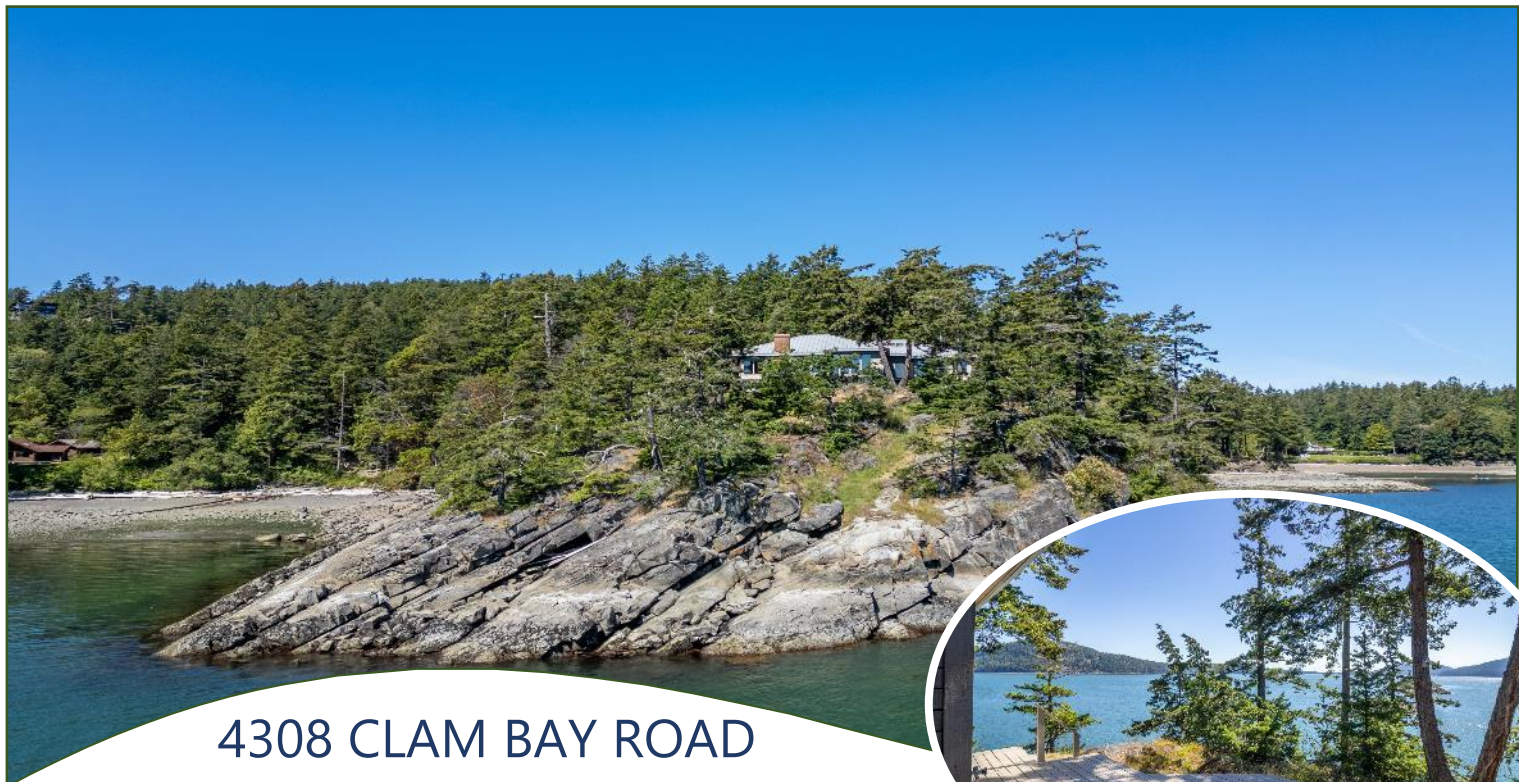


SPECTACULAR OCEANFRONT ESTATE



4308 CLAM BAY ROAD





4308 CLAM BAY ROAD

4 BEDS ~ 2 BATHS ~ 3,900 SQFT

Spectacular 6.03 Acre Oceanfront Estate on a Private Point! Breathtakingly beautiful, architecturally designed approximately 2800-sqft, 4BR, 2BA residence blends seamlessly into the surrounding natural landscape. Enveloped in a unique Coastal Douglas Fir ecosystem & nestled amongst moss-covered rocks, this rancher style home features panoramic views of the sparkling ocean from virtually every room. Step outside your door & discover your own private trails leading down to Welcome Bay Beach, where you can relax in the sun or explore the secluded shoreline. There is a sense of tranquility & serenity that permeates every aspect of this property. The owners have been careful stewards of this pristine land for over four decades. Now, as they pass on the torch to a new generation, this offering is an extremely rare opportunity to continue the legacy of stewardship & appreciation for this irreplaceable waterfront paradise on Pender Island!



A Note from the Owners

A little of the history of 4308 Clam Bay Road, and why we care so much about it.

Our family came to Pender Island more than fifty years ago. At that time our parents bought the adjacent property (4304). The property you are falling in love with was part of the original Smith family land that went from here almost all the way to Hope Bay. The section that is now 4308 Clam Bay was owned by an absent family member, and so as kids we were invited to spend time out on the point watching the eagles and loving the incredible little ecosystem that it contained and still does.

In the late eighties the property came up for sale and our parents were able to purchase it.

They worked closely with an architect to build their dream home on the point, taking care to blend in with and preserve the land as much as possible, and to take advantage of the amazing views from every window. Our father was an Insurance Broker who valued quality work and safety above all. The house is incredibly solid, even down to having double layers of drywall, which makes it more fire resistant and quiet between rooms.

He built the beautiful stonework stairs, walls and patios himself, and our mother did gorgeous work creating gardens. In the latter years she wasn't able to keep up the gardening, but the potential is definitely there, if you are interested.

For decades the house has been a family gathering place as well as our parent's home. We have enjoyed many good times around the fireplace and big multi-generational dinners in the stunning dining room. The lofts made exciting places for the kids to sleep!

