

# South Facing Oceanfront Estate!



*5805 Pirates Rd*



## *Additional "Perks"*

- *Eagles perch at eye level*
- *Front row seat to see and hear the "Whale Highway" Sanctuary Zone*
- *Interesting Ship Activity*
- *Cottage permitted under zoning*
- *View of Mt. Norman from Kitchen*
- *Passive Solar Heat*
- *Sheltered Oceanside deck*
- *Extremely Efficient Fireplace*
- *Heated Floor in Murphy room*
- *Carefully placed windows capture special views from each room*
- *"Secret" path to Magic Lake*
- *Access to Ocean for the Adventurous*
- *Low Maintenance Yard*
- *Great Well*
- *Privacy, Privacy, Privacy!*



**Dockside Realty**  
Gulf Islands Vancouver Island

Pender Island • Saturna Island • Vancouver Island

[www.DocksideRealty.ca](http://www.DocksideRealty.ca)

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# Features & Highlights



*5805 Pirates Rd*

*Breathtaking Ocean Vistas set the stage for this extremely private 10-acre South facing oceanfront estate, with seemingly endless views over Swanson Channel, the Olympic Peninsula & beyond. The serenity in this natural setting where eagles glide above & orcas swim below is stunning in every aspect. Approximately 2600 sq ft, 3+BR, 3BA, with open plan living on two spacious levels, offering flexibility & comfort for both family & guests. Massive, vaulted ceilings, with dramatic views from all principal rooms. Over 1600 sq ft of sun-soaked decks, complete with covered hot tub. There's even a putting green! This is most certainly a one-of-a-kind opportunity in the Southern Gulf Islands.*



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**Year Built (est):**  
1992

**Lot Acres:** 10.0

**Bedrooms:** 3

**Bathrooms:** 3

**Fin SqFt:** 2,600

**Unfin SqFt:** 1,600

**Water:** Drilled well

**Waste:** Septic system

**Foundation:**  
Pillar/Post/Pier  
Concrete Poured,

**Roof:** Metal

**Heat:** Electric,  
Wood

**Lot Features:**  
- Oceanfront  
- Expansive views  
- Southern exposure  
- Private

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# Owners Note

## A Note from the Owners of 5905 Pirates Road...

Welcome to our Swanson View Home!

We hope the new owners love, love, love being here as much as we do. Each day brings a different perspective...whether it is the changing skies, the birds flying by at eye-level on the thermal breeze, or the sound and sights of the whales as they pass below.

We have enjoyed many gatherings hosting family and friends, fresh caught crab/prawn feasts on the deck, putting green tournaments, walks down to the private path to the Magic Lake swimming hole and laughing and singing around a fire on the deck until late in the night.

We have also greatly appreciated the utter tranquility when it's just the two of us taking in the sunset from the upper deck, watching the stars from the hot tub, or inside watching a movie next to a cozy fire.

The 10-acre property not only affords tons of privacy, little maintenance, but also the potential for future development with outbuildings and a guest cottage; not-to-mention, a never-ending supply of firewood!

It's a very special place.

