

Beautiful West Coast Cottage!



8807 Canal Rd



Property goes to just under the top of the ridge



Room to Grow! Custom built by the current owner, this delightful cottage on 2.47 quiet & private acres has been carefully designed to maximize usable space in a smaller footprint. 625-sqft, 1BR, 1 4PC BA, plus an office/laundry room & sleeping loft. Property is zoned for a cottage plus a main house, so you can live full or part time in the existing building while your plan your dream home. But you might just fall in love with everything as it is! Winding driveway connects to both the lower & upper levels, so you can drive right up to the front door. Giant wrap-around deck is perfect for taking in the natural beauty. A separate driveway access to a levelled area is great for R/V parking. There are some ocean glimpses through the trees & the views could be improved with selective tree clearing.



Property Details



8807 Canal Rd



Year Built (est): 1996

Lot Acres: 2.47

Bedrooms: 1

Bathrooms: 1

Fin SqFt: 625

Unfin SqFt: 814

Bsmt: Unfinished;
walk-out access

Bsmt Height: 9 ft

Water: Drilled Well

Waste: Septic
System

Driveway: Gravel/dirt

Foundation:

Concrete Poured

Roof: Asphalt
shingle

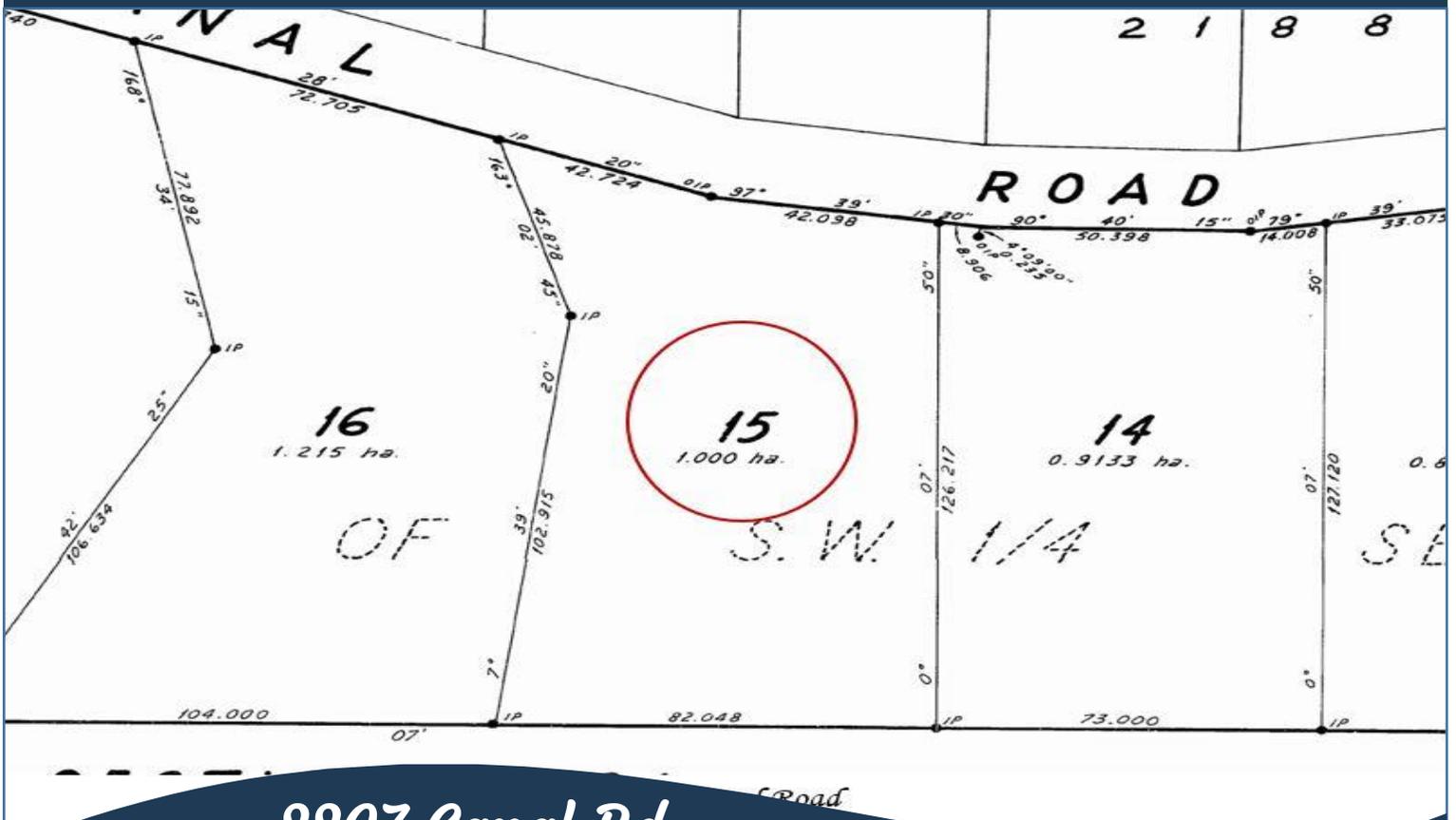
Ext Fin: Wood

Heat: Baseboard
Electric

Lot Features:

