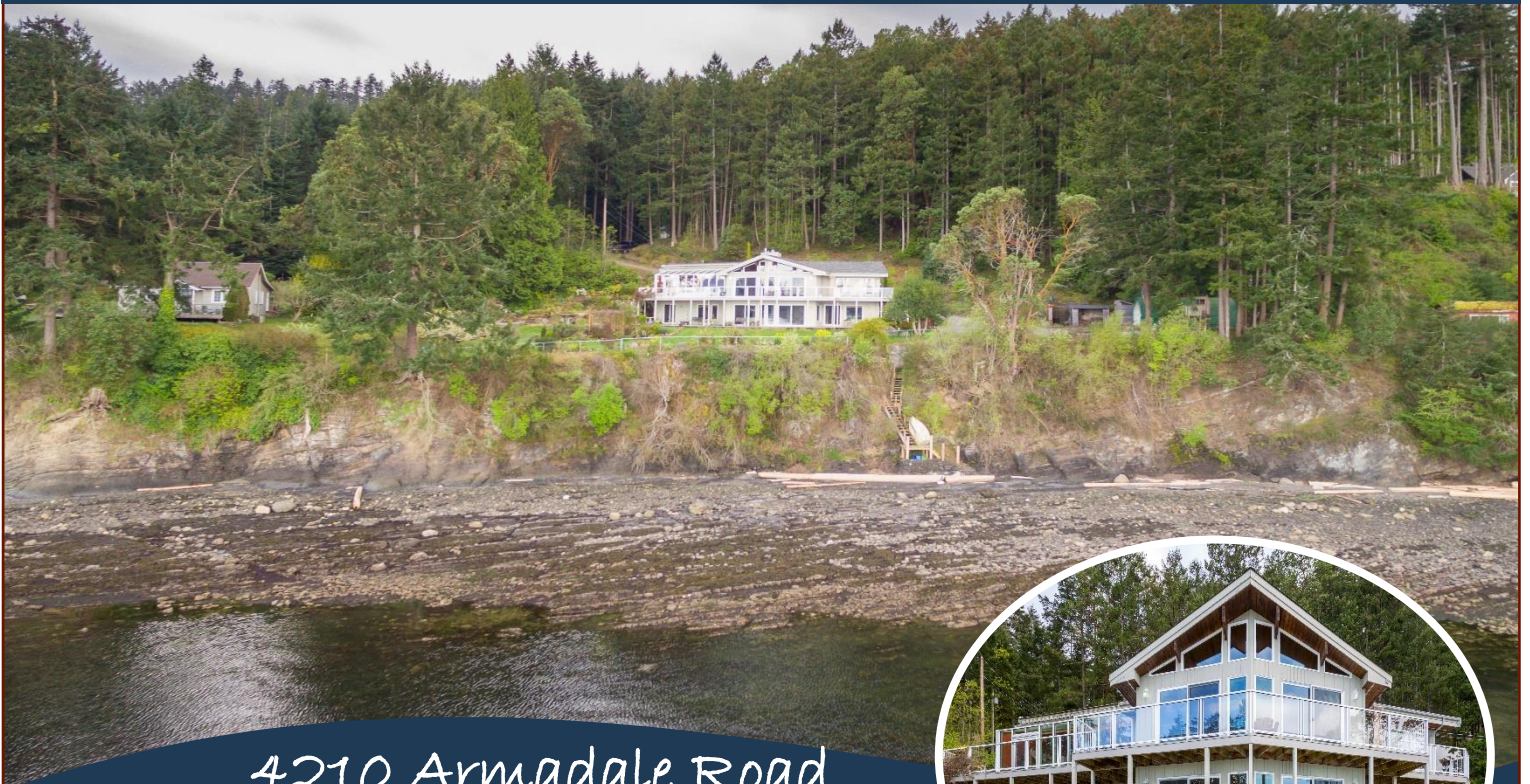


Idyllic Oceanfront Acreage!



4210 Armadale Road



Upscale & Accessible Waterfront Home - Exceptional Quality, Smart Design & 3 Special Acres. Visually exciting 2 story Contemporary with decorative touches of an Interior/Floral Designer. Features include specialty lighting, engineered stone countertops, walk-in pantry, newer appliances, ceramic tile entry & BA, vaulted ceilings w/splendid beams throughout, double FP, newer roof (2013 & garage 2017). This well-kept & beloved home offers 3+BRs, 2.5 BAs, Office-Library-Family Rm, Bright walk-out basement. Sundecks, outdoor cook area, concrete stamped decking lower level & fully fenced protection surrounds the magnificent gardens. All this on 3 useable acres, some landscaped, some forested and some meadowland. Call to view this idyllic oceanfront paradise on Pender Island!

Property Details



4210 Armadale Road



Year Completed:
1998

Lot Acres: 3.0 acre

Bedrooms: 3

Bathrooms: 3

Fin SqFt: 3620

Unfin SqFt: 780

Bsmt: Full, Walkout

Bsmt Height: 9 ft

Water: Drilled Well

Waste: Septic Field

Foundation:
Concrete Poured

Roof: Asphalt
Shingle

Ext Fin: Wood

Fuel: Wood, Electric

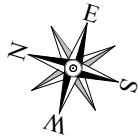
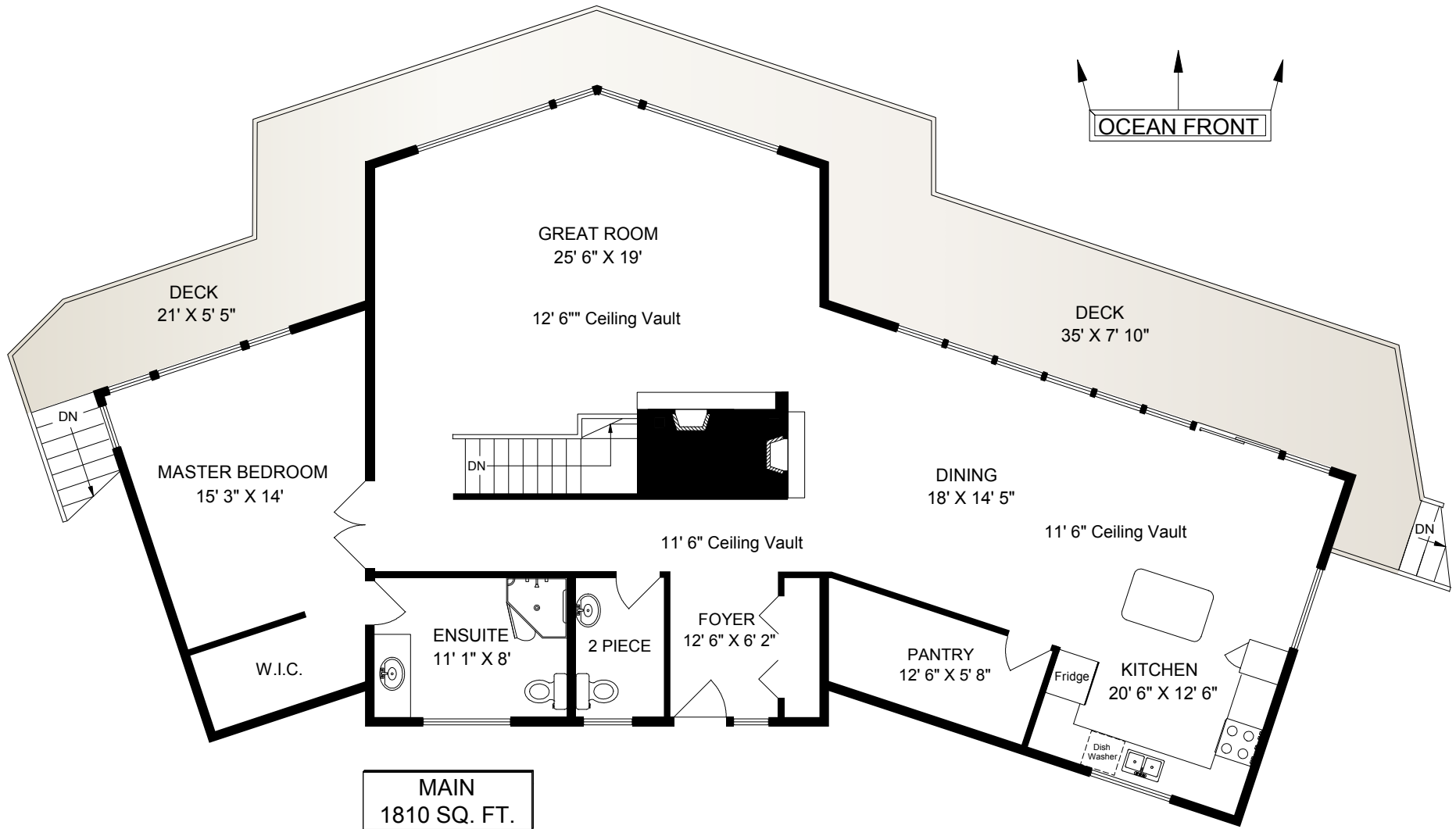
Heat: Baseboard

