

# Luxury Living with a View!



2325 Mackinnon Road



## House Features

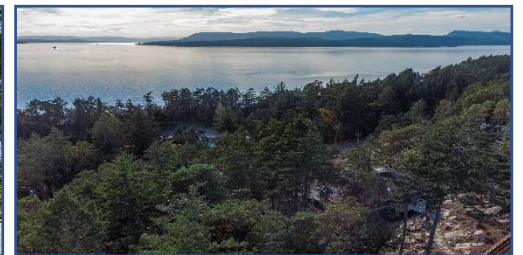
- *Woodmoore roof shingles*
- *Roof fire sprinkler system*
- *11.43KW photovoltaic solar*
- *2,500-gallon water storage tank*
- *Water filtration with UV filter*
- *Water softener system*
- *High efficiency heat pump*
- *Wood furnace in garage – supplies heat into the forced air system*
- *23 heating/cooling vents*
- *Large hot water heater*
- *Hot water circulation pump*
- *Electric gate*
- *Ring security system with 7 CCTV camera's, motion sensors, & door alarms*
- *Beacon Wireless Internet service*
- *12kW emergency generator*
- *Keyless entry locks*

# Features & Highlights



*2325 Mackinnon Road*

*Luxury Living with Dramatic Southern Ocean Views! Modern Westcoast Contemporary Design with an impeccable attention to detail create an experience for the senses that must be viewed to be truly appreciated. Approximately 3600 sq ft, 2 level, 3+ BR, 4BA home, perched at the top of a private, paved road, within minutes to the ferry, around the corner from the golf course & across from Otter Bay Marina, where year-round moorage is available. Fenced, beautifully landscaped 1.79-acre property, with electric gate & paved driveway to the lower-level double garage. Carefully engineered to stand the test of time, utilizing the highest standard of energy efficient systems throughout, including solar panels, a heat pump with augmented wood burning furnace, plus a backup generator. The pinnacle of perfection!*



**Dockside Realty**  
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Sidney: 250-656-5062  
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Driftwood: