

# STUNNING OCEANFRONT ESTATE



8968 GOWLLAND PT RD







**Escape to your private oceanfront paradise! Offering endless possibilities on 5.64 acres of prime oceanfront property, this one of a kind estate is complete with 3 bedroom renovated farmhouse, deluxe 2 bedroom, self-contained cottage (both with stunning views) and a suite/flex room with Ensuite over the garage; ample space for family and friends to enjoy whale watching and the constant parade of marine traffic to the south. Dwellings, garage & workshop, detached workshop/studio along with other outbuildings are surrounded by 2.3 acres of deer fence protecting the extensive orchard, ornamental and kitchen gardens. Professionally installed auto irrigation system fed by the property's pond + 2 automatic generator systems serving the house, cottage, garage and detached shed make it easy to manage the property remotely. Only half a kilometer to Poet's Cove Resort & Marina where you can moor your boat! Please contact Realtor for comprehensive list of high value equipment included in sale.**





# Features & Improvements

## Lot and House Features:

- 5.64 private oceanfront acreage with expansive views and stair access to beach
- Farmhouse style main house with deluxe 2-bedroom cottage and large suite over garage
- Large, scenic and functional irrigation pond, complete with small dock & rowboat and approved groundwater license
- Prolific shallow well producing high quality water feeding 2 storage cisterns – tested yearly
- Beautiful landscaping with orchards, established gardens, raised vegetable and berry gardens
- Automatic irrigation system (Rachio) serving large garden – can be operated remotely
- 2+ acres of deer fencing surrounding all improvements, gardens and orchard
- Wolf dual fuel range and hood in beautiful farmhouse kitchen
- Fully finished/heated 20X30 garage, plus large workshop with attached outdoor lean-to complete with commercial table saw and compound mitre saw
- Large heated and insulated shed above concrete cistern also housing irrigation pumps



## List of improvements:

- UV dynamics 400E water disinfection system for potable water, 2020
- Samsung ductless Heat Pump system with 2 indoor units (one/floor); AC/heat, 2022
- Electric water heater, John Woods, 2024
- Residential wastewater treatment system "Whitewater"
- Approx. 8500-gallon concrete below ground potable water storage system plus 400-gallon cistern in crawl space under farmhouse
- Approx. 800-gallon black poly auxiliary water storage tank with several hundred feet of 1/12" firehose and high capacity Honda fire pump (near workshop)
- 2 Generac 22kw air-cooled propane generators, fully automatic. One covers farmhouse and 2<sup>nd</sup> covers cottage and outbuildings. Exception is clothes washer & dryer.
- 2X500 gallon propane tanks, leased from Superior Propane
- Over 800 ft of driveway, surfaced with quality clear crushed rock (dust and puddle free)
- Farmhouse, garage, workshop, shed and log cabin recently re-roofed