FP Location: Living
Room

Lot Features:

- Waterfront
- Magnificent Gardens
- Fenced
- Private Property
- Ocean Views

4210 ARMADALE ROAD



	FINISH SQ. FT.	UNFINISH SQ. FT.	TOTAL SQ. FT.
MAIN	1810		1810
LOWER	1810		1810
TOTAL	3620		3620
GARAGE		780	780
DECK		602	602
PATIOS		1565	1565

EXCLUSIVELY FOR SAM BOYTE AND SHERRIE BOYTE
DOCKSIDE REALTY

APRIL 20 2017

REF # 5053

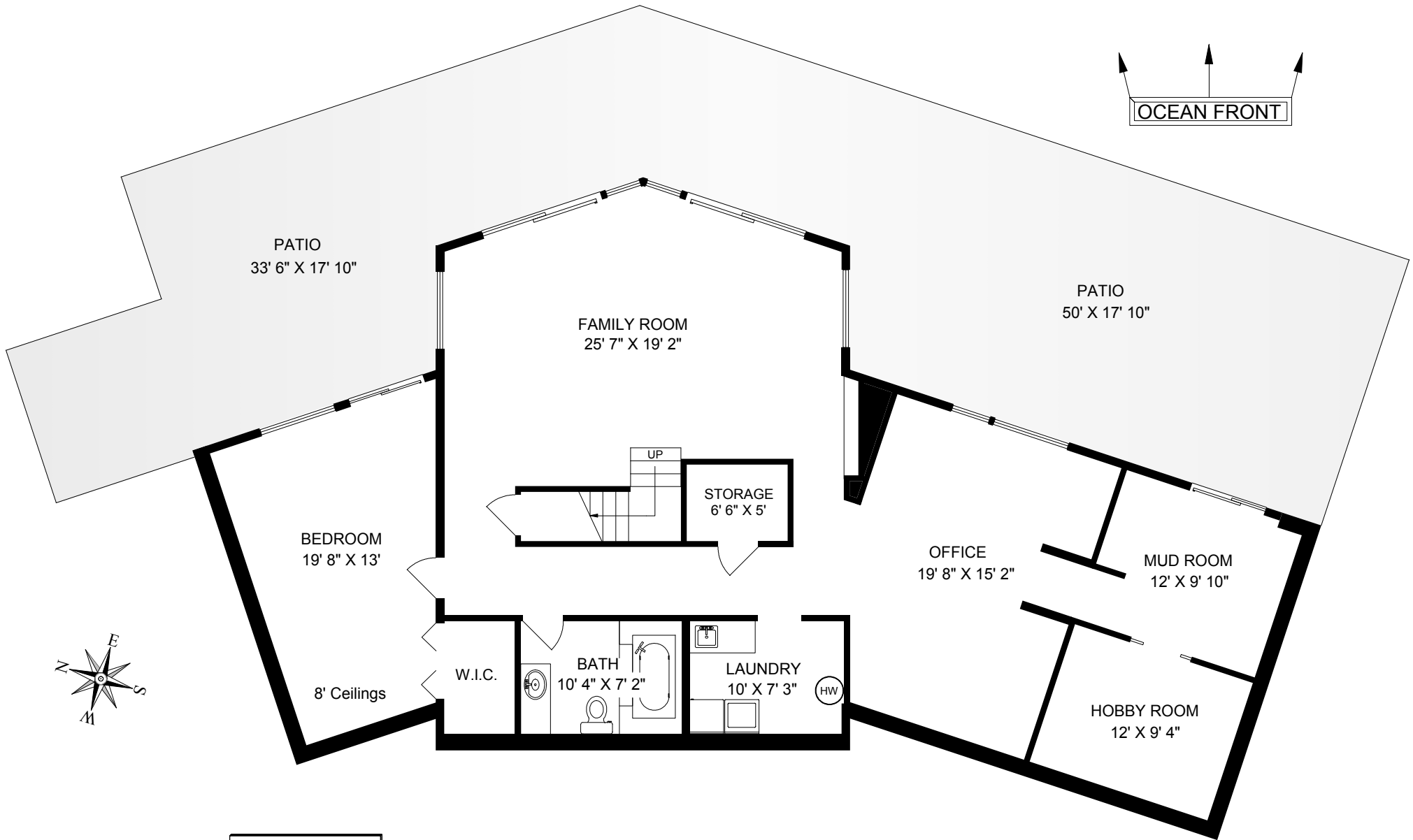
250-818-8273

islandmeasure.com

Island Measure
Residential and Commercial Floor Plans

MEASUREMENTS MAY NOT BE 100% ACCURATE. IF CRITICAL, BUYER TO VERIFY.
ROOM SIZES ARE NOT USED TO CALCULATE AREA.
