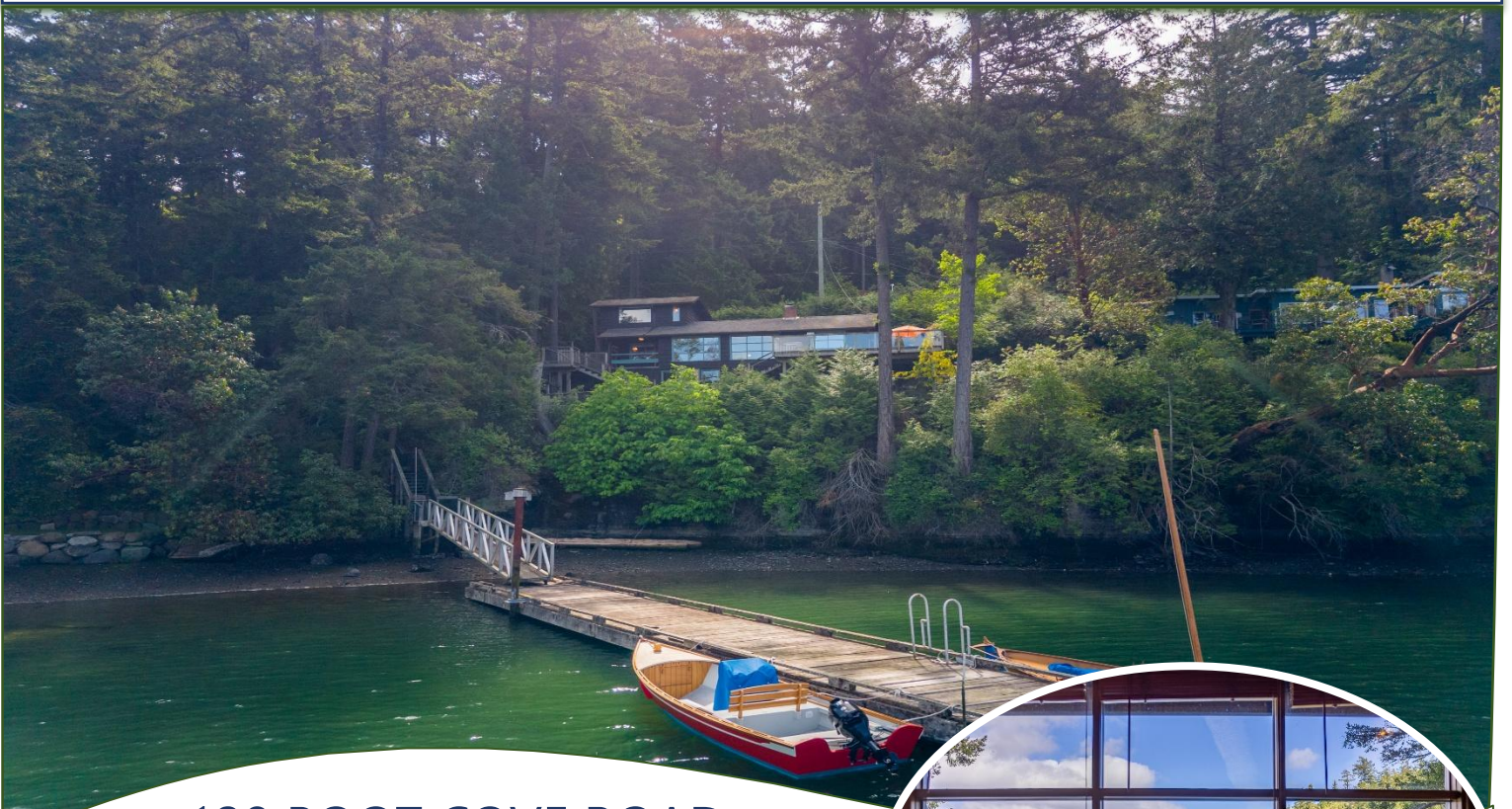


# ATTENTION ALL BOATERS



128 BOOT COVE ROAD





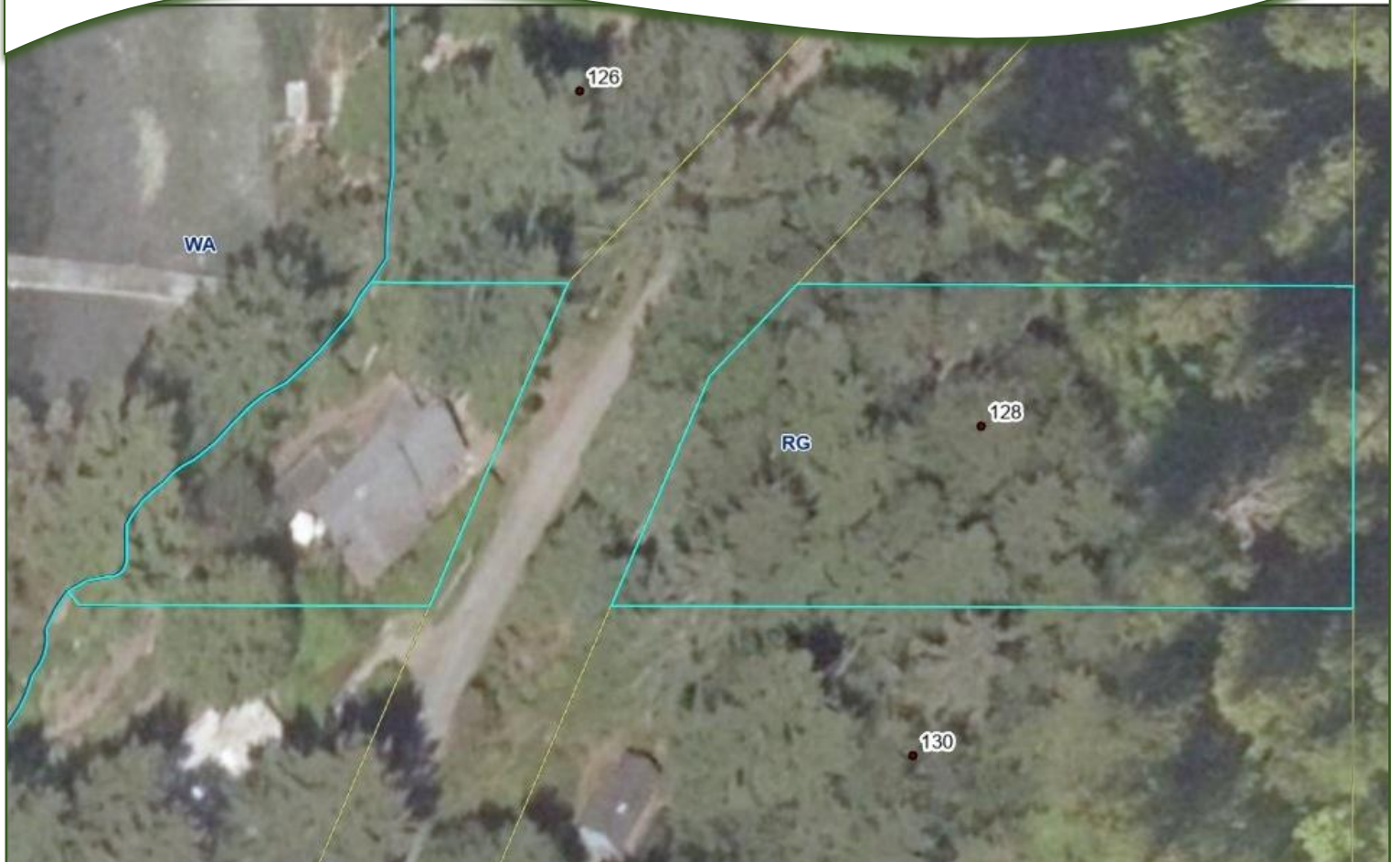
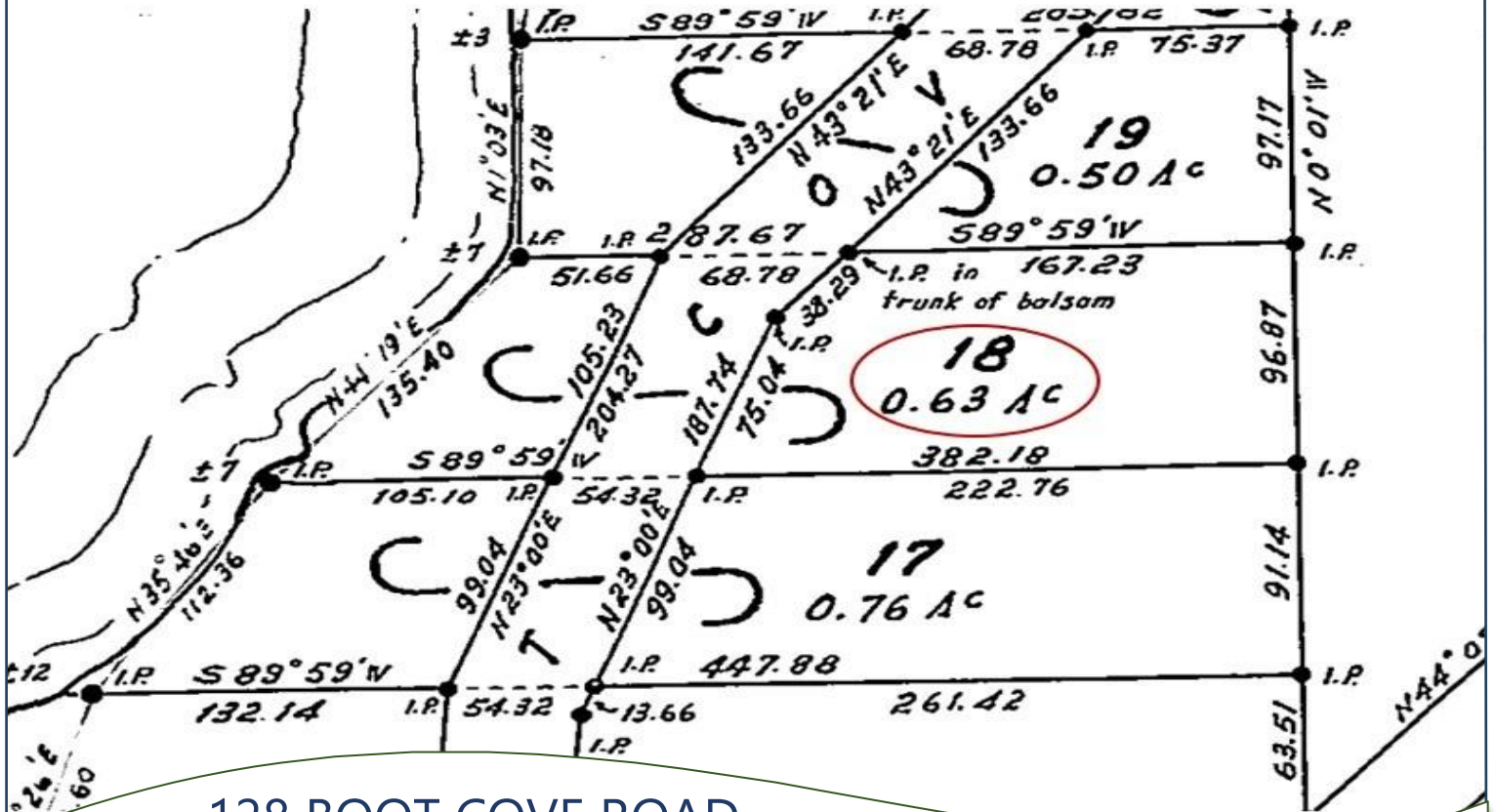
## 128 BOOT COVE ROAD

3 BEDS ~ 2 BATHS ~ 1,128 SQFT

Finally, a place for YOU with excellent year-round moorage in the protected and pristine Boot Cove on Sunny Saturna Island. This cozy cottage is within walking distance to the ferry landing and close to all amenities. This well laid out cottage offers three compact bedrooms, including a private primary suite with a two-piece ensuite at one end, and two additional bedrooms stacked on the opposite end. The spacious living room features a floor to ceiling river rock fireplace with a wood stove insert to keep you warm and ocean views stretched across the west side. It has a fully updated kitchen and bath, a mudroom on the main level and a workshop and storage room below. There is a grand waterfront deck where privacy abounds with stairs leading to the shoreline where you can enjoy all that Boot Cove has to offer. This immaculately kept character cottage is perfect for year-round fun for all the family. A rare property not to be missed!



# PLOT PLAN & AERIAL VIEW



# SATURNA ISLAND MAP

**Saturna Island**  
British Columbia, Canada

Subject Property  
**128 BOOT COVE**



Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

**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; the buyer is responsible for verifying all data provided.



**MICHAEL VALOUR, Licensed Realtor®**  
Office: 250-539-2121 • Cell: 250-818-3919 • [www.DocksideRealty.ca](http://www.DocksideRealty.ca)