# Oceanview Cottage



## 470 East Point Rd





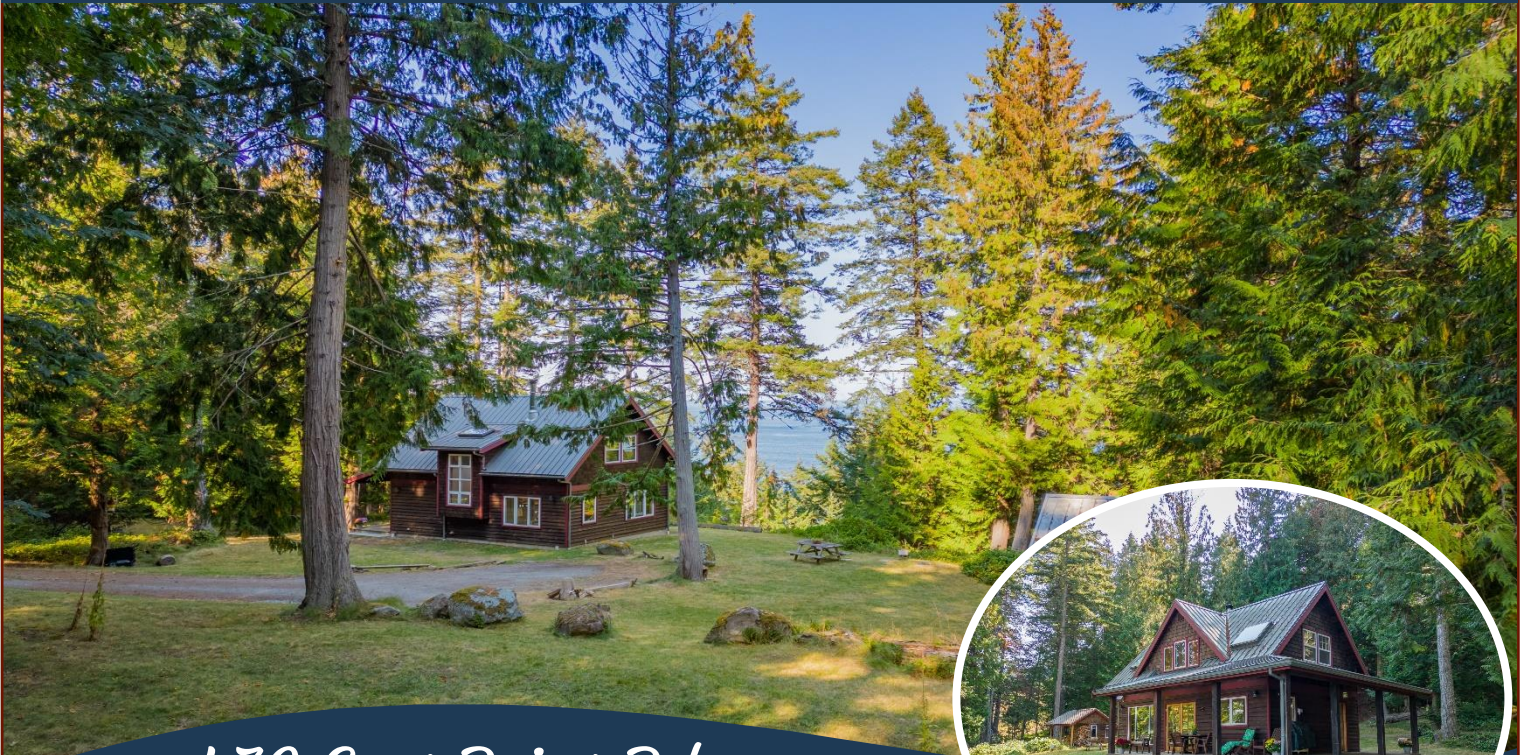