

Breathtaking Walk-On Oceanfront!



5402 Wilson Rd



List of Improvements

- New roofs on all structures ~2010
- Kitchen renovation inc. granite-topped island & double ovens
- All new appliances, including upright freezer
- Two heat pumps on main floor
- New woodstove ~2019
- New sunroom ~2010 10-year warranty
- Stone patio & fenced garden with raised beds ~2019
- Two 3,000-gallon cisterns
- One 1,000-gallon rainwater cistern for garden
- UV filtration system
- New submersible pump
- Overhaul of septic system ~2021
- Full renovation of two outbuildings, including fine cabinetry

Features & Highlights



5402 Wilson Rd

Breathtaking walk-on Oceanfront! Welcome to the place where serene natural beauty, distinctive design & master craftsmanship meet in perfect harmony. The woodwork is nothing short of awe-inspiring in its detail, from the cherry cabinetry in the kitchen to the inlaid flooring in the den upstairs, to the reclaimed wood floors throughout. Timeless in design & unique in every way, including an enviable location with low bank waterfront. Watch the sunrise from bed, or lounge in the sunroom on the second floor while observing the ever-changing scene of seals and otters, water birds, even the occasional pod of orcas. Architect-designed fenced garden with raised beds produces enough vegetables to be self-sustaining if so desired. A separate Westcoast Modern bunk house, plus an additional converted workshop with loft are both ideal for guests or even a live-in caretaker. This is not just a house: it's a lifestyle!



Features & Highlights



5402 Wilson Rd



Year Built (est):
1985

Lot Acres: 0.60

Bedrooms: 5

Bathrooms: 5

Fin SqFt: 3,600

Unfin SqFt: 250

Water: Well

Waste: Septic

Foundation:
Concrete Poured,

Roof: Asphalt
Shingle

Ext Fin: Wood

Fuel: Propane

Heat: Electric Heat
pump, Baseboards,
Propane, & Wood

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Features & Highlights





Studio & Converted Workshop



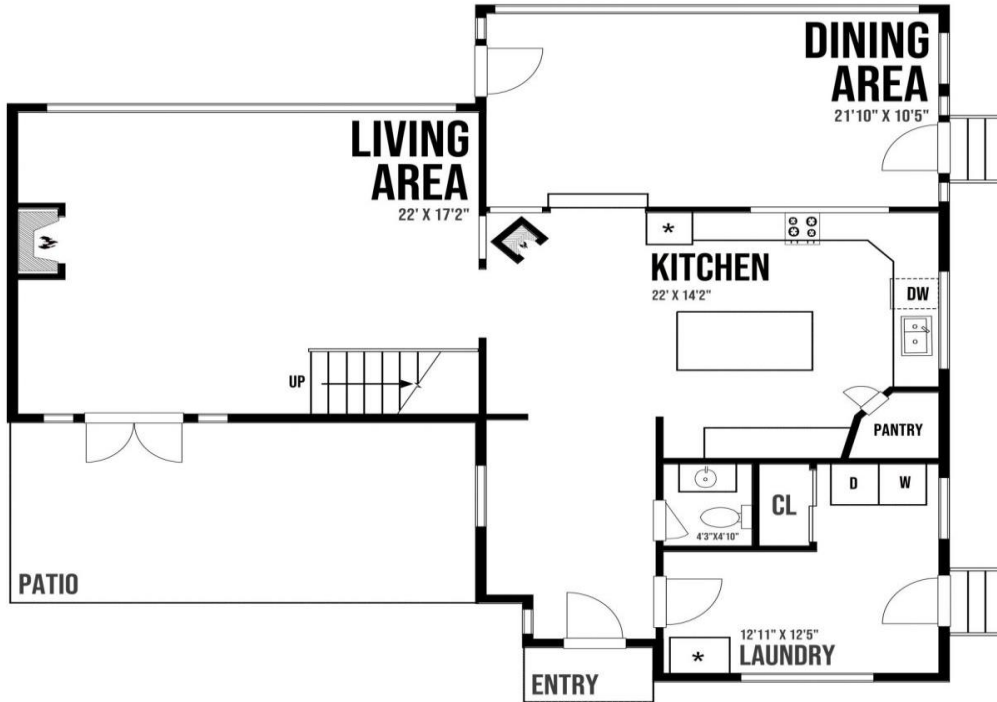
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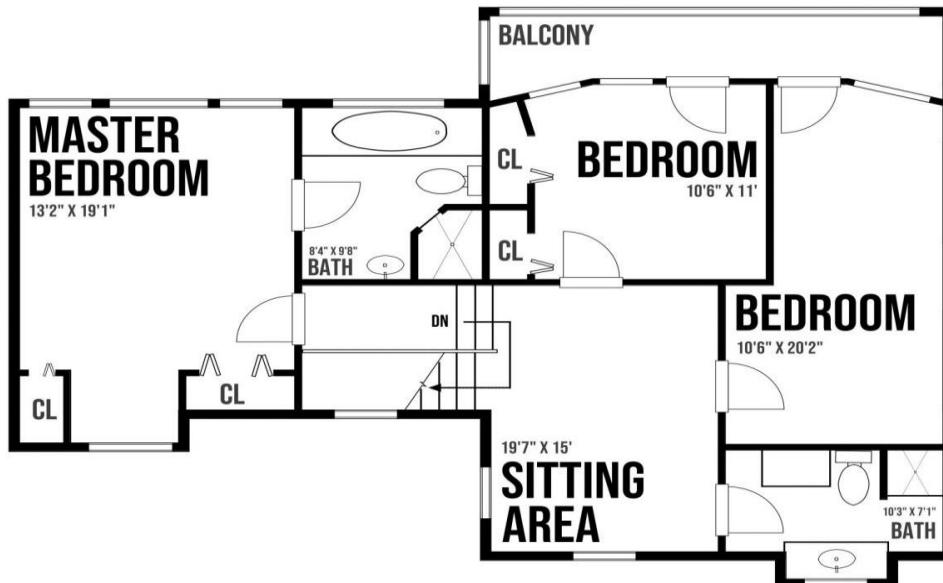
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Floor Plans

