

# Experience Excellence!



2314 Mackinnon Rd



*Contemporary custom home with expansive ocean views. Recently constructed with a high degree of quality throughout. Meticulously designed and engineered, using the premium Faswall system blending modern and rustic materials with cedar accents complimenting the amazing forest and ocean surroundings. The discerning buyer will truly appreciate that the beauty of this open plan home is much more than skin-deep. Enjoy stunning views over Salt Spring, Portland Island, Vancouver Island and beyond from this quiet, private location near Otter Bay Marina, public golf course and BC Ferries. Comfortable, healthy, green, solid home with an awesome main-level floorplan and large garage/shop below. Extremely rare opportunity; viewing is essential.*



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



2314 Mackinnon Rd



**Year Built (est):**  
2016

**Lot Acres:** 1.48

**Bedrooms:** 2

**Bathrooms:** 3

**Fin SqFt:** 2,500

**Unfin SqFt:** 0

**Bsmt:**

**Water:** Drilled Well

**Waste:** Septic Field

**Foundation:**  
Concrete Poured

**Roof:** Metal

**Ext Fin:** Cement  
Fibre Siding

**Fuel:** Wood, Electric

**Heat:** Wood Stove,  
Radiant in-floor

**Lot Features:**

- Ocean View
- Private
- Sloping
- Fenced yard
- Large Garage/  
Workshop



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# Plot Plan and Aerial View

**Bare Land Strata Plan Of:  
Lot 1, Section 17, Pender Island  
Cowichan District, Plan VIP 83474.**

**B.C.G.S. 92B.074 & 92B.084**



Distances are in Metres, unless otherwise indicated.  
Astronomic Bearings are derived from Plan VIP 83474.

- Legend:**
- ⊙ Denotes Standard Capped Post (Type 4)
  - Denotes Standard Iron Post (Type 5) Found
  - Denotes Standard Iron Post (Type 5) Placed
  - Denotes Standard Lead Plug (Type 3) Placed
  - WT Denotes Witness

The registered owner designated herein declares that he has entered into covenants with the 37th Pender Island Local Trust Committee & Capital Regional District under Section 219 of the Land Title Act.

Owner: **Tom Andison**  
Dated the **14th** day of **May**, 2007.

REGISTERED OWNER  
1240 Alberta Ltd., Inc. No. A81073  
Tom Andison  
Witness signature: **ANASTAS SEIDLHAW**  
**TRANSLATOR**  
-1190 PENNYFACIOUS DR.  
VANCOUVER, BC  
V6J4E5