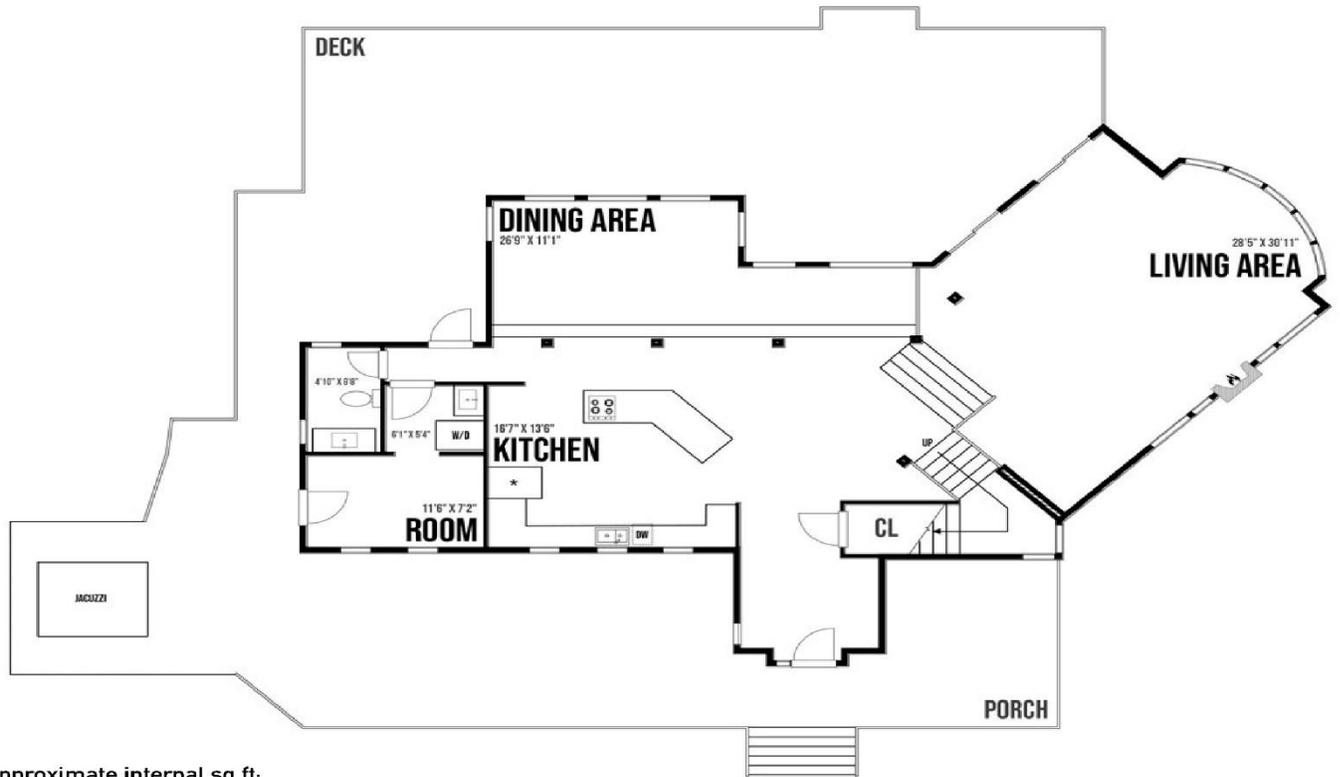
**Included:** appliances, hot tub, shed in yard, wall bed

\*some furniture & décor may be negotiable



# Floor Plans

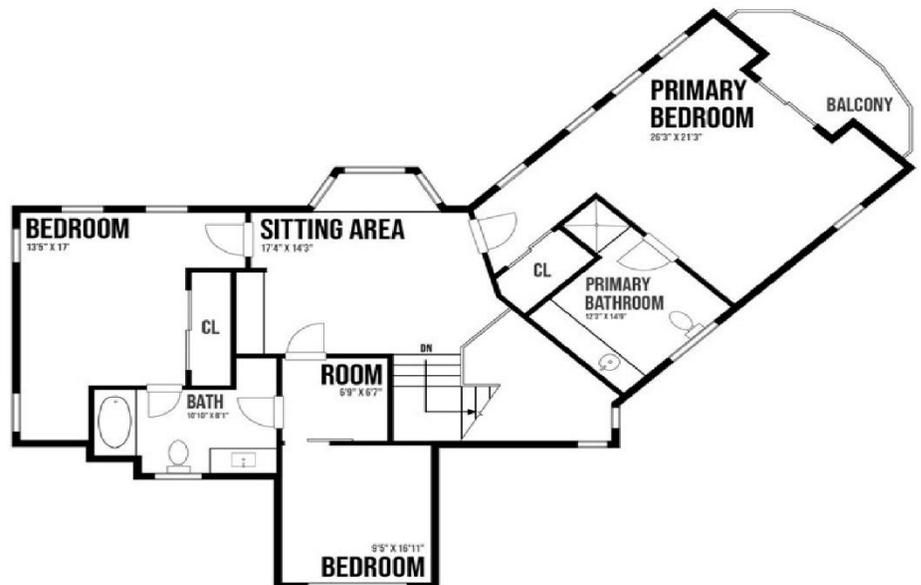
## 5805 Pirates Rd - Pender Island



Approximate internal sq ft:

- Main level:
- Living area: 520 sq ft
- Kitchen: 350 sq ft
- Dining area: 250 sq ft
- Hallways: 300 sq ft
- Mudroom: 90 sq ft
- Laundry: 40 sq ft
- Bathroom: 50 sq ft
- Deck: 1500 sq ft
- Porch: 600 sq ft
- Main level: 1600 sq ft internal