FLOOR PLANS ARE PROVIDED FOR CONVENIENCE ONLY.

4210 ARMADALE ROAD



LOWER
1810 SQ. FT.



	FINISH SQ. FT.	UNFINISH SQ. FT.	TOTAL SQ. FT.
MAIN	1810		1810
LOWER	1810		1810
TOTAL	3620		3620
GARAGE		780	780
DECK		602	602
PATIOS		1565	1565

EXCLUSIVELY FOR SAM BOYTE AND SHERRIE BOYTE
DOCKSIDE REALTY

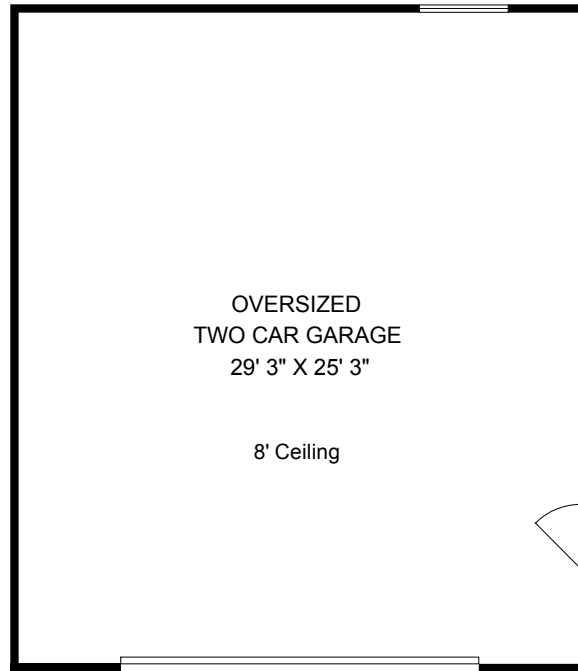
APRIL 20 2017

REF # 5053

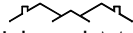
Island Measure
Residential and Commercial Floor Plans
250-818-8273 islandmeasure.com

MEASUREMENTS MAY NOT BE 100% ACCURATE. IF CRITICAL, BUYER TO VERIFY.
ROOM SIZES ARE NOT USED TO CALCULATE AREA.
FLOOR PLANS ARE PROVIDED FOR CONVENIENCE ONLY.

