

# Sunny & Secluded!



4318 Port Washington Rd



Sunny, secluded, South facing, 1.55 acre cottage, with ocean glimpses, in the very desirable Hope Bay area on Pender Island. This is the pinnacle of simple island living! Recently renovated, with final occupancy permit as a Single Family Dwelling. Approximately 708 square feet, 2 BR, 1 BA cottage, with additional sleeping loft for the kids or grandkids. Perfect for a small family or retirees. Upgrades from 2014 include; washer & dryer hookup, appliances, heat pump, upgraded wiring with exterior 40A plug ready for electric vehicle, water system with UV filter & storage cistern, additional cistern for irrigation, improved driveway with large parking area near the house. There is also a beautiful fenced garden area, complete with pond & small animal enclosure, currently home to some friendly ducks. There are also six mature apple, pear & plum trees. If you are looking to live off the land, this property is the perfect fit. Rarely do properties come to market in this location!



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

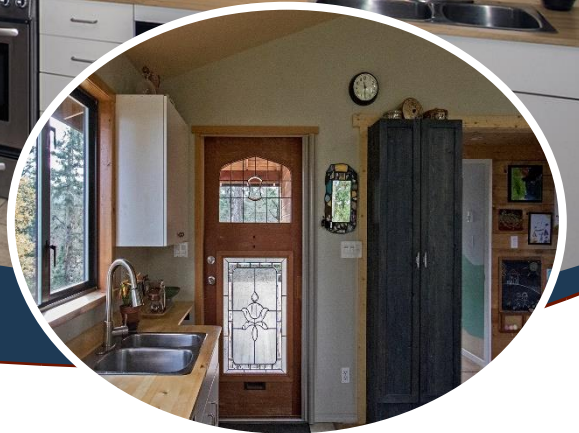
Driftwood: 250-629-3383  
Saturna: 250-539-2121  
www.DocksideRealty.ca



# Property Details



4318 Port Washington Rd



**Year Built (est):**  
1999

**Lot Acres:** 1.55  
acres

**Bedrooms:** 2

**Bathrooms:** 1

**Fin SqFt:** 708

**Unfin SqFt:** 326

**Bsmt:** Crawl Space

**Bsmt Height:** 4 ft

**Water:** Drilled Well

**Waste:** Septic Field

**Foundation:**  
Concrete Poured,  
Slab

**Roof:** Asphalt  
Shingle

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Wood Stove,  
Heat Pump

**FP Location:** Living  
Room

**Lot Features:**  
- South Facing  
- Ocean Glimpses  
- Garden  
- Pond

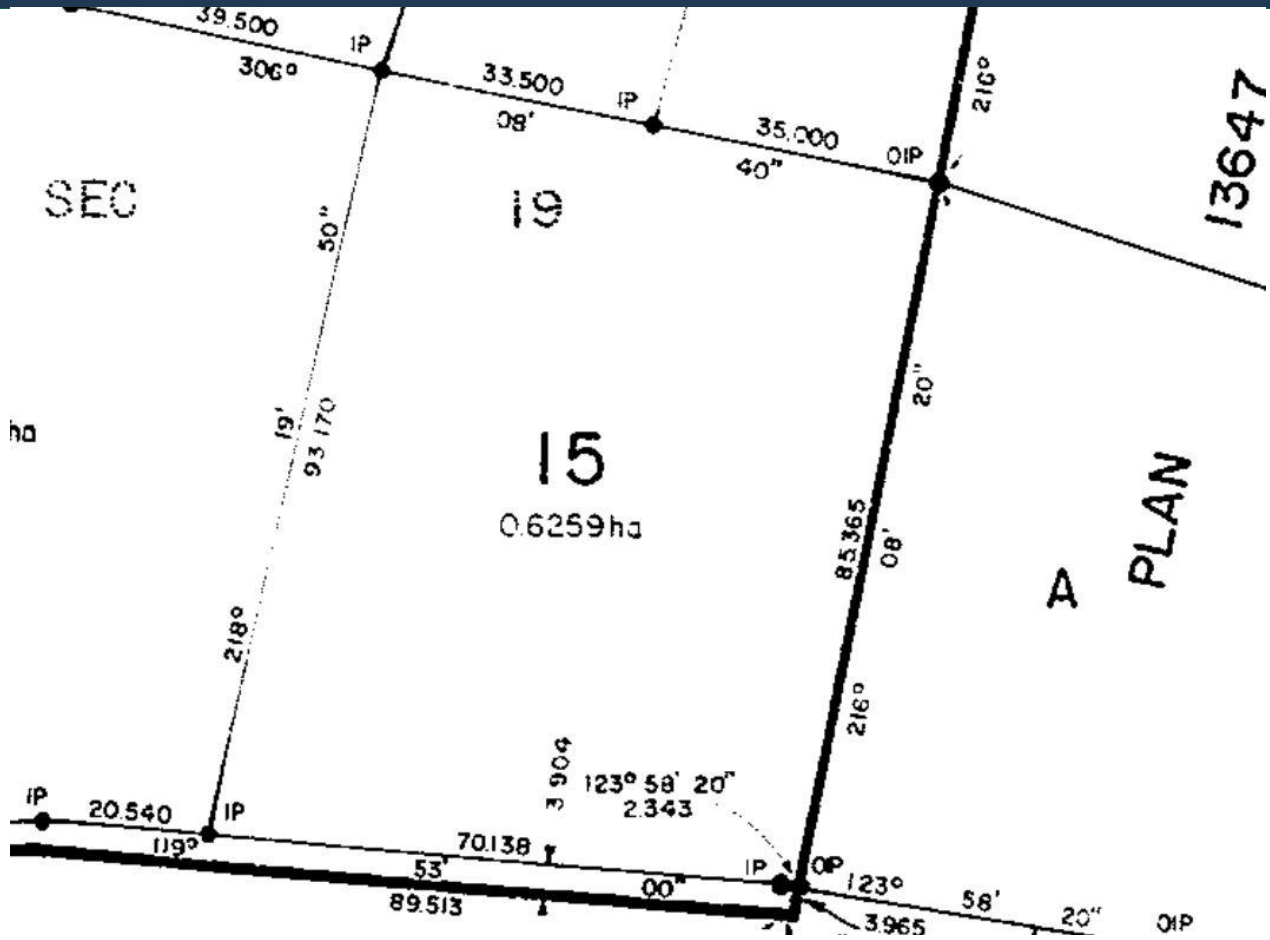


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# Plot Plan and Aerial View



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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
4318 Port Washington Rd**

- 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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