# Floor Plan

## 8968 Gowlland Point Rd Main House

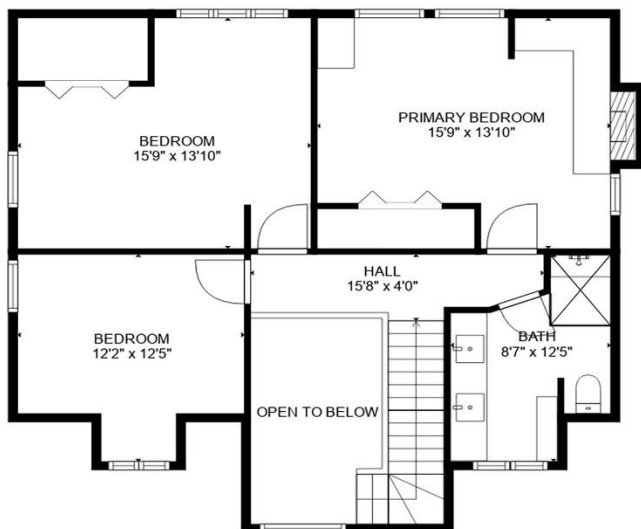
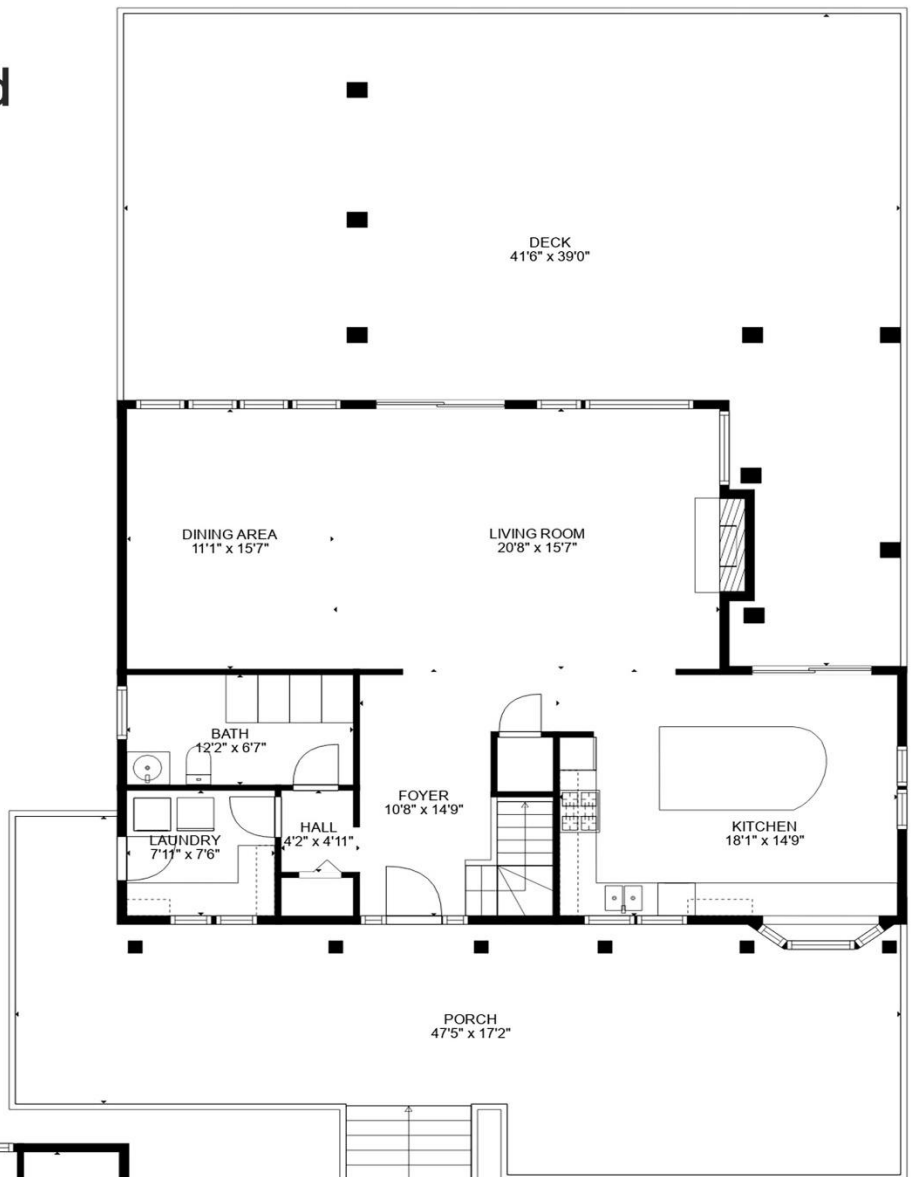
Approximate internal sq ft:

Main level: 1125 sq ft

Deck: 1150 sq ft

Porch: 700 sq ft

Upper level: 775 sq ft



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All measurements are approximate, buyer to verify if important