4210 ARMADALE ROAD



	FINISH SQ. FT.	UNFINISH SQ. FT.	TOTAL SQ. FT.
MAIN	1810		1810
LOWER	1810		1810
TOTAL	3620		3620
GARAGE		780	780
DECK		602	602
PATIOS		1565	1565

EXCLUSIVELY FOR SAM BOYTE AND SHERRIE BOYTE DOCKSIDE REALTY	
APRIL 20 2017	 Island Measure Residential and Commercial Floor Plans 250-818-8273 islandmeasure.com
REF # 5053	
<small>MEASUREMENTS MAY NOT BE 100% ACCURATE. IF CRITICAL, BUYER TO VERIFY. ROOM SIZES ARE NOT USED TO CALCULATE AREA. FLOOR PLANS ARE PROVIDED FOR CONVENIENCE ONLY.</small>	

Why we chose Pender life

Les and I discovered this little piece of paradise called Pender in the late 1980's. For 35 years in Calgary we lived a high octane life. Les worked in the oil exploration business, owning several Junior Oil and Gas companies. We were very much the part of the hockey scene, coaching from pee wee up to owning a Jr hockey team. I had the honour of being a key member on the Hockey Committee as their Hosting Chairperson for the 1988 Olympics for six years leading up to and during their staging. I will never forget that experience.

Pender was our retreat and became our retirement. What drew us here? It was the peace, the quiet of island life, the lushness and always - always, the ocean. The sight, the smells, the sounds of it. We found our perfect house plan along with our perfect property with 360 feet of ocean waterfront. All of our rooms in our house face the ocean. Our doors and windows are thrown open to it. There is not a single day or even an hour when we don't watch, totally enchanted, the beauty and power of the water. Sunshine dancing on the waves like jewels when it's calm, the lapping of the tide coming ashore to the power and intensity of it during the wildest storms. We never tire of its views and ever changing action.

One of my favourite activities is sitting out on the prow of our deck first thing in the morning to watch the spectacular sunrises we get here, Mt. Baker in full view, watching the water and listening to the morning birdsong. We have so many varieties of birds here - eagles, hummingbirds year round, to name just two. This year the rufus hummingbirds arrived on the first day of Spring. Our swallows came back on Easter Sunday. Harvest moons and the brilliant display of stars at night make our deck sitting almost a year- long activity.

Gardening capabilities were another draw. Just what could be grown here as opposed to Calgary's environment was a huge and fascinating growth curve.

Mild winters, ocean views, island life - we've loved every minute of our 20 years here on Pender and in this house. Now it's time to move on. We can only hope you, the new owners, will love this house, property and ocean as much as we have. Enjoy! Les and Susan Currie

4210 Armadale Rd. Pender Island, BC

Inclusions with the house:

Kitchen: Pot Racks are included but not pots

- GE Profile Convection, Self-Clean oven - 5 burners, Glass top ceramic cooktop and porcelain coated oven racks - purchased 2007
- Samsung 26 cu ft. stainless steel French Door refrigerator - purchased 2011
- Bosch European style - stainless steel interior, whisper quiet - purchased 2012
- Silestone quartz countertops - easy maintenance, non-porous high end countertop - installed about 2013
- under-counter mount double stainless steel sinks - 2013
- European style single lever kitchen faucet in brushed chrome - 2013
- window valances and rods

Pantry:

- all shelving and bookcases
- Frigidaire upright freezer - purchased 2001

Living Room:

- all blinds
- 2011 Flat Screen Plasma TV on wall

Master Bedroom, ensuite bathroom and walk in cupboard:

- Plantation window blinds and curtain rods
- Tall boy shelving unit in walk-in cupboard

Powder Room:

- interior window covering with rod, upper rod and mirror

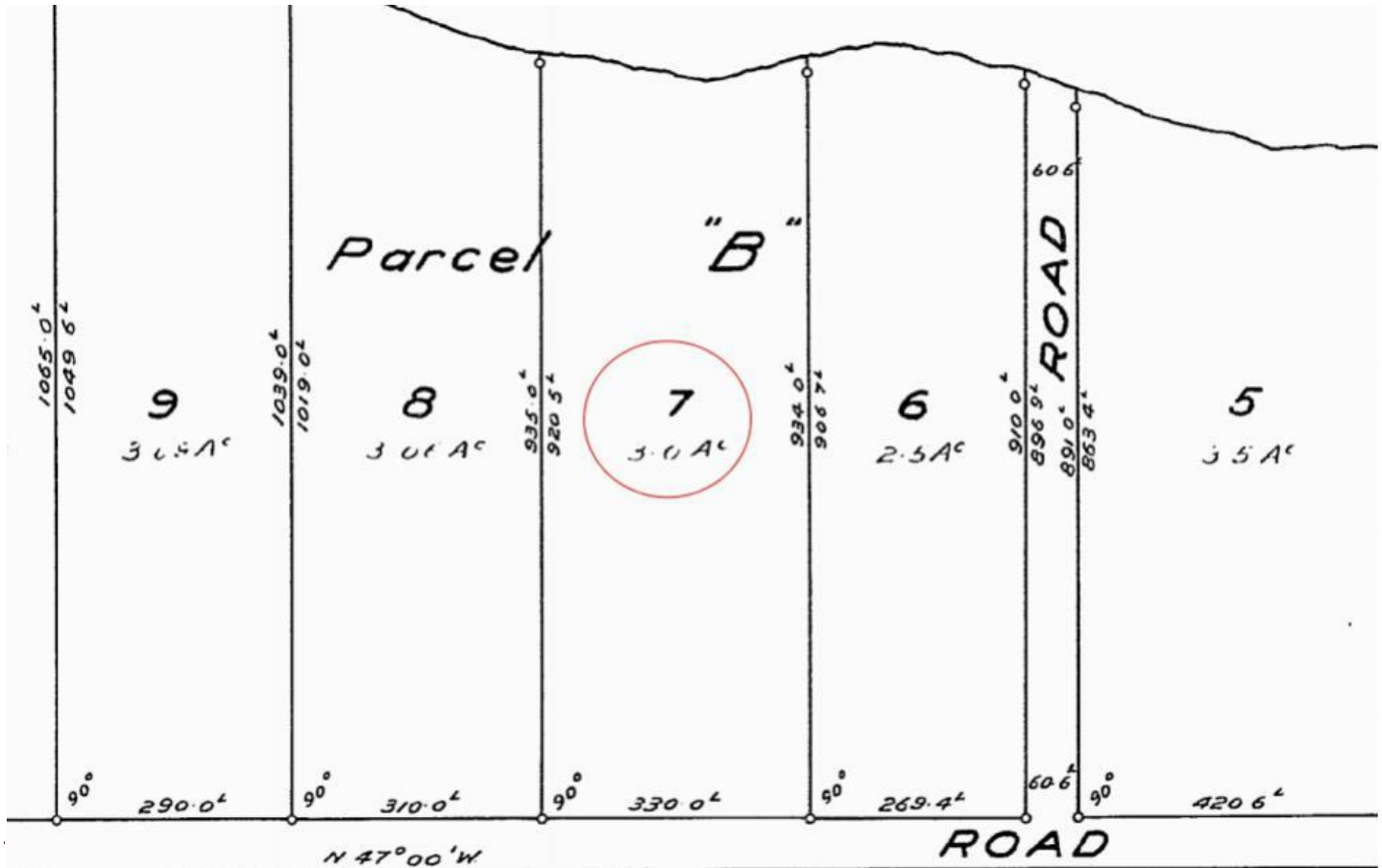
Walk out lower level:

- all plantation blinds in all rooms
- white upright shelving unit in walk-in cupboard in large bedroom
- inset cupboard and shelf unit in family room
- bookcase units in den/library
- wardrobe unit in "Mud Room"
- counter and attached upright shelving unit in back bedroom

Outside:

