

# Ultimate Oceanfront Sanctuary!



5718 Canal Rd



## *Lot Features*

- *Oceanfront with expansive views*
- *Acreage*
- *535 ft ocean frontage*
- *Private*
- *Nearby marina*
- *Pond, gardens and orchard*

## *House Features*

- *Custom built home*
- *Milled wood from property*
- *Vaulted ceilings & oversized windows*
- *Lower level with large studio and workshop*

## *Location*

- *South Pender with easy access to marina, restaurant & clinic*
- *Close to walking trails & hikes*





# Features & Highlights



**5718 Canal Rd**

*Ultimate Oceanfront Sanctuary on 17.9 private acres with 535' of frontage! Take the winding, scenic driveway through lush forests, past a thriving orchard, to the grand entrance of this stunning, approx 4450 sqft, 4+BR, 3BA home. Impressive Westcoast craftsmanship throughout using milled wood from the property, featuring vaulted ceilings, skylights & oversized windows framing panoramic views of Browning Harbour. Inviting foyer leads to a versatile den with a 3pc BA, perfect as a home office or cozy reading space. Enjoy sunsets over the ocean from the bay window nook, or nestle up to the woodstove in the spacious living-dining RM. Main floor includes an impressive primary BR suite, convenient laundry RM & ample storage. Descend to the lower level & find 3 additional BR's, a fantastic studio space, giant workshop, 2 more woodstoves, plus an oceanfront patio. Separate pumphouse. Tranquil duck ponds. Includes foreshore license for private moorage (Lic. #114249). Nature's haven awaits!*





# Features & Highlights



5718 Canal Rd



**Year Built (est):**  
1995

**Lot Acres:** 17.90

**Bedrooms:** 4

**Bathrooms:** 3

**Fin SqFt:** 4,750

**Unfin SqFt:** 900

**Water:** Drilled well

**Waste:** Septic system

**Foundation:**  
Poured Concrete

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Baseboard  
Electric, Heat pump,  
Wood

**Exposure:** East

**Fireplaces:** 3

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Gulf Islands Vancouver Island

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# Features & Highlights







*5718 Canal Rd*



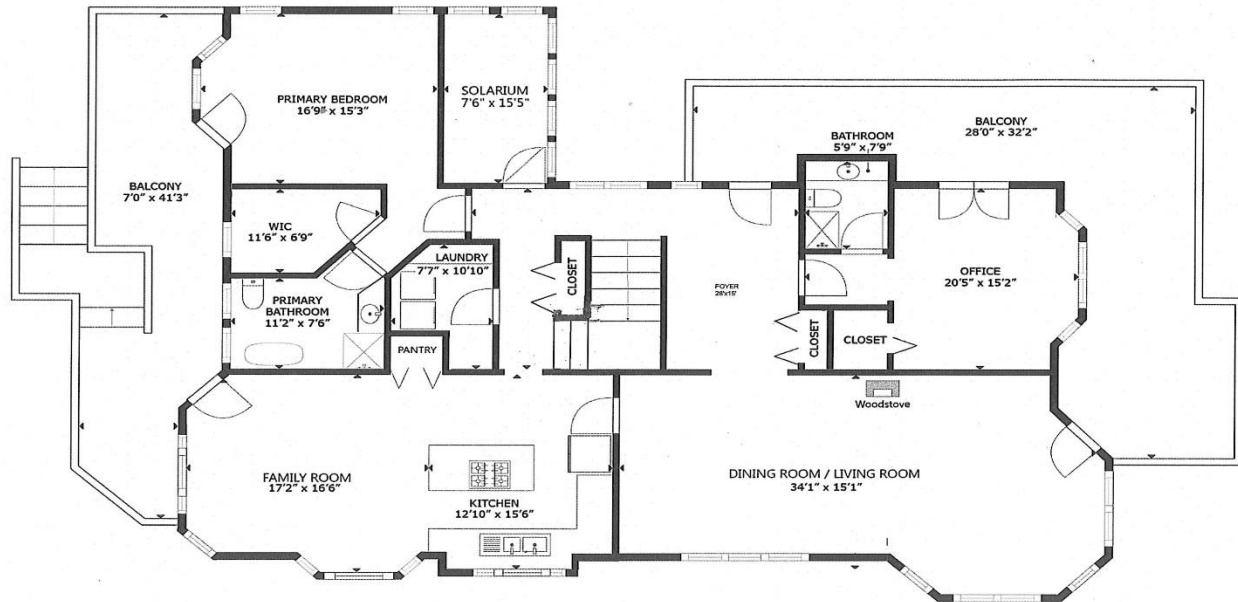
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# Floor Plans

