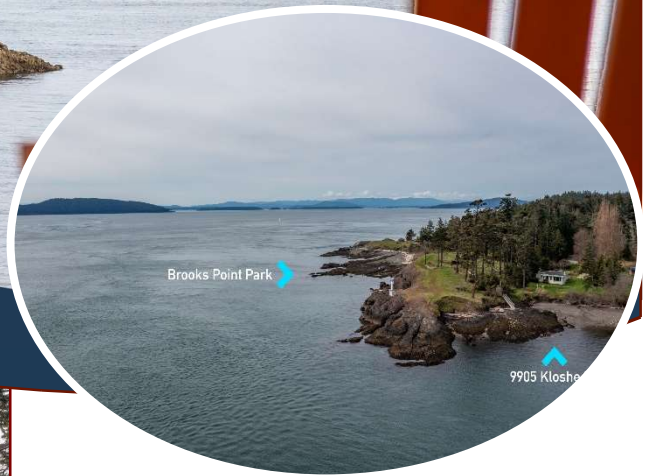


Walk-On Waterfront Acreage!



9905 Kloshe Rd



Lot Features

- *Oceanfront with expansive views*
- *Acreage*
- *Walk-on access to quiet beach*
- *Private*
- *Nearby marina*
- *Fenced gardens and fruit trees*

House Features

- *One level rancher*
- *Extensively renovated*
- *Separate studio/quest cottage*
- *Large, detached garage/workshop*

Location

- *South Pender*
- *Bordering parkland*
- *Marina & restaurant nearby*
- *Level beach for easy kayak launch*

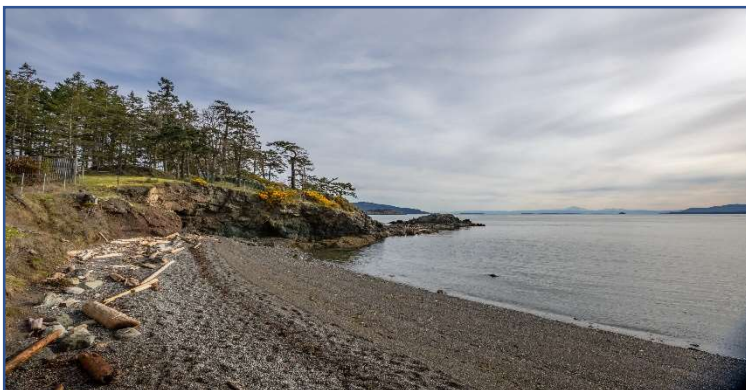


Features & Highlights



9905 Kloshe Rd

Walk-On Waterfront Dream Property on South Pender Island! Located at the utmost tip of South Pender Island & bordering pristine parkland, this exquisite approximately 1.2 acre property has been impeccably cared for since it was purchased in 1989 by the current owners. Extensively renovated and updated in 2002, this 1800 sqft, 3BR, 2BA, one-level rancher is modern, elegant, with a light-filled open plan that is move-in ready. Enjoy breathtaking views of Mt. Baker & beyond from almost every room. Savour the peaceful sound of lapping waves in the evenings while you relax on the deck. A delightful studio provides excellent accommodation for guests. As an added bonus, the detached double garage is perfect for the home hobbyist. Fantastic micro-climate for sustainable growing, with established fenced gardens & fruit trees. Truly an irreplaceable location in the Southern Gulf Islands. Properties of this caliber tend to be held for many generations. Time to begin a family legacy of your own!