5402 Wilson Rd - House



Approximate internal sq ft:
Living room: 400 sq ft
Kitchen: 300 sq ft
Dining room: 250 sq ft
Hallway: 100 sq ft
Laundry room: 130 sq ft
Bathroom: 25 sq ft
Patio: 250 sq ft



Approximate internal sq ft:
Bedroom: 225 sq ft
Ensuite: 85 sq ft
Sitting area/Hallway: 230 sq ft
Bedroom: 190 sq ft
Bedroom: 120 sq ft
Sunroom: 90 sq ft
Bathroom: 70 sq ft

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



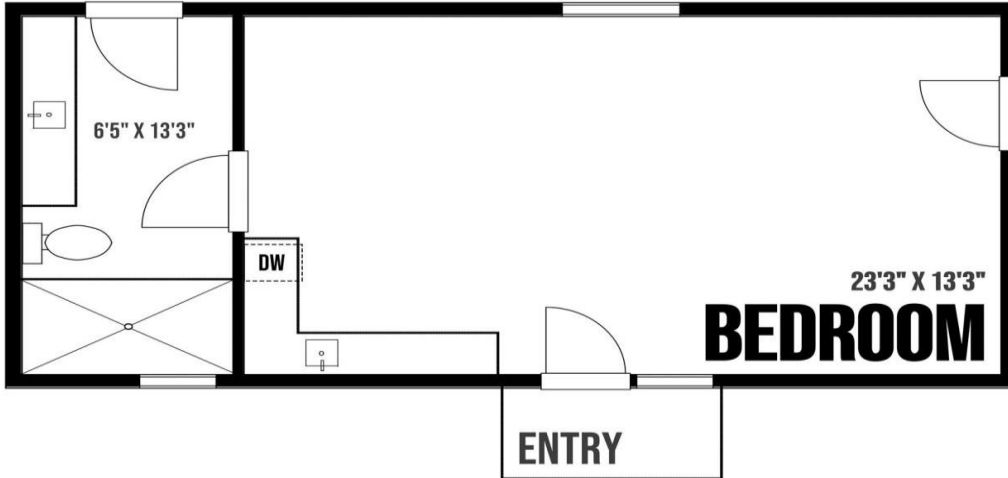
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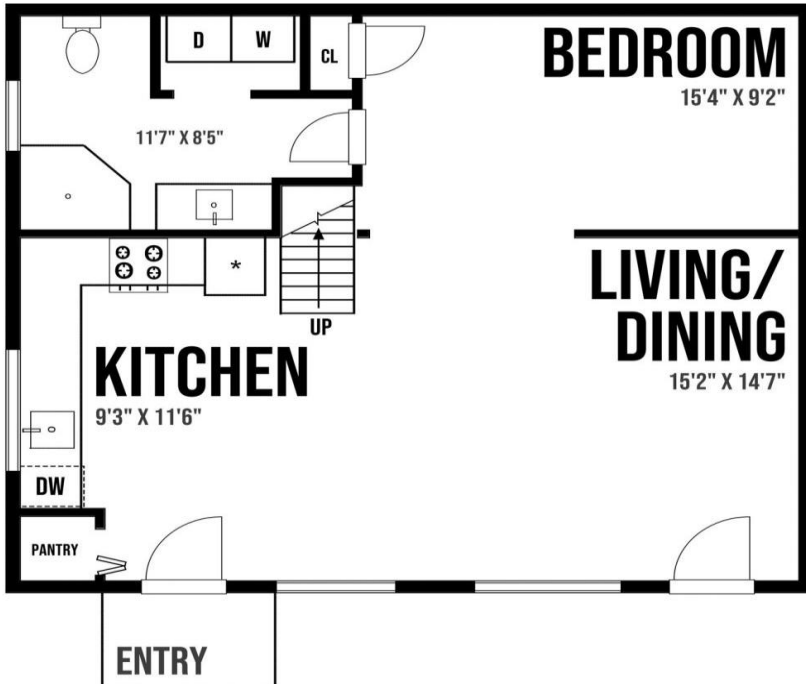
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Floor Plans

