

# Private Oceanfront Sanctuary!



5423 Hooson Rd



Oceanfront Sanctuary only a few steps to Your Own Private Cove! Launch your kayaks from your doorstep & relish in the inspiring beauty of the Salish Sea. This sunny, pastoral, gently sloping, level, approximately 1.60 acre parcel is fully usable with a large fenced garden & heritage orchard on the south side near the road frontage. The main house is a fixer upper built in the 1960's with 1 BR, 1BA, plus an unfinished walk-out lower level with plenty of additional storage & large recreation room. The 450 sqft completely updated guest studio overlooking the beach is a fantastic asset to this property & a welcome place for additional guests. A giant enclosed carport/workshop with over height ceilings could possibly be converted to additional living space. Additional established gardens near the house, plus a custom-built shelter for chickens, makes for idyllic, self-sustainable living. Leave your worries behind & let your dream life begin on Pender Island

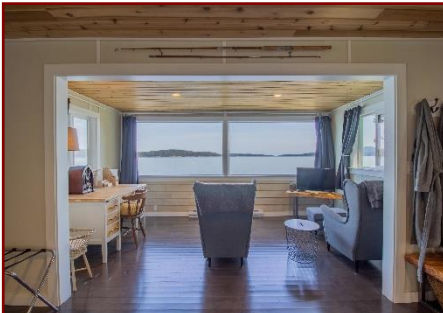




# Property Details



5423 Hooson Rd



**Year Built (est):**  
1964

**Lot Acres:** 1.60

**Bedrooms:** 1

**Bathrooms:** 1

**Fin SqFt:** 1,100

**Bsmt:** 7'6" unfinished

**Water:** Drilled Well

**Waste:** Septic  
System

**450 sq ft finished  
guest studio**

**Foundation:**  
Concrete Poured

**Roof:** Metal, Asphalt  
shingle

**Ext Fin:** Wood

**Heat:** Wood, Electric

**FP Location:** Living  
Room with insert

**Lot Features:**

- Walk-on Oceanfront
- Acreage
- Guest studio
- Total Privacy
- Fenced garden and  
heritage orchard



# Plot Plan and Aerial View



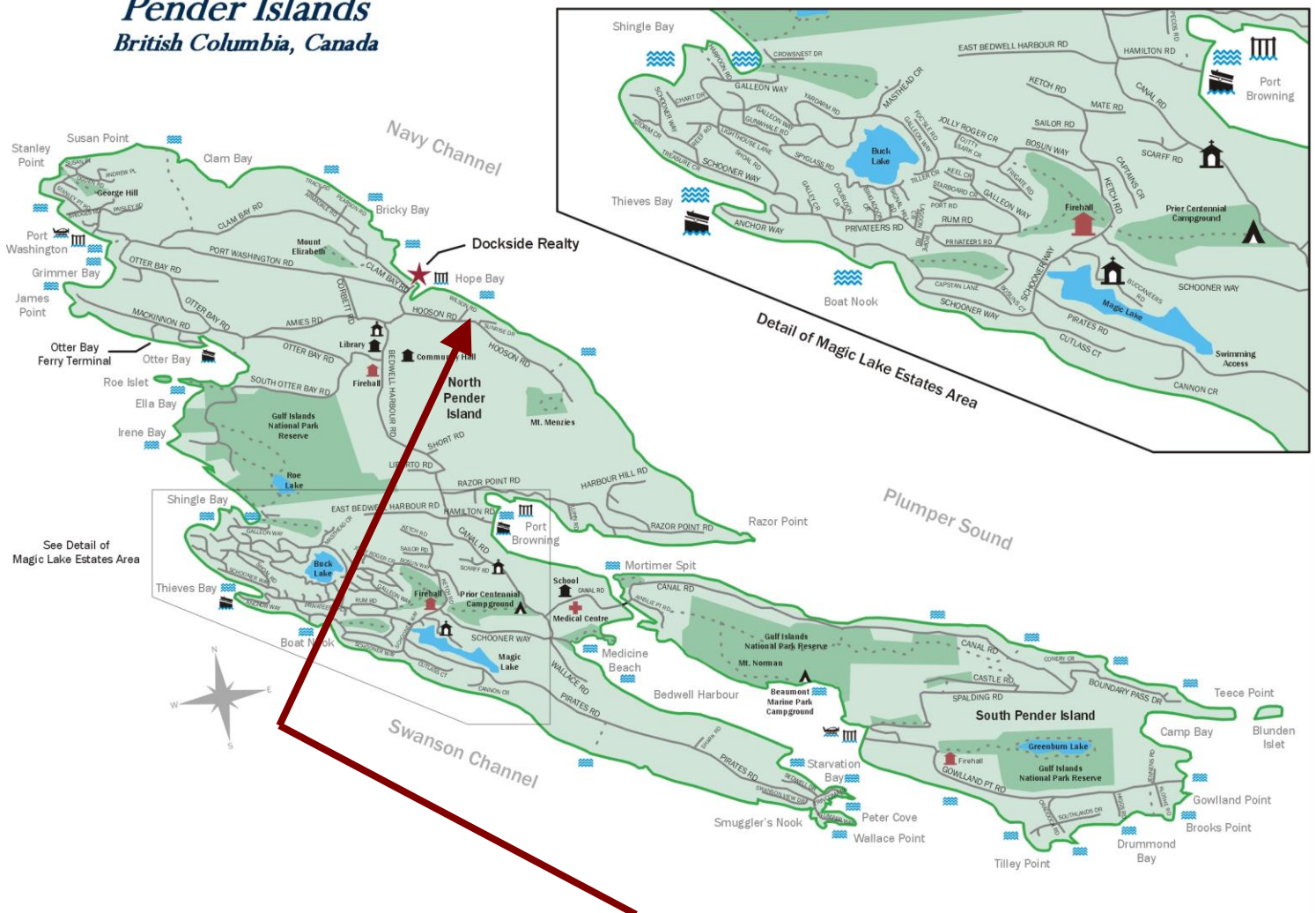
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
5423 Hooson Rd**

- ★ 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](http://www.minskydesigns.com). All rights reserved.

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

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