

# Come Home to Comfort!



1201B Otter Bay Rd



*Come Home to Comfort! You're surrounded by a beautifully landscaped 1.26 pastoral view parcel that nicely presents 1 quaint character homes and a rare Commercial Zone that currently generates income from rental storage units. The cozy approx. 1785 sq. ft. 4+ BR, 3 BA home has been lovingly maintained. Features 3 skylights, Open Plan kitchen & dining, LR with French Doors to sundeck. Lower level could be a separate self contained area; currently consists of Family Room and 2 BRs. Double car port and glorious English Country Gardens. The Commercial Space is 1254 sq. ft. on the upper level and has the storage rental units below. Ample sundecks which capture pleasant ocean views and offer pleasant outlook in Popular Port Washington. Near Seaplane and Golf Course.*

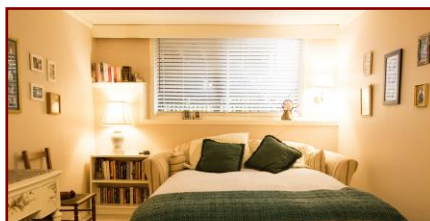
**Dockside Realty**  
Victoria Gulf Islands

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# Property Details



1201B Otter Bay Rd



**Year Completed:**  
1972

**Lot Acres:** 1.26  
acres

**Bedrooms:** 4

**Bathrooms:** 4

**Fin SqFt:** 1,851

**Unfin SqFt:** 927

**Bsmt:** Full

**Bsmt Height:** 9 ft

**Water:** Drilled Well

**Waste:** Septic Field

**Foundation:**  
Concrete Poured

**Roof:** Asphalt  
shingle, Metal

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Wood Stove,  
Baseboard

**FP Location:** Family  
Room, Living Room

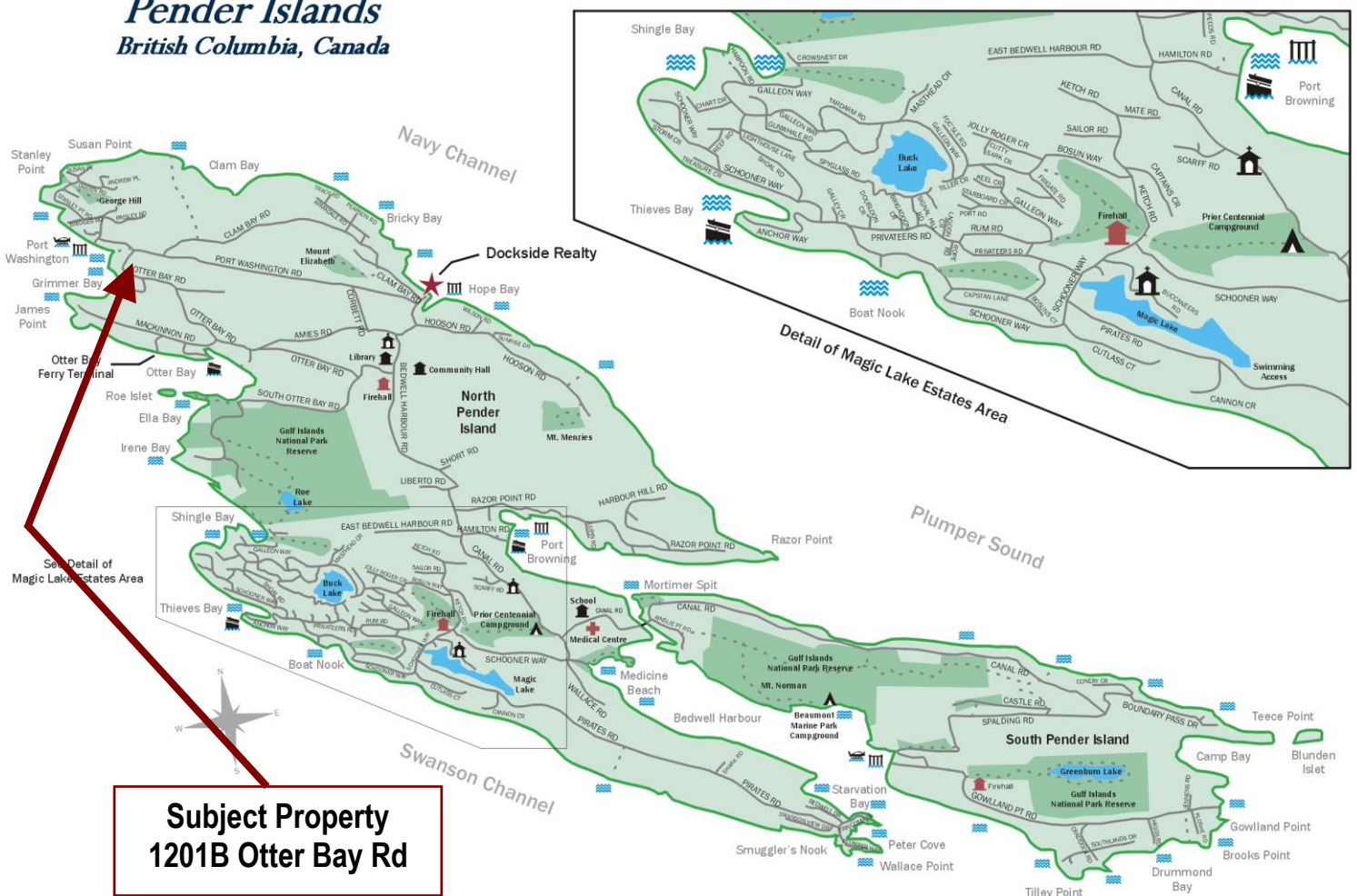
**Lot Features:**

- Ocean Views
- Comm. Zoning
- Landscaped
- Country Gardens



# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
1201B Otter Bay 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.

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All measurements are approximate and the buyer is responsible for verifying all data provided.



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