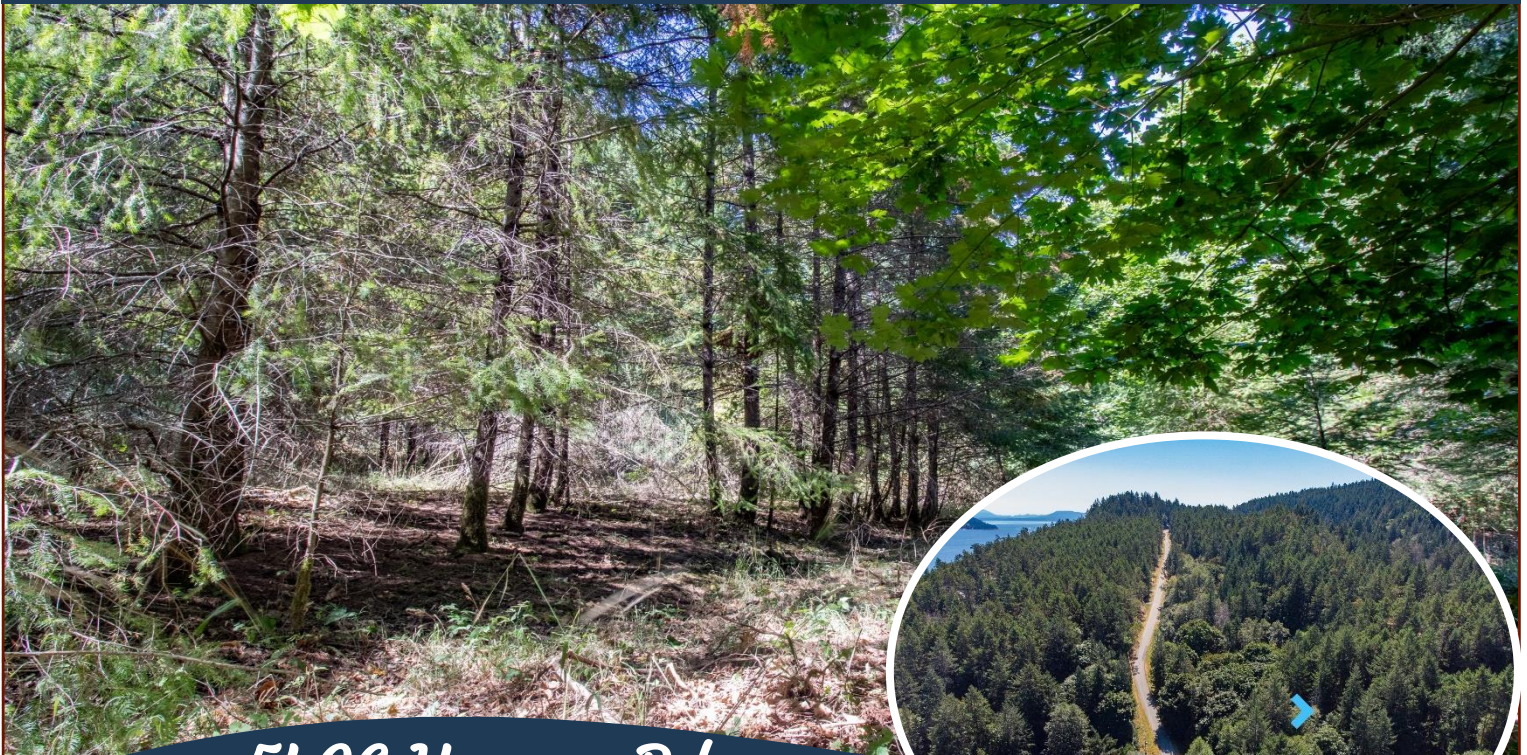


# Fantastic Building Opportunity!



**5406 Hooson Rd**

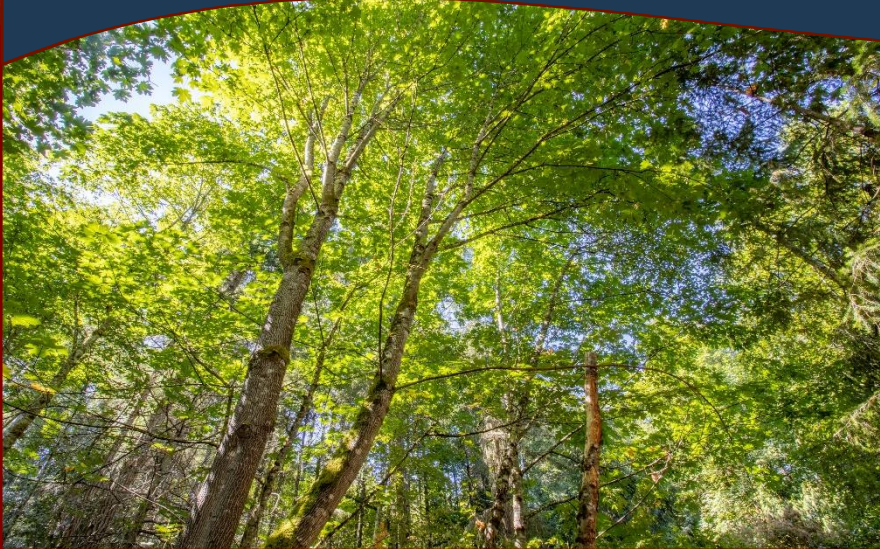


**Fantastic Building Opportunity in a Great Location!** This approximately 3.18 acre elevated & sunny building lot is located on Hooson Road, Pender Island, BC, just a short walk from Historic Hope Bay. It has been untouched in the past 30 years. There is a roughed in driveway that loops up to the top level of the property. With some selective tree trimming, it may be possible to get some ocean glimpses through the trees. There is a drilled well on the property, however it was found uncapped, so the Buyer will have to do their own due diligence to determine if it is still feasible to use. Provincial Well Records show it was drilled in 1986 with a flow rate of 1GPM. Walk up the road to Mt. Menzies & Loretta's Wood in the Gulf Islands National Park Reserve. Zoning allows for Single Family Dwelling, plus a 750 sq ft cottage & an accessory building (studio/workshop). Sold "as is where is".

