# Custom Home on Acreage!

5582 Hooson Rd

This unique, custom-built home is close to Hope Bay situated on over 5 landscaped acres, with a fig orchard and a private lake filled with trout. The property is gently rolling to the South-west with 16hrs of sunlight in the summer and 8hrs in the winter. This modern home has 2 bed, 1 full bath and a living room/dining room that opens up to the lake views and in floor heating on both levels. Ceilings are 11ft. on the main floor with bedrooms on the ground level. The 1100 sqft of deck lets you to enjoy the many views surrounding this home. There is a 14x24 greenhouse with raised beds and an RV hookup with a 40' pad and water. Zoning of this property allows for a single family home with a 600 sqft self-contained cottage, barn, garage and you can add on to the existing home. The listing agent is also the seller. 24hr notice is needed for showings.

Property Details

5582 Hooson Rd
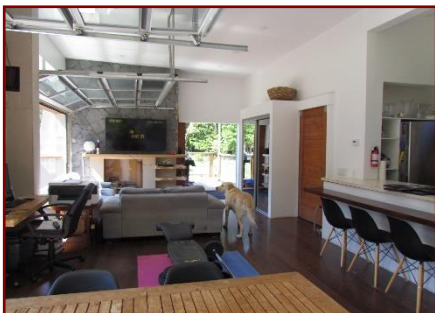
Year Built (est): 2009

Lot Acres: 5.23

Bedrooms: 2

Bathrooms: 1

Fin SqFt: 1,350

Unfin SqFt: 1,116

Bsmt: Finished

Bsmt Height: 8 ft

Water: Drilled Well

Waste: Septic System

Foundation: Concrete Poured, Slab

Roof: Torched on

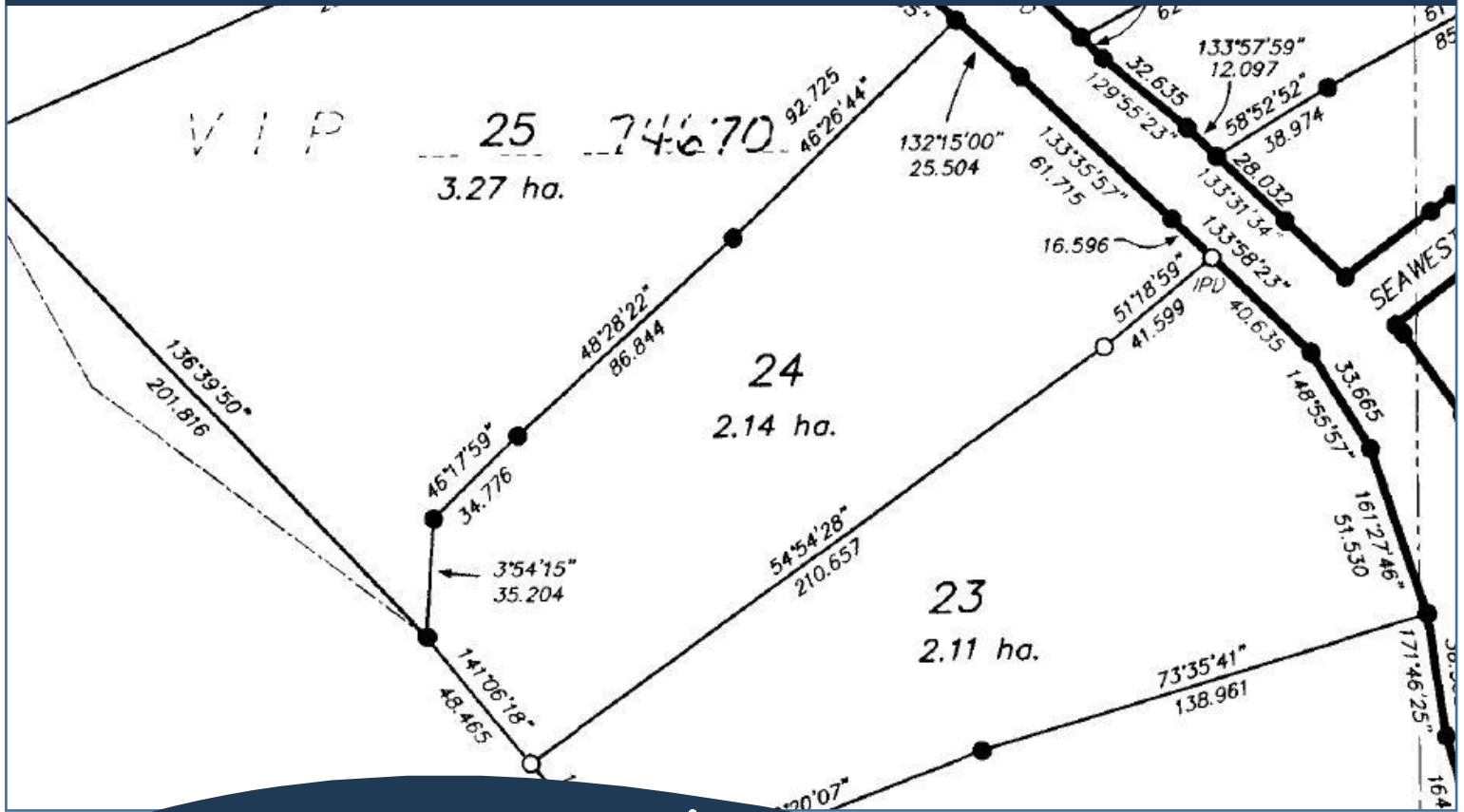**Ext Fin:** Wood, Cement fibre siding

Fuel: Electric

Heat: Floor radiant

Lot Features:
- Acreage
- Sunny
- Fig Orchard
- Total Privacy
- Lake

Plot Plan and Aerial View

5582 Hooson Rd

Pender Islands Map

Pender Islands
British Columbia, Canada

Detail of Magic Lake Estates Area

Subject Property
5582 Hooson Road

Legend

- ★ 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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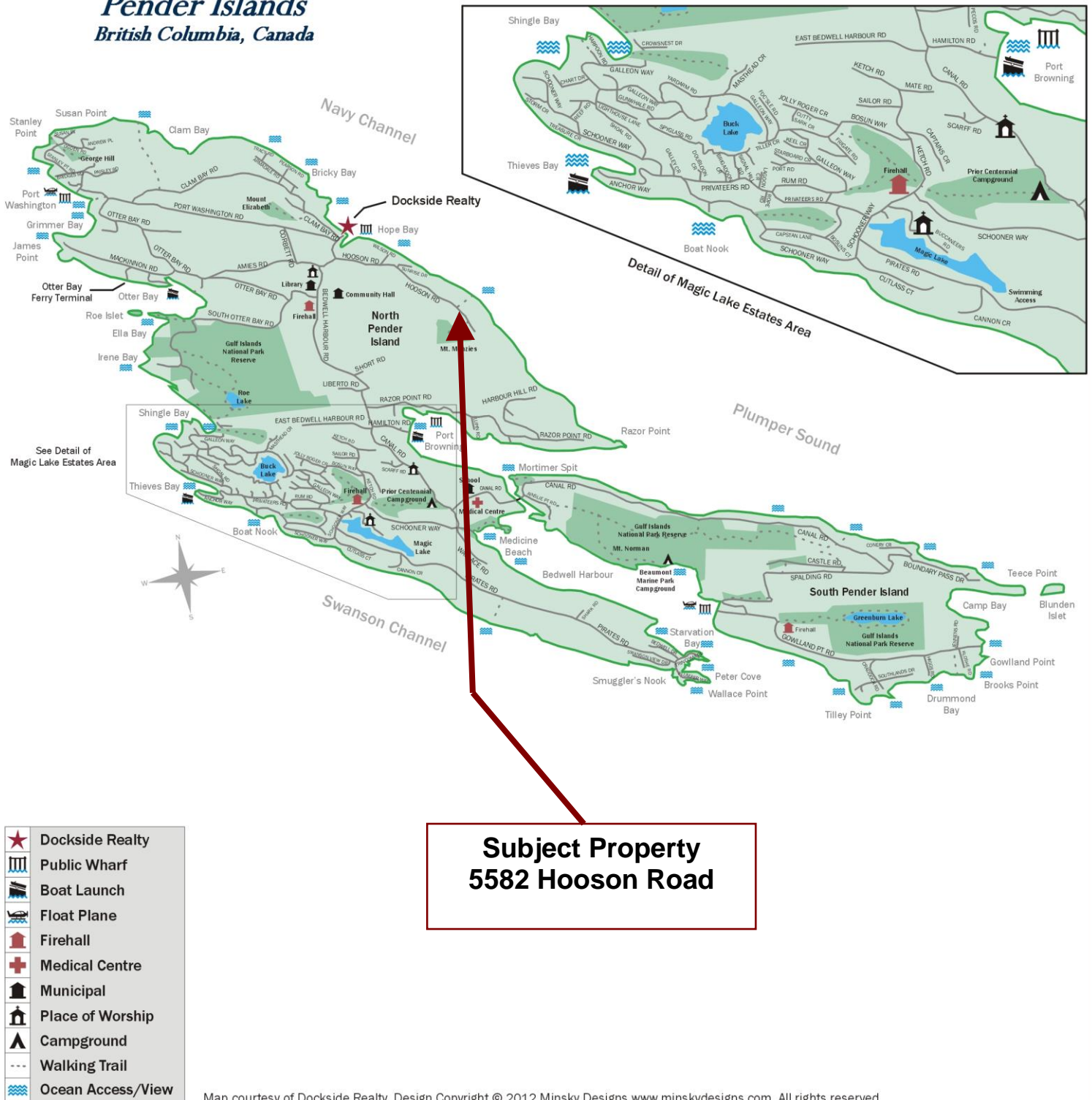
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