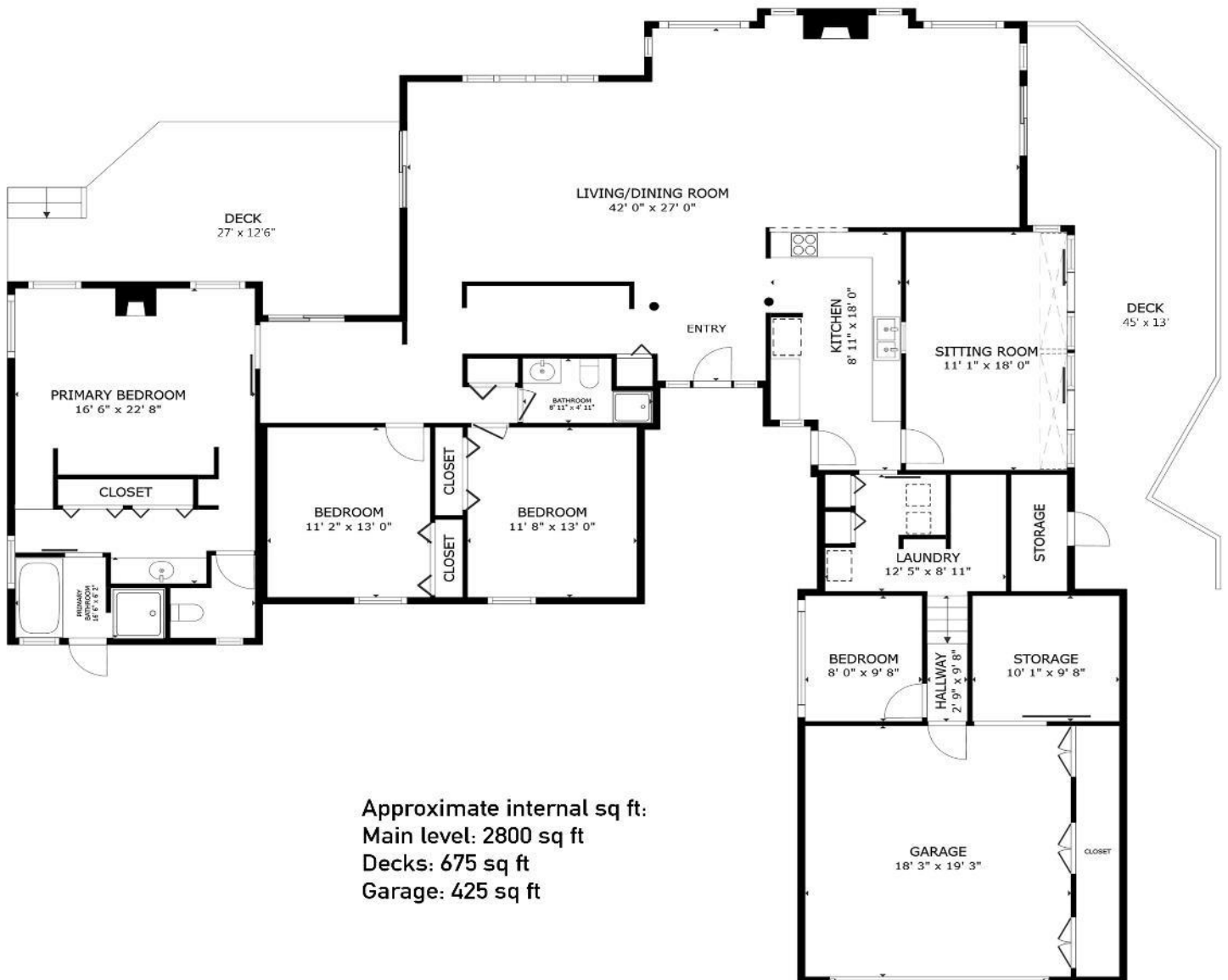
We love the property as much as the house. It is extremely private and quiet. The views are fantastic, whatever time of year. In the winter you can storm watch, while being cozy inside. In the spring, coralroot orchids, fawn and chocolate lilies flower along the trails. In the summer life can flow easily between the indoors and the outdoors via the decks, patios and many doors. The solarium is great any time of year but is especially enjoyable in the shoulder seasons. We love the easy access to sweet Welcome Bay beach, the ease with which you can jump on a paddle board or kayak or sailboat and explore. We love the little trails throughout the property. We especially love the moss-covered rocks, the open ridge path, and the gate that leads to the beach. We appreciate that the property is buffered by the ocean access trail and woods, and that the adjacent point has never been developed, and likely never will be.

We value the Coastal Douglas Fir (CDF) ecosystem. It is found only on the Gulf Islands and Southern Vancouver Island and includes many species, some rare, that are found on the property: arbutus, Douglas fir, Garry oak, Pacific Yew, Dogwood, Camas Lily, Chocolate Lily, Fawn Lily, Sedum to name some. We love all of this plus the occasional orca sighting, the eagles that nest each year behind the house and are often seen swooping at close range, the otters swimming by, the ravens and songbirds all around. We love the seals and sea lions that live out on what we call "Seal Island" (the rocky islet between the point and Fayne Island), and the deer that we share the trails with.

The Coastal Douglas Fir ecosystem is under extreme stress due to development. Our family has tried to be good stewards of the land including by removing invasive species. Even back in the eighties, our parents aimed to reduce their impact on it by making the access to the property via an easement through the 4304 property. It is love for the land that the property is on that made us want to protect some of it through a covenant. We designed the covenant in such a way that if you want to build other structures, there are sites available. Our wish was to balance land protection with your creative freedom to do what you want!