# Property Details



*5406 Hooson Rd*



**Lot Acres:** 3.18

**Water:** Drilled well

**Waste:** Septic field required

**Services:** At lot line

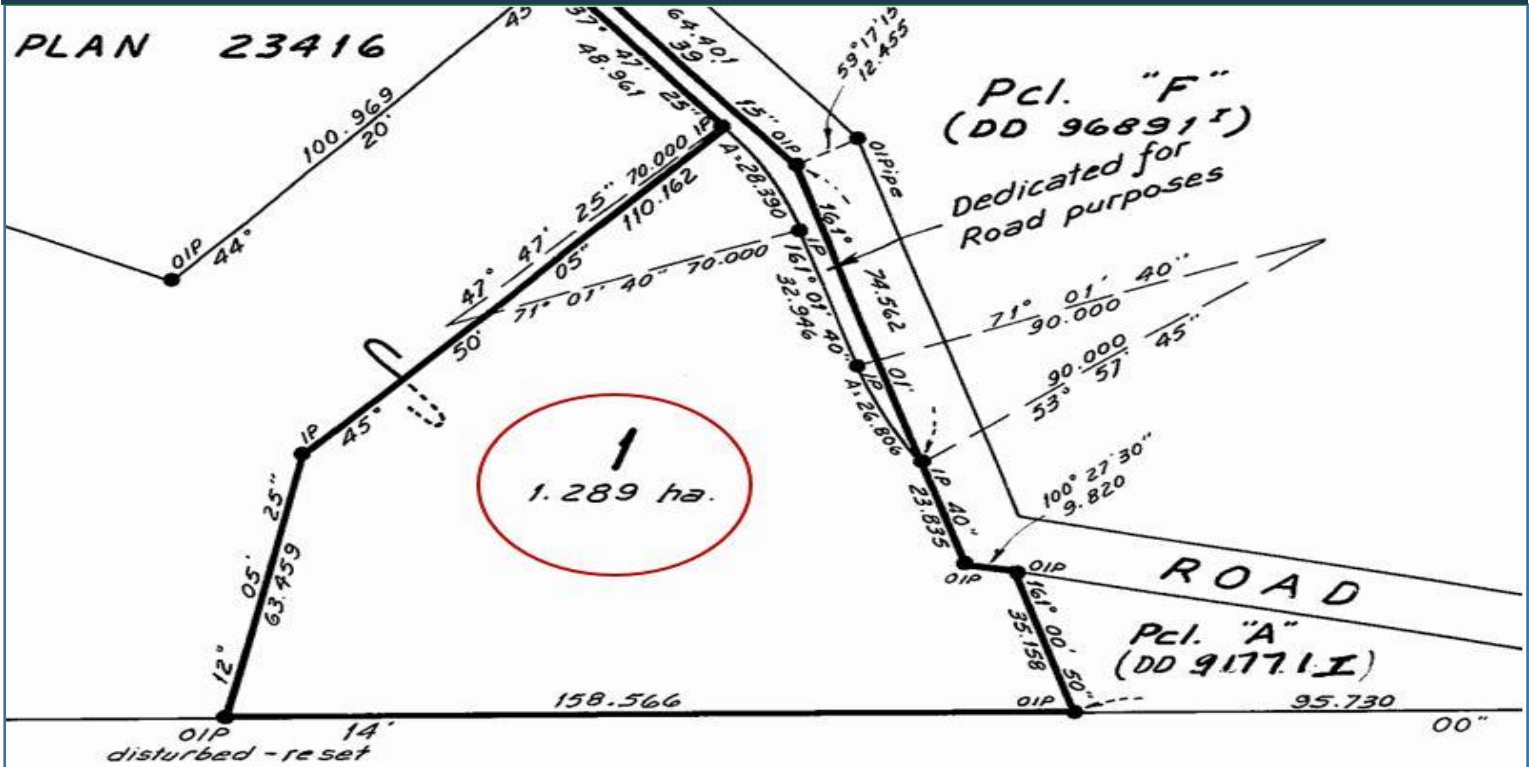
**Driveway:** Roughed in, dirt

**Bldg Scheme:** No

**Lot Features:**

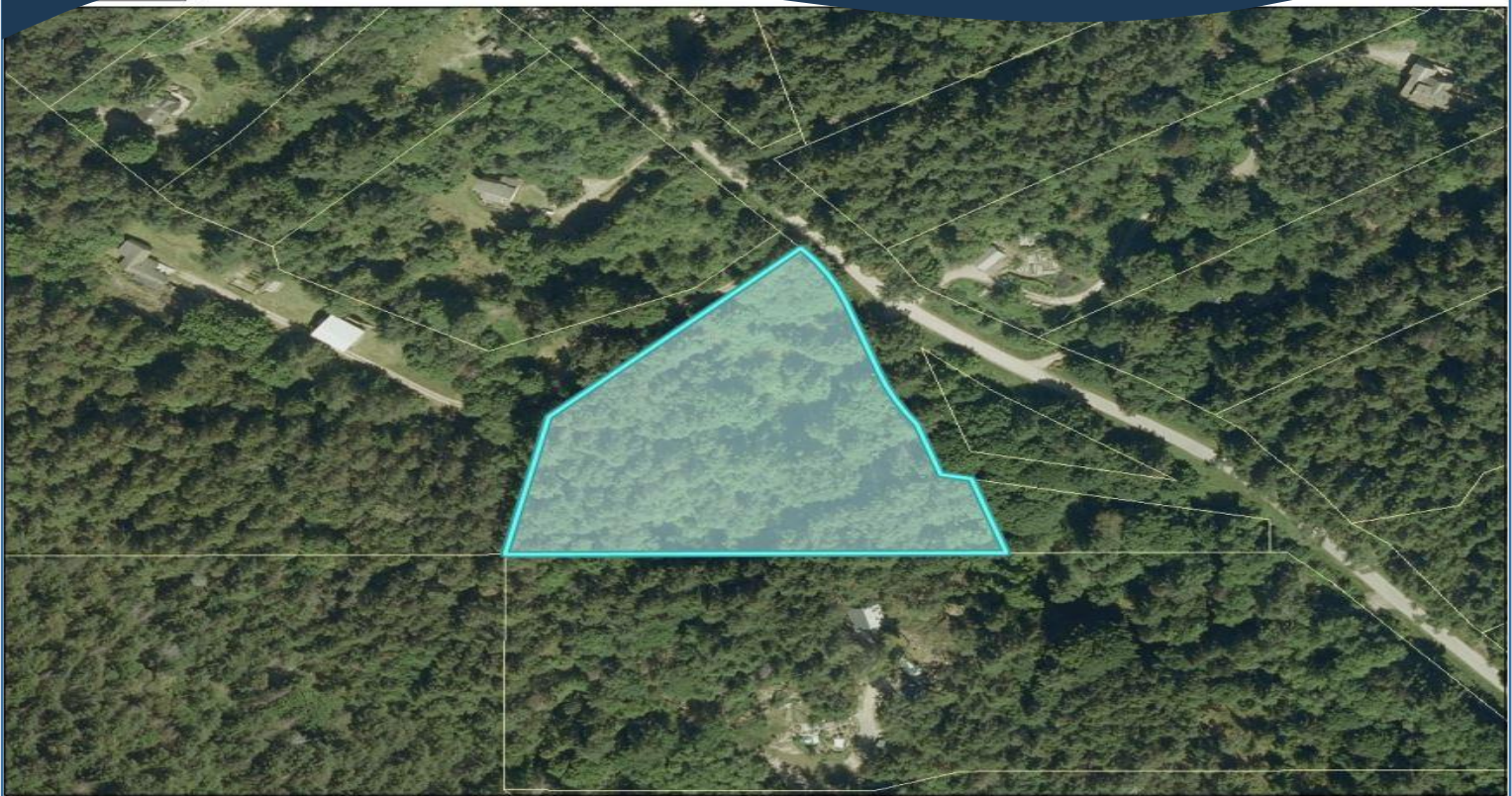
- Acreage
- Quiet, historic area
- Private Property
- Close to Hope Bay
- Sloping
- Treed