- Acreage
- Sloping
- Fenced garden
- Total Privacy
- Park-like setting

Plot Plan and Aerial View



8807 Canal Rd

Aerial - 8807 Canal

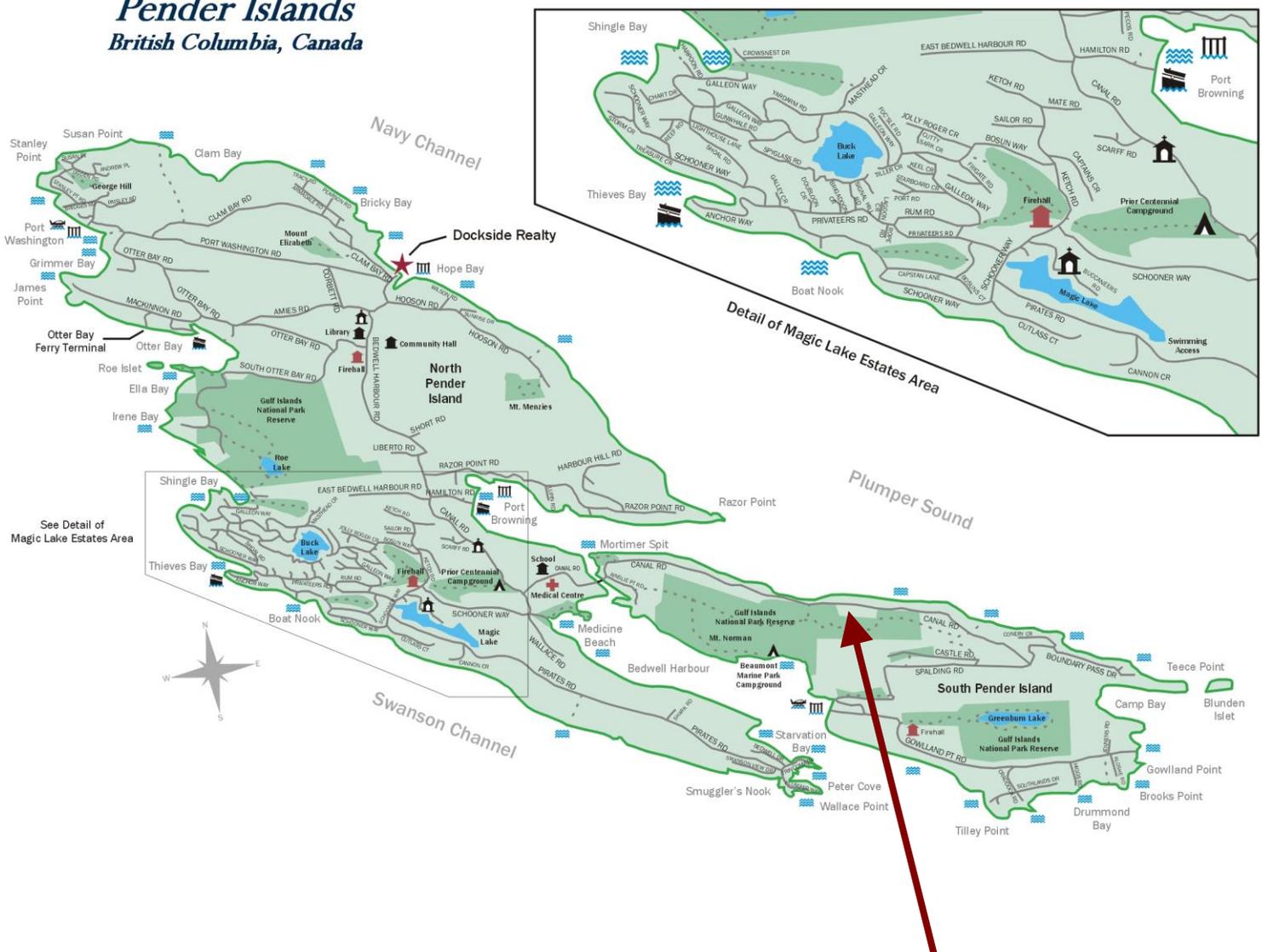


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Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
8807 Canal Road**

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

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