

# Rare Walk-On Waterfront!



1242 Ellis Rd



**Cape Cod style home on 3.35 acre property with approximately 150 feet of walk-on waterfront, affords spectacular views across the Strait of Georgia from Grouse Mountain to Mt. Baker. An inviting sandstone beach with its large tidal pool, the "Fairy Pool", also makes an ideal place for soaking up the sun and spotting all kinds of marine life. Just a 50-minute ferry ride from Vancouver mainland, the property is conveniently located close to the ferry terminal and most of the island's amenities, including grocery stores, golf course, dining, library, school and community hall. Measurements approx. Adjacent property also for sale ML 953913**



**Dockside Realty**  
Gulf Islands Vancouver Island

Pender Island • Saturna Island • Vancouver Island

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# Property Details



1242 Ellis Rd



**Year Built (est):**  
1945

**Lot Acres:** 3.35

**Bedrooms:** 2

**Bathrooms:** 1

**Fin SqFt:** 1,351  
**Unfinished:** 1,351

**Bsmt:** Crawl space

**Water:** Drilled Well

**Waste:** Septic System

**Foundation:**  
Concrete Poured,  
Other

**Roof:** Asphalt shingle

**Ext Fin:** Wood

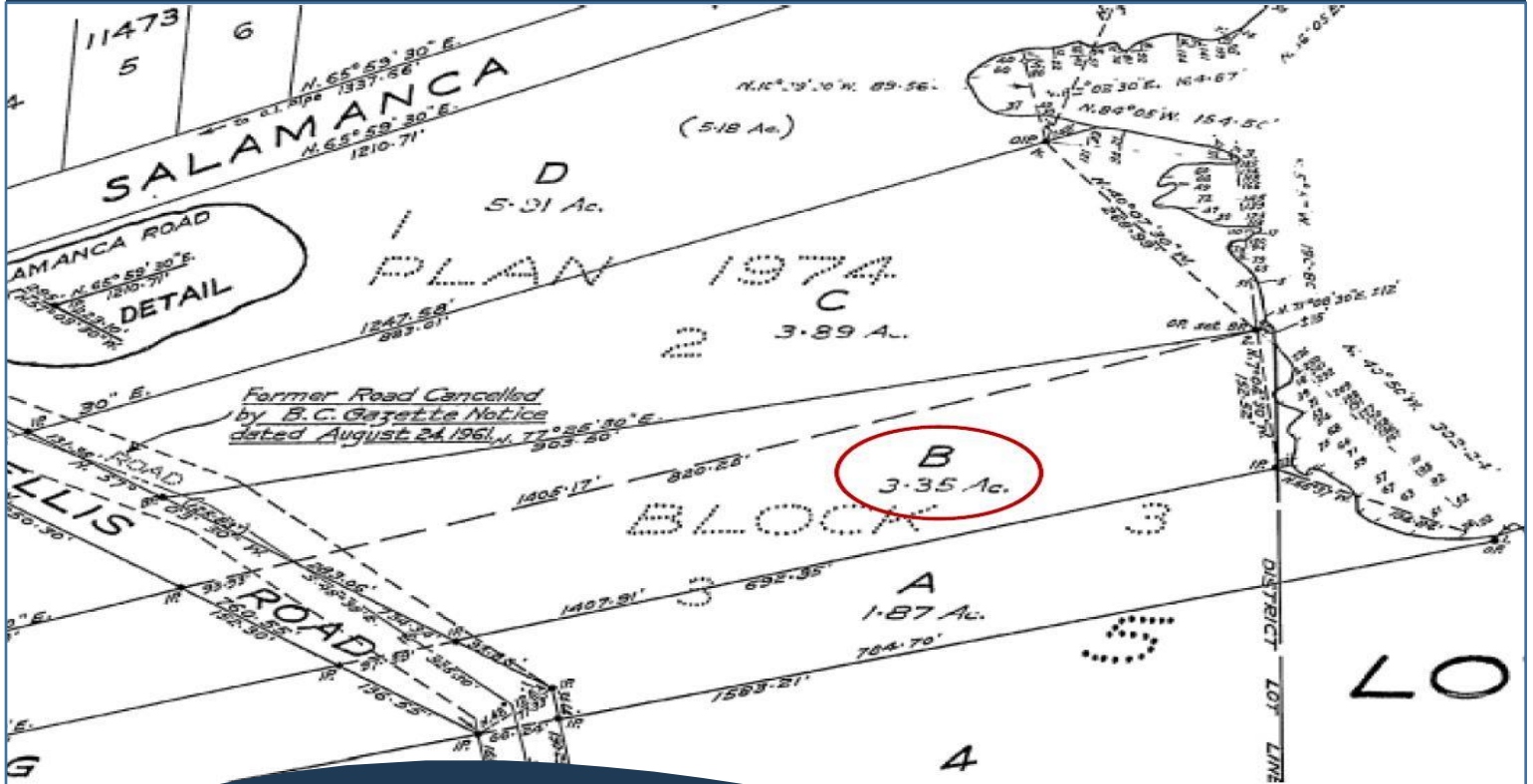
**Heat:** Wood,  
Baseboard electric

**FP Location:** Living Room, Primary bedroom

**Lot Features:**

- Walk-on oceanfront
- Acreage
- Expansive views
- Private
- Central location

# Plot Plan and Aerial View



1242 Ellis Rd

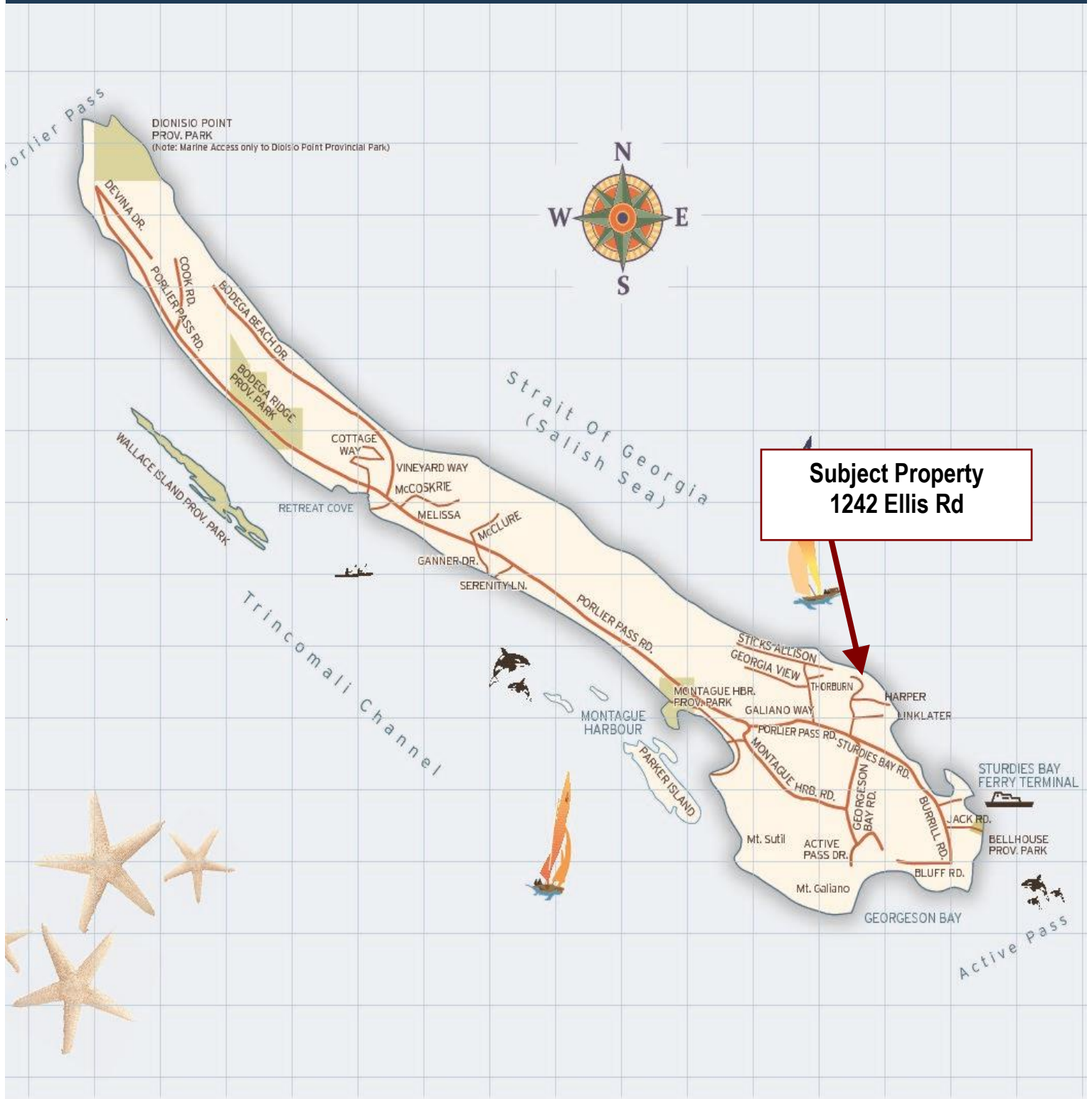


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# Pender Islands Map



**DISCLAIMER:** While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.

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

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