

# Sunny Pastoral Acreage!



2227 Pt Washington Rd



**Sunny, South Facing Pastoral Acreage on Pender Island! Located in the sought after Port Washington area, you will feel the Good Vibes from the minute you arrive at this custom built island home on 2 level acres. The open plan main floor is 1350 sqft, 2BR, 1BA, updated throughout to a very high standard of creative design, with natural wood, granite countertops, tile flooring, stainless appliances, heat pump, woodstove & fireplace. The giant deck on this level overlooks your own beautiful & peaceful valley. An additional 1850 unfinished sqft on the lower floor does have a finished 2PC BA & offers loads of potential for additional living space, home office, studio or workshop. Ideally suited for someone looking to create a small hobby farm while growing food & living sustainably off the land. A delightful & private bunky overlooks the established gardens & is perfect for guests. Need a boost of positive energy? This property will have you feeling uplifted in no time!**



# Property Details



2227 Pt Washington Rd



**Year Built (est):**  
1960

**Lot Acres:** 2.00

**Bedrooms:** 3

**Bathrooms:** 2

**Fin SqFt:** 1,450

**Unfin SqFt:** 1,850

**Bsmt:** Walk-out  
access with windows

**Bsmt Height:** 7 ft  
Not full height

**Water:** Drilled well

**Waste:** Septic system

**Driveway:** Dirt

**Foundation:**  
Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Baseboard,  
Electric, Heat pump,  
Wood

**Lot Features:**

- Acreage
- Sunny south facing
- Private
- Separate bunky
- Close to ferry, float plane, Hope Bay with shopping/restaurant & Community Hall with Saturday market

# Plot Plan and Aerial View



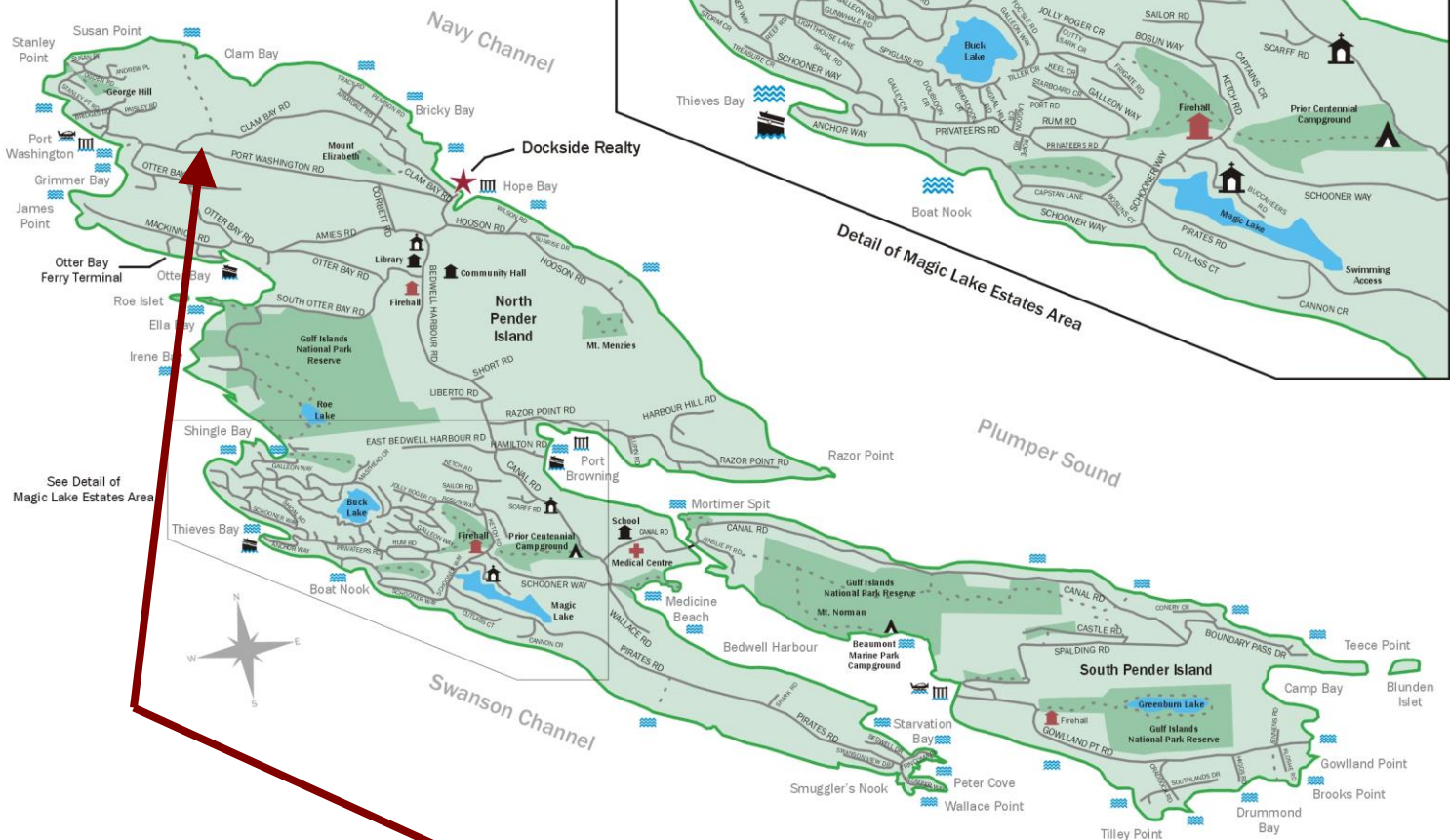
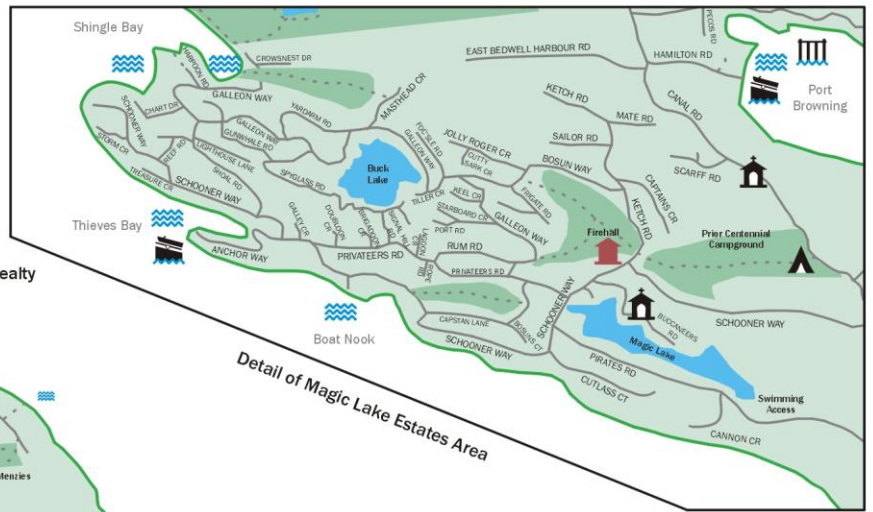
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property**  
2227 Pt Washington Rd

- Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

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