

Sunny SW Facing Paradise!



4817 Cannon Cres.



Sunny South West facing paradise. One level living. Views of the Sunsets all year long. Paved driveway leads you to a large new carport. Panoramic views from the kitchen, dining and living-room. This home sleeps 6-8 people with two bathrooms plus a hot tub with views. The large office could be converted into a bedroom. Follow the path down to the oceanfront deck and watch the whales. Please give 24hr notice for showings.



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

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

Property Details



4817 Cannon Cres



Year Built (est):
1988

Lot Acres: 0.54

Bedrooms: 2

Bathrooms: 2

Fin SqFt: 1,330

Unfin SqFt: 900

Bsmt: Crawl Sp.

Bsmt Height: 6 ft

Water: Municipal

Waste: Sewer

Foundation:
Concrete Poured

Roof: Metal

Ext Fin: Wood

Fuel: Wood, Electric

Heat: Wood Stove,
Baseboard

Lot Features:

- Waterfront
- Private
- Ocean Views
- Paved driveway



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Improvements on 4817 Cannon Crescent (04/03/18)

2009:

- Installed New Deck – Designed by Neighbor who is an Academy Award Winning Set Designer
- Installed New Metal Roof

2010:

- Installed New Chimney for Woodstove
- Installed New Hot tub
- Installed New Dishwasher

2012:

- Installed New low E Windows; installed throughout house
- Installed New Screens; installed throughout house

2013:

- Kitchen Rebuild:
 - o New Stainless Steel Fridge
 - o New Stainless Steel Wall Oven
 - o New Stainless Steel Microwave
 - o New Garburator/Garbage Disposal
 - o New Soft-Close Drawers and Cabinets
 - o New Hot Water Tank
 - o New Porcelain Tile Flooring
 - o New Subway Tile Backsplash

2014:

- Installed New Toilet in Master Bathroom
- Upgraded Septic System
- Installed New All-Weather, Durable Metal Siding Added to Entrance Area of House
- Built New Post and Beam Car-Port with metal Roof

2015:

- Installed New flooring in Guest Bathroom and Utility Room

We purchased the house 5/19/15

- Installed ceiling fan in Master Bedroom
- Installed ceiling fan in Guest Bedroom
- New Landscaping - Front Yard, Back Yard and near Gate: Rhododendrons, Roses, Camellias, lilac, Heather, Azaleas, Perennials, Japanese Maples, Autumn Blaze Maple, Pink Dogwood, Ginkgo, Eucalyptus, Fig Bush, Gardenia and Rosemary.

2016:

- Added Additional Landscaping: Front Yard, Back Yard and near Gate: Lavender, Ferns, Lilies, Weeping Willow, Mountain Ash, Iris, Bleeding hearts, Hydrangeas.
- Painted Master Bedroom and Bathroom
- Painted Guest Bedroom and Bathroom
- Installed New Range Hood with LED Lighting
- Installed New Ceiling Fan in Livingroom
- Installed pergola around Hot tub
- Installed RO System (Water filtration system) – faucet in kitchen
- Installed fencing along West side of house
- Installed GFI electrical outlets in Kitchen and Bathrooms
- Installed New Wood Stove
- Installed Ceramic Tile Flooring under Wood Stove
- Installed New Toilet in Guest Bathroom
- Installed New Driveway Entry Gate
- Repaved and sealed Driveway
- Paved and sealed Carport and added perimeter concrete footing
- Installed New Andersen Storm Door
- Installed New Track Lighting in Kitchen and Livingroom
- Installed New Light Fixtures (above sinks) in both Bathrooms
- Installed New Showerheads in both Bathrooms
- Installed New “NEST” Smoke Detectors; in Kitchen and Bedroom Entryway
- Installed Dripline Watering System for Landscaping in Front Yard, Back Yard and both sides of upper driveway
- Installed Water faucets below stairs, below deck, upper and lower driveway
- Installed additional lighting and GFI electrical outlets in Basement
- Installed Exhaust fans with multiple setting: both bathrooms

2017:

- Painted Office
- Installed New Laminate Flooring in Livingroom and Dining Room
- Created New Walk-in Pantry (was the hallway in original floor plan)
- Created New Hall Closet (was part of the hallway in original floor plan)
- Installed Motorized Outdoor Pulley System Along Steps (will hold 200 lbs./91 kg plus)
- Installed New Insulated/Fire Protection Barrier (Stacked Stone) behind Wood Stove
- Moved Hall Doorway to be more in-line with Hallway (change from original floor plan)
- Created Two Additional Parking Areas on Both Sides of Driveway (Gravel areas)
- Installed New Solar Power Motion Detection Lighting; Corners of Front of House and Back of House, Several along the Driveway and two at the Top of the Steps
- Installed New Solar Outdoor Lighting on Stairs and Deck
- Installed Wired Motion Detector lights outside both basement doors
- Installed wired “Ring” Motion Detector/Camera (Ring light has wi-fi for both camera and two-way voice communication for easy remote monitoring of this area via a Smart phone app or a computer 24/7)
- Installed New Laminate Flooring in Office

