

Oceanfront Dream Home!



5579 Hooson Rd



House Features

- *New heat pump and wood stove*
- *Wired generator panel*
- *Maple hardwood flooring*
- *Vaulted ceilings*

Exterior

- *Large, covered verandahs*
- *New metal roof*
- *Spacious balconies*
- *Detached double garage*
- *Raised garden beds with established herbs, fruit bushes and seasonal flowers*

Kitchen

- *Black Stainless-steel appliances*
- *New appliances*
- *Quartz countertops*
- *Hot water recirculating system*



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Gulf Islands Vancouver Island

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Features & Highlights



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This is it! A fabulous oceanfront home of your dreams! Breathtaking beauty is everywhere on this magical piece of Pender Island with 2.54 acres on a no through road. Entering through a park like setting with your own trails to explore, leads you to a home with 180-degree ocean views where nothing has been missed! Meticulously cared for by the loving owners and featuring a fully fenced garden, multiple decks, patios & raised beds with established herbs, fruit bushes & seasonal flowers. The master bedroom features a spacious ensuite bathroom with soaker tub for two, a separate double shower, mirror with built in lighting and a walk-in closet, all on the main floor. The two upstairs bedrooms each have full ensuites, perfect for guests or B&B potential. Staying cozy and warm won't be a problem with the newly installed heat pump & wood stove. During Pender's power outages there is generator panel to several outlets and some kitchen appliances. It's tough to pick a favourite spot on this property!



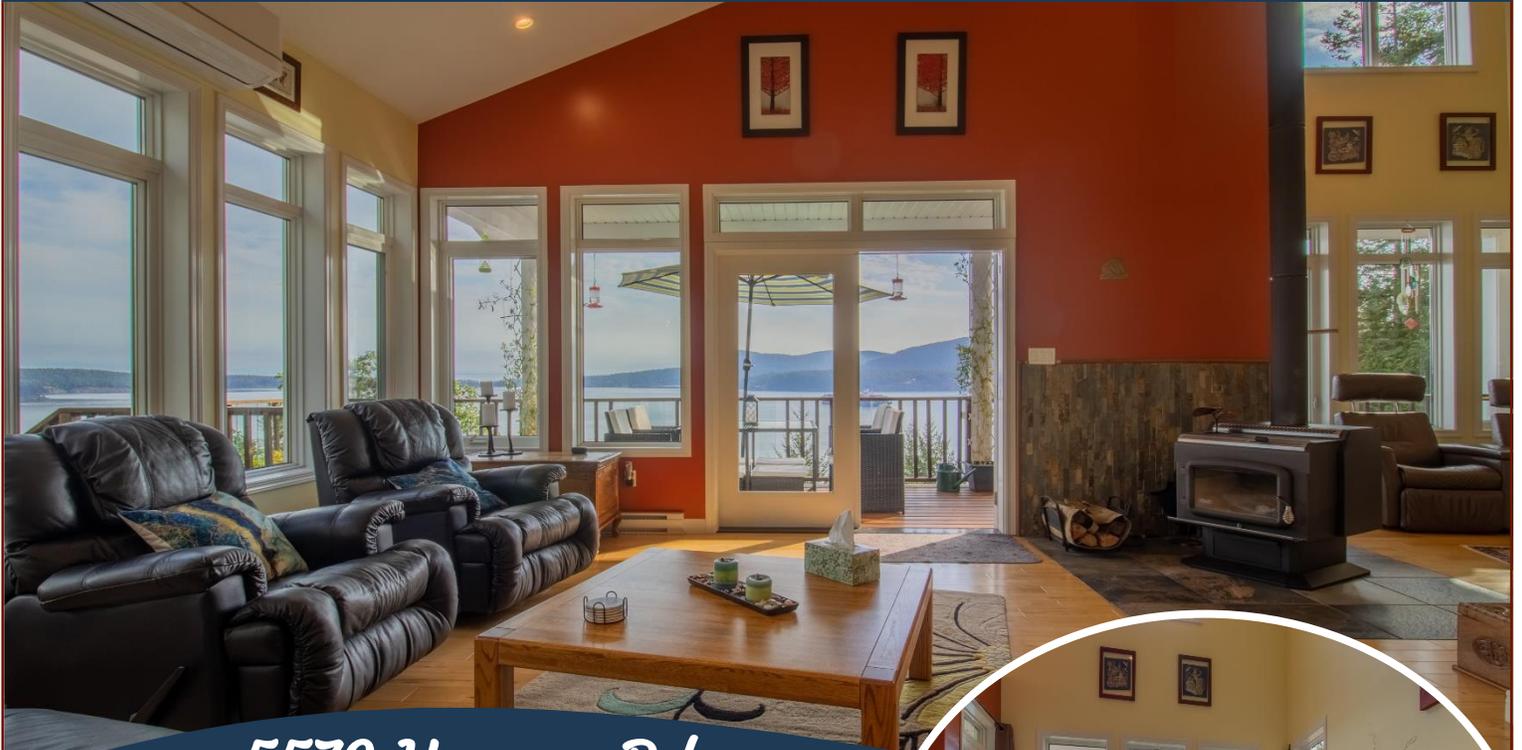
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Year Built (est):
2007

