

# Acreage with Ocean View Potential!



3205 Clam Bay Road



*Private, Forested Acreage with Ocean View Potential! This peaceful 10-acre property is calling out to an eco-friendly builder, who wants to embrace nature. Rarely do properties come available on Clam Bay Road & this one is just a few minutes' walk to the historic Hope Bay waterfront. A winding driveway takes you up to a couple of choice building sites. With some selective tree removal, there is ocean view potential from the top ridge. Zoning allows for a single-family dwelling, 600 sqft guest cottage, plus an accessory building (garage/workshop/studio). The lot is serviced by an existing drilled well. Septic & hydro are required. This is a rare opportunity in a fantastic location on Pender Island!*



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



3205 Clam Bay Road



**Lot Acres:** 10

**Water:** drilled well

**Potability Test:** No

**Waste:** Needs  
Septic

**Perc Test:** No

**Services:** At lot line

**Driveway:**  
Gravel/Dirt

**Bldg Scheme:** No

**Lot Features:**

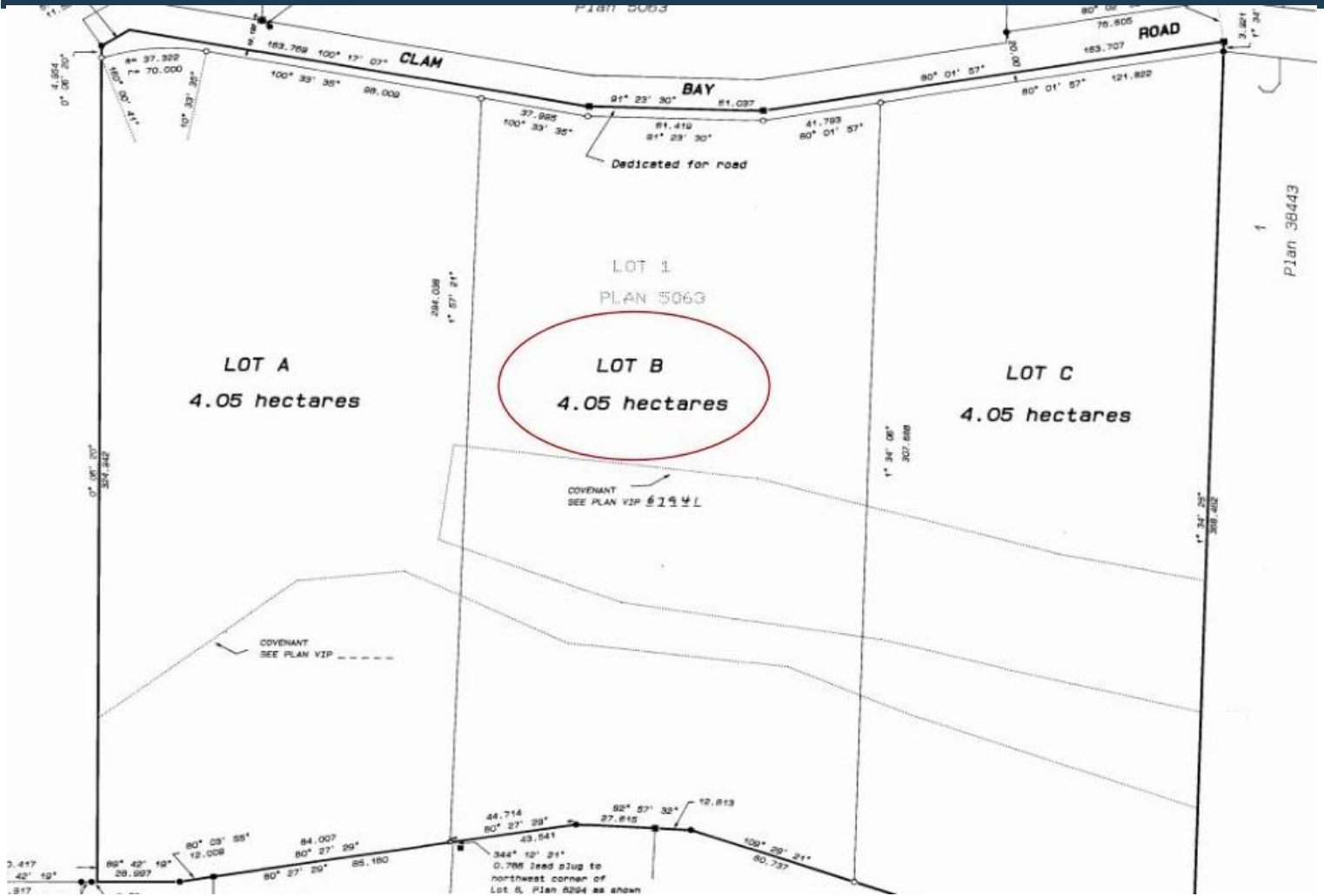
- View Potential
- Private Property
- Forested
- Driveway
- Choice Building Sites



