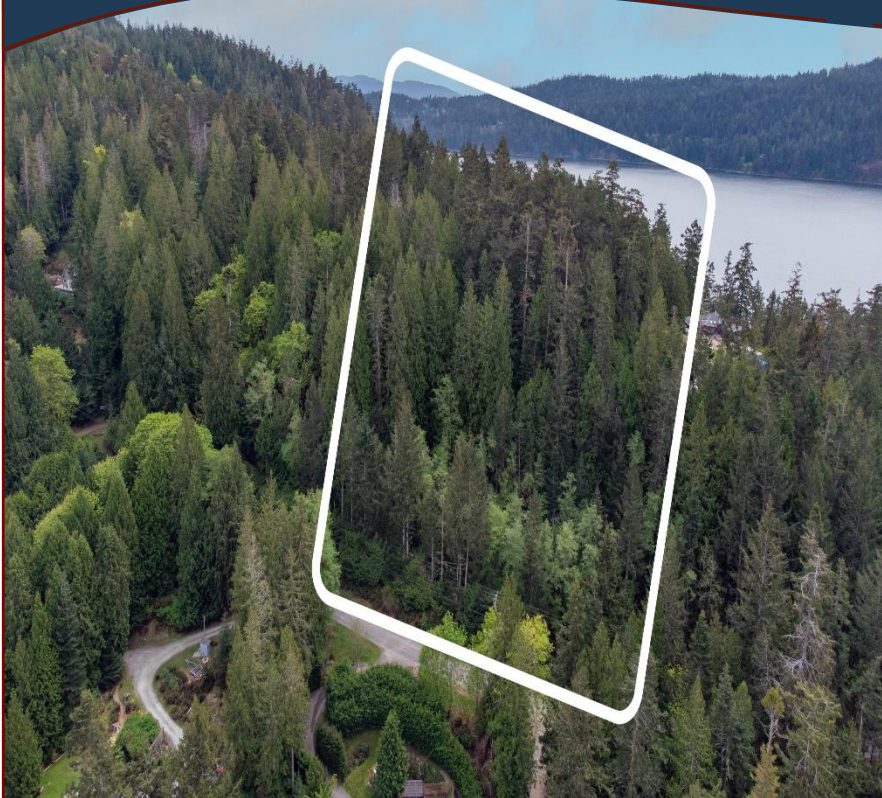
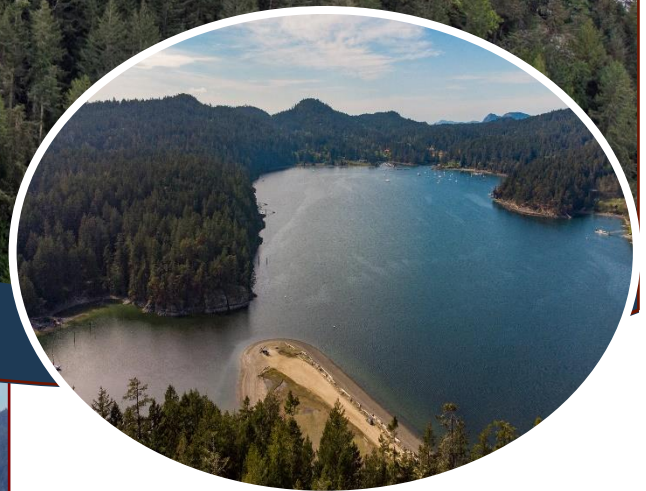


# Pristine Ocean View Acreage!



8803 Canal Rd



**Pristine, Ocean View Acreage on Rural South Pender Island! 8803 Canal Road (Lot 17) has been left untouched by the current owners for more than 40 years. Located directly across from the beach access at Mortimer Spit, this property is calling out to someone who is looking to secure green space for future generations. Ideally suited to an ecologically sensitive development, following the guidelines recommended by the Islands Trust. Large Cedar and Douglas Fir stands are abundant throughout this sloping, approximately 5.68-acre property. There are some level areas near the road frontage. A steep embankment leads up to the top ridge, where the ocean & mountain view potential is spectacular. Needs a drilled well or rainwater catchment & a septic system for development. This park-like, undeveloped forest, located in one of the most beautiful areas on Pender Island, is a legacy property in the making!**