- Installed New Laminate Flooring in Hallway
- Install Crown Molding and Baseboards in Livingroom/Dining room
- Install Crown Molding and Baseboards in Office
- Install Ceiling Fan in Office
- Install New Sliding Glass Door in Livingroom
- Painted Office hallway door
- Painted Living Room
- Began staining the steps from the carport down to the house

Projects to be Completed Prior to Moving:

- Minor Crown molding touchups and painting
- Complete staining steps from the carport down to the house
- ***May also stain the rest of the decking if time permits

Included in Sale:

- All major Kitchen appliances
- Wardrobes in Master Bedroom and Guest Bedroom
- Storage cabinets in Master Bathroom, Guest Bathroom and Utility Room
- Washer and Dryer – originally purchased in 2013
- Hot tub
- White Dresser in Master Bathroom
- Dining Room Table and Chairs
- All Patio Furniture
- Pergola above Hot tub
- Boxes of unused new laminate flooring that can be used for the guest room
- Mobile AC Unit in Master Bedroom
- Office furniture: desk, table and both chairs
- TV and stand in living room

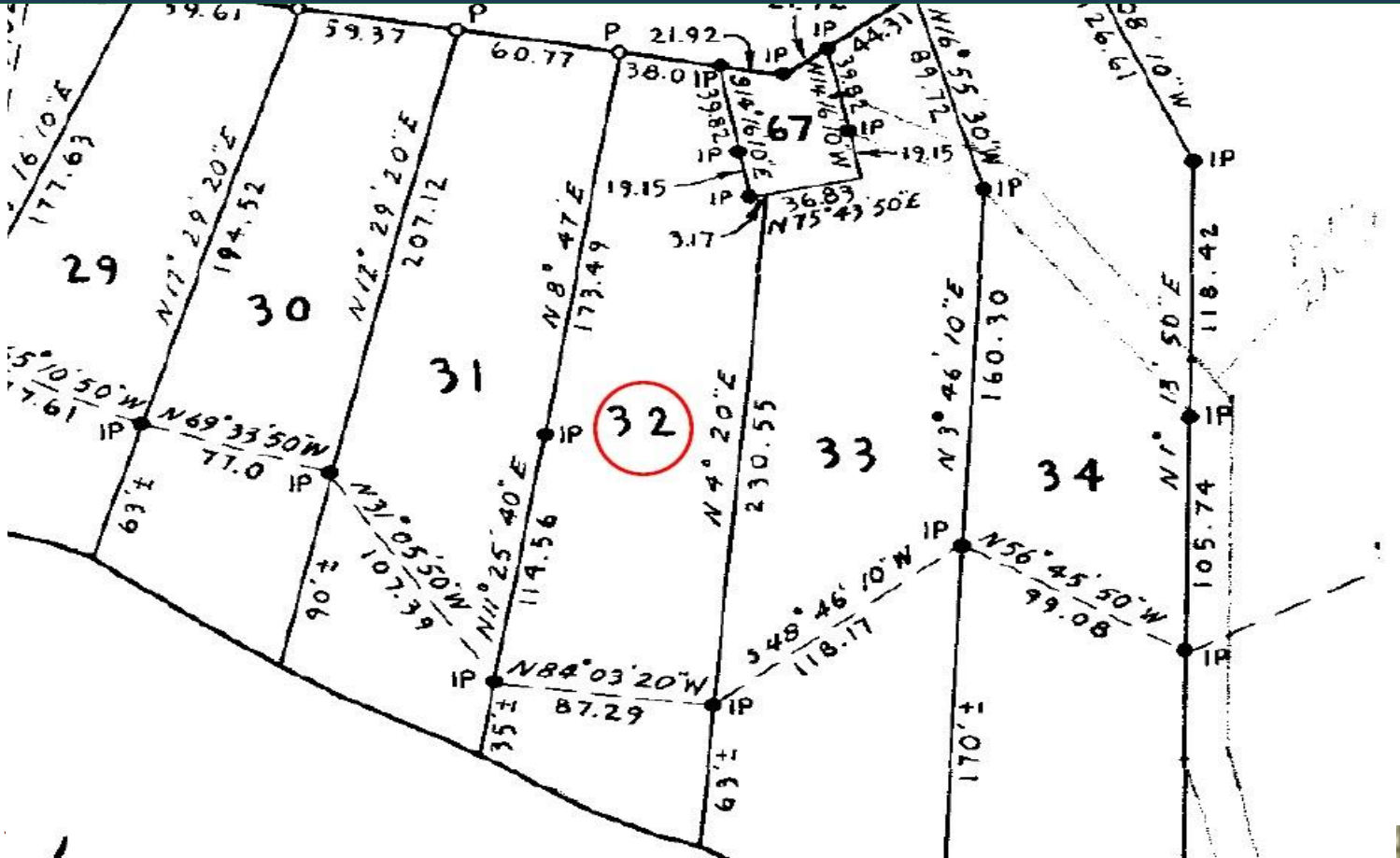
Negotiable items:

- Rugs
- Wine cabinet in dining room
- Bedroom furniture
- Other living room furniture

Not Included in Sale:

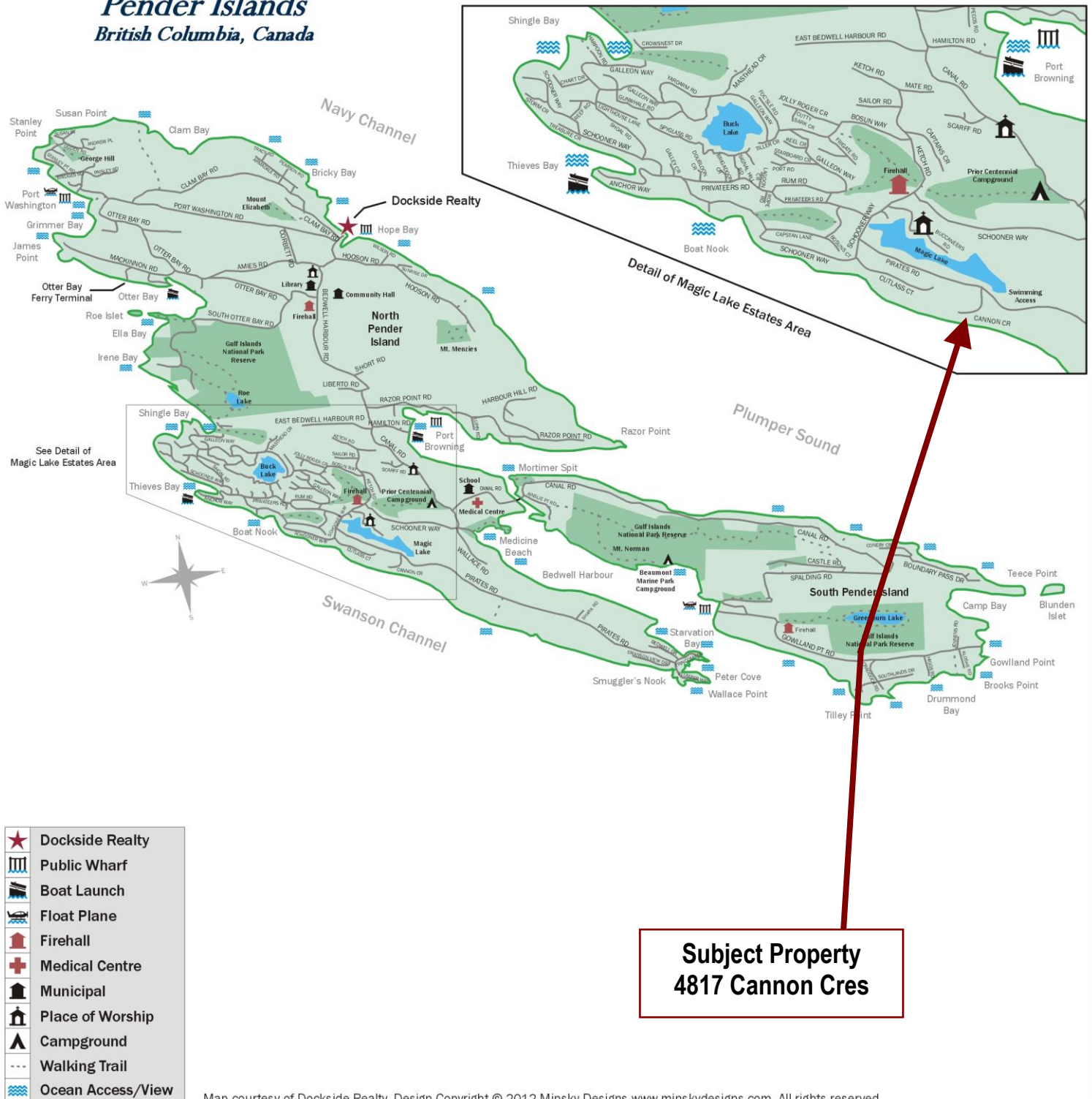
- Artwork
- Mirrors in dining room and in office
- Windchimes
- Office computer, monitor and printer

Plot Plan and Aerial View



Pender Islands Map

Pender Islands British Columbia, Canada



DISCLAIMER: While every effort is made to provide reliable information, Dockside 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.



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