Floor Plan

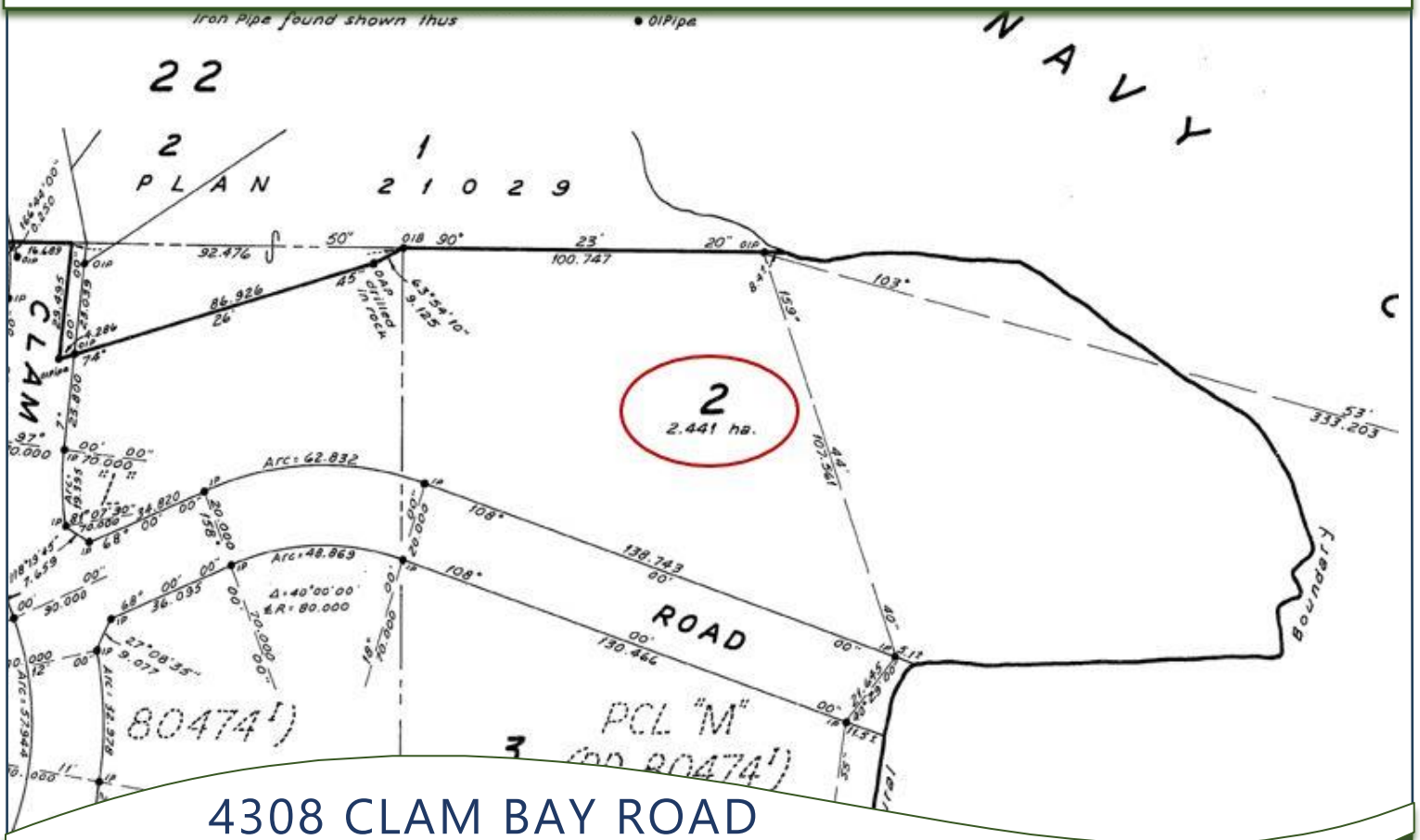
4308 Clam Bay Rd





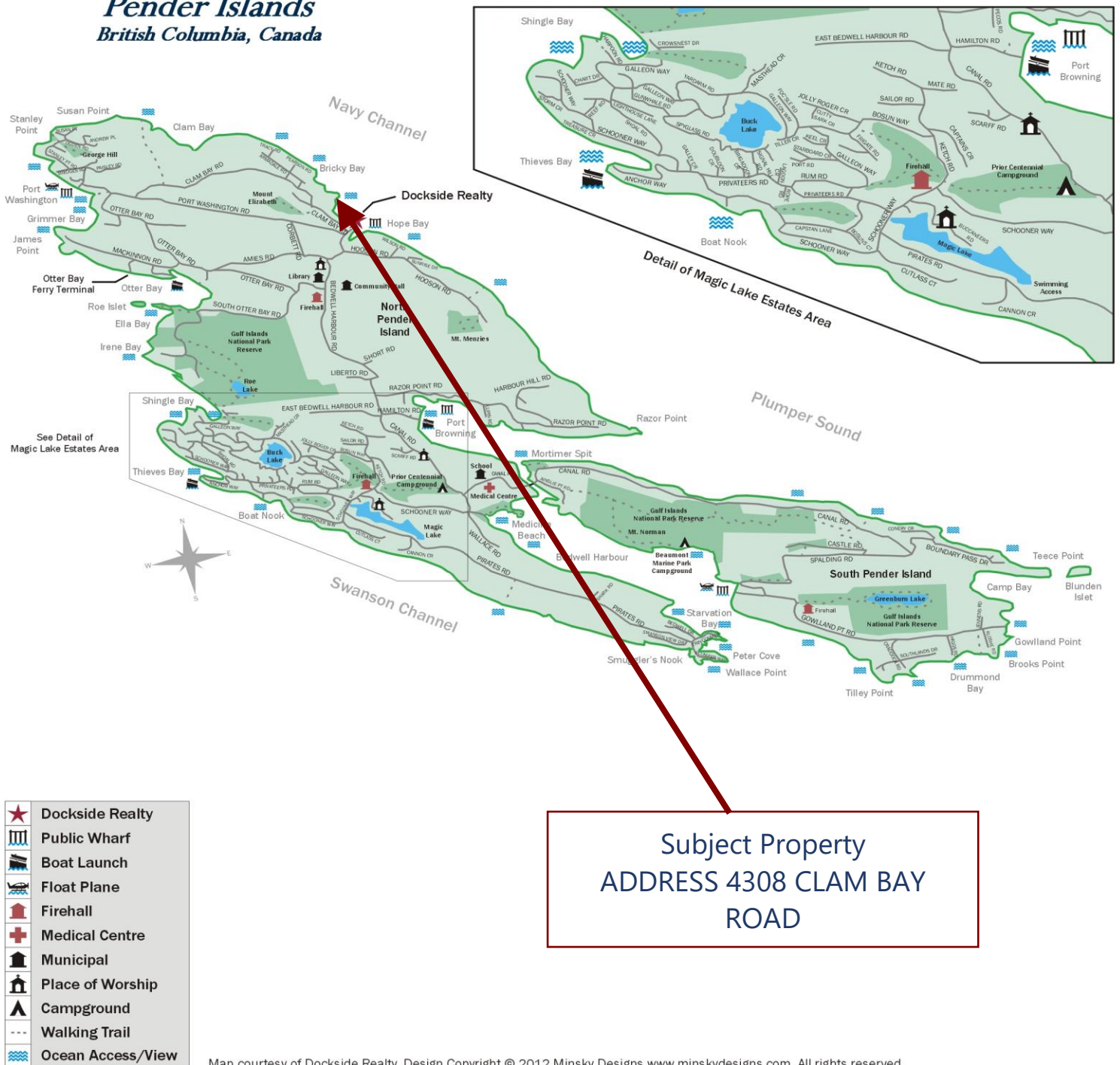


PLOT PLAN & AERIAL VIEW



PENDER ISLAND MAP

Pender Islands British Columbia, Canada



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