

About 4826 Cannon Crescent

We moved to the property earlier this year, ending our search of several years to get back to Pender Island, where we'd lived 15 previously. We love this spacious, airy house. Because we were intending to stay, or possibly rent out all or part of the property, we have undertaken many renovations, listed below. However, plans have changed and we are moving on to new adventures.

The house is sunny and bright, especially the lovely studio suite. A previous owner used it as an artist's studio, and it has also been a yoga studio in the past. Upstairs, we love looking out at the trees and the sea. During our first weeks there, a bald eagle obliged with a low fly-by, just feet above the deck!

The garden was once amazing, and could be again with just a little love and care. We've had little time to do more than clear a dead tree and some basic maintenance. It's really two gardens, the more formal areas has many established trees and shrubs—rhodos, roses, lilac, laburnum and fuchsias. In the spring we were suddenly overwhelmed with bluebells and tulips—there are a lot of bulbs. The 'woodland' area was great for our dog to run around in, and could be separately fenced.

Cannon Crescent is great, perfectly located for the lake and the swimming hole, some lovely short and longer walks, and a short drive from the beaches at Trincomali or to Medicine Beach. The Cannon Crescent 'community' is very friendly and this year the annual block party started up again. We've enjoyed being on the quieter outskirts of Magic Lake, but also near facilities.

List of renovations

When we purchased the property we had a full building inspection. The inspector identified no major issues with the house but noted the usual kinds of issues and that the roof was nearing the end of its life (although it had no problems). We dealt with all the minor repair issues and renovations as below:

- New roof. This included improvement of ventilation and replacement of some older boards, as well as asphalt tiling. Done by John David Evans and his team, a local contractor whom we recommend highly. John also did many of the other exterior repairs and renos.
- New windows. Most of the windows and exterior and interior trim were replaced by Van Isle Windows.
- Electrical—outdated fuses in the main panel were replaced by Alan Neil, a Pender Island-based electrician.
- General repairs—John Evans repaired various exterior areas that needed new siding, garden railing repairs and so forth, and installed greater support for our side deck.
- Deck—the side decking was replaced (Duradek and the plywood underneath), by John Evans and Gulf Islands Deck and Railings. The rest of the deck is sound and did not need replacing.
- The HVAC system was serviced and we also had a 'surge suppression' device installed.
- The propane fire was serviced.
- We repainted all exterior wooden steps.
- The interior of the house has fresh paint throughout.