

# Oceanview Acreage!



1208 Otter Bay Rd Lot B



**Spectacular 3-Acres of Land with Ocean Views and Fenced Garden. This stunning property offers a unique opportunity to own a piece of the West Coast, with breathtaking ocean views of the Gulf Islands. Located in a coveted Southwest-facing position, the land is conveniently situated across the street from the ocean, providing public access to the water just steps away. Ample space for building your dream home, plus a self-contained cottage to creating a private oasis or starting a hobby farm. Accessory building in place on post and pad. 30 x 50 Fenced-In Garden: Ideal for growing your own produce, flowers, or creating a serene outdoor retreat. Seasonal stream to the west and if you follow the trail to the top of the property, you will encounter a large clearing with king of the mountain scenery. This property is in the process of being subdivided from the original 5.43 acres, with a drilled well, perk test, and a current subdivision proposal survey, with easy access to power.**



# Property Details



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**Lot Acres:** 3.0

**Water:** drilled well

**Well Log:** No

**Waste:** Septic Needed

**Perc Test:** Yes

**Services:** Easy access to power

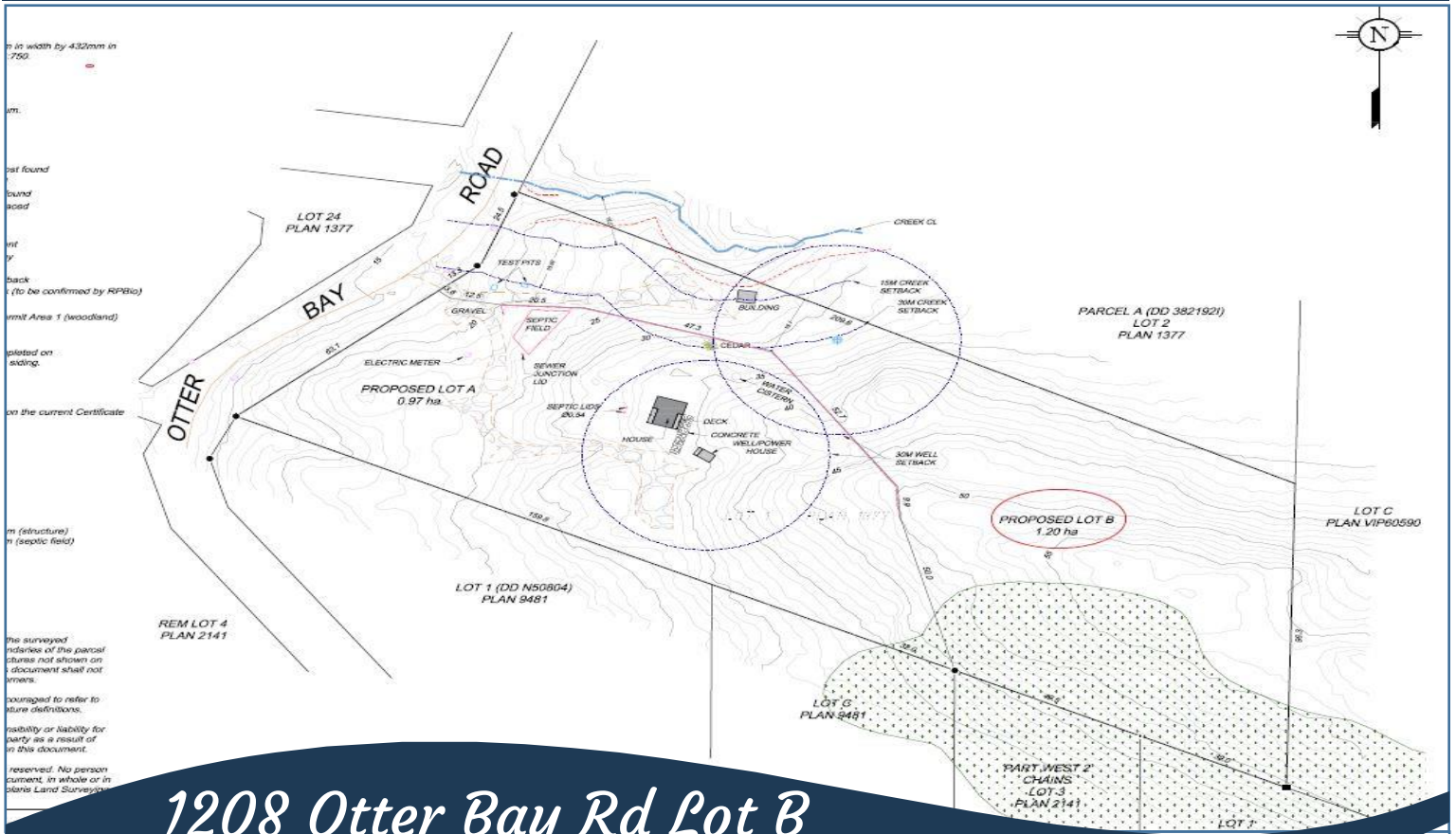
**Bldg Scheme:** No

**Lot Features:**

- Ocean Views
- SW Exposure
- Private Property
- Current subdivision proposal survey
- 30 x 50 Fenced Garden
- Accessory building in place
- Seasonal stream



