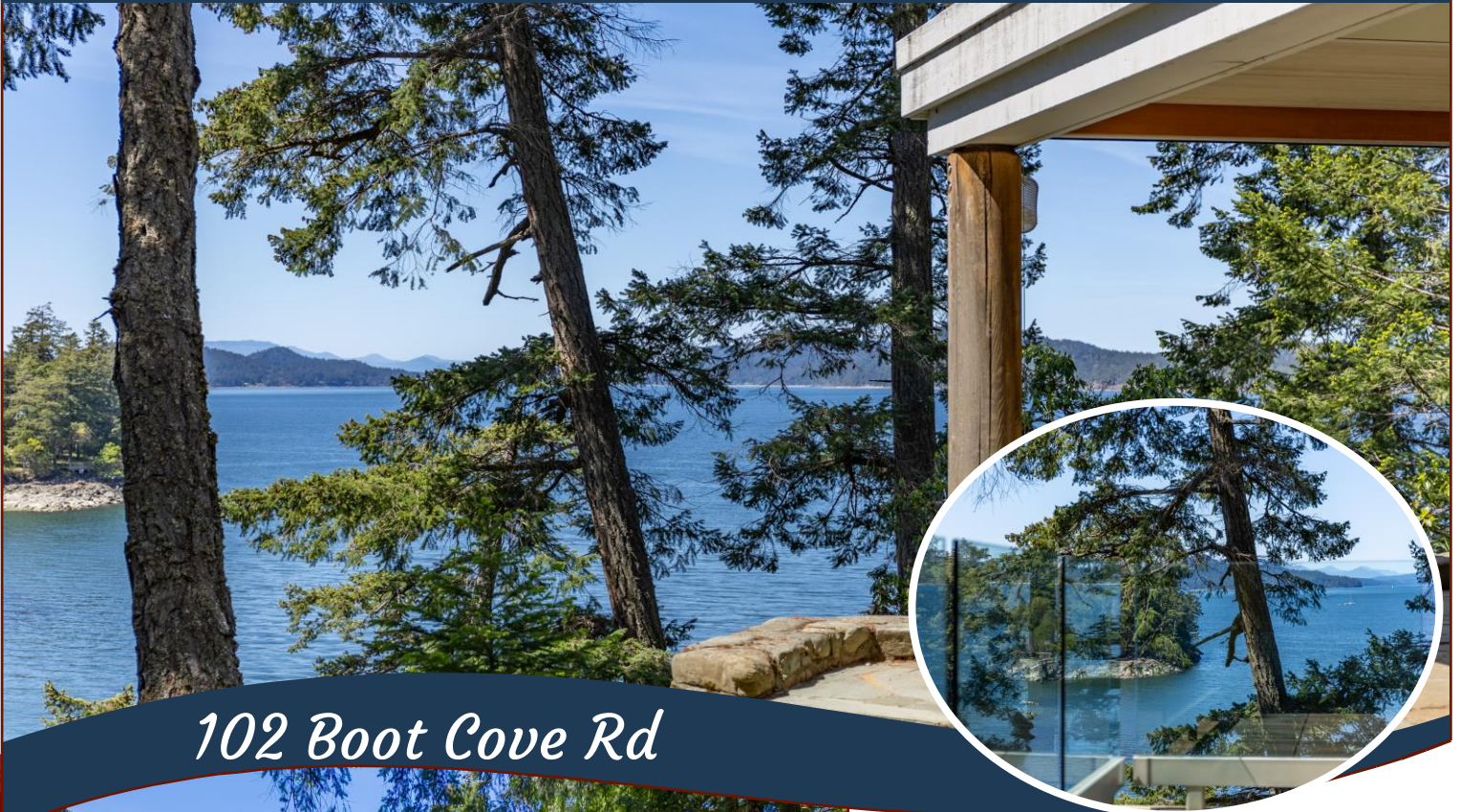


# Westcoast Waterfront



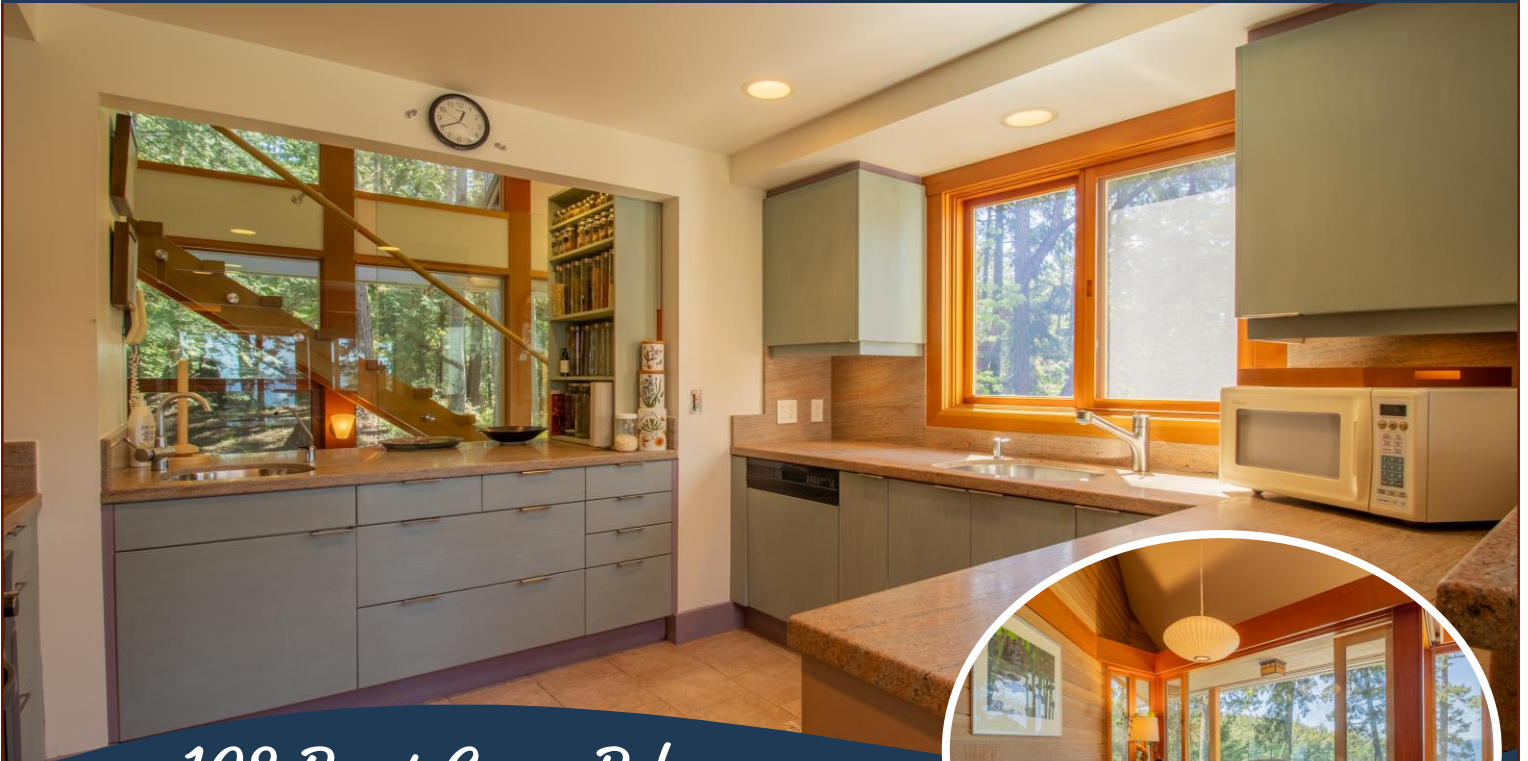
102 Boot Cove Rd



This timeless West Coast style family home enjoys astonishing short, medium & long-distance views of Southern Gulf Islands & Vancouver Island. Tucked away with wooded privacy in the sought after Boot Cove neighbourhood, this house lends itself to either seasonal or year-round living with comfort. A wonderful home for family, entertaining & being in nature. Over 800-sqft. of waterfront deck to bask in the summer sun or to take in spectacular sunsets. The main level has a completely updated open concept kitchen-living-dining with a fireplace and wood stove, Primary BR with ensuite, full BA & laundry. The upper level has 2 additional BRs, full BA, office & a multi-purpose loft. The garden level has a large family room, wet bar & additional storage. This location is approx. 400-metres walk to the ferry, floatplane, & local Pub. Outstanding Internet service for those who "work-from-home". This is truly a rare find.



# Property Details



102 Boot Cove Rd



**Year Built:** 1971

**Lot Acres:** 2.72

**Bedrooms:** 4

**Bathrooms:** 3

**Fin SqFt:** 2,875

**Unfin SqFt:** 840

**Bsmt:** finished

**Bsmt Height:** 8ft

**Water:** Municipal

**Waste:** Septic

**Foundation:**

Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Wood Stove,  
Electric Baseboard

**FP Location:**

Living Room

**Lot Features:**

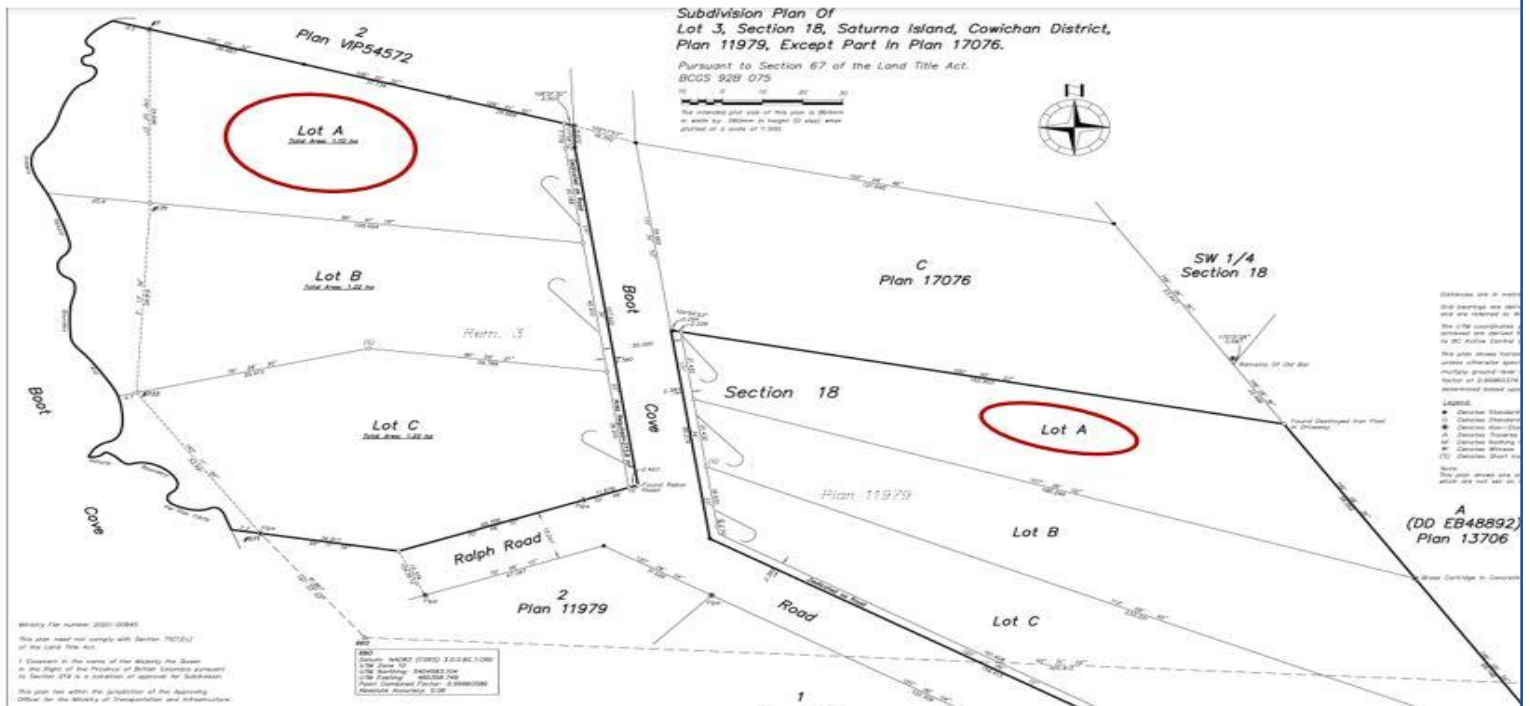
-Ocean Front

-Acreage

-Private

-Islands Views

# Plot Plan and Aerial View



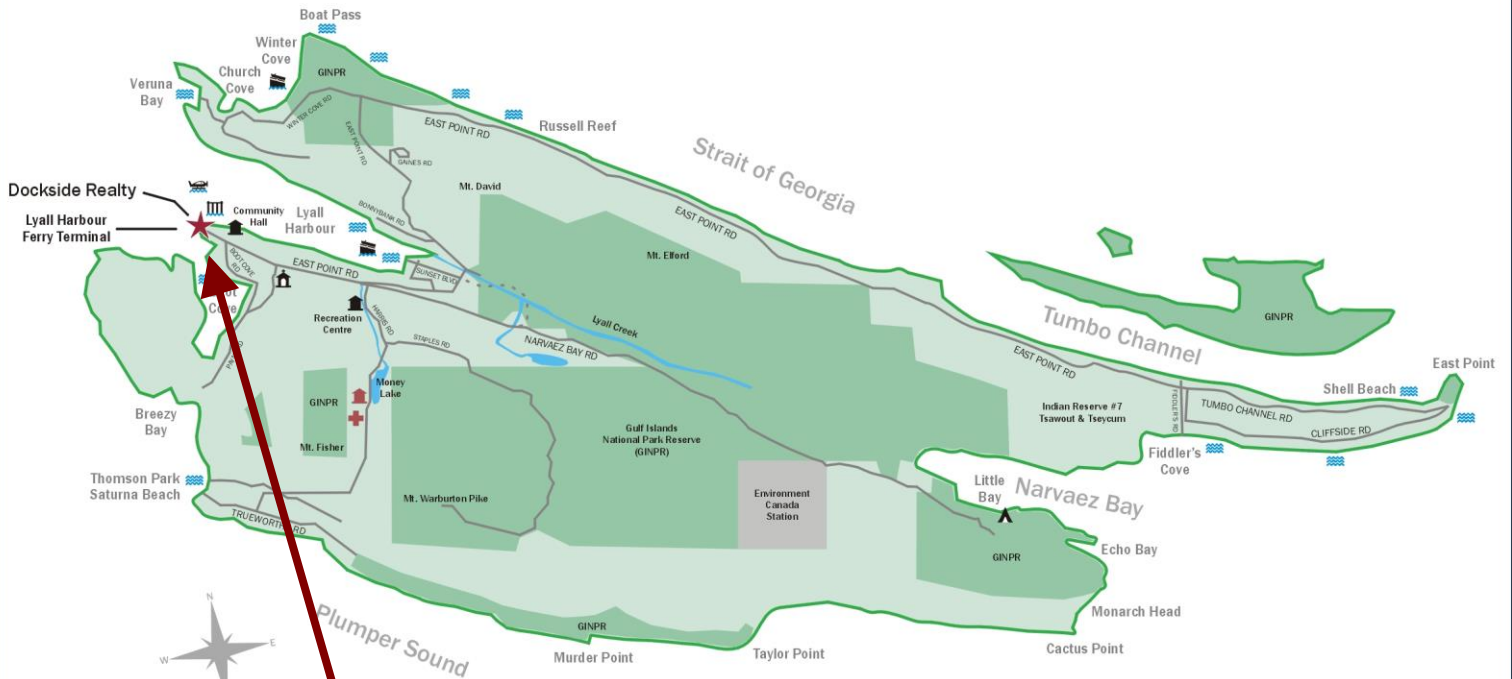
102 Boot Cove Rd



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# Google Area Map

## Saturna Island British Columbia, Canada



**Subject Property**  
**102 Boot Cove Road**

- 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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