

# Attention All Boaters!



128 Boot Cove Road



Finally, a place for YOU with excellent year-round moorage in the protected and pristine Boot Cove. This cozy, well laid out cottage is within walking distance to the ferry landing and close to all amenities. This cottage offers three compact bedrooms, the master on one end with a two-piece ensuite, and two additional bedrooms stacked on the opposite end. The living room is spacious and features a floor to ceiling river rock fireplace with a wood stove insert to keep you warm and ocean views stretched across the west side. It has a fully updated kitchen and bath, and a mudroom on the main level and a workshop and storage room on the lower level. There is a grand waterfront deck where privacy abounds, with stairs leading to the shoreline where you can enjoy all that Boot Cove has to offer. This immaculately kept character cottage is perfect for year-round fun for all the family. A rare property not to be missed!



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# Property Details



128 Boot Cove Road



**Year Built (est):**  
1957

**Lot Acres:** 0.63

**Bedrooms:** 3

**Bathrooms:** 2

**Fin SqFt:** 1,128

**Unfin SqFt:** 444

**Bsmt:** Partially  
Finished

**Bsmt Height:** 6'6"

**Water:** Municipal

**Waste:** Treatment  
System

**Foundation:**  
Concrete Poured

**Roof:** Asphalt

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Fireplace  
Insert, Baseboard