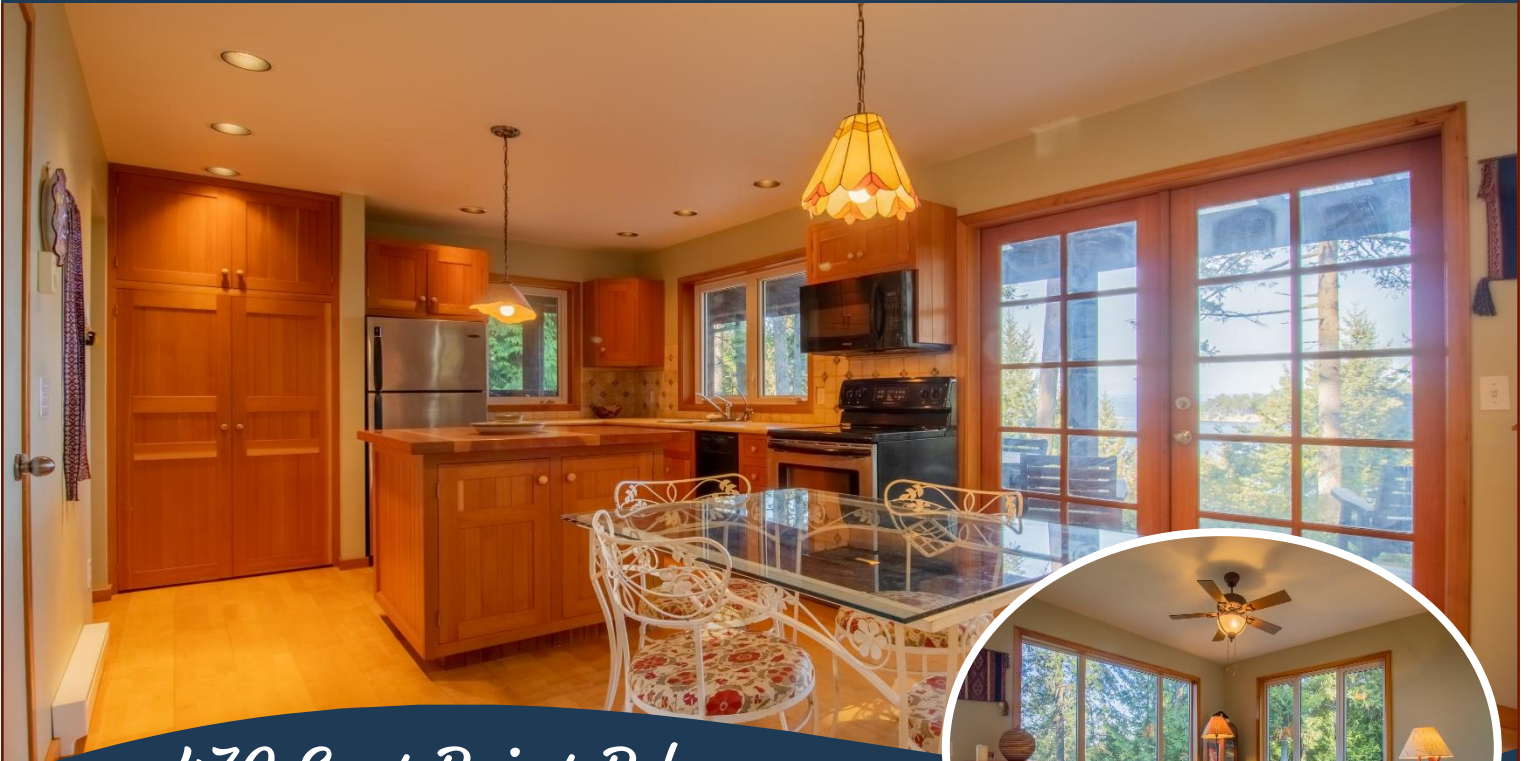East Point Park

