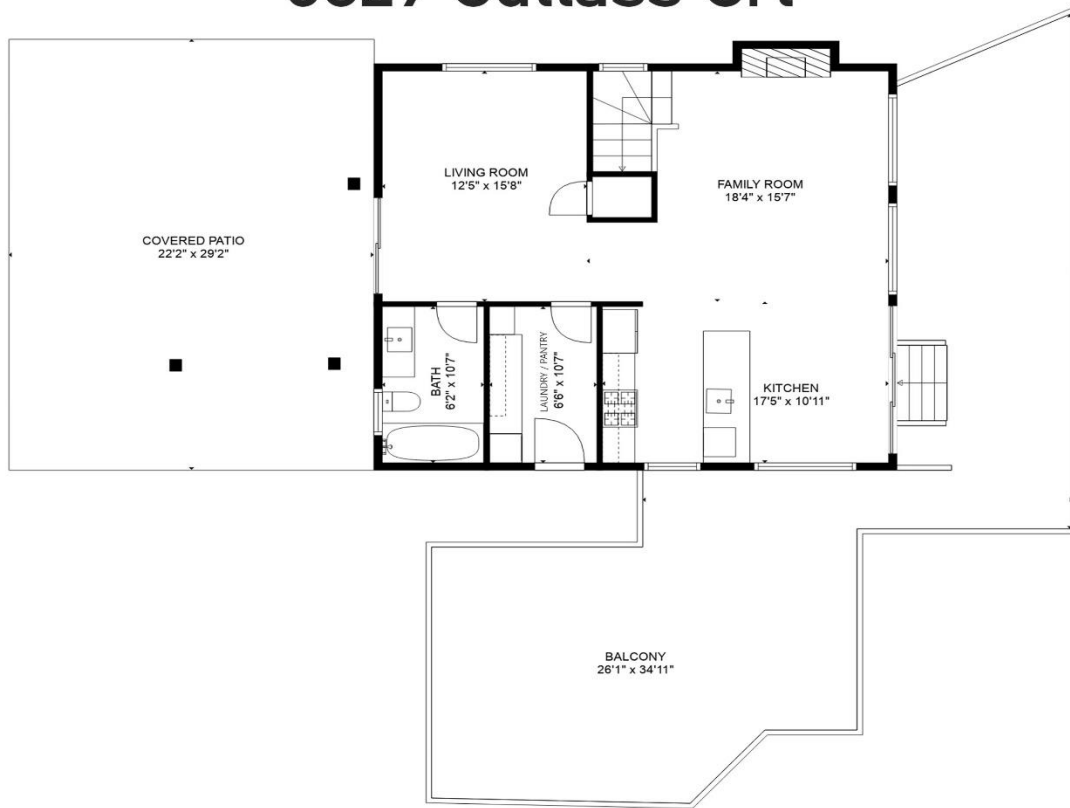






# Floor Plan

## 3829 Cutlass Crt

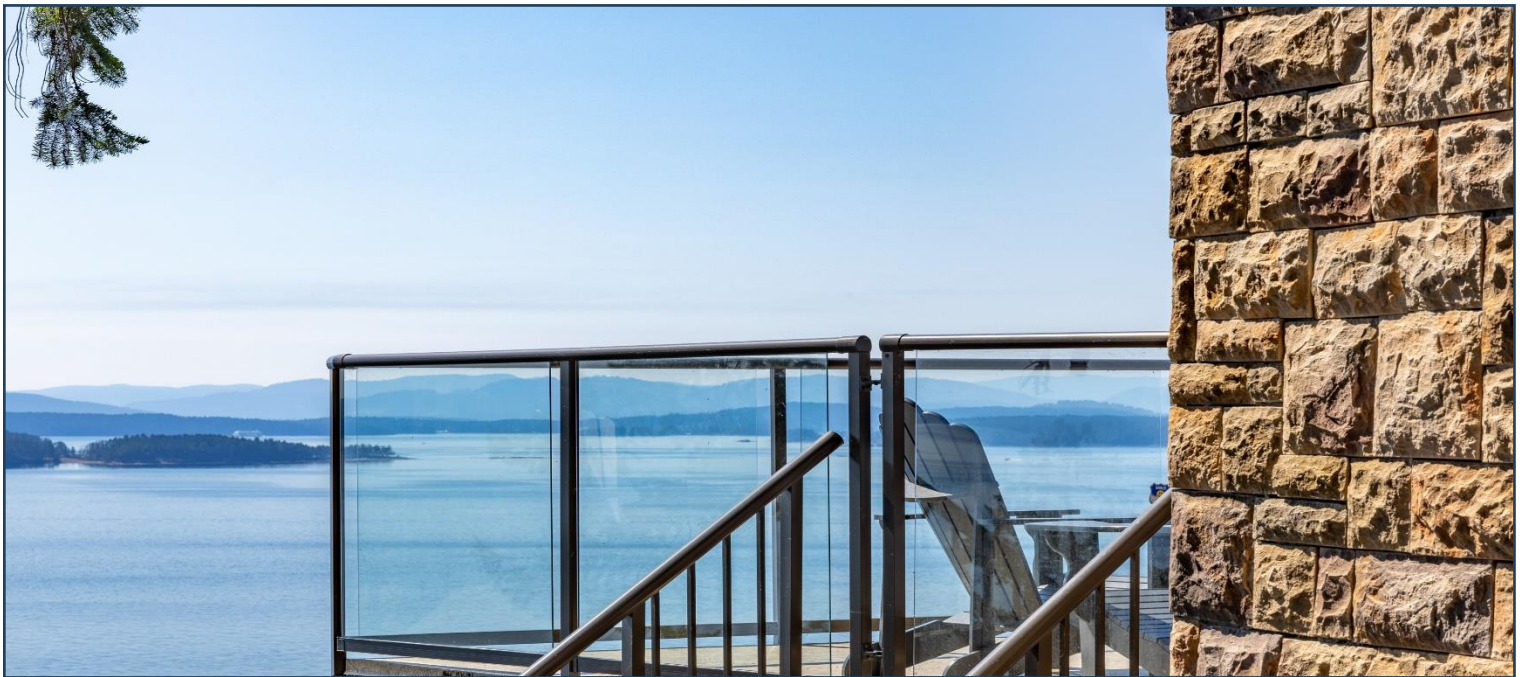


Approximate sq ft:  
Main level: 900 sq ft  
Balcony: 800 sq ft  
Patio: 650 sq ft  
Upper level: 750 sq ft  
Balcony: 225 sq ft  
Garage main floor: 500 sq ft  
Garage mezzanine: 250 sq ft

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





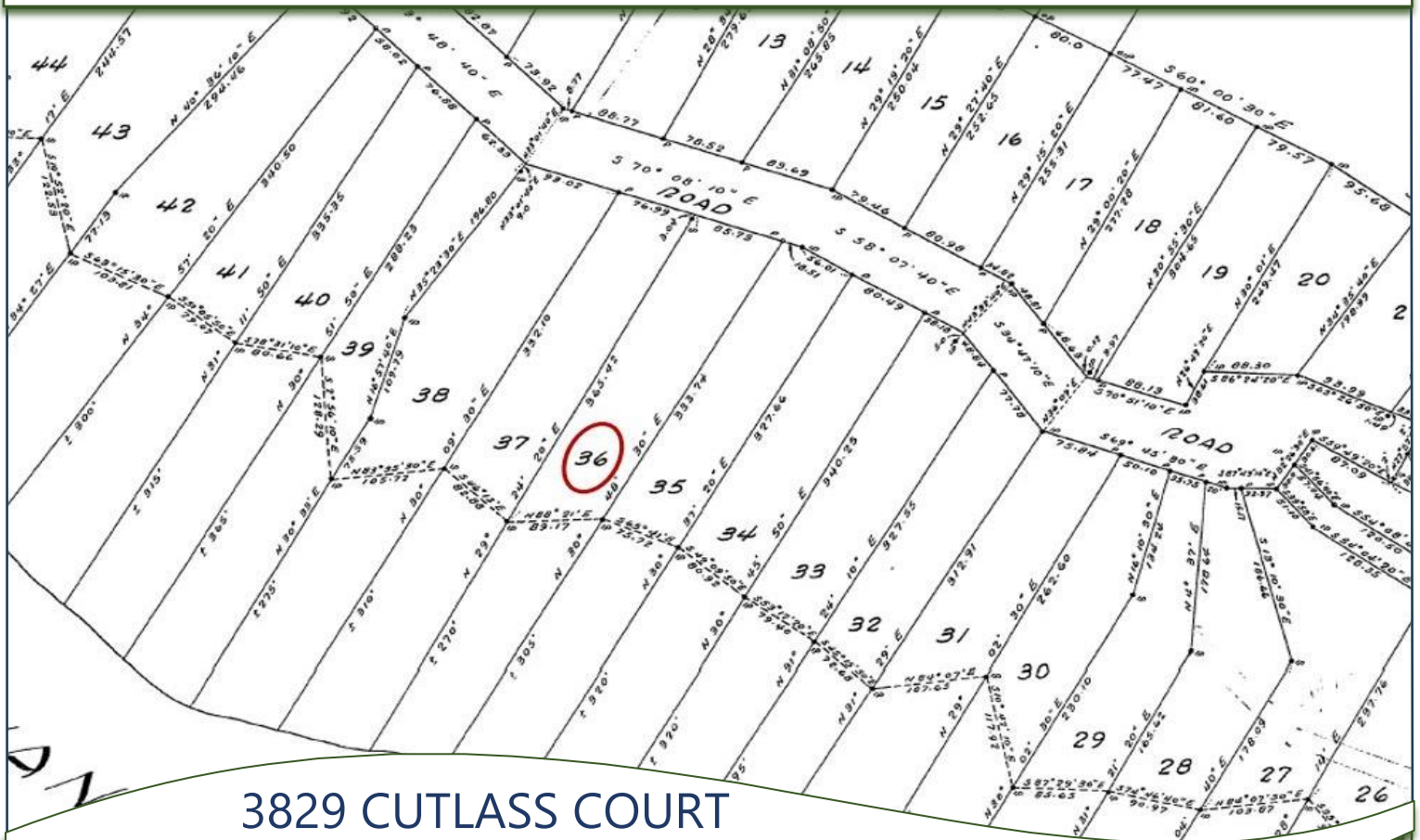




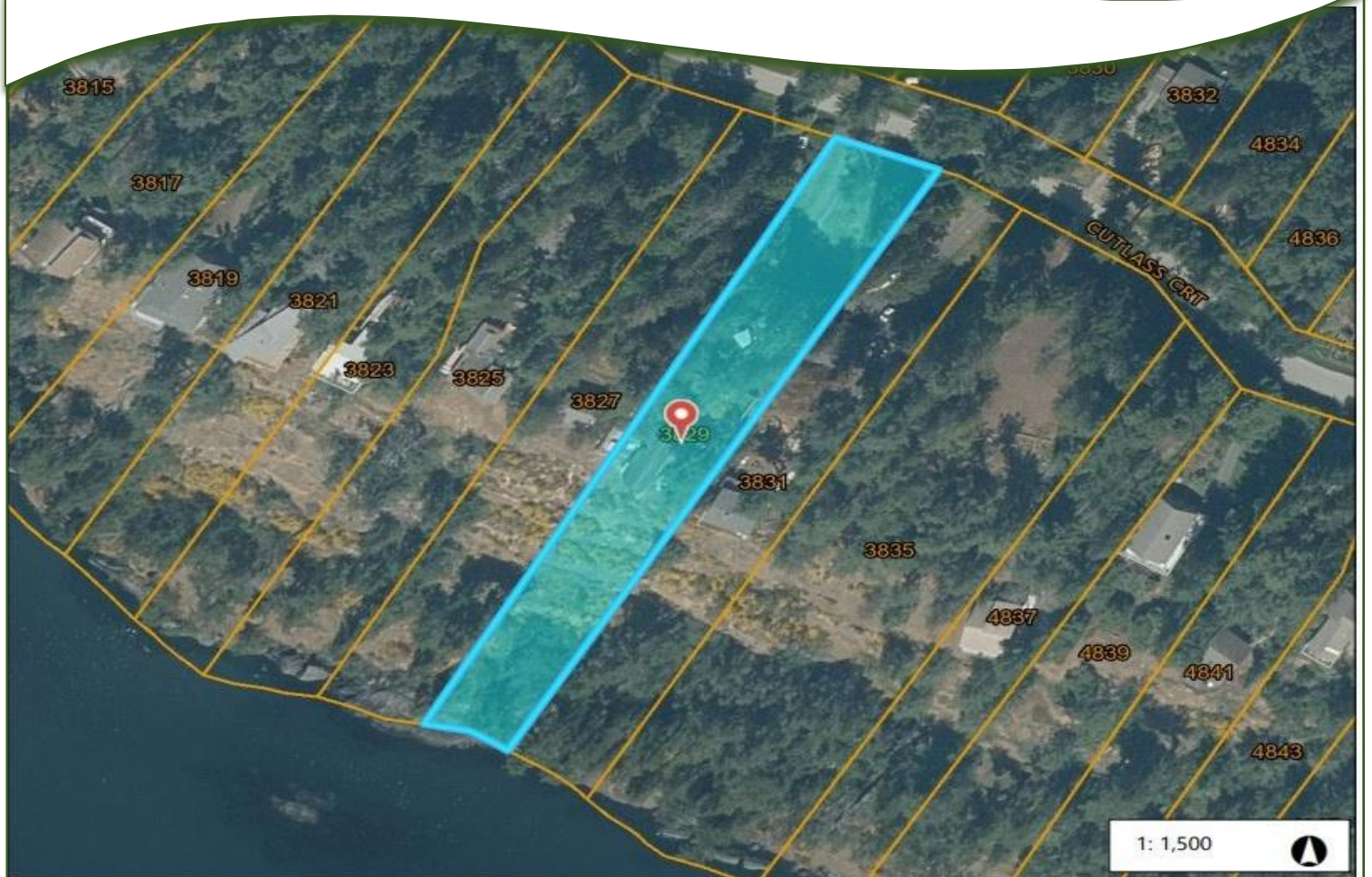




# PLOT PLAN & AERIAL VIEW



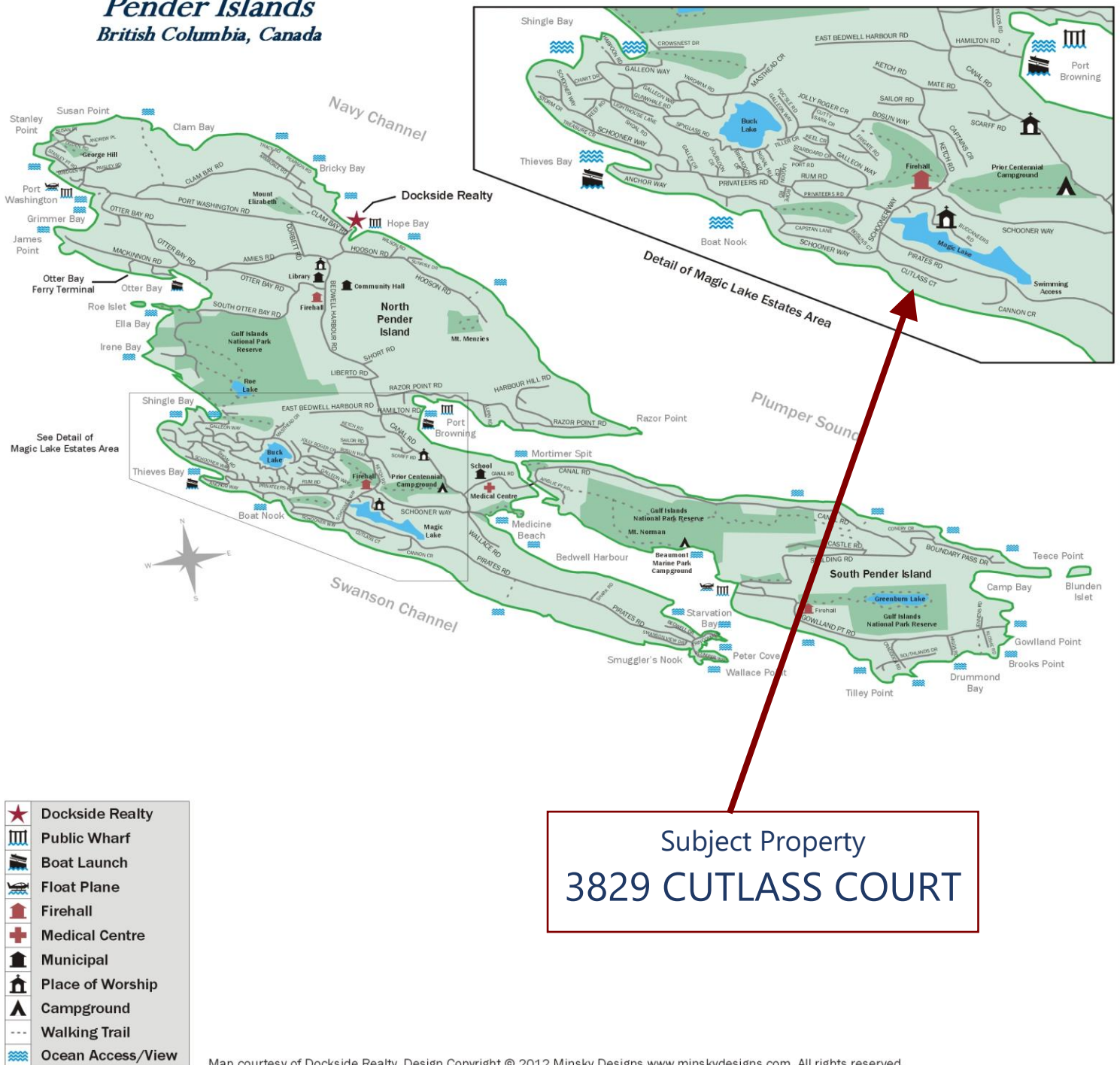
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# PENDER ISLAND MAP

## *Pender Islands* British Columbia, Canada



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