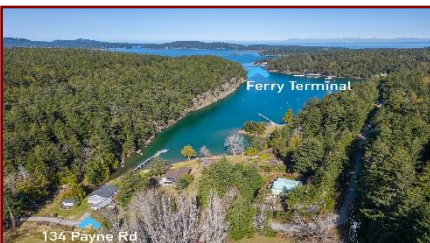


# Boot Cove Gem!



134 Payne Road



**RARE FIND: Waterfront Cottage with a DOCK!** Tucked away at the mouth of Boot Cove, this unique property enjoys privacy bordering farmland with Old Point Farm to the West, Breezy Bay Farm to the South. The property is completely level, groomed and usable land featuring a cozy rancher style 2BR, 2BA cottage, a detached garage with guest suite and a detached office/guest suite. This property has been well maintained inside and out. Sun decks on both the southeast entrance and the northwest waterfront. The 96-foot boat ramp was recently replaced and a lift & cradle installed for tidal changes. This property is minutes away from the ferry terminal and amenities such as the General Store & Local Pub, yet the setting is quiet & private in the highly sought after Boot Cove neighbourhood. This could be the opportunity you've been waiting for! Attention all Boaters!

Saturna is calling!

**Dockside Realty**  
Gulf Islands Vancouver Island Ltd

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



# Property Details



134 Payne Road



**Year Built:** 1983

**Lot Acres:** 0.31

**Bedrooms:** 3

**Bathrooms:** 2

**Fin SqFt:** 1,707

**Unfin SqFt:** 238

**Bsm:** crawl space

**Water:** Municipal

**Waste:** Septic Field

**Foundation:**  
Pillar/Post/Pier

**Roof:** Asphalt & Metal

**Ext Fin:** Wood

**Fuel:** Wood, Electric

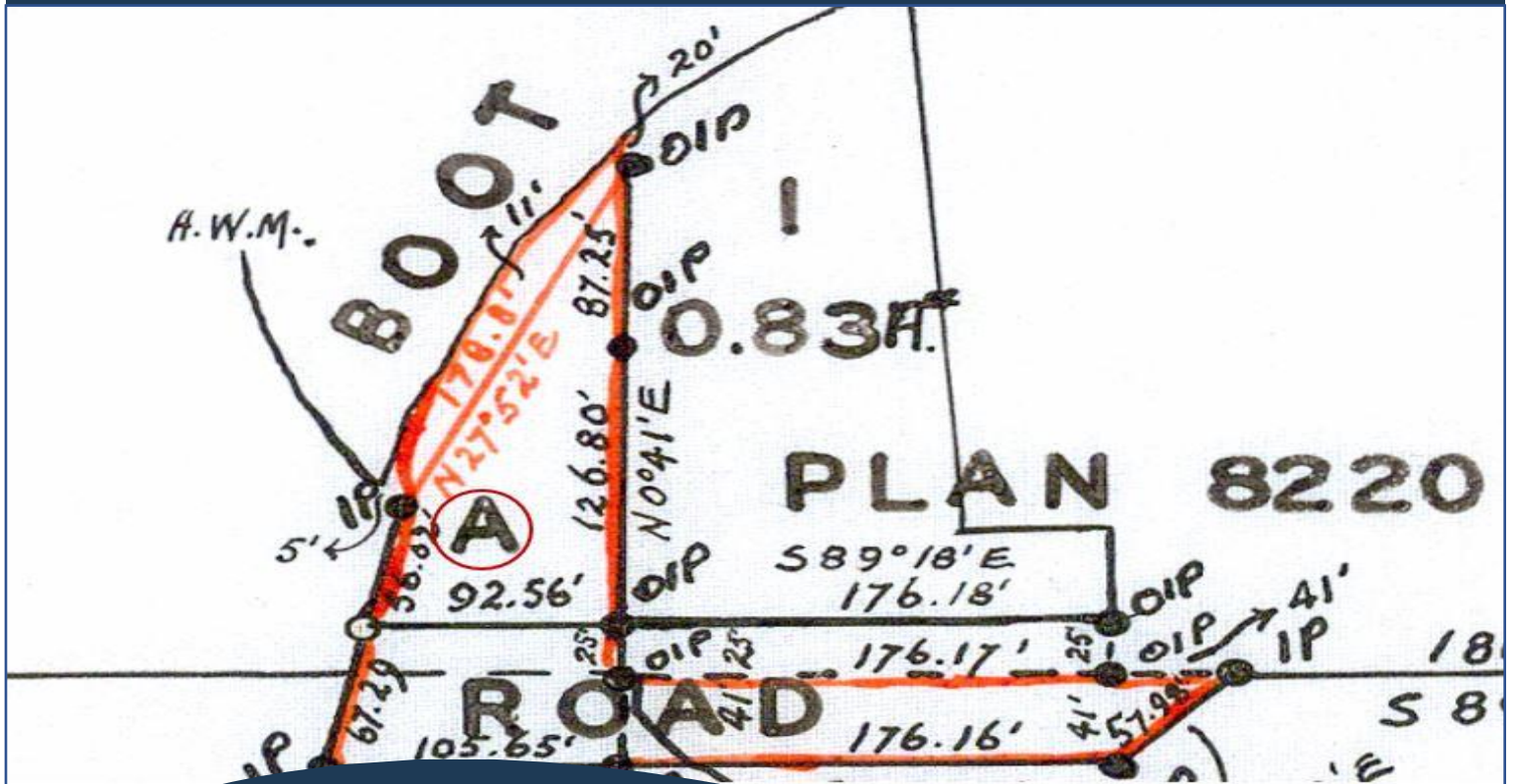
**Heat:** Wood Stove,  
Baseboard

**FP Location:**  
Living Room

**Lot Features:**  
-Walk on Waterfront  
-Level  
-Easy Access  
-Rural Setting  
-Dock



# Plot Plan and Aerial View

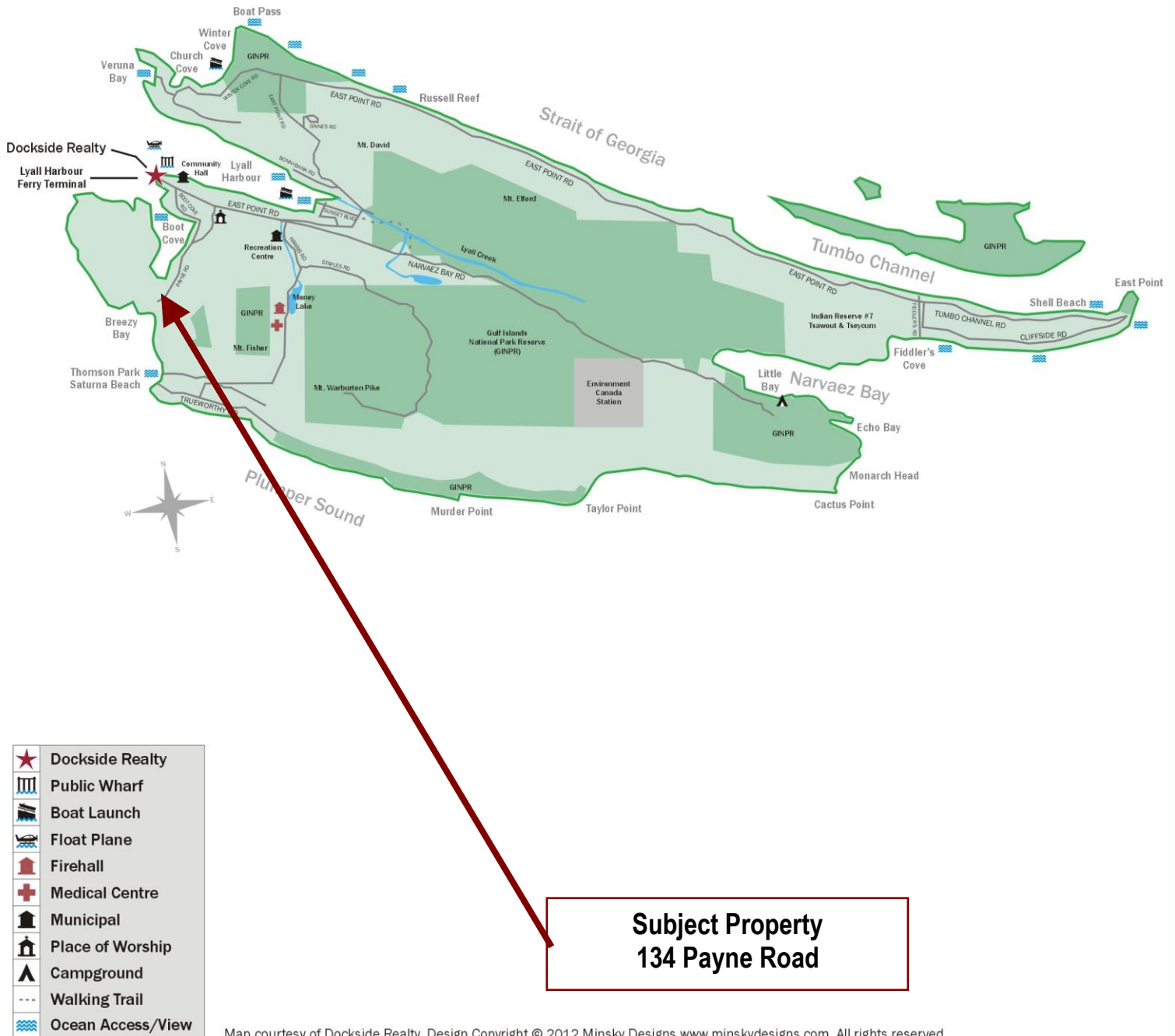


134 Payne Road



# Google Area Map

## *Saturna Island* British Columbia, Canada



***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.*



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