

Exclusive Oceanfront Home!



9888 Canal Rd



The perfect flexible-use ocean front home – or a fantastic opportunity for a B&B business! This custom-built home features solid cedar construction and earthquake engineering on improvements. Cozy main level living has 2 bedrooms, 2 baths, kitchen, high ceilings with fir beams, oak and tile floors, European custom fireplace with a pizza oven, wood windows & doors and a spacious outdoor deck with beautiful views of the ocean, Saturna and Mt. Baker in the distance. A 437-sqft main level self-contained studio has its own private deck. The lower level can be kept as a revenue generating property or 2 self-contained rooms for visiting family & friends. Each room has 'music studio' quality soundproofing in ceilings and walls. Rooms include their own kitchenettes with Caesarstone countertops, showers and seating areas for open concept living. There are radiant heated floors on both the main & lower levels with a built-in central vacuum system. Outside are the 2900-gallon cisterns, blue water sewage treatment plant and 'instant on' generator with 2 large propane tanks - all on a park-like acre. Relax in the large hot tub and enjoy the views & your peaceful oasis on Pender Island! All measurements are approximate.



Dockside Realty
Gulf Islands Vancouver Island

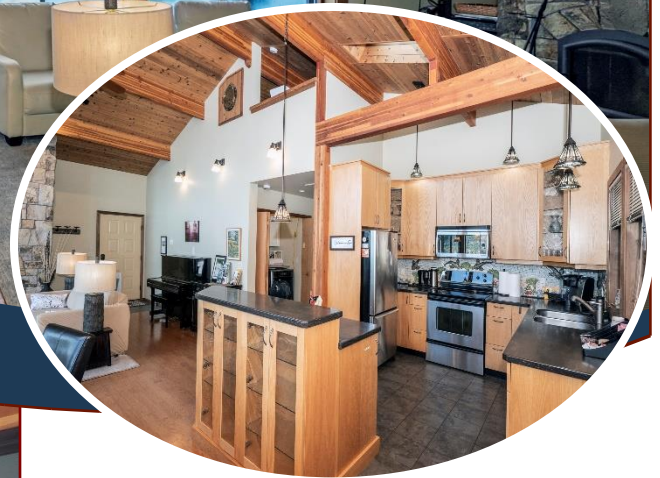
Hope Bay: 250-629-3166
Sidney: 250-656-5062
info@DocksideRealty.ca

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

Property Details



9888 Canal Rd



Year Built (est): 2007

Lot Acres: 1.00

Bedrooms: 5

Bathrooms: 5

Fin SqFt: 2,491

Unfin SqFt: 0

Bsmt: Finished

Bsmt Height: 8 ft
Full, Walk-out access
with windows

Water: Drilled Well

Waste: Septic
System

Driveway: Paved

Foundation:

Concrete Poured

Roof: Metal

Ext Fin: Wood

Fuel: Electric, Wood

Heat: Baseboard,
Electric, Wood,
Radiant Floor

Lot Features:

- Oceanfront
- Private
- SW Exposure
- Level Entry
- B&B Potential

Plot Plan and Aerial View

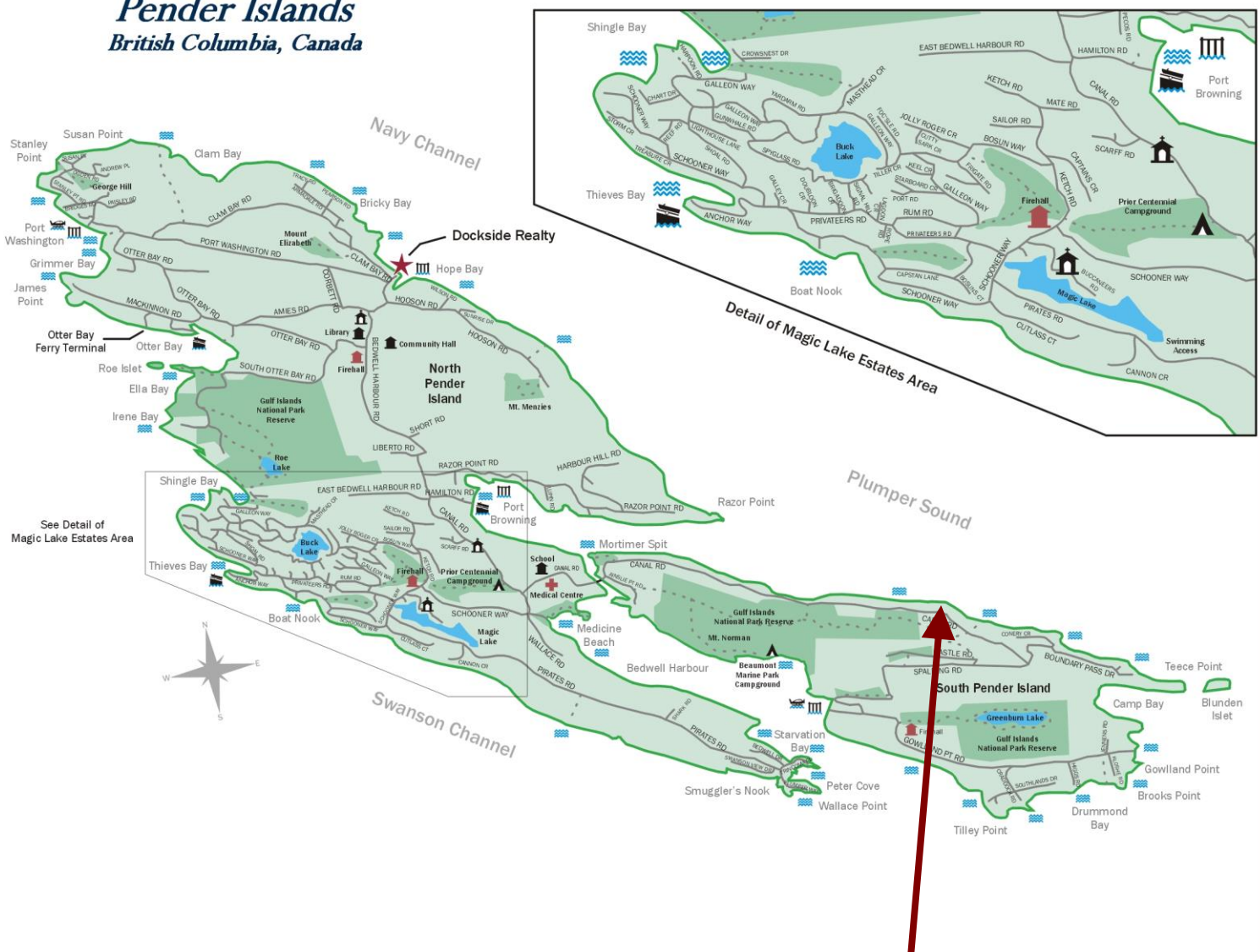


9888 Canal Rd



Pender Islands Map

Pender Islands British Columbia, Canada



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

**Subject Property
9888 Canal Road**

Map courtesy of Docksider Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

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.



Hope Bay: 250-629-3166
Sidney: 250-656-5062
info@DocksiderRealty.ca

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