

Private Oceanfront Sanctuary!



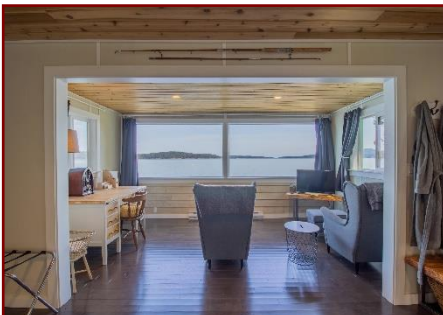
Oceanfront Sanctuary only a few steps to Your Own Private Cove! Launch your kayaks from your doorstep & relish in the inspiring beauty of the Salish Sea. This sunny, pastoral, gently sloping, level, approximately 1.60 acre parcel is fully usable with a large fenced garden & heritage orchard on the south 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: 2

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

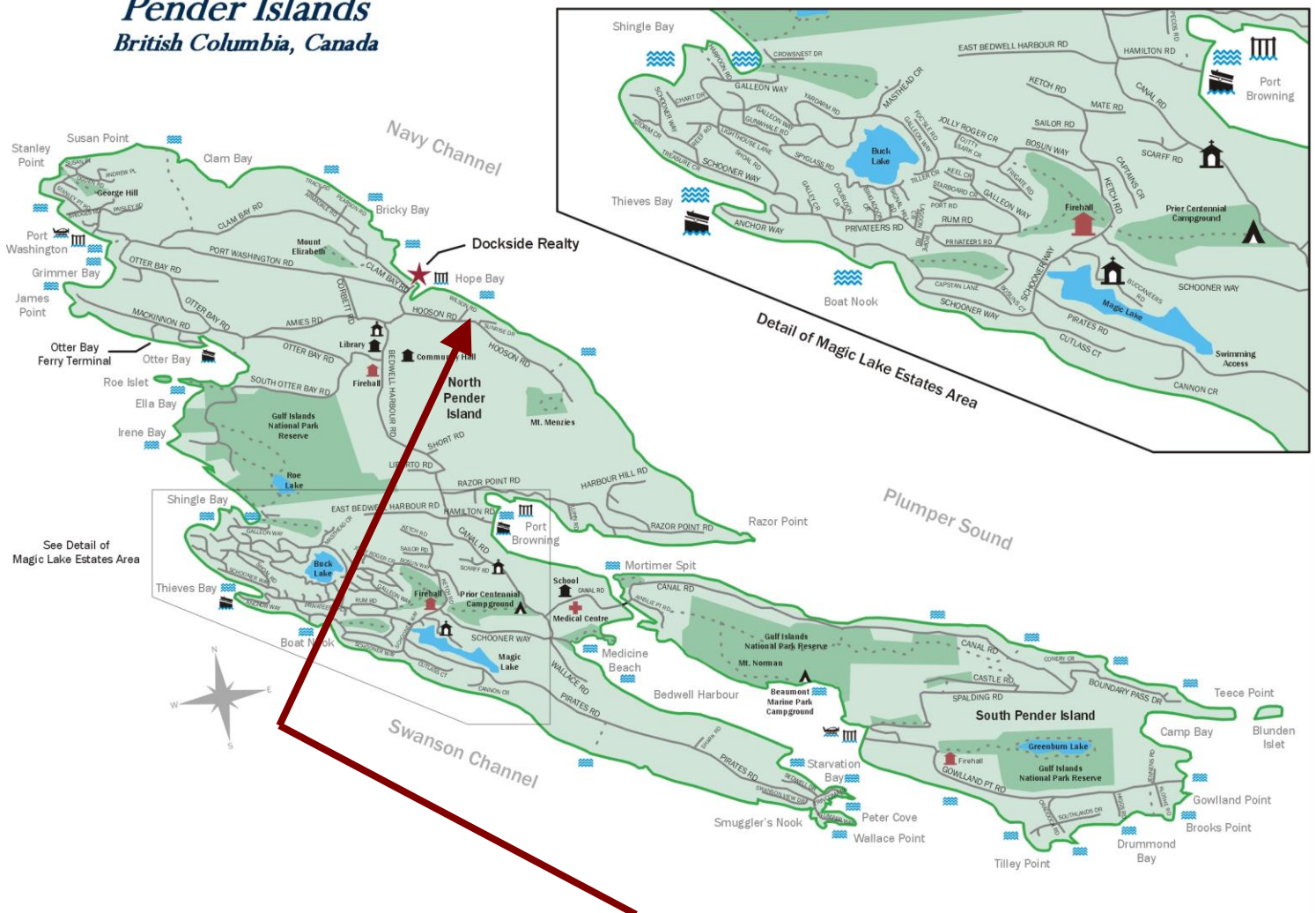


5423 Hooson Rd



Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
5423 Hooson Rd**

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

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

DISCLAIMER: While every effort is made to provide reliable information, Docksde Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.

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

Pender Island • Saturna Island • Vancouver Island

www.DocksdeRealty.ca

info@DocksdeRealty.ca • 250-629-3383

Docksde Realty
Gulf Islands • Vancouver Island