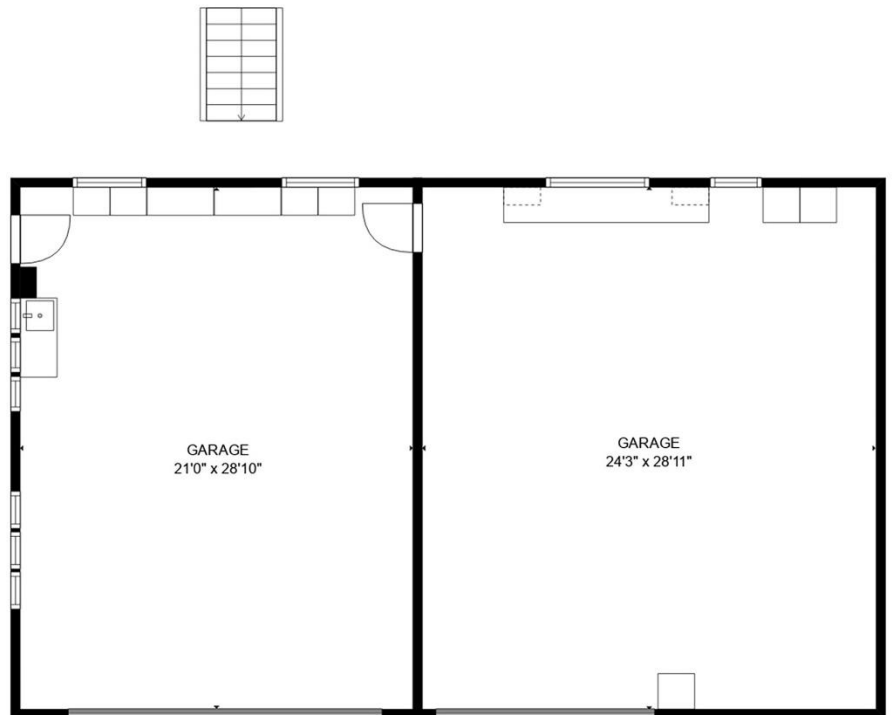


**8968**  
**Gowlland Point Rd**  
**Guest House & Garage**

Approximate internal sq ft:  
 Guest house: 600 sq ft  
 Deck: 275 sq ft  
 Garage: 1325 sq ft  
 Upper level: 400 sq ft



Upper level:



Garage:

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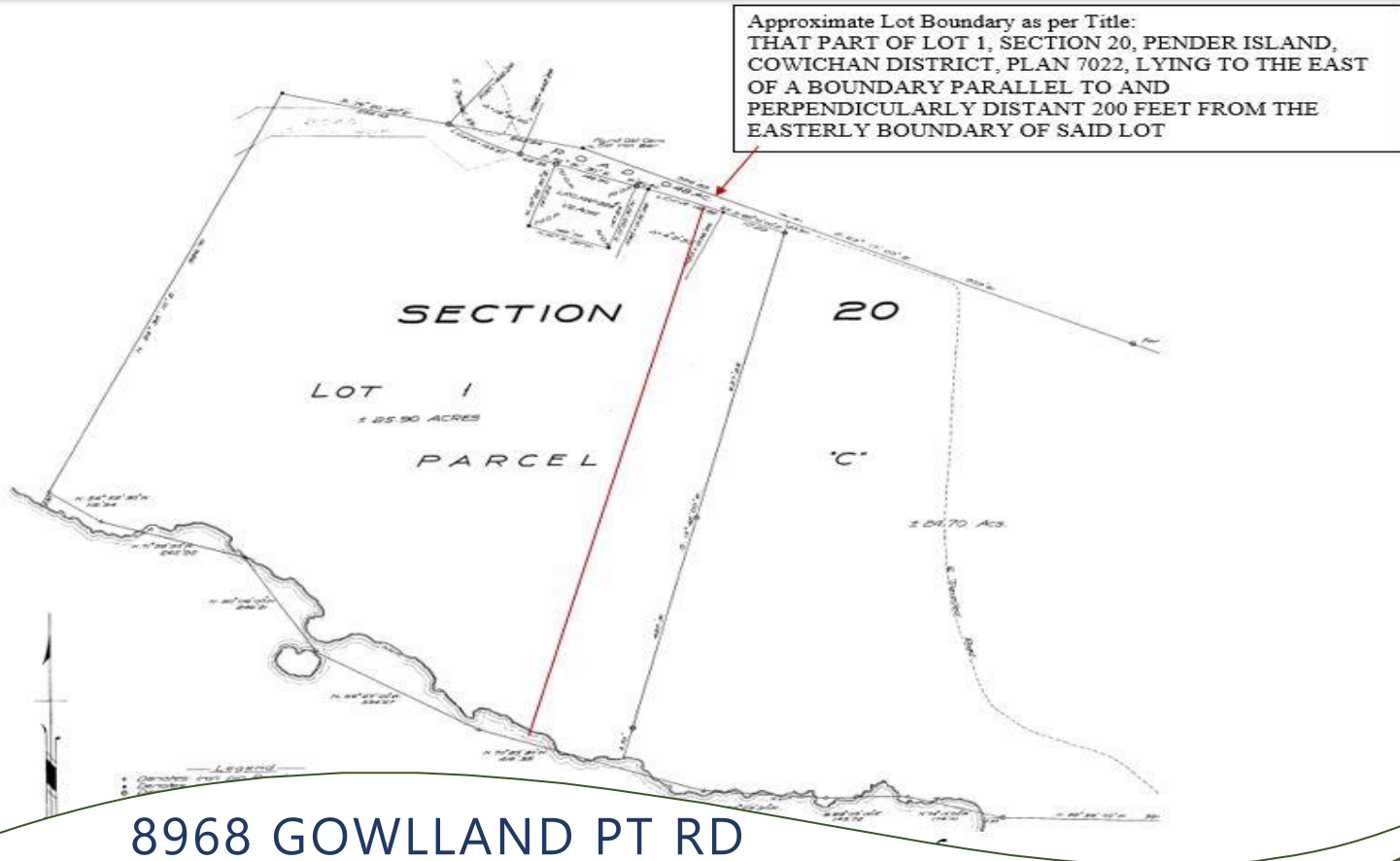






