

Timber Frame Home with View!



4347 Clam Bay Rd



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Westcoast Timber Frame Hybrid with Ocean Views! This 1100-sqft, 2BR, 2BA custom designed rancher was built by a local island craftsman. Soundly connected to Mother Earth & perched on a rocky knoll, with a full concrete slab foundation. The interior is warm & delightful, with coloured concrete flooring, giant exposed beams & open-plan layout. The living-dining space with freestanding airtight woodstove is the heart of the home & the ocean views are prominent here. Serviced by a well & septic system. Drilled well located in the pump house close to the road feeds to a cistern up near the house. Records show a flow rate of 2GPM. Separate cistern under the giant deck has been used for rainwater collection. Well & water system recently serviced & hot water tank just replaced. Estate sale: sold "as is where is".



Property Details



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Year Built (est): 1997

Lot Acres: 0.58

Bedrooms: 2

Bathrooms: 2

Fin SqFt: 1,100

Unfin SqFt: 270

Bsmt: None

Water: Drilled Well

Waste: Septic System

Driveway: Gravel/dirt

Foundation:

Concrete Poured.
Slab

Roof: Metal

Ext Fin: Wood

Heat: Radiant floor,
Wood

Lot Features:

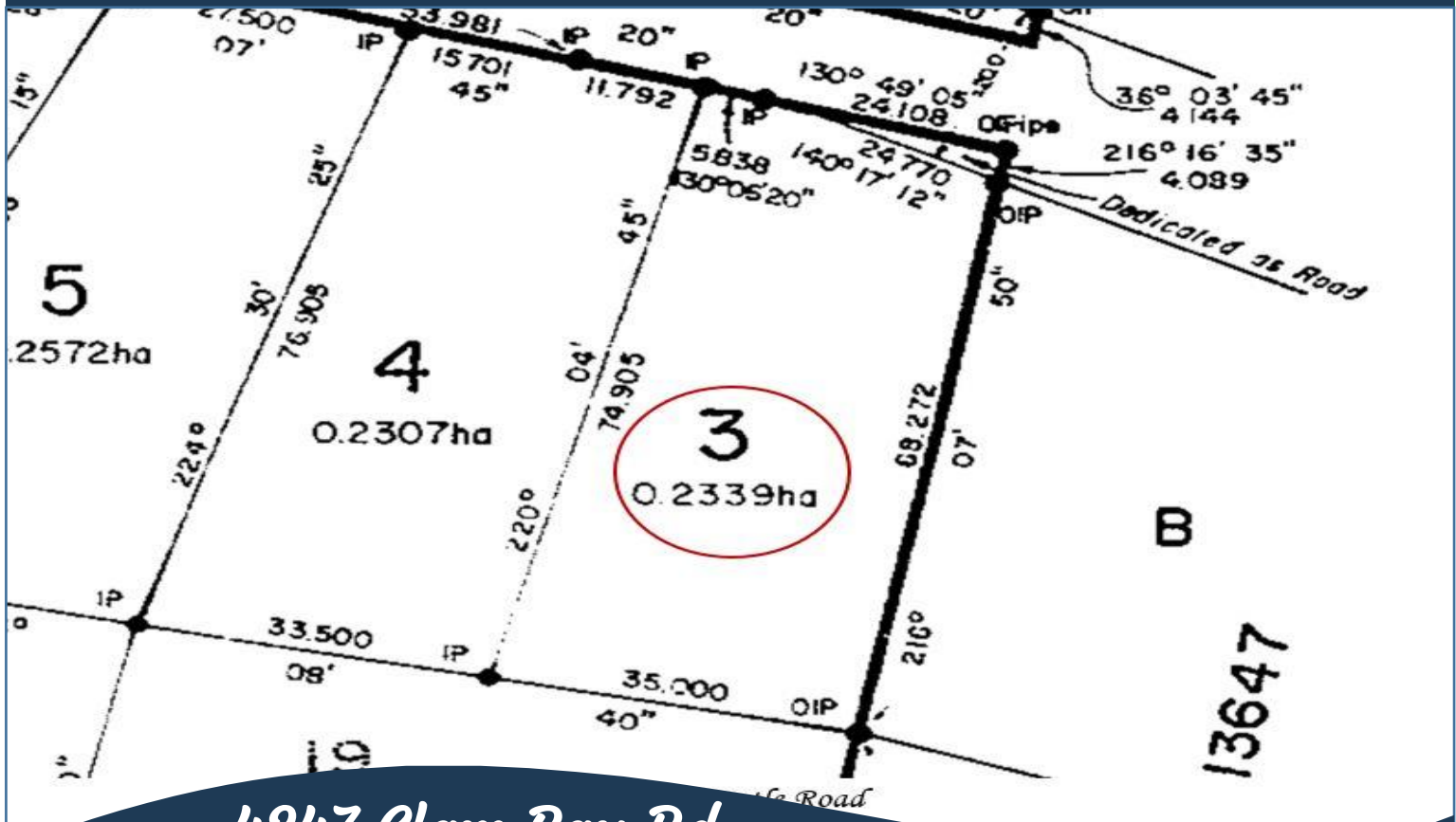
- Ocean views
- Private
- Park-like setting
- Close to ferries, marina, golf course & Hope Bay with shops & restaurant



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

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

Plot Plan and Aerial View



4347 Clam Bay Rd

Aerial - 4347 Clam Bay Rd

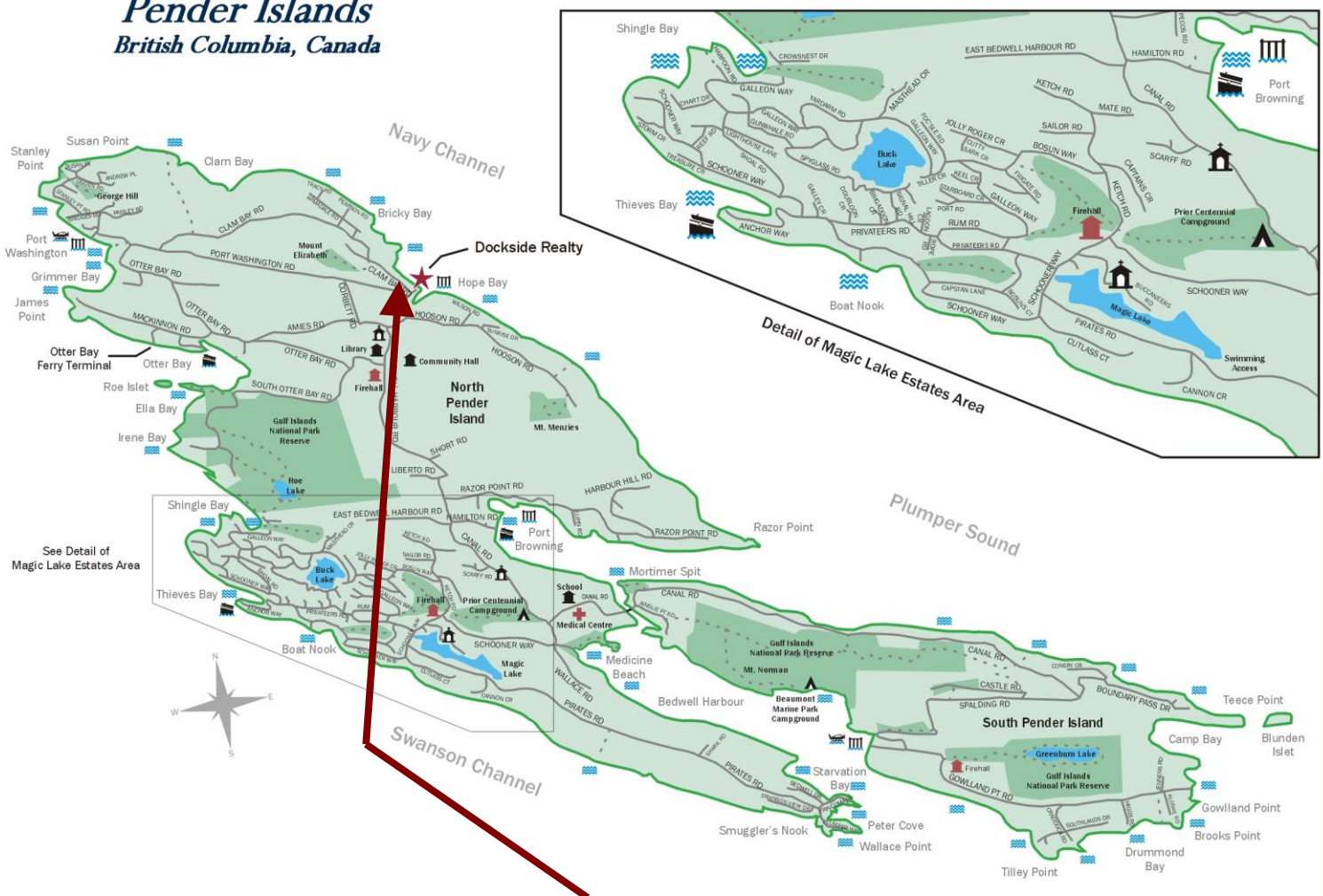


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









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Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
4347 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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