

The Point of Perfection!



4246 Armadale Rd



Property

- *Acreage & Waterfront*
- *800 ft walk-on shoreline*
- *Sheltered deep water dock*
- *50 ft concrete float*
- *270-degree unobstructed view*
- *Boat launch*
- *Time regulated irrigation system*
- *2-2500 gallon reserve water tanks*
- *2 drilled wells*

Home

- *Giant sunroom with floor to ceiling glass doors*
- *Chef's kitchen*
- *Back-up generator*
- *Wrought iron privacy gates*
- *Ring alarm system*
- *Separate 3 BR/1BA cabin*
- *Waterfront office/studio*
- *3 bay garage with hoist*



Features & Highlights



4246 Armadale Rd

The Point of Perfection! Breathtaking 2.24-acre oceanfront paradise, with 800 feet of walk-on shoreline, a deep-water dock with a 50' concrete float & your very own boat launch. This property is a boater's dream! Marvel at the natural beauty and ever-changing scenery from 270 degrees of unobstructed vistas. The 4BR, 4BA, 3150 sqft Westcoast home was extensively updated to a high standard in 1999, boasting a sunroom with floor-to-ceiling glass doors, a chef's kitchen, 2 steam showers, & a luxurious master suite on the upper floor. Additional outbuildings include a private 3BR, 1BA sleeping cabin, a waterfront open-plan studio, a 3-bay garage with 2 hoists, plus a separate pumphouse for utilities & storage. This spectacular waterfront setting is truly a dream come true. Don't miss out on this opportunity with a motivated seller offering a dramatically reduced price for a limited time only. Get the point & make this paradise your own today!



Features & Highlights



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Year Built (est):
1999

Lot Acres: 2.24

Bedrooms: 4

Bathrooms: 4

Fin SqFt: 3,150

Unfin SqFt: 1,450

Water: Drilled well.

Waste: Septic system

Foundation:
Concrete Poured

Roof: Metal

Ext Fin: Wood

Heat: Baseboard, Electric, Propane, Radiant heat, Wood

Lot Features:
-Sprinkler system
-Partial fencing
-Mature landscaping



Features & Highlights





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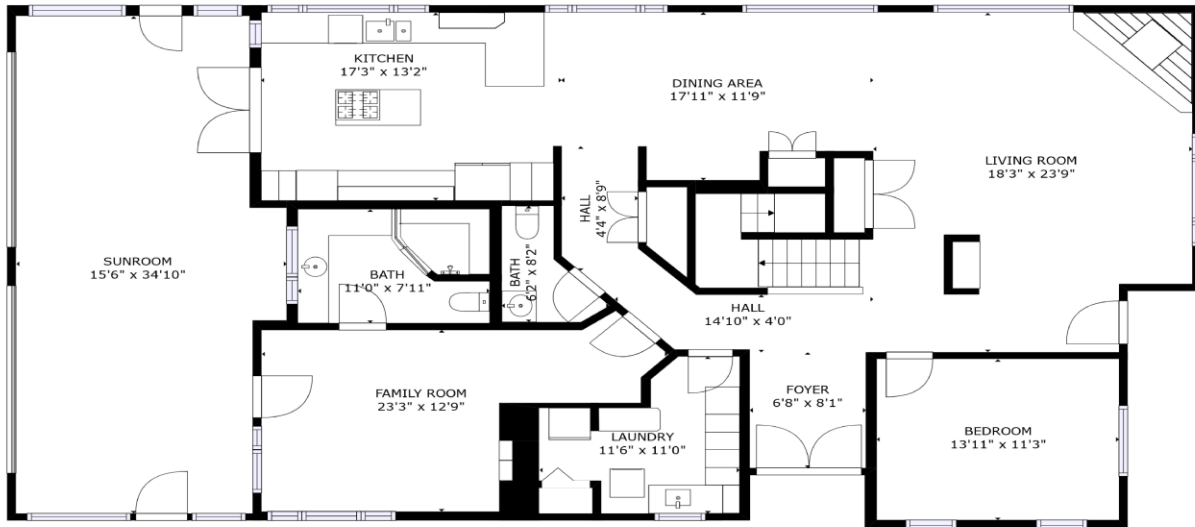
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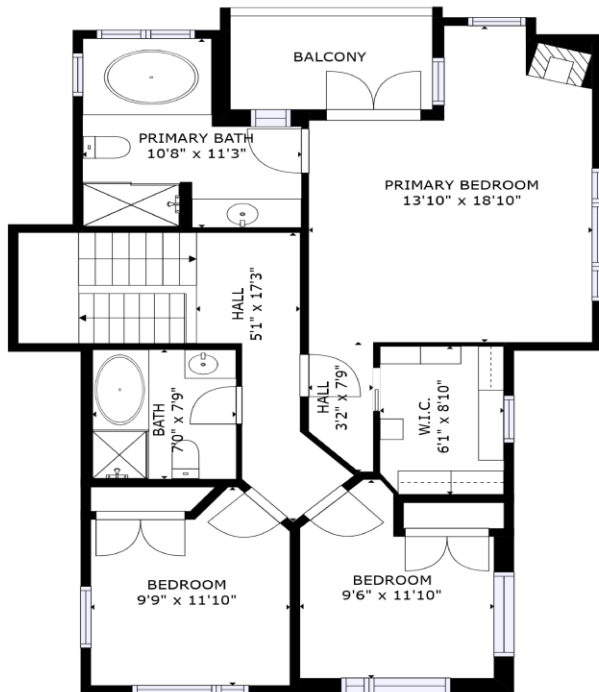
Floor Plans

