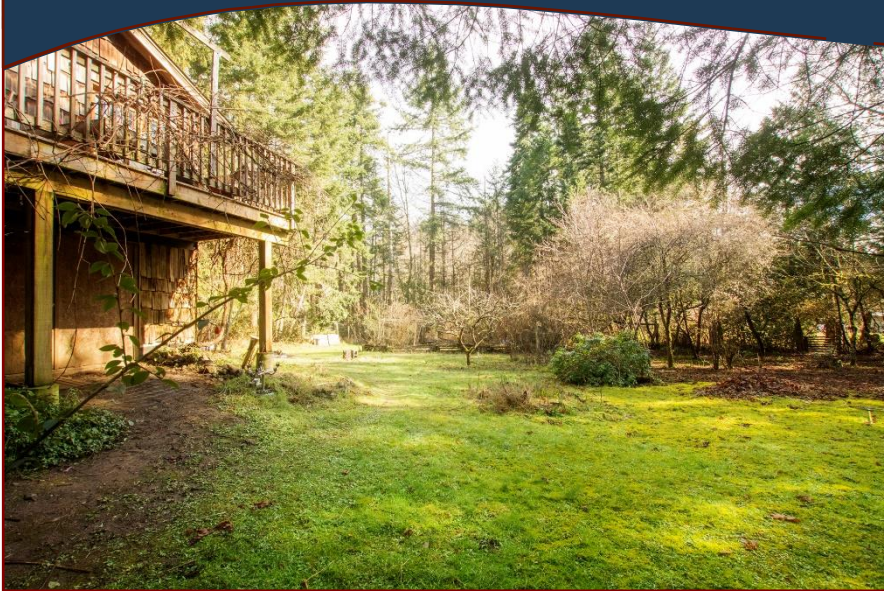


# Private Sunny Acreage!

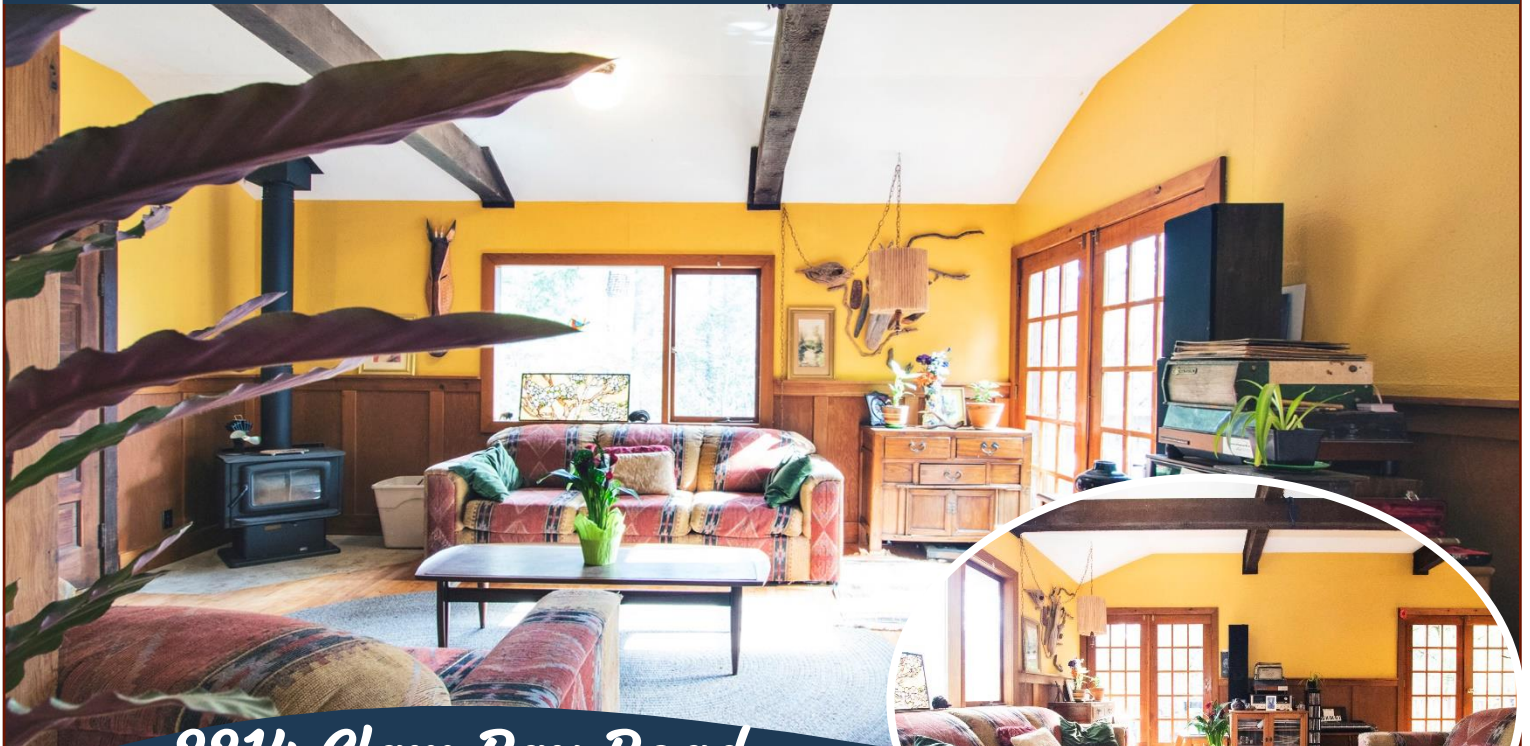


3214 Clam Bay Road



Privacy Prevails in this sunny, rural, park-like acreage on Pender Island! Located in what the Islanders call the "Heritage District", this approximately 2 acre property is within walking distance to the Historic Hope Bay Store & a wonderful beach access at nearby Bricky Bay. The rustic, charming 2 BR, 1 BA home has just over 1000 square feet on the main level & about an additional 900 square feet of unfinished lower level with full height ceilings & laundry area. The level property has soil that is rich for gardening & there are several established fruit trees. Property is tenanted so 24 hours notice is required. This is a rare property in a location where homes seldom come available. Offers, if any, will be reviewed at 4 PM on Wednesday, March 18, 2020.