## 5718 Canal Rd

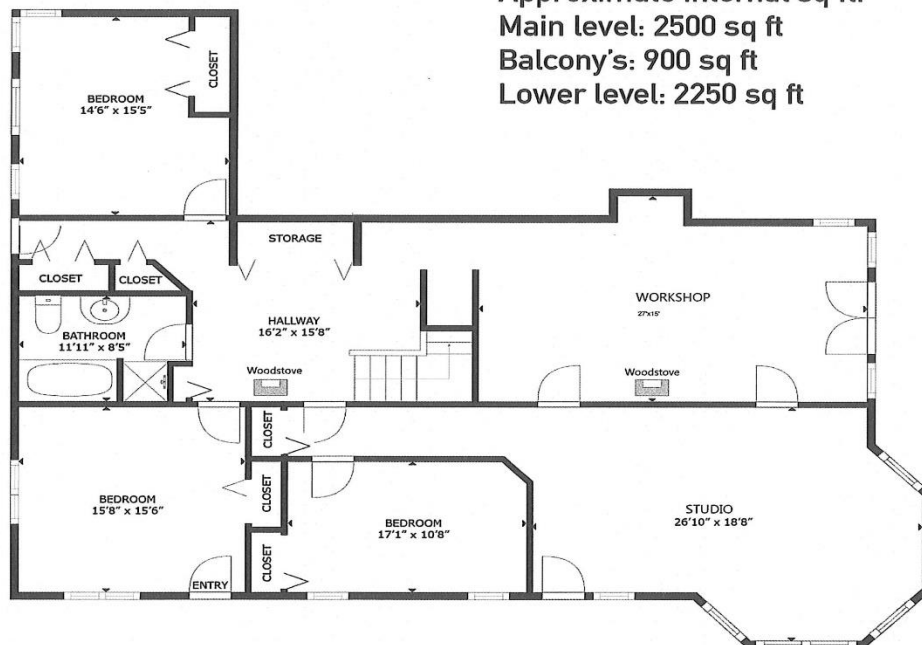


Approximate internal sq ft:

Main level: 2500 sq ft

Balcony's: 900 sq ft

Lower level: 2250 sq ft



North / Ocean side

Prepared for the exclusive use of Sam Boyte and Dockside Realty Ltd.  
All measurements are approximate and Buyer to verify if important.



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## **A Note from the Owners...**

### **5718 Canal Road, Pender Island, BC**

In 1989 we were on the lookout to find a very special property on which to build our new home. We wanted acreage, forest with some arable land, oceanfront, topographically high and dry, unspoiled by development and, finally, privacy, with no close neighbours.

Our attention was drawn to 17.9 acres in a convenient location now known as 5718 Canal Road. It met all our requirements, but to gain access from the main road was going to require some engineering and considerable expense.

We tamped all over the forest, up and down the knolls, envisioned the location of a driveway, and selected a special building site with a commanding view over Browning Harbour. We then took a deep breath and bought the property.

Two weeks with an excavator took care of the road access problem and we were "in". The roadway was put all the way up to the house site. This produced a bounty of fir and cedar logs which we intended to use to build the house. Our house plans were ready by this time, so the logs were cut to the correct lengths and were milled into beams and rafters. These were mostly 4" x 12" and many are prominently visible in the house.

An area was cleared for a future orchard. Beforehand however, the site was used for the saw-mill to cut the lumber. This took about a month. The beams and rafters were then stickered and covered and left for one year to dry thoroughly. This worked rather well since, even today, checks and warping in the beams and rafters is hard to find.

To give our driveway a bit of interest and colour, we planted many specimen trees, including red oak trees and over a hundred Rhododendrons. These plants also surround the orchard and residence.