# Plot Plan and Aerial View



**5406 Hooson Rd**

Aerial - 5406 Hooson

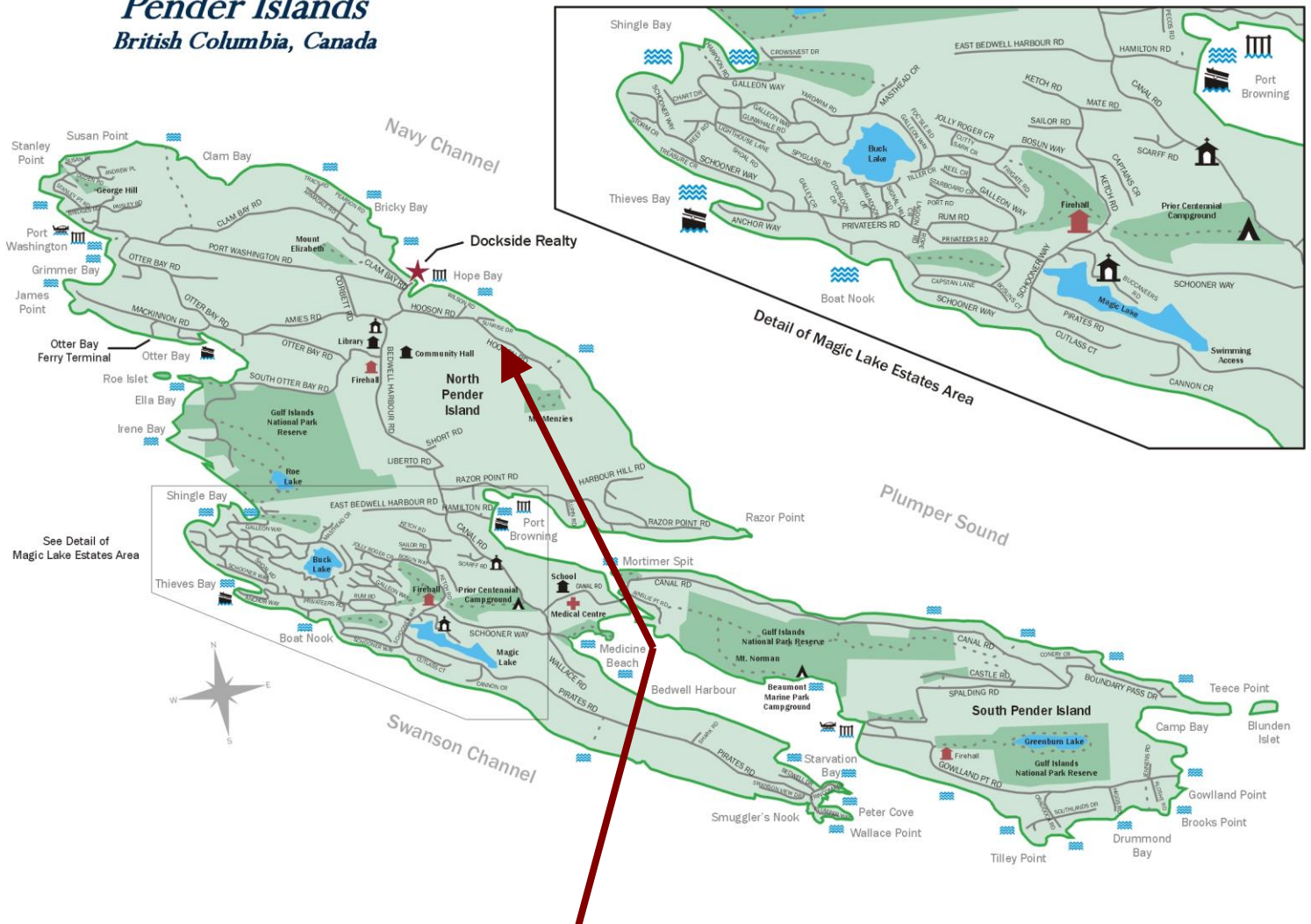


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 Sidney: 250-656-5062  
 info@DocksiderRealty.ca

Driftwood: 250-629-3383  
 Saturna: 250-539-2121  
 www.DocksiderRealty.ca

# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
5406 Hooson Road**

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

Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

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