5402 Wilson Rd. - Workshop & Studio



Workshop
Approximate internal sq ft:
Main room: 310 sq ft
Bathroom: 90 sq ft

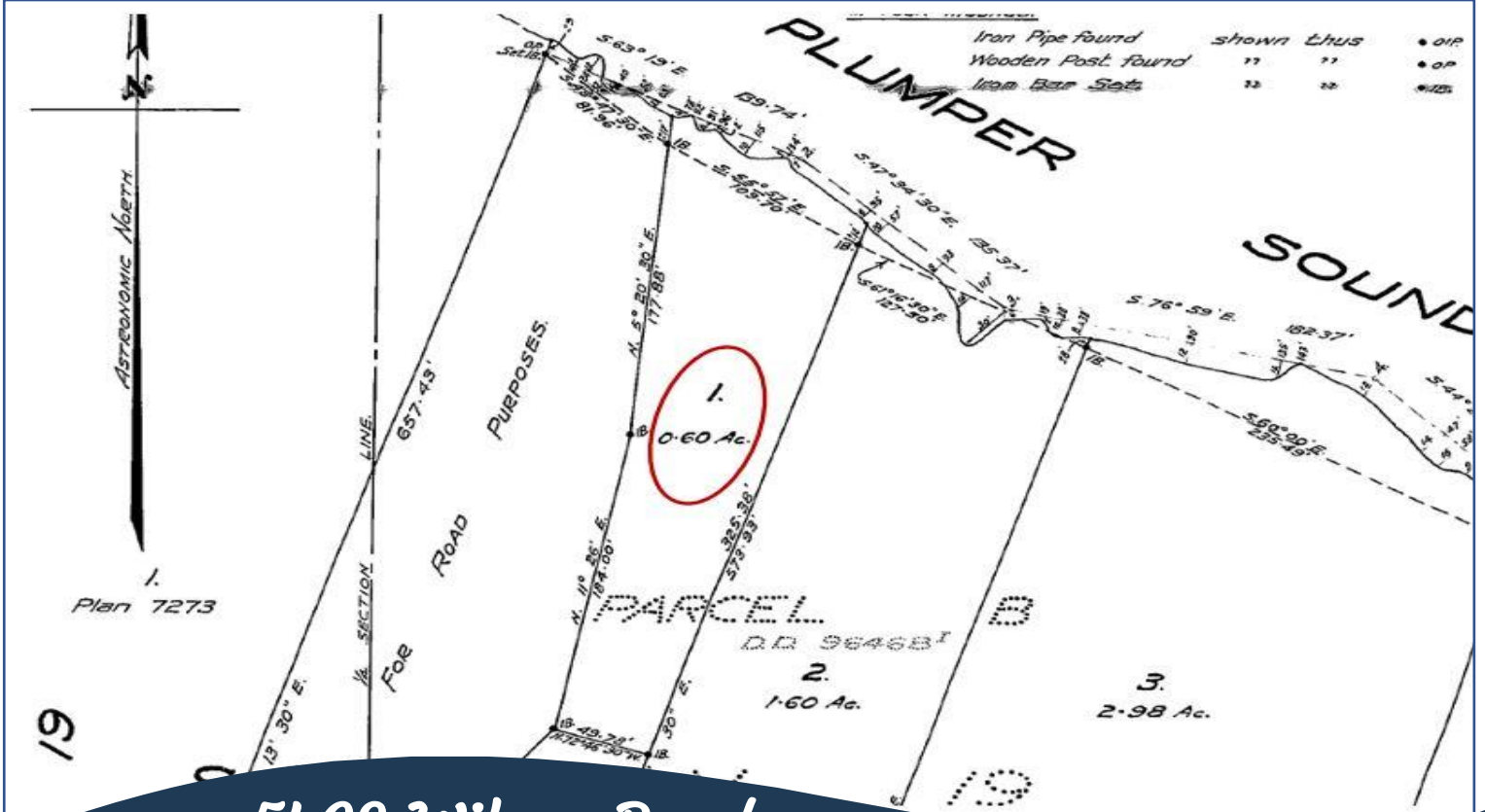


Studio
Approximate internal sq ft:
Living area: 280 sq ft
Kitchen: 120 sq ft
Bedroom: 150 sq ft
Bathroom: 90 sq ft

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Plot Plan & Aerial



5402 Wilson Road