An estate of this size obviously requires some T.L.C. to keep it up. We are now of an age and health that precludes this attention. Additionally, our home is far too large for just the two of us now that our large family is widely spread and all on their own. Finally, we find ourselves requiring services that can only be obtained elsewhere.

So we are moving on, with mixed emotions. We hate to leave, after having carved this special place out of the wilderness and living here for over thirty years. However, we know it is for the best.

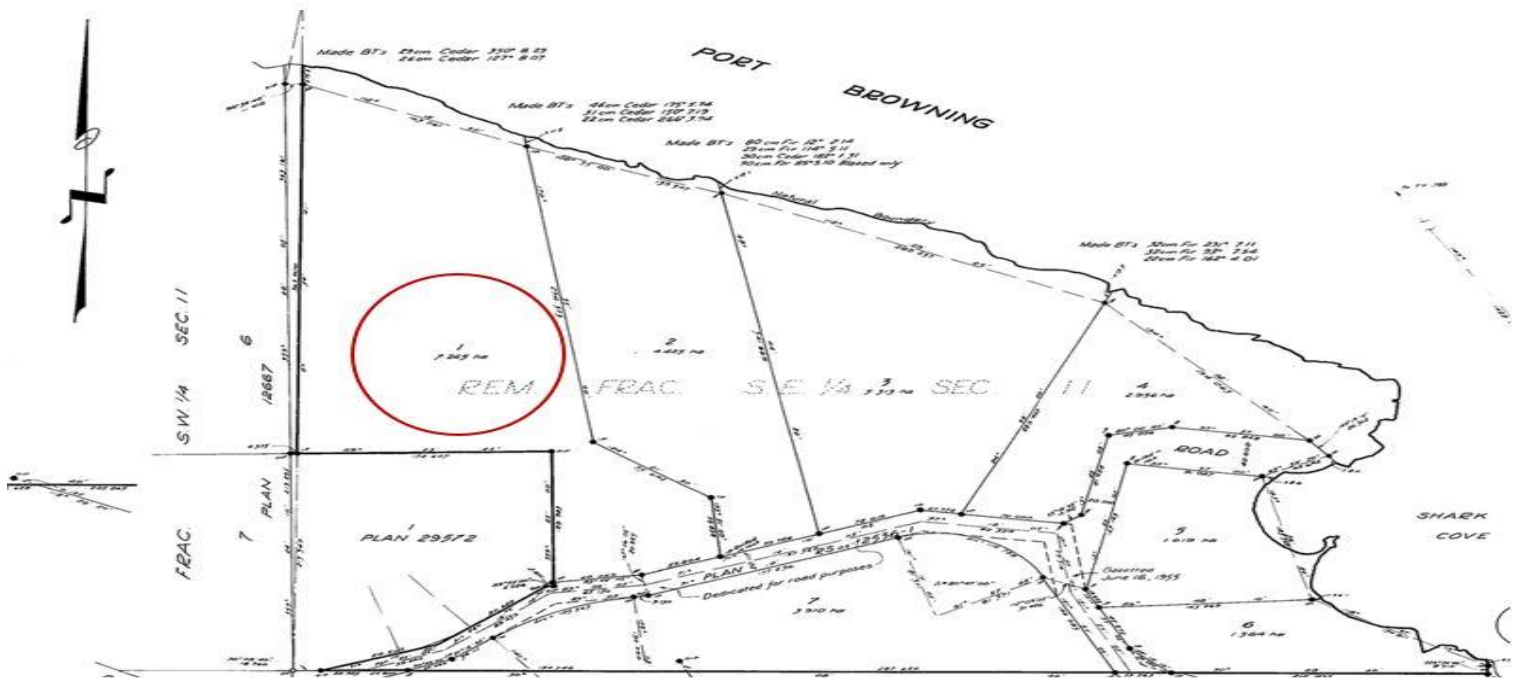
Our hope is that new owners will care for this property and enjoy it as much as we have...

-John & Sue Foote





# Plot Plan & Aerial



Plot Plan — 5718 Canal Road

## 5718 Canal Rd

