

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



Dockside Realty
Gulf Islands Vancouver Island

Pender Island • Saturna Island • Vancouver Island

www.DocksideRealty.ca

info@DocksideRealty.ca • 250-629-3383

Features & Highlights



4246 Armadale Rd

The Point of Perfection! Breathtakingly stunning 2.24 acre oceanfront paradise, featuring 800 feet of walk-on shoreline, a sheltered deep water dock with 50' concrete float, plus your own boat launch right from the property. Marvel at the unique natural beauty & ever changing scenery from 270 degrees of open, unobstructed vistas. The 4BR, 4BA, 3150 sqft Westcoast home was extensively updated to a very high standard in 1999 & features a giant sunroom with floor-to-ceiling glass doors, chef's kitchen, 2 steam showers, plus a full master suite on the upper floor. Several choice outbuildings complete this package, including a very private 3BR, 1BA sleeping cabin, a detached WF open-plan studio currently used as a home office, a giant 3 bay garage with hoist, plus an additional outbuilding for the water system & utilities. One of the most spectacular waterfront settings in the Southern Gulf Islands. Measurements are approximate. Living the dream here definitely means you get the point!



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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

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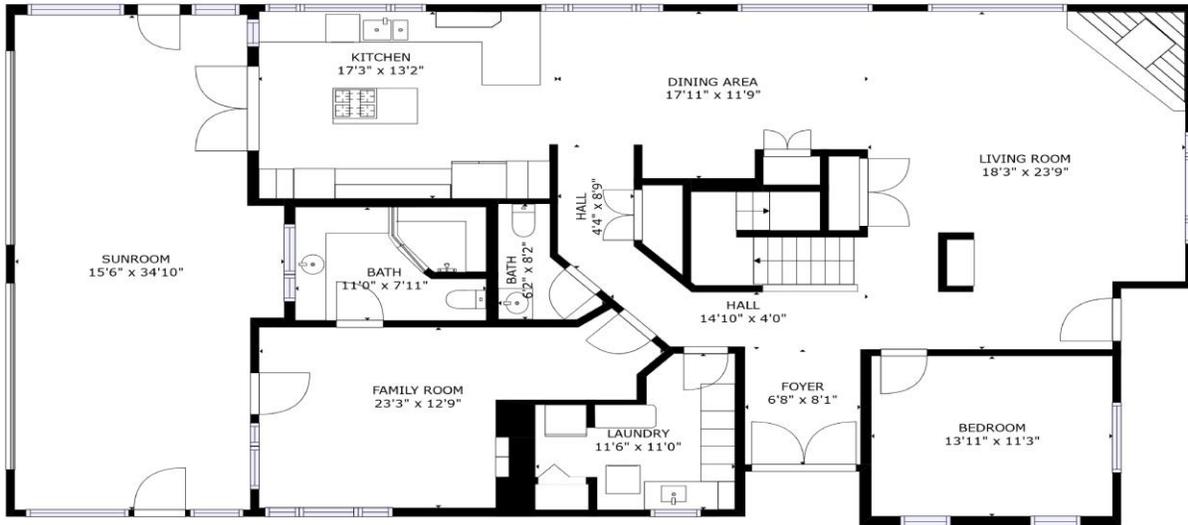
4246 Armadale Rd



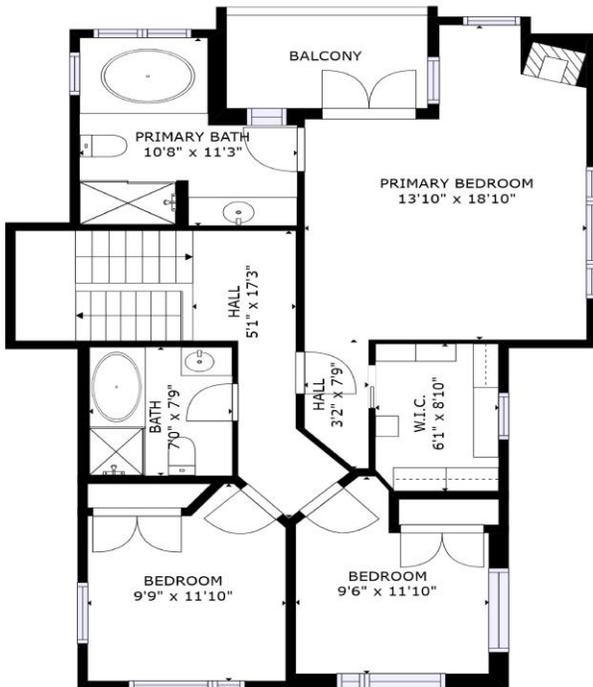
Floor Plans

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Main level:



Upper level:



Approximate sq ft:

Main level: 2300 sq ft

Upper level: 850 sq ft

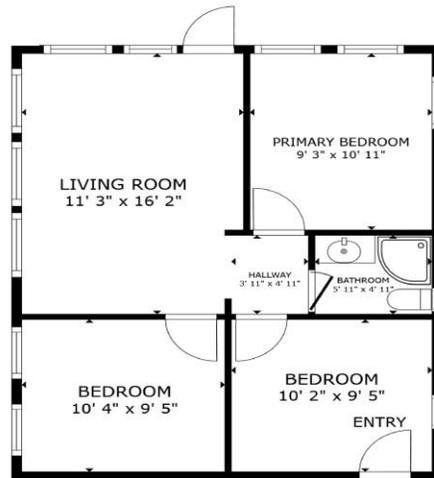
Studio: 375 sq ft

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*



