

# Gorgeous Seaside Acreage!



**Seaside Acreage in Perfect Harmony with Nature!** Situated on approximately 3.98 gently sloping acres with over 200' of frontage, this property has been carefully developed over time to create a sustainable living ecosystem in balance with the natural surroundings. Featuring over an acre of established, no dig, no till organic gardens, 23 heritage fruit trees planted circa 1900, plus 40,000 litres of water storage fed from water collection & the abundant shallow well. The idyllic seaside cottage has been tastefully updated inside & out, with a lovely deck facing coastal mountains & private shoreline. Take the stairs below the cottage & launch your kayaks into the Salish Sea! Several other outbuildings, including a beautiful studio/bunko for guests, plus a delightful Summer Kitchen with wood fired barrel oven connected to a workshop & carport. Zoning does allow for potential subdivision. Detailed supplements & history for this one-of-a-kind offering available on request. Serenity awaits!





# Property Details



5415 Hooson Rd



**Year Built (est):** 1970

**Lot Acres:** 3.98

**Bedrooms:** 2

**Bathrooms:** 1

**Fin SqFt:** 1,000

**Unfin SqFt:** 500

**Bsmt:** Crawl space

**Water:** Well, shallow

**Waste:** Septic System

**Driveway:** Gravel/dirt

**Foundation:**

Other

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Electric, wood

**Lot Features:**

- Oceanfront
- Acreage
- Heritage orchard
- Sunny
- Total Privacy
- Bunkie
- Stairs to beach



# Plot Plan and Aerial View



**5415 Hooson Rd**



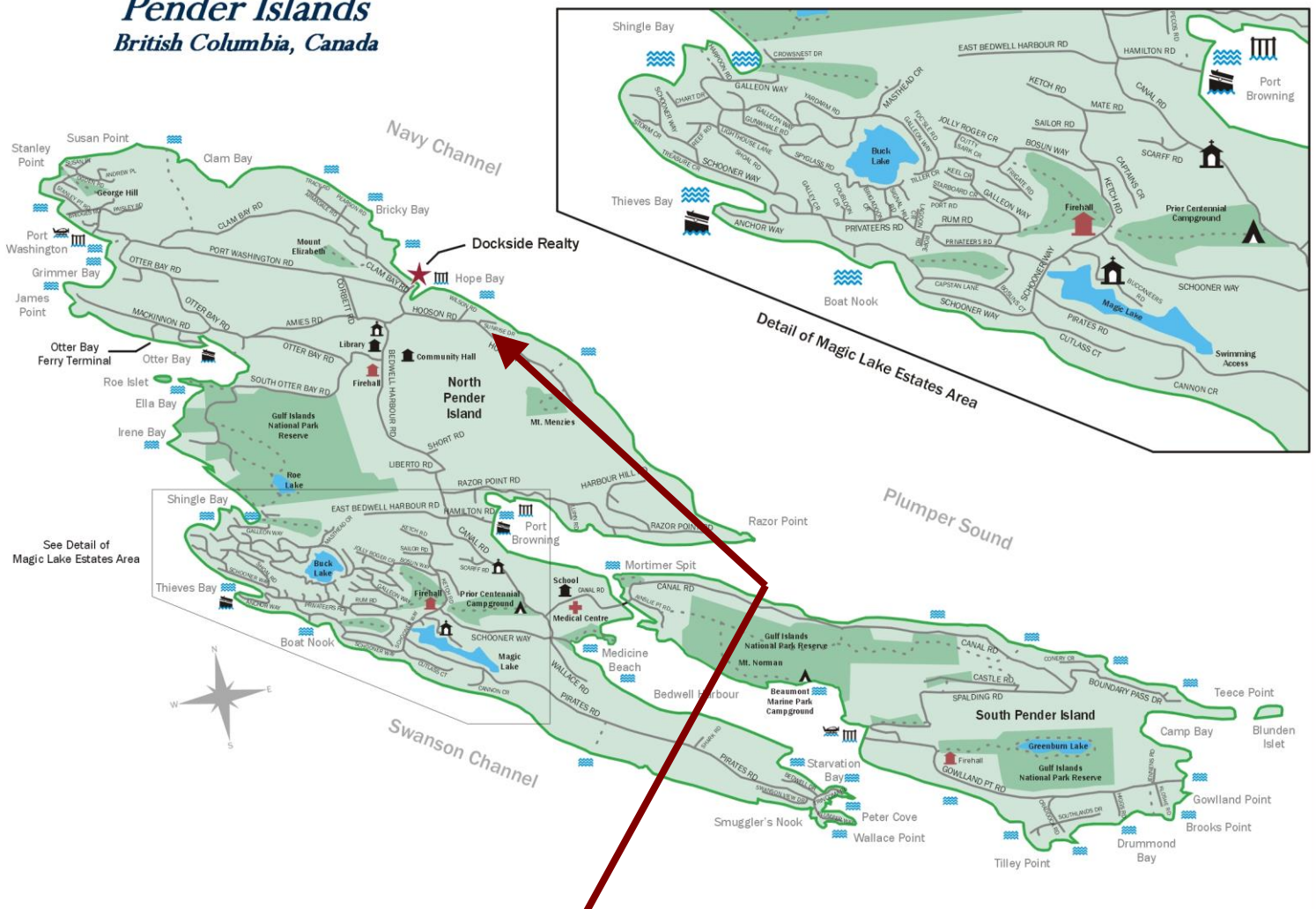
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
5415 Hooson Road**

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

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**All measurements are approximate and the buyer is responsible for verifying all data provided.**



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