# Property Details



3214 Clam Bay Road



**Year Built (est):**  
1985

**Lot Acres:** 2.0

**Bedrooms:** 2

**Bathrooms:** 1

**Fin SqFt:** 1012

**Unfin SqFt:** 900

**Bsmt:** Partially finished, walk-out with windows

**Bsmt Height:** 8 ft

**Water:** Drilled Well

**Waste:** Septic system

**Foundation:**  
Concrete Poured

**Roof:** Asphalt Shingle

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Wood Stove, Baseboard

**FP Location:** Living Room

**Lot Features:**

- Acreage
- Cleared, Level
- Treed
- Private
- Walk to beach

# Plot Plan and Aerial View



3214 Clam Bay Road

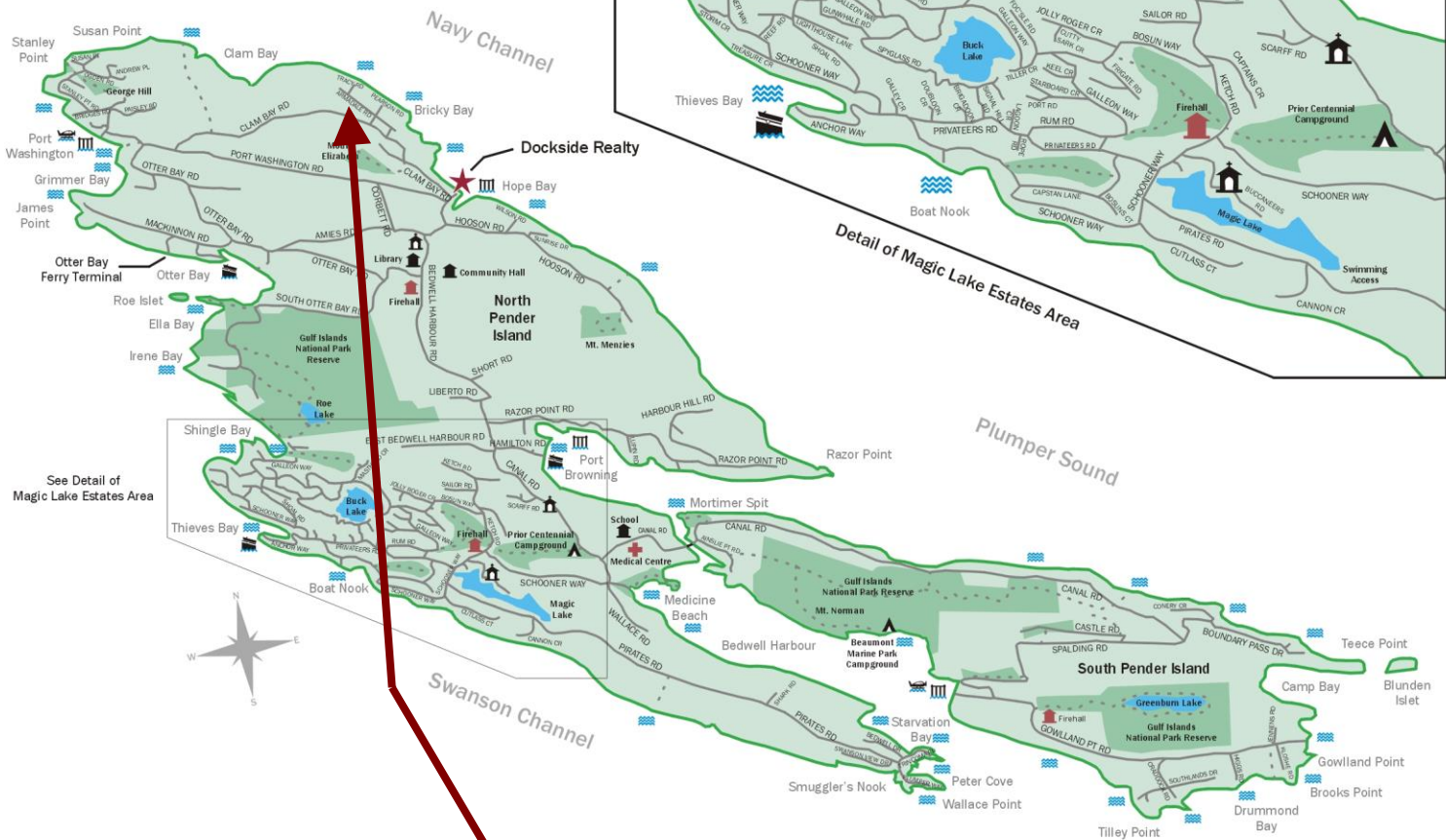
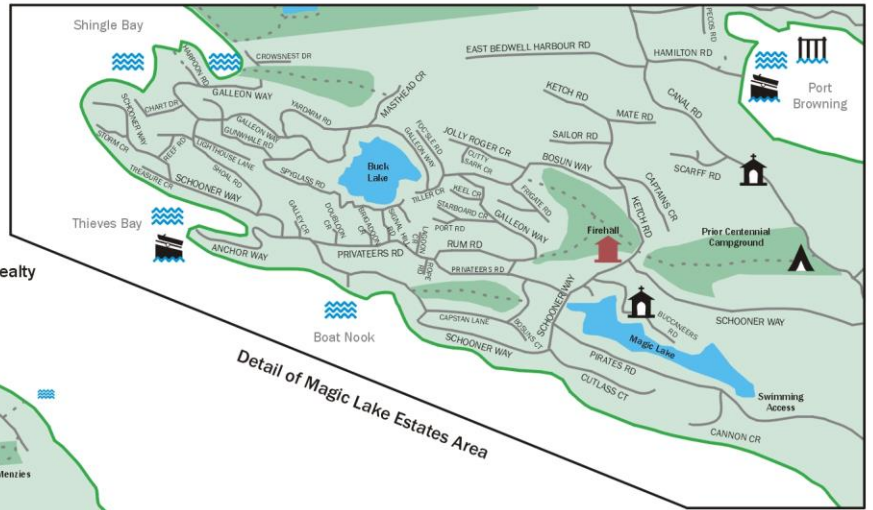


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Sidney: 250-656-5062  
info@DocksideRealty.ca












Driftwood: 250-629-3383  
Saturna: 250-539-2121  
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property**  
**3214 Clam Bay 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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