Lot Acres: 2.54

Bedrooms: 3

Bathrooms: 4

Fin SqFt: 2,364

Unfin SqFt: 550

Water: Drilled well

Waste: Septic system

Foundation:
Concrete Poured,

Roof: Metal

Ext Fin: Cement
fiberboard

Heat: Baseboard
electric, Heat pump,
Wood stove

Lot: Park-like setting,
Acreage, Landscape,
Private, No-Through
Road

Features & Highlights





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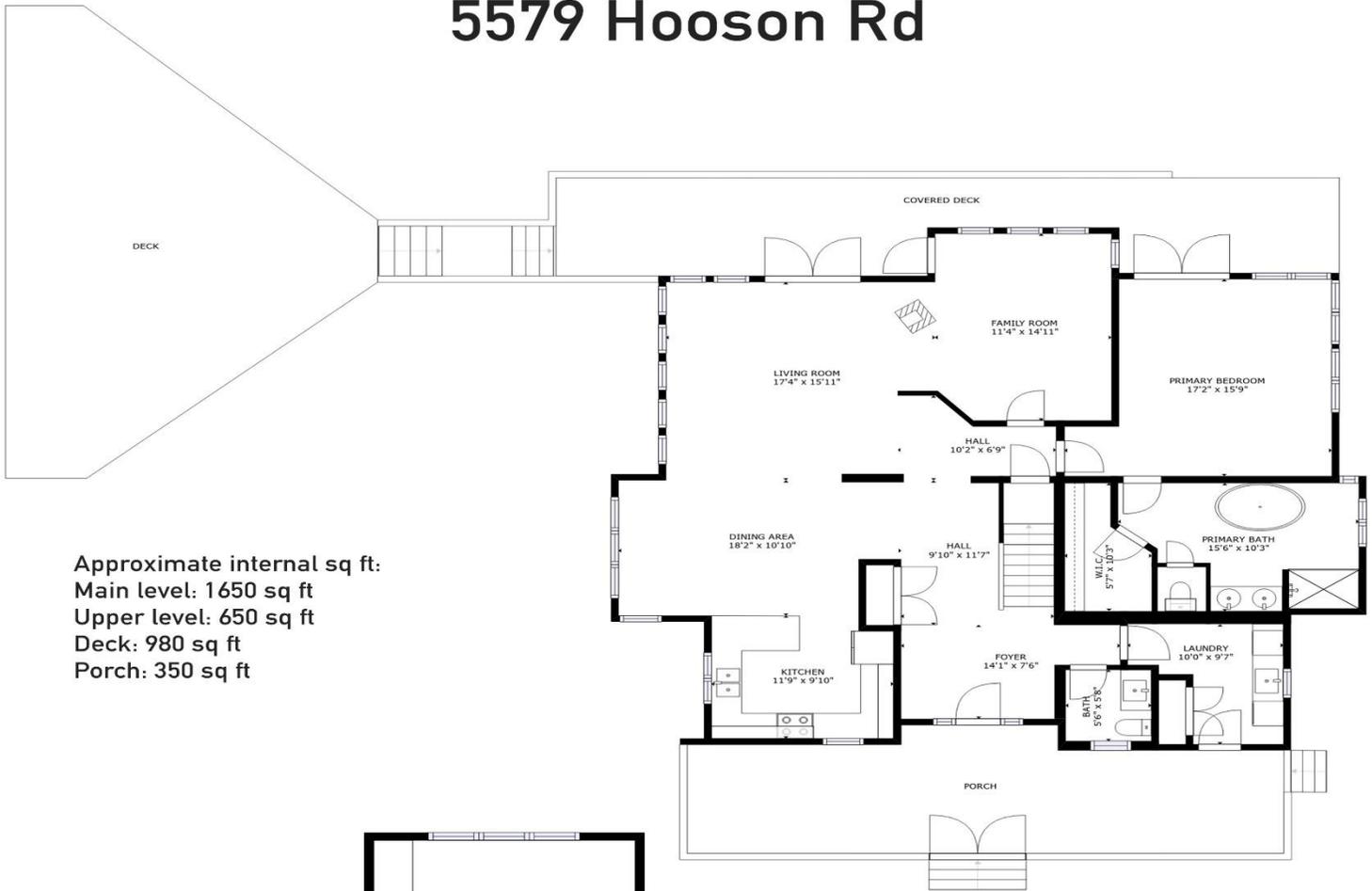
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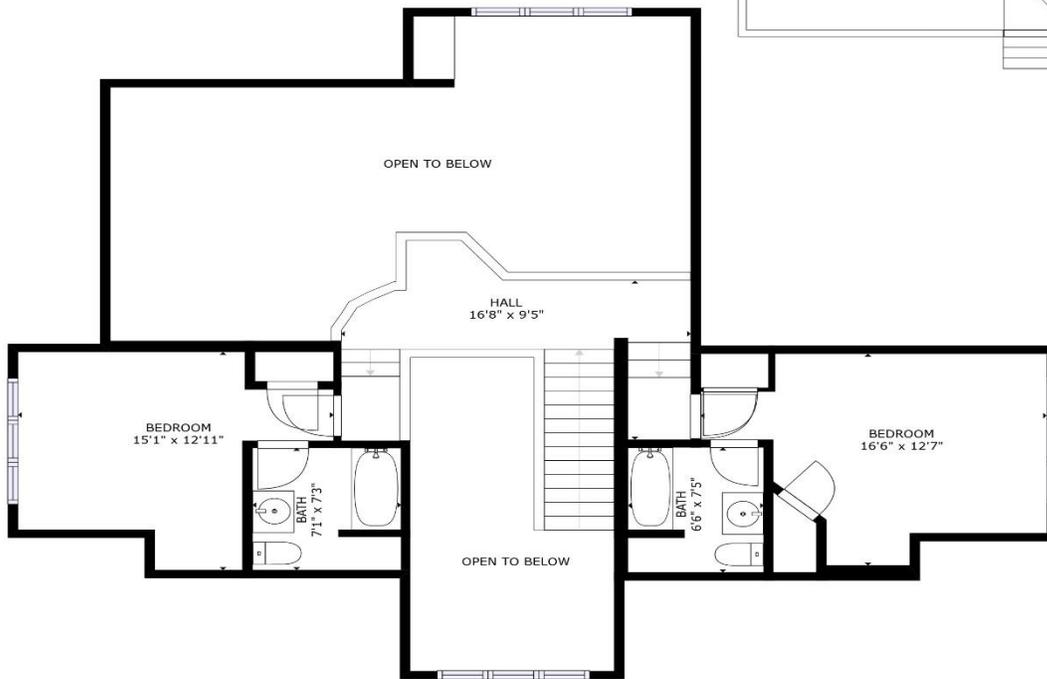
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Floor Plans