- Upper level:
- Primary bedroom: 265 sq ft
- Ensuite: 90 sq ft
- Balcony: 60 sq ft
- Bedroom: 175 sq ft
- Bedroom: 150 sq ft
- Bathroom: 70 sq ft
- Sitting area: 150 sq ft
- Staircase: 100 sq ft
- Upper level: 1000 sq ft internal



Prepared for the exclusive use of Sam Boyte - Docksde Realty and Blair Watling - Newport Realty  
All measurements are approximate and Buyer to verify if important

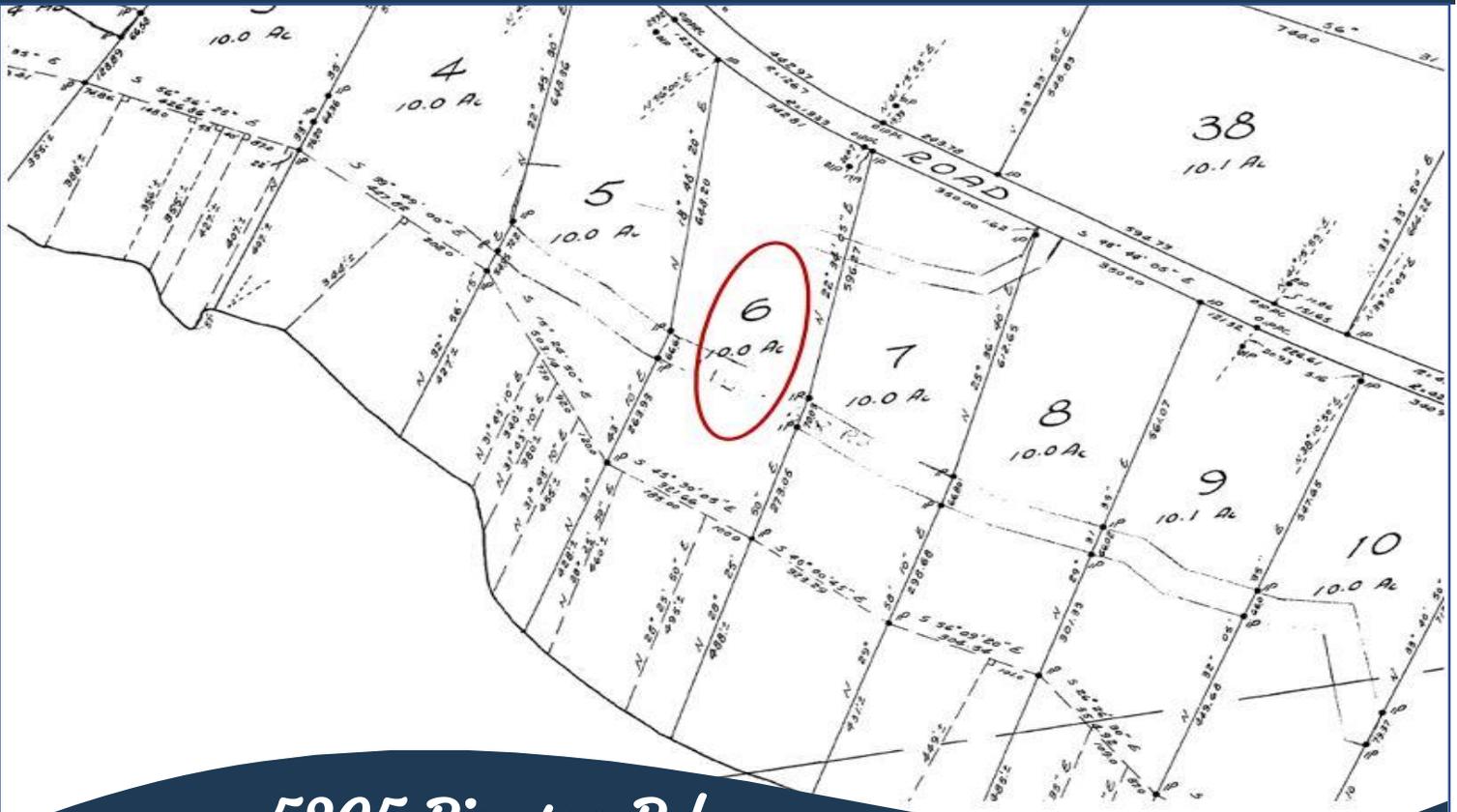


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# Plot Plan & Aerial



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