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Main level:



Upper level:



Approximate sq ft:

Main level: 2300 sq ft

Upper level: 850 sq ft

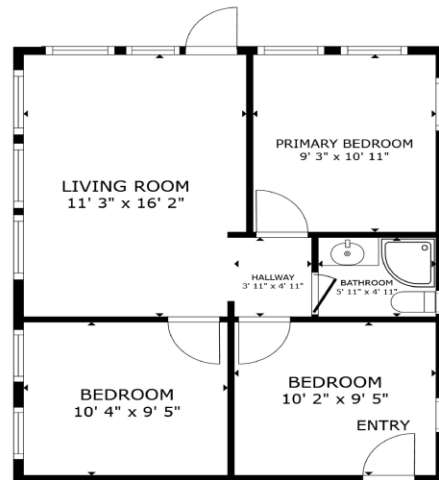
Studio: 375 sq ft

Cabin: 575 sq ft

Garage: 1000 sq ft

Utilities shed: 450 sq ft

Cabin:



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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Property Upgrades

- *Back up Generator (can be set to run automatically when power is out)*
- *Power to the dock*
- *Wrought Iron privacy gates*
- *2-2500 gallon reserve water tanks*
- *2 wells*
- *Timer regulated Irrigation – covers gardens & lawns*
- *Ring Alarm System*
- *Whale watching from the deck during the spring & summer months*
- *Mature landscaped gardens*



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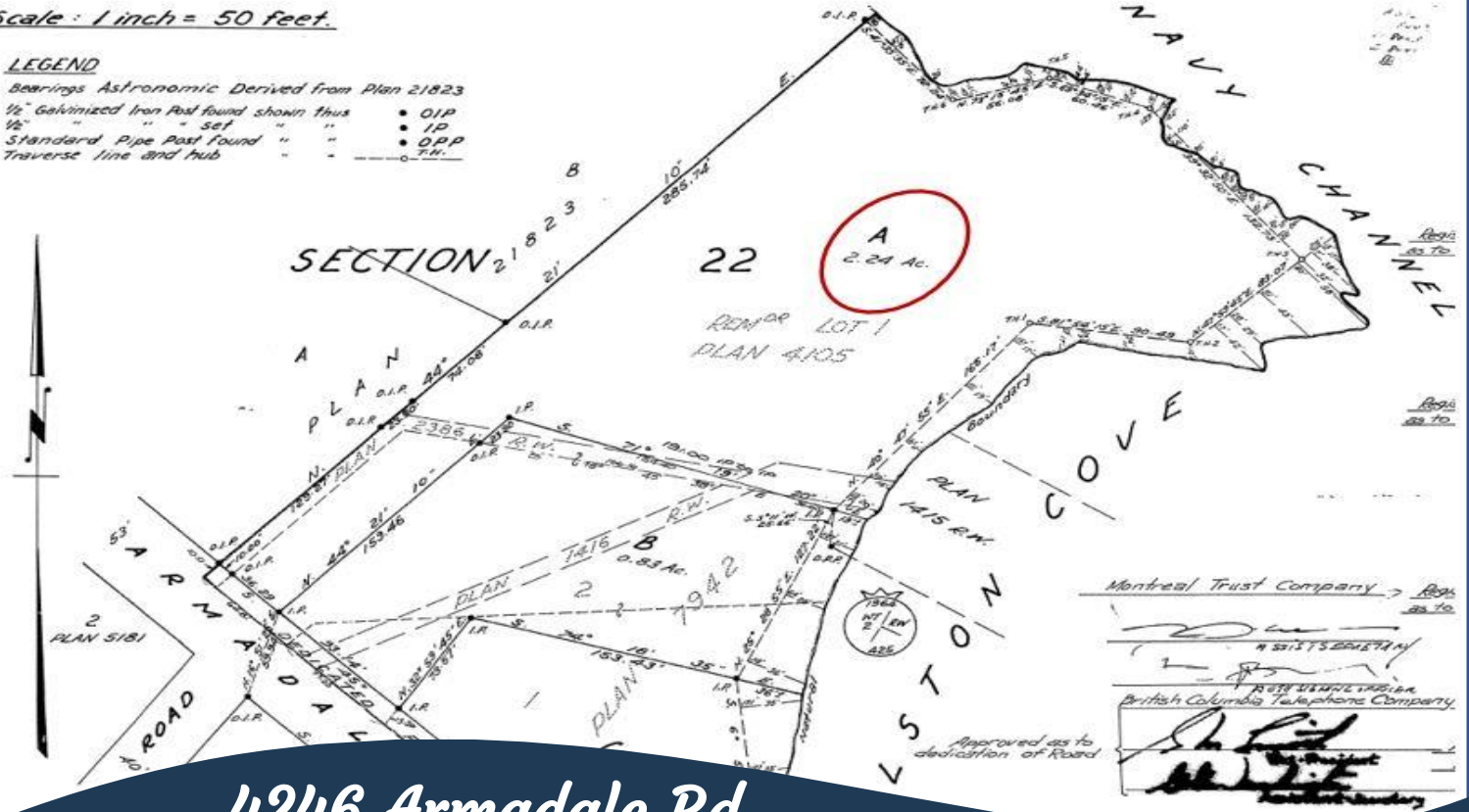
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Plot Plan & Aerial

Scale: 1 inch = 50 feet.

LEGEND

Bearings Astronomic Derived from Plan 21823
 1/2" Galvanized Iron Post found shown thus:  OIP
 1/2" " " Set " " " IP
 Standard Pipe Post found " " " DPP
 Traverse line and hub " " " T.H.



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