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Approximate internal sq ft:
Main level: 1650 sq ft
Upper level: 650 sq ft
Deck: 980 sq ft
Porch: 350 sq ft



Prepared for the exclusive use of Jenny Montgomery and Dockside Realty Ltd.
All measurements are approximate and buyer to verify if important.



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Why We Love Our Pender Island House

It is in some ways a sad time for us to say goodbye to our lovely island and home, personal and health reasons were the deciding factors. We love this house because it started from a plot that nobody could envisage how a house could be built on it, to what you are viewing now. We were not worried about it being plot 13, this was our lucky number being able to move and build in paradise. To us the trail was an advantage, it meant a sixty-six feet privacy barrier with our neighbours; this is a quiet trail with only a few visitors, people walk down, look at the view and walk back. The slope on the other side also gave us the same advantage of a privacy barrier to our neighbours. The majority of our land is accessible, a lot of plots on Hooson Road go down the slope towards the water. We have a kind of diary that we kept when building the house and will leave a copy if you are interested. We started building in 2006 and the first obstacle was we had to build on bedrock, benefits of this we realized after moving in was a massive crawl space for storage and drainage was incorporated so if anything does happen, all the water will instantly drain into a soak away near the trail. It is a Viceroy home and built with the highest grade of lumber. Because the recession happened virtually on the day we started building, we could not afford a metal roof, but this was installed recently. We have replaced most of the lights with LEDs. Being on a well we installed a filter and an ultraviolet sterilization system (replacement bulbs will be provided). To get instant hot water in the kitchen we also installed a recirculating pump with a timer. There is a surprise with the LG cooker, a hidden extractor fan incorporated into the microwave, just push the bottom and it extends. The wood stove was replaced recently and is extremely efficient for heating the house; firewood is for sale if interested. A heat pump was also recently installed to give an economic heat backup and air conditioning if needed; we have never used the air conditioning, even in the heatwave because the house is an East Coast design to keep cool in hot temperatures. The fans in the hallway and living room are set up in a contra rotating system to circulate air efficiently. Over the years we designed the house and garden with retirement and easy maintenance in mind. Most of the areas have weed blocks, the majority of the plants have been tested to survive the island's weather conditions and we have tried making most parts accessible for full enjoyment. In Spring you will experience hundreds of daffodils and bluebells in many parts of the property and the excitement of a variety of perennials coming up to make a colourful summer garden. Porch lights and garage can all be controlled by remote switches from the car. There is wiring installed down the driveway if lights were considered - we decided to enjoy the wonderful display of stars you get in the evening. There has never been a day when we get bored with the view, nobody believes us that it is different every time you look out there. Our favourite is what we call water art, when the air currents make beautiful patterns and as you have hopefully seen from the shots we displayed on the television, sunsets and sunrises are awe inspiring. Lots of wildlife to enjoy, deer, Peregrine Falcons, Bald Eagles, owls, woodpeckers and our favourite, if you put out hummingbird feeders you will see over twenty birds most of the year. We have also been seeing transient whales swimming in Plumper Sound over the past few years. There are also some amazing walks at the top of the road or on Pender Island to enjoy. From sad previous owners who will miss the island, we hope you have as many happy years as we have enjoyed.

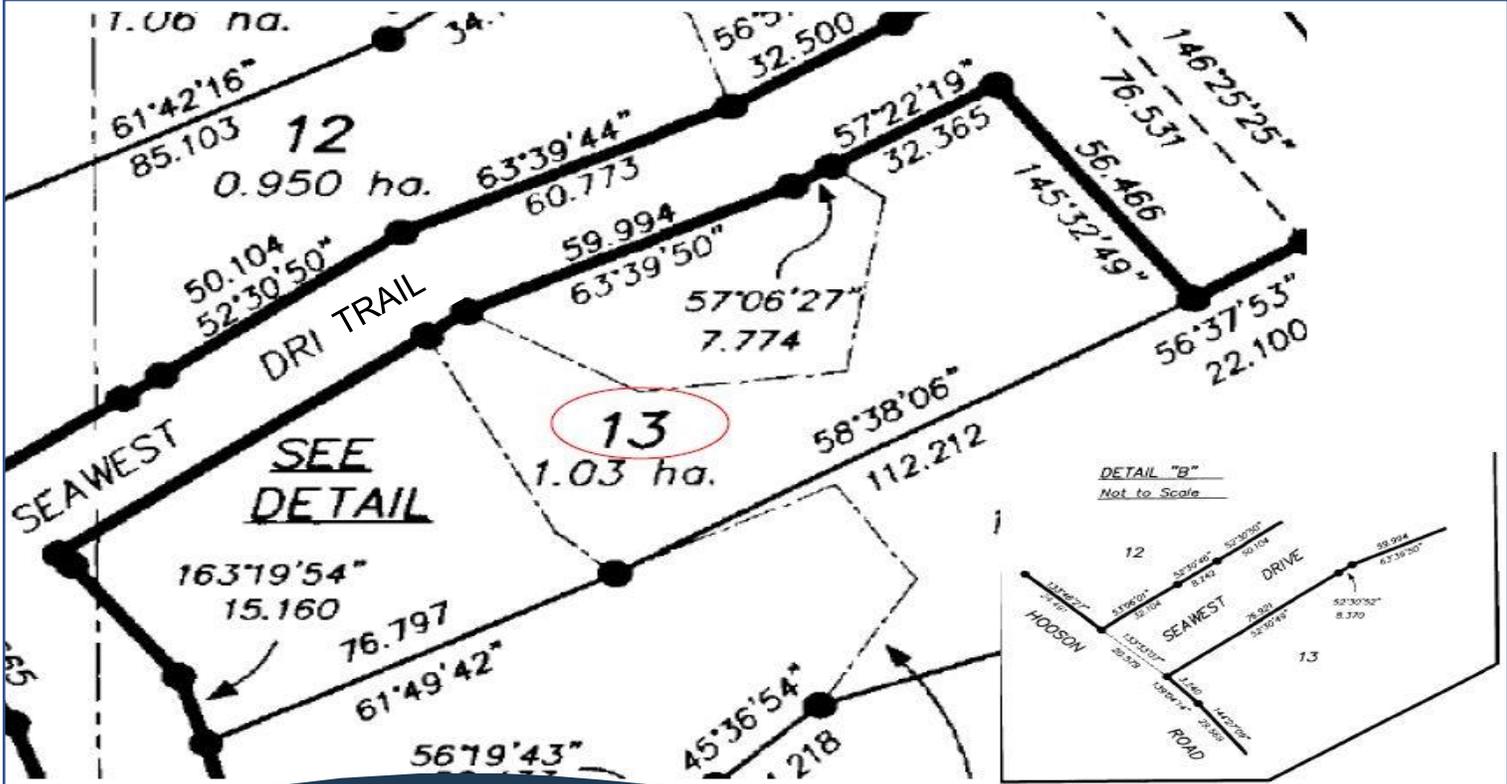


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Plot Plan & Aerial



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