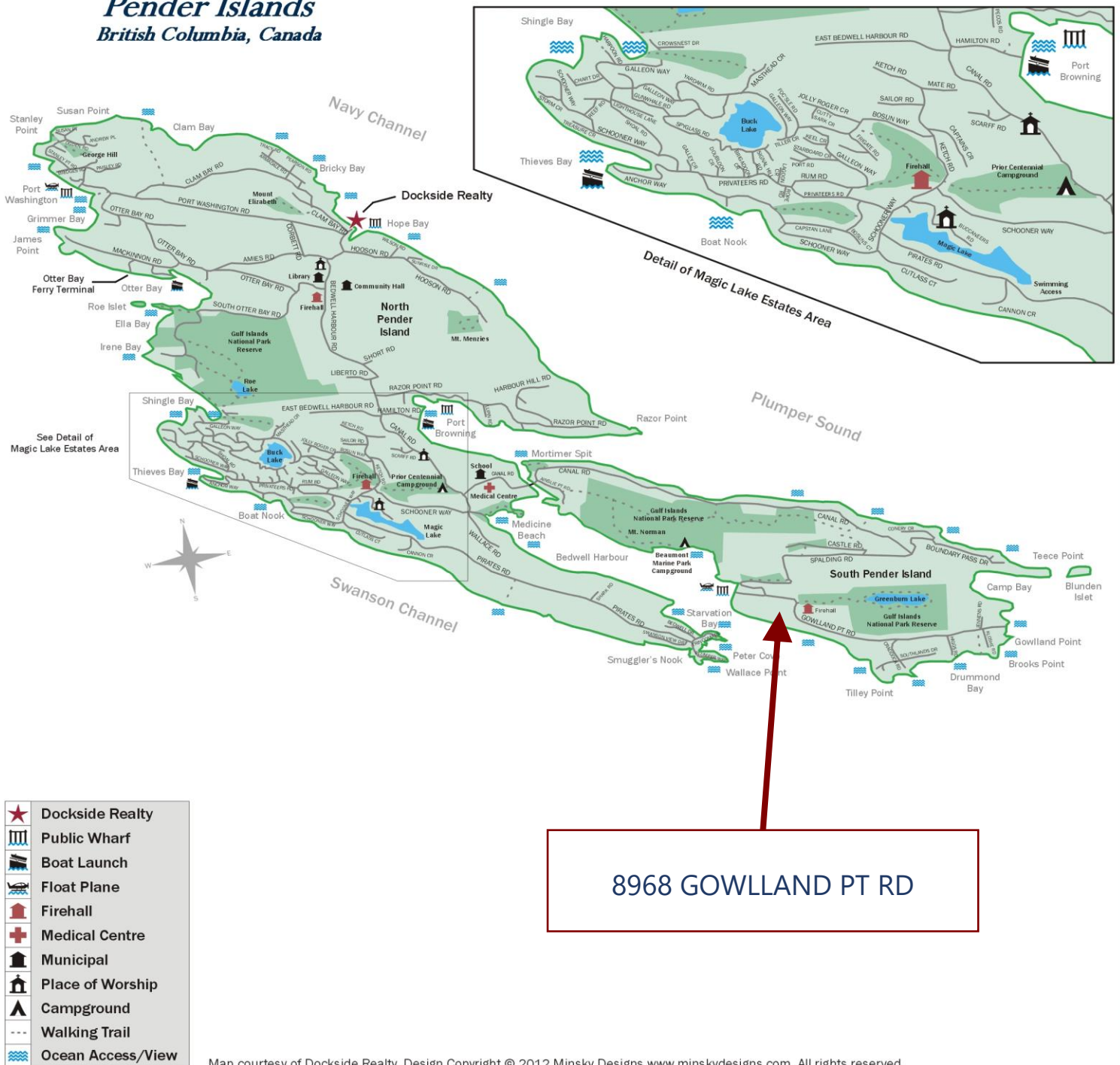


## PLOT PLAN & AERIAL VIEW



# PENDER ISLAND MAP

## *Pender Islands* British Columbia, Canada



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