Features & Highlights



9905 Kloshe Rd



Year Built (est):
1974

Lot Acres: 1.20

Bedrooms: 4

Bathrooms: 3

Fin SqFt: 2,175

Unfin SqFt: 900

Water: Shallow well,
Cistern

Waste: Septic system

Foundation:
Poured Concrete

Roof: Asphalt
torch -on

Ext Fin: Wood

Heat: Baseboard,
Heat-Pump, Wood

Exposure: East

Fireplaces: 1

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Features & Highlights





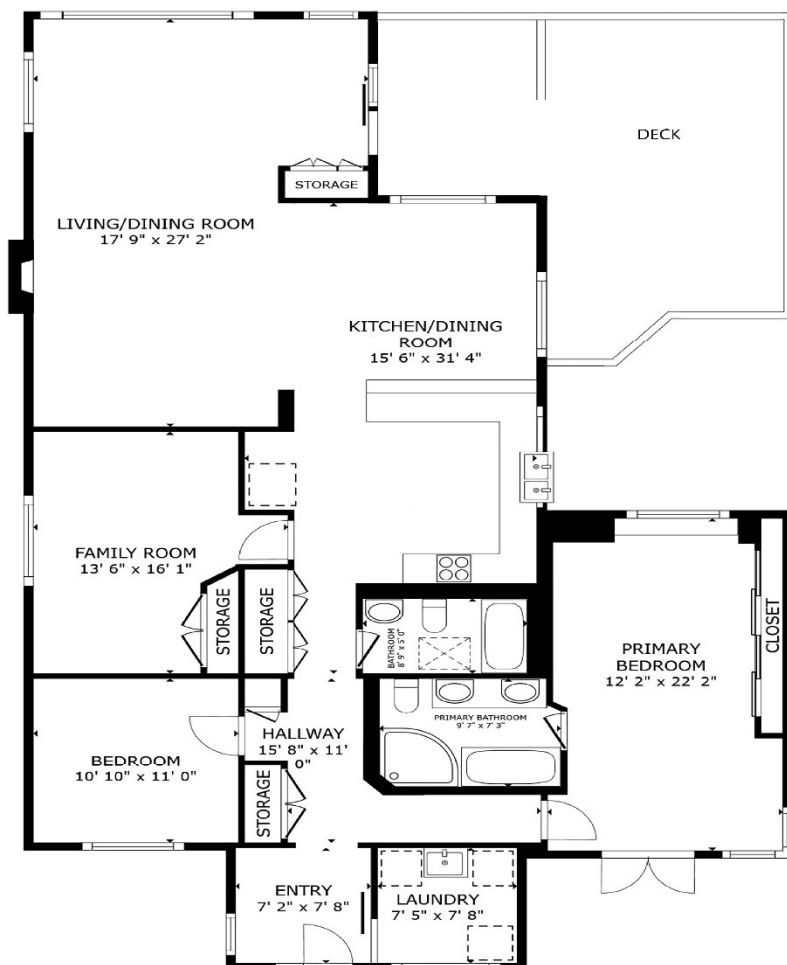
Studio/Guest Cottage



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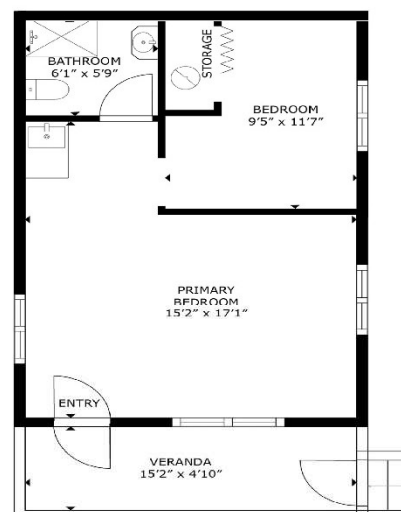
Floor Plans

9905 Kloshe Rd



Approximate sq ft:
Main house: 1800 sq ft
Patio: 475 sq ft
Cottage: 375 sq ft

Garage: 480 sq ft
Covered Storage: 380 sq ft



Prepared for the exclusive use of Sam Boyte and Dockside Realty Ltd.
 All measurements are approximate and Buyer to verify if important.



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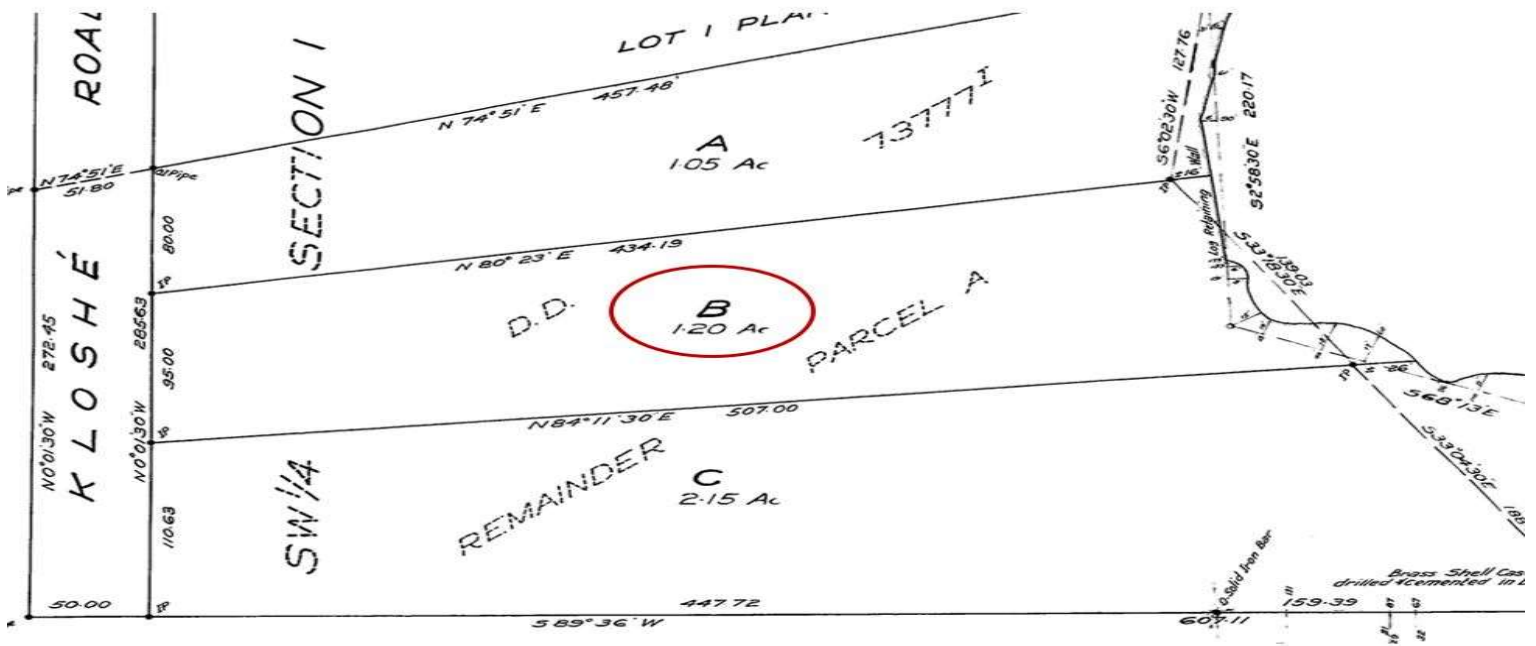
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Plot Plan & Aerial



Plot Plan ~ 9905 Klosshe Road

9905 Klosshe Rd