**FP Location:**  
Living Room

**Lot Features:**  
-Waterfront  
-Private Moorage  
-Workshop  
-Partially Fenced  
Yard

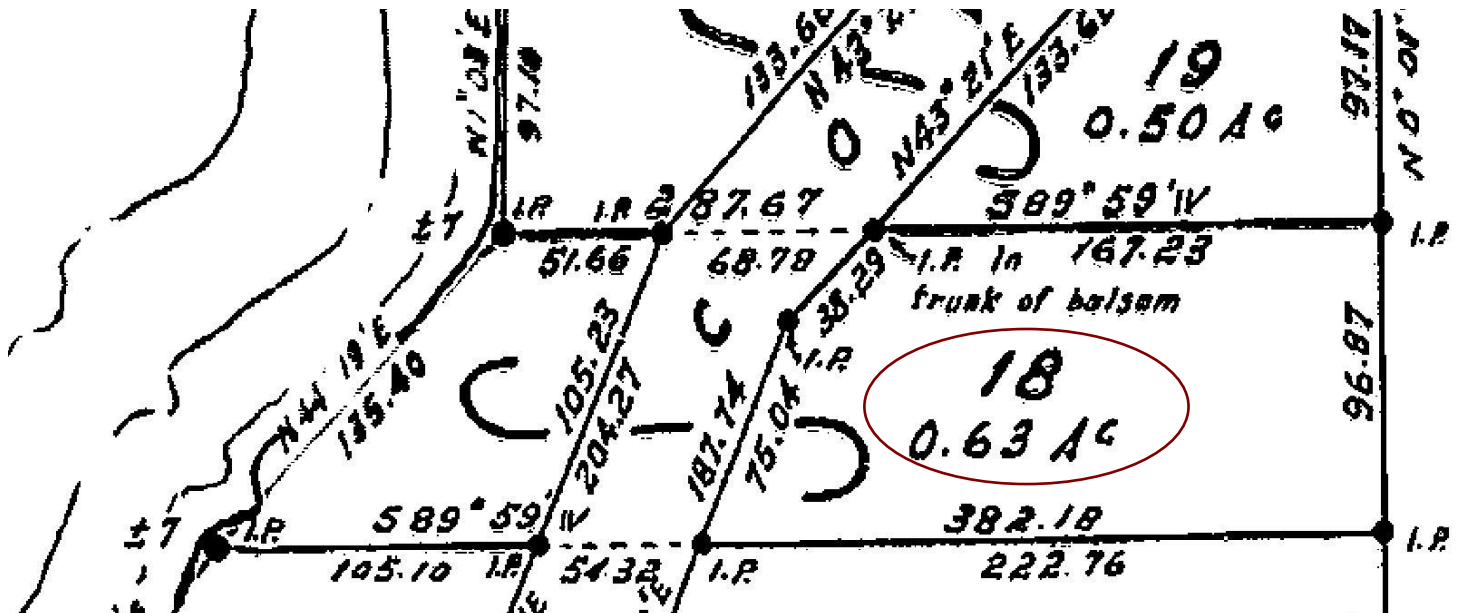


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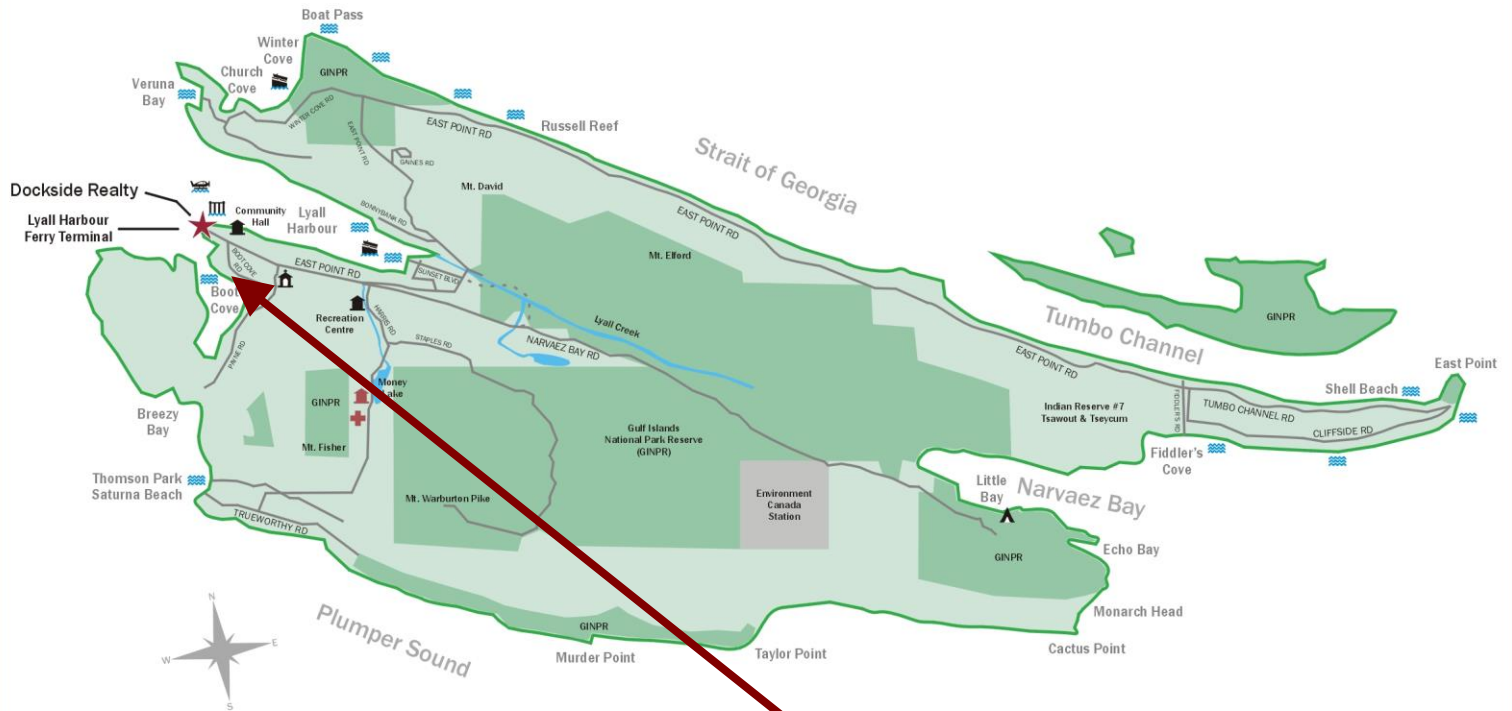


# Plot Plan and Aerial View



# Google Area Map

## *Saturna Island* British Columbia, Canada



**Subject Property**  
**128 Boot Cove Road**

- 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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