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# Plot Plan and Aerial View

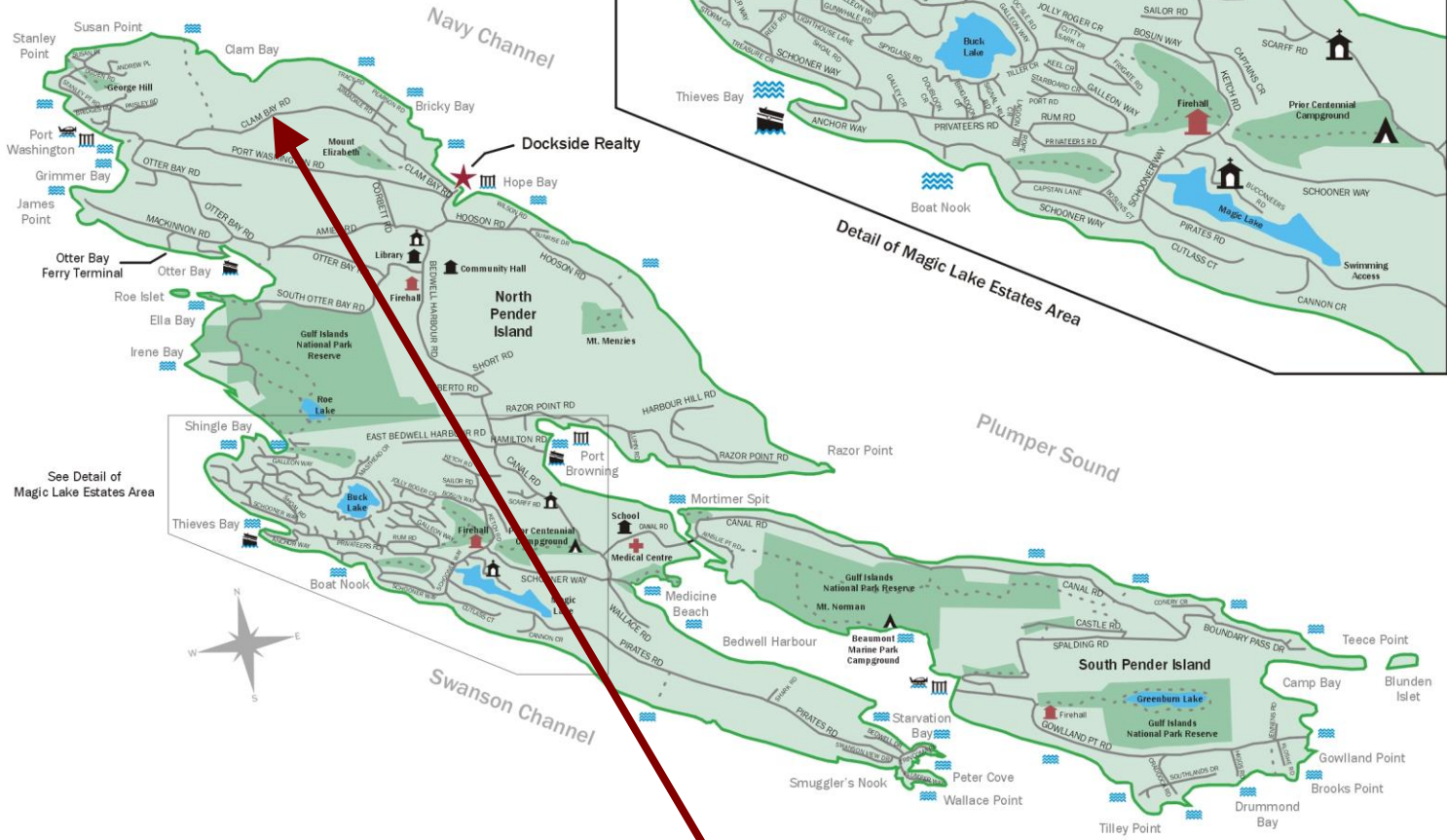
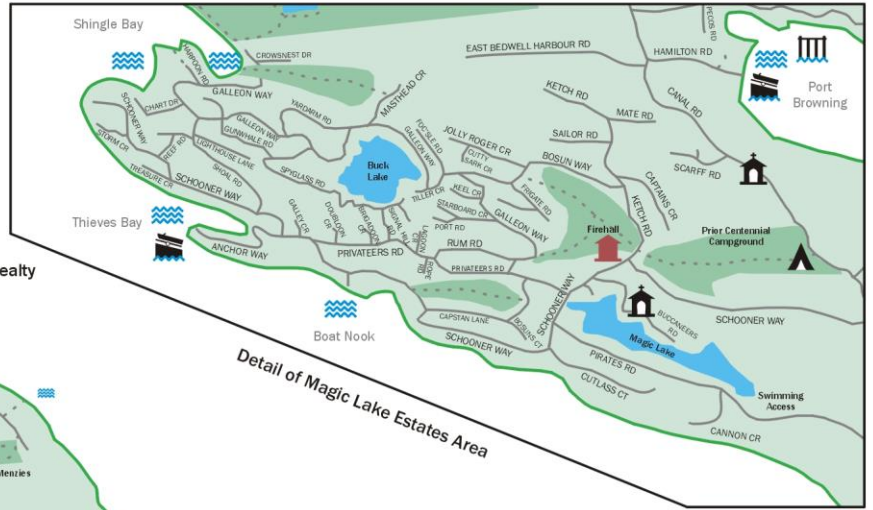


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# Pender Islands Map

## Pender Islands British Columbia, Canada



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

**Subject Property  
3205 Clam Bay Road**

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