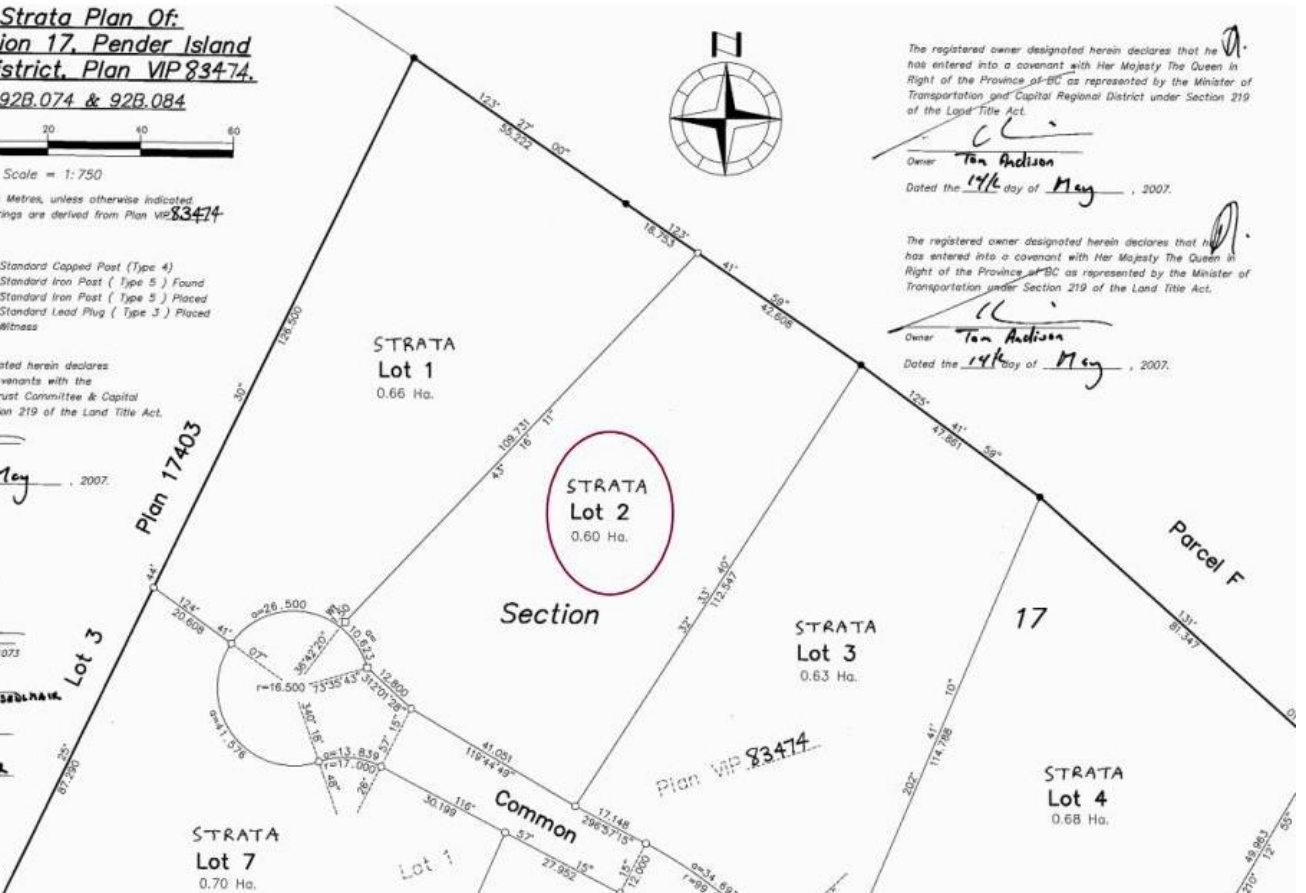


The registered owner designated herein declares that he has entered into a covenant with Her Majesty The Queen in Right of the Province of BC as represented by the Minister of Transportation and Capital Regional District under Section 219 of the Land Title Act.

Owner: **Tom Andison**  
Dated the **14th** day of **May**, 2007.

The registered owner designated herein declares that he has entered into a covenant with Her Majesty The Queen in Right of the Province of BC as represented by the Minister of Transportation under Section 219 of the Land Title Act.

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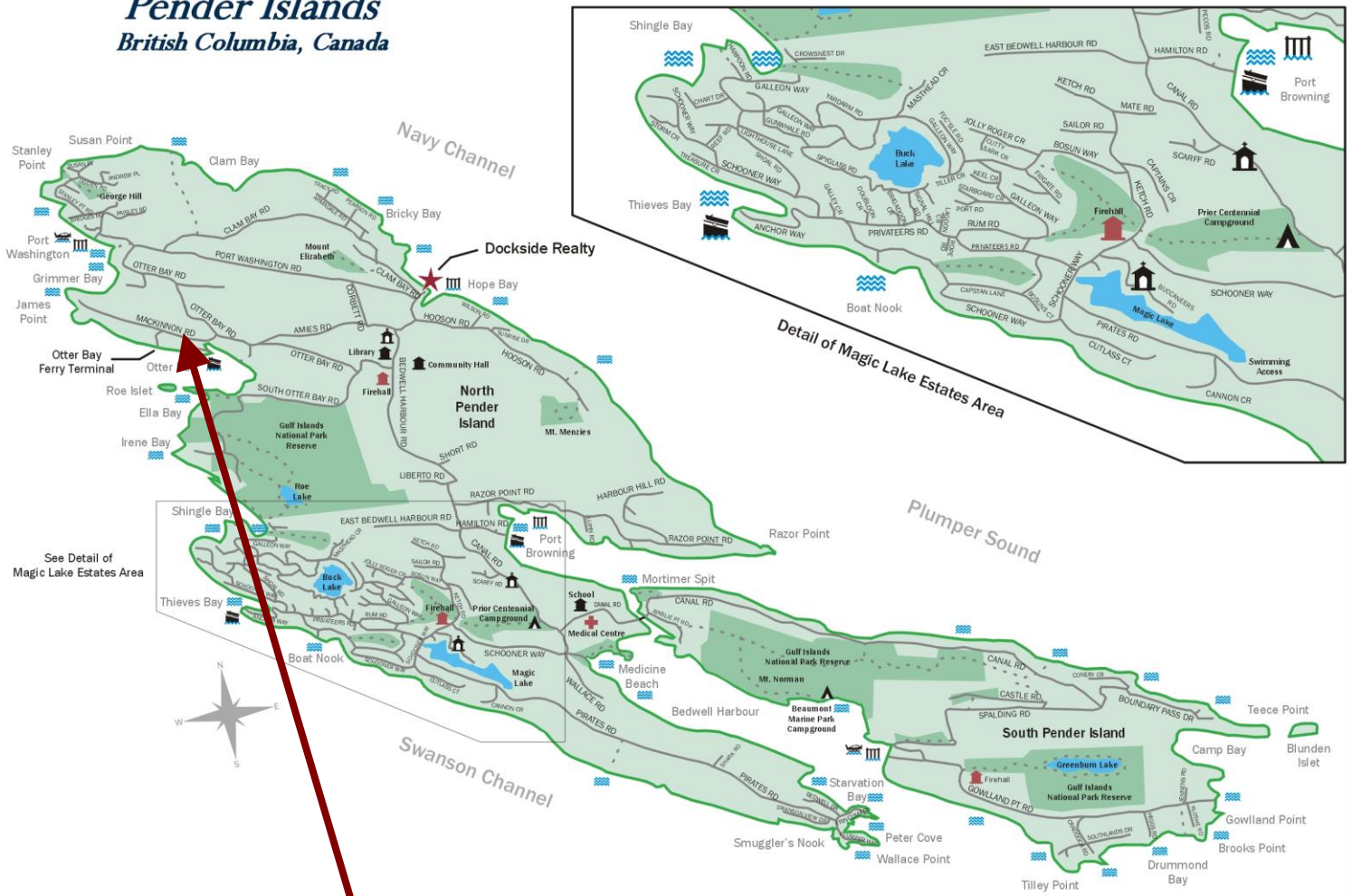


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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
2314 Mackinnon Road**

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

Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

***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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