470 East Point Rd



This charming, architecturally designed family cottage is in "like-new" condition. It features a wrap-around porch overlooking mountain & water views, enjoying the sights & sounds of Tumbo Channel & the Salish Sea. The main level has an open concept living space which includes a custom kitchen, dining & living areas with a wood burning stove to curl up around on cool winter evenings. There is also a powder room, laundry & utility space on the main level. The upper level has two spacious BRs separated by a luxurious 4-piece bath. The bathrooms & entrance have heated floors while the remainder has beautiful Canadian Maple wood floors. Ocean views can be enjoyed from every room! This is a well-built, easy to maintain home on 3+ acres which allows for a secondary dwelling. Private & tranquil property with natural surroundings. A retreat property for the whole family to enjoy. Close to a beach access and to Lighthouse Park at East Point.

# Property Details

## 470 East Point Rd

**Year Built:** 2006

**Lot Acres:** 3.36

**Bedrooms:** 2

**Bathrooms:** 2

**Fin SqFt:** 1,140

**Unfin SqFt:** 4384

**Bsmt:** none

**Water:** drilled well

**Waste:** Septic Field

**Foundation:** Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Wood Stove, Electric

**FP Location:** Living Room

**Lot Features:**
-Ocean View
-Low Maintenance
-Acreage
-Close to beach access

SATURNA ISLAND, COWICHAN
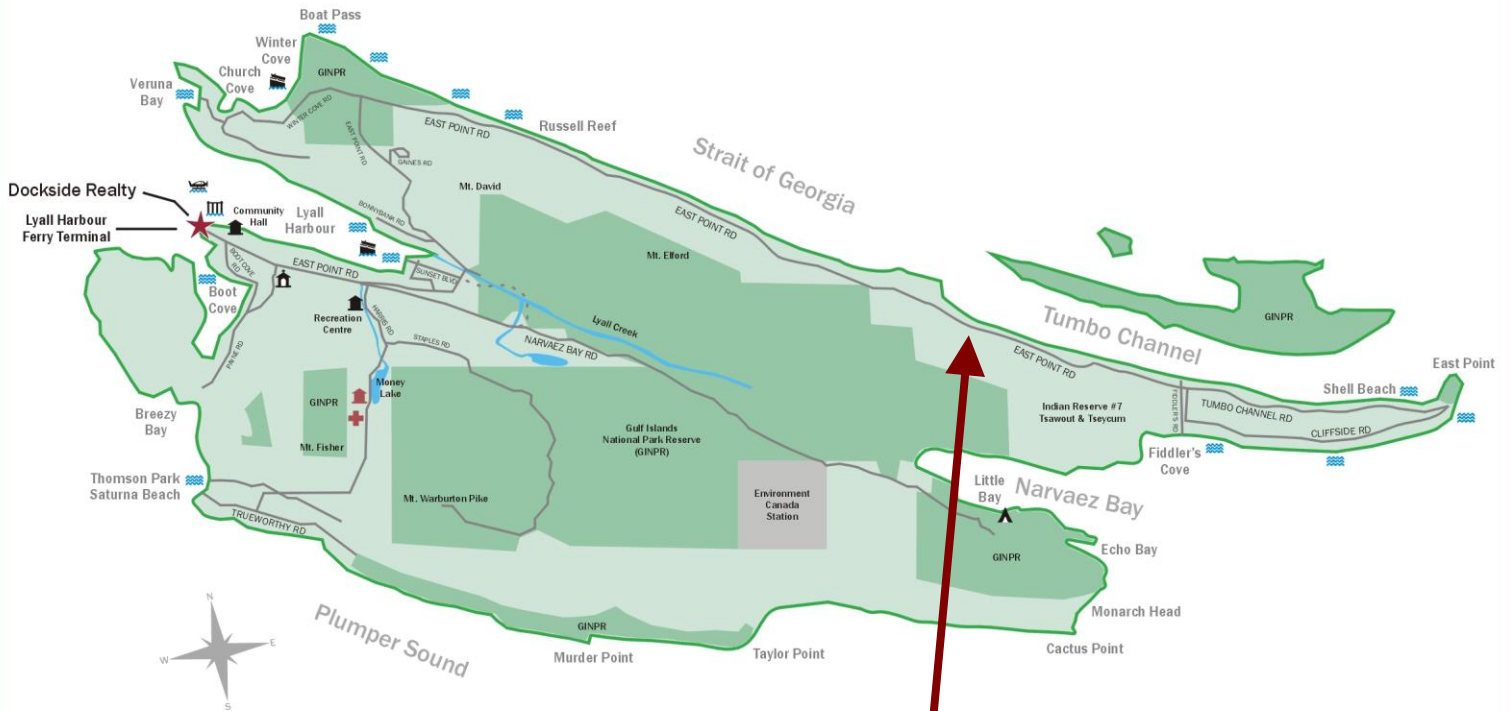
VIP 63161

EAST POINT ROAD

CLOSED ROAD

PLAN 35627

PART OF FRACTIONAL
NW 1/4 OF SECTION 12
GAZETTED CLOSED MAY 21, 1981

LOT 1
1.36 ha

PLAN
1529 R/W

REMAINDER OF THE FRACTIONAL
NW 1/4 OF SECTION 12

LOT 2
1.55 ha

## *470 East Point Rd*

# Google Area Map

## Saturna Island
### British Columbia, Canada

Boat Pass
Winter Cove
Church Cove
Veruna Bay
GINPR
WINTER COVE RD
EAST POINT RD
Russell Reef
Strait of Georgia
EAST POINT RD
Mt. David
GAINES RD
EAST POINT RD
Dockside Realty
Lyall Harbour Ferry Terminal
Community Hall
Lyall Harbour
Mt. Elford
EAST POINT RD
Tumbo Channel
GINPR
East Point
Shell Beach
Boot Cove
SUNSET BLVD
Recreation Centre
Lyall Creek
NARVAEZ BAY RD
STAPLES RD
TUMBO CHANNEL RD
CLIFFSIDE RD
Money Lake
GINPR
Indian Reserve #7 Tsawout & Tseycum
Fiddler's Cove
Breezy Bay
Mt. Fisher
Gulf Islands National Park Reserve (GINPR)
Environment Canada Station
Little Bay
Narvaez Bay
Thomson Park Saturna Beach
TRUEWORTHY RD
Mt. Warburton Pike
GINPR
Echo Bay
Monarch Head
Cactus Point
Plumper Sound
Murder Point
Taylor Point

**Subject Property
470 East Point Road**

### Legend
- ★ Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- --- Walking Trail
- Ocean Access/View

**Dockside Realty** Gulf Islands · Vancouver Island

MICHAEL VAUTOUR, Licensed Realtor®
Office: 250-539-2121 • Cell: 250-818-3919 • www.DocksideRealty.ca