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Sidney: 250-656-5062  
info@DocksiderRealty.ca

Driftwood: 250-629-3383  
Saturna: 250-539-2121  
www.DocksiderRealty.ca

# Property Details



8803 Canal Rd



**Lot Acres:** 5.78

**Water:** Drilled well or rain catchment system required

**Waste:** Septic system required

**Perc Test:** No

**Services:** Hydro at lot line

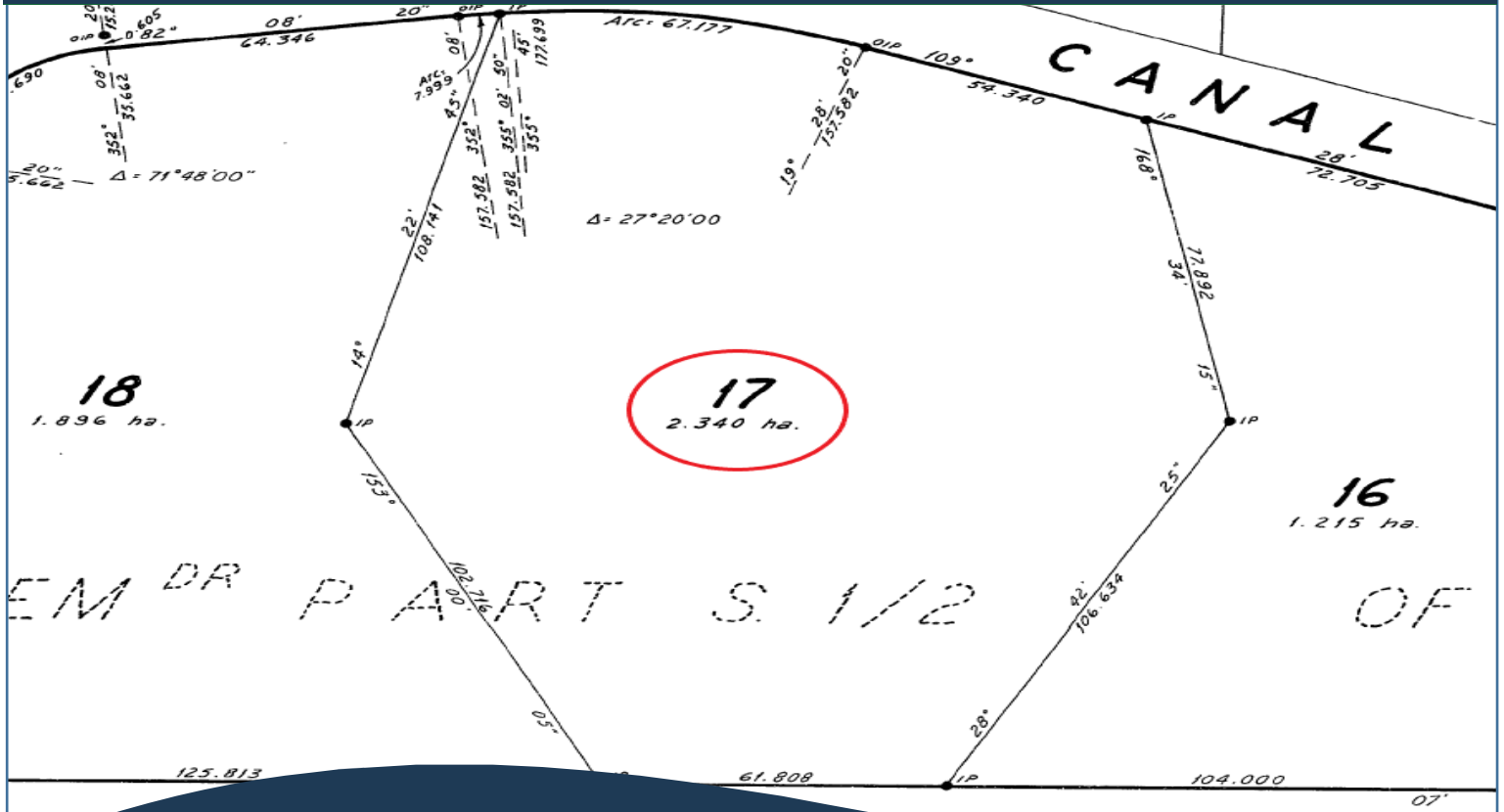
**Driveway:** None

**Bldg Scheme:** No

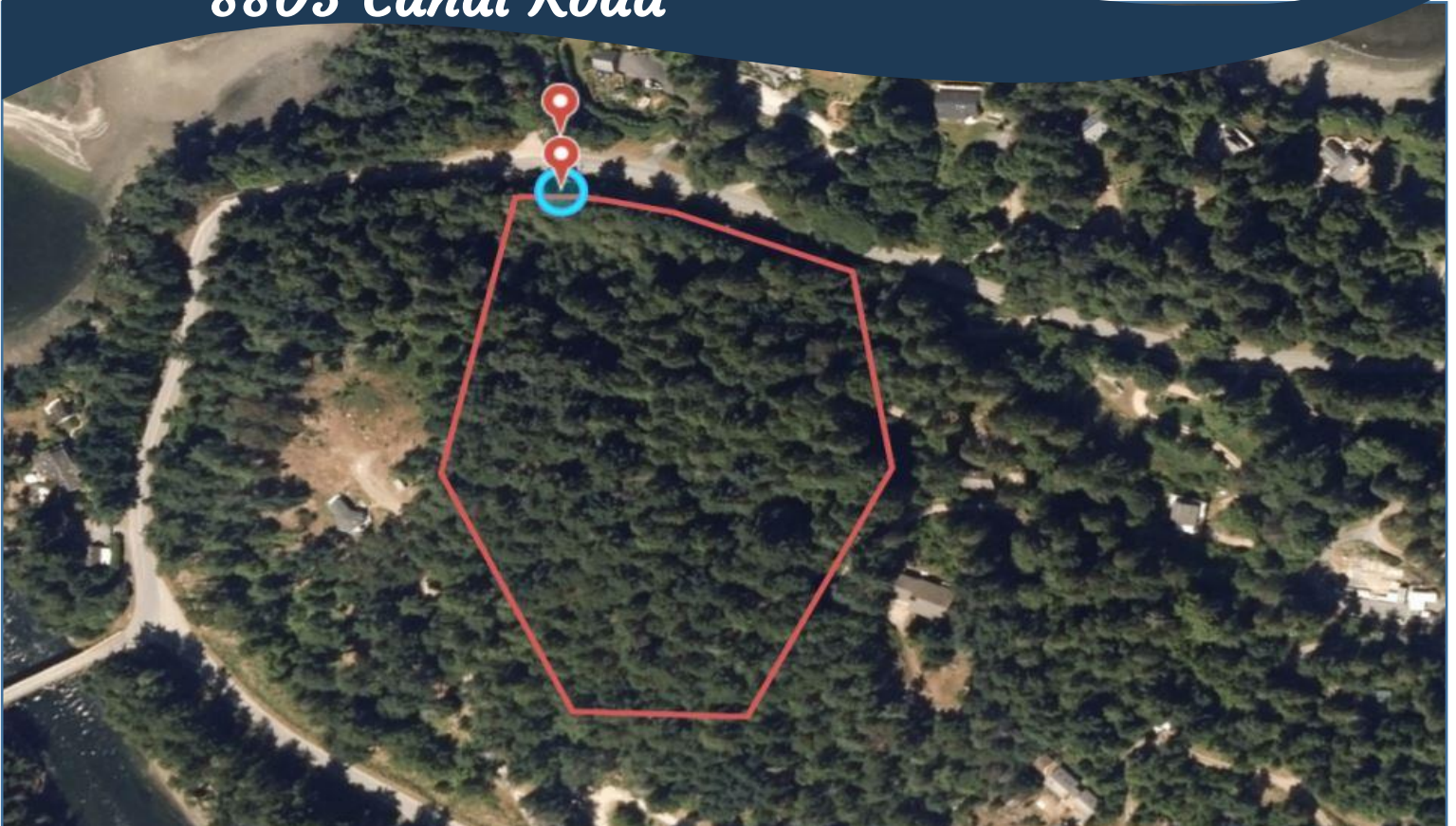
**Lot Features:**

- Ocean Views
- Private
- Quiet area
- Pristine old growth forest
- Sloping
- Across street from beach

