

Rare Duplex Opportunity!



9952 Boundary Pass Rd



This duplex is 2200-sqft with two separate entrances and a double car garage. Each unit has a large kitchen and living room with 2baths and 2 bedrooms. Beautiful stone fireplace in the living room with a potential for ocean views. Master bedrooms have a 3pcs ensuite and each unit has its own laundry room. This home is across the street from the ocean, with beach access just down the road. If you are looking for privacy and an investment, this home has it all. The property is on 1.32 acres with a large area for additional parking. One of the units is occupied with a long-term tenant; 24hr notice is needed for all showings. Measurements are approximate, buyers to verify.



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Property Details



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Year Built (est):
1992

Lot Acres: 1.32

Bedrooms: 4

Bathrooms: 4

Fin SqFt: 2,280

Bsmt: 8'/Other

Water: Drilled Well,
Cistern

Waste: Septic
System

Foundation:
Block, Slab
Poured concrete

Roof: Metal

Ext Fin: Wood

Heat: Wood, Electric
Baseboard

FP Location: Living
Rooms

Lot Features:
- Close to ocean
access & trails
- Quiet area
- Income potential
- Private

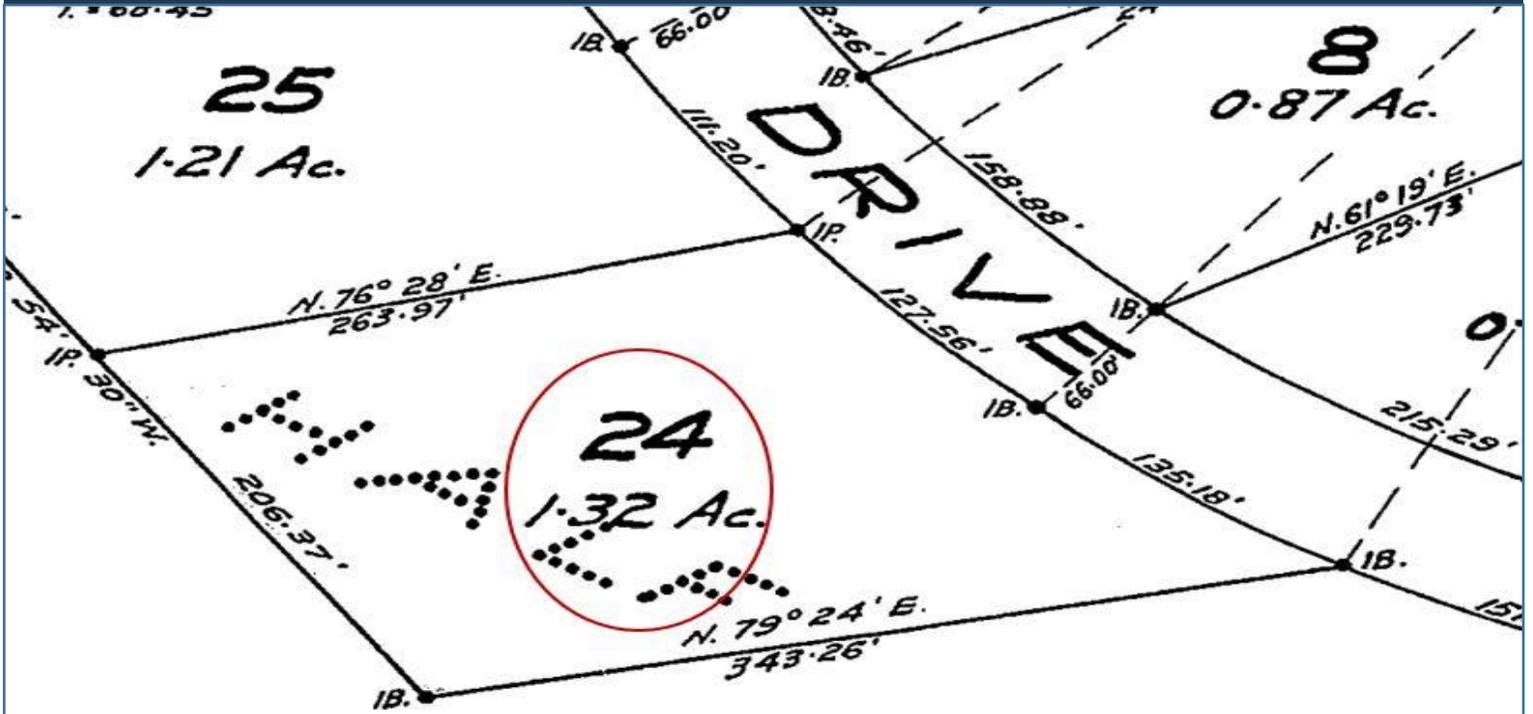


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Plot Plan and Aerial View



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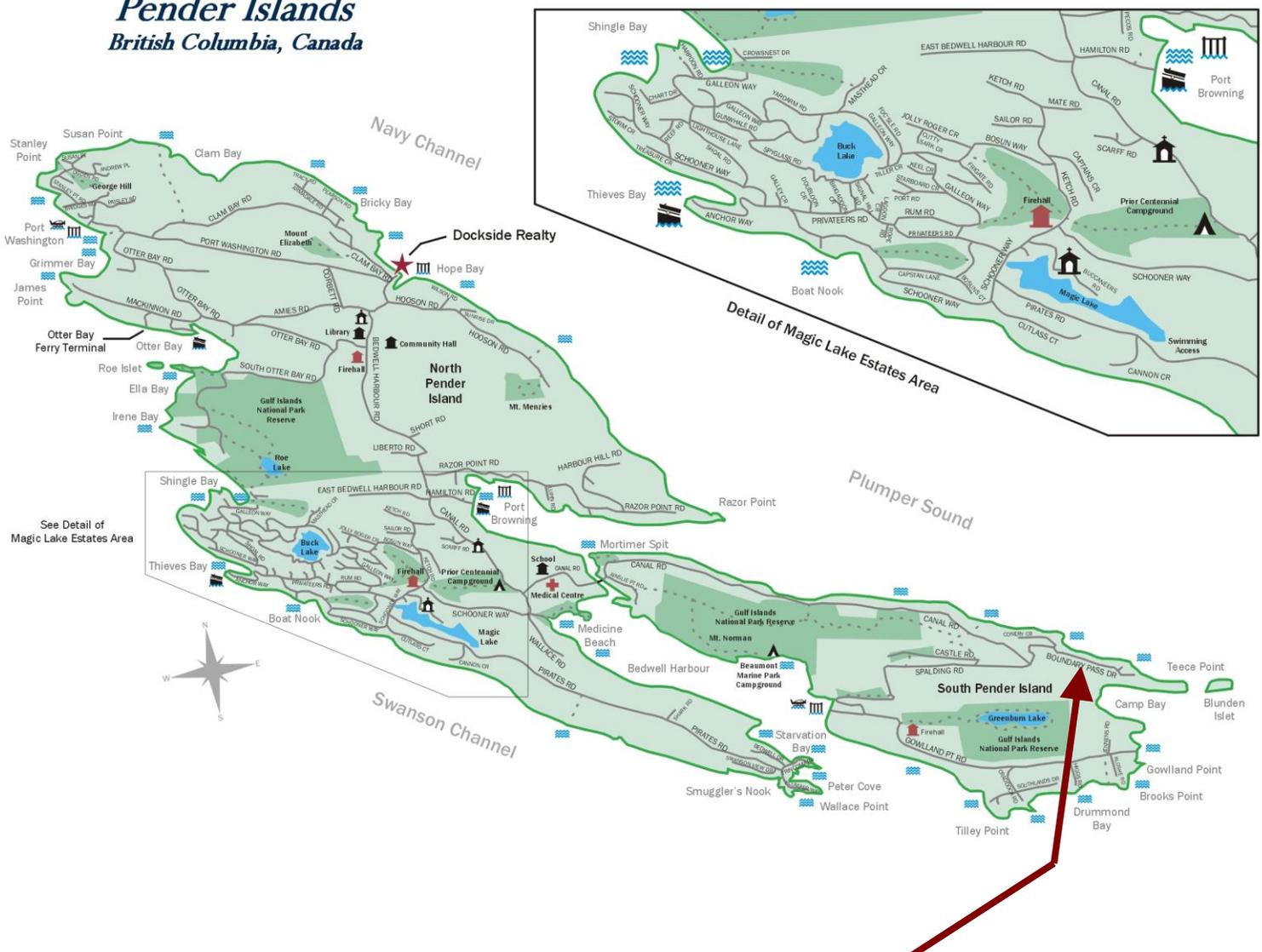
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Pender Islands Map

Pender Islands British Columbia, Canada



Subject Property
9952 Boundary Pass Rd

- 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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All measurements are approximate and the buyer is responsible for verifying all data provided.



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