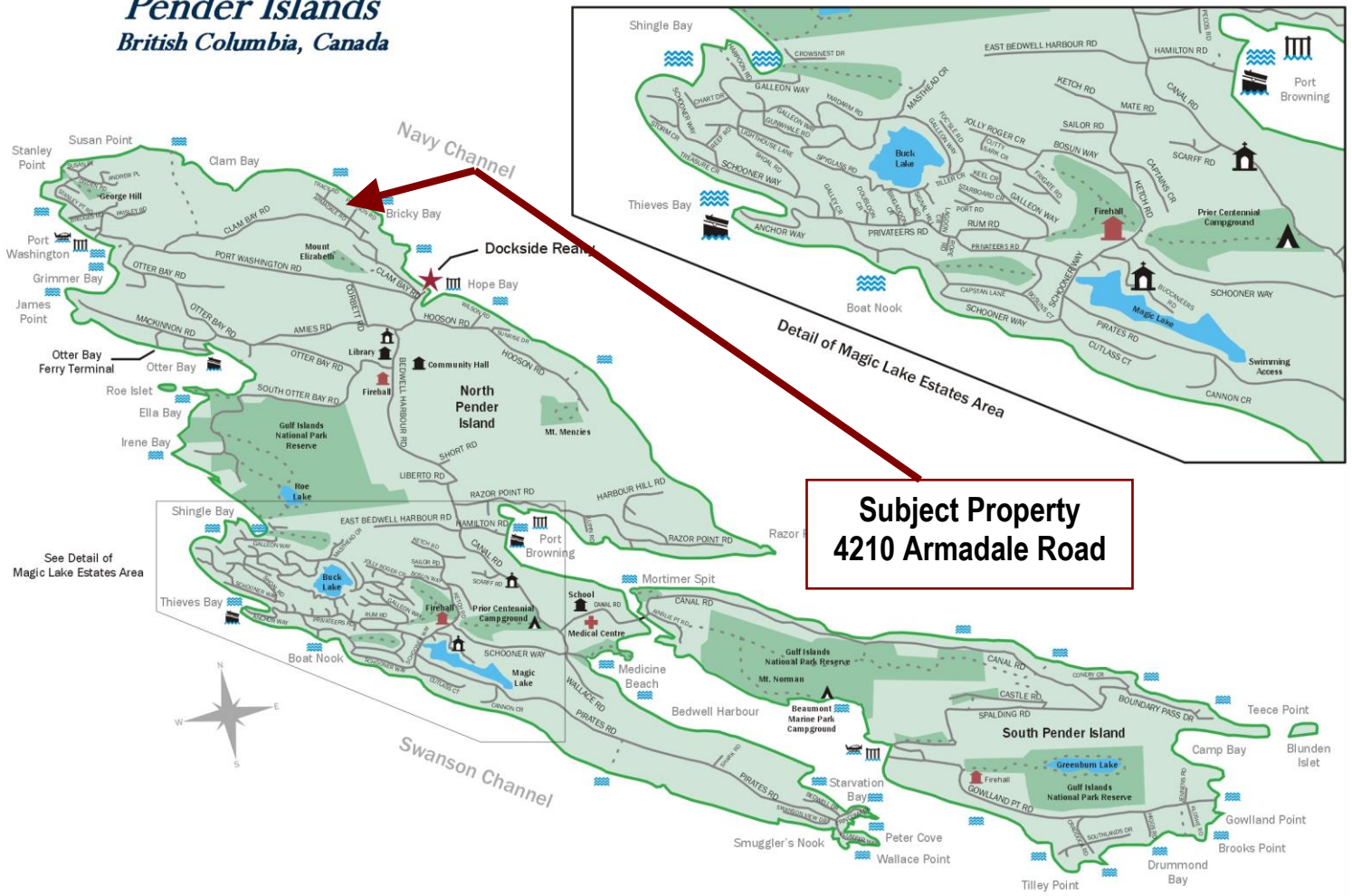
- flower boxes under kitchen windows
- hanging ball by front door
- some garden ornamentations, statuary and wrought iron accessories
- some large pots-to be discussed

Plot Plan and Aerial View



Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
4210 Armadale Road**

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

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.



HEAD OFFICE: 250-629-3166 FAX: 250-629-3168
TOLL FREE: 1-866-629-3166 WEB: www.docksiderrealty.ca