# Plot Plan and Aerial View



8803 Canal Road

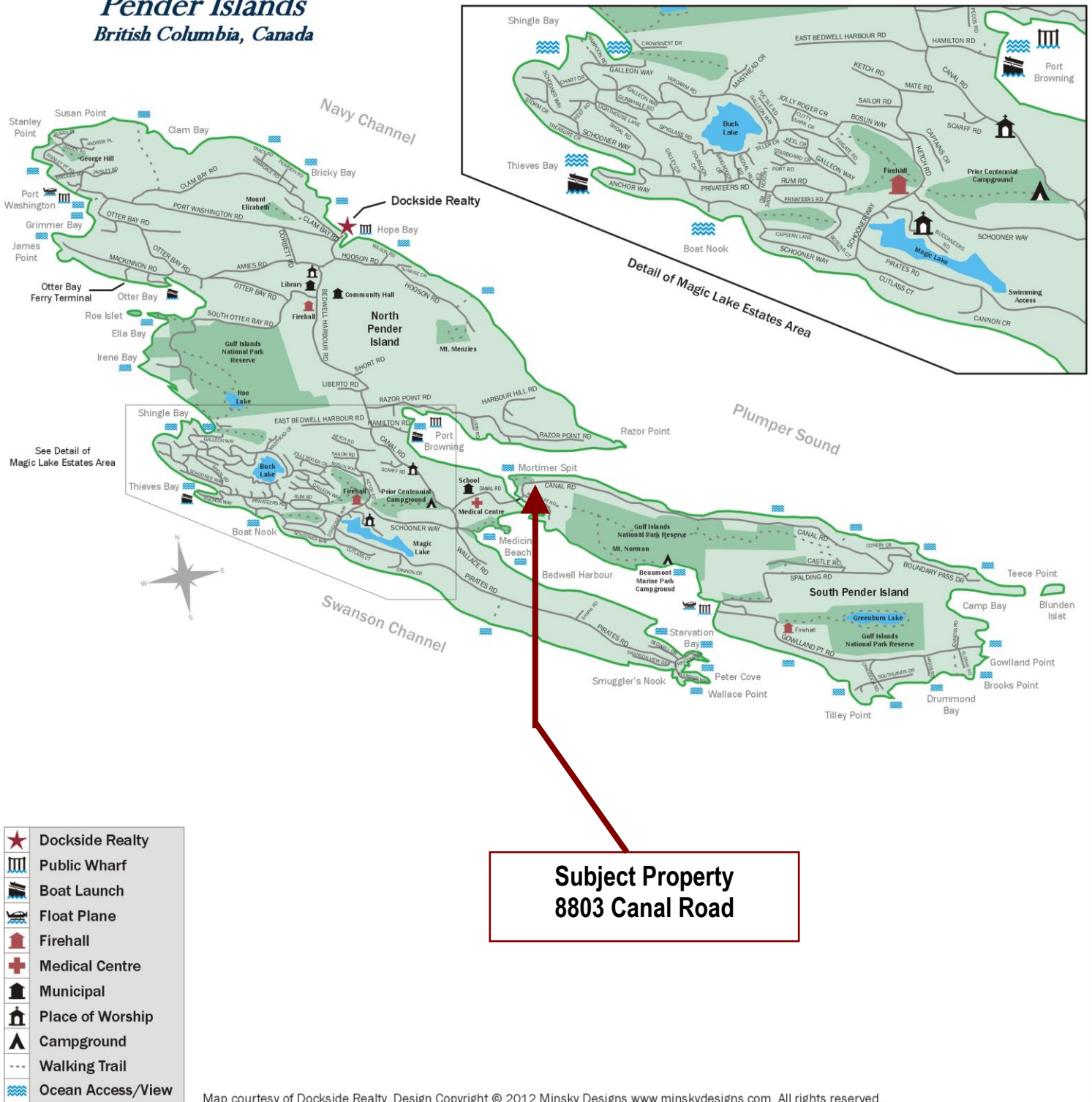


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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
8803 Canal Road**

**DISCLAIMER:** While every effort is made to provide reliable information, Docksider 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.



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