# Plot Plan and Aerial View



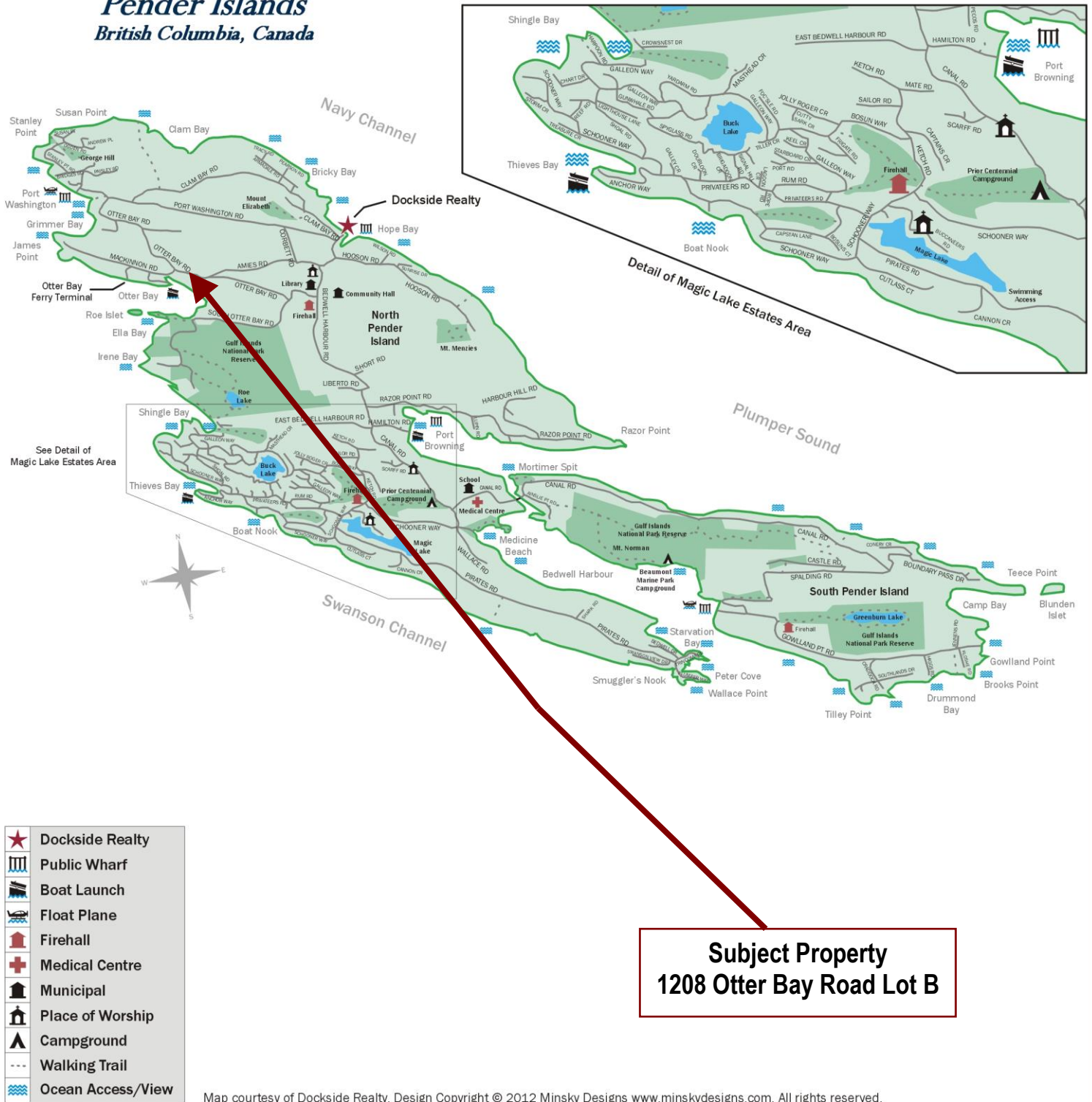
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# Pender Islands Map

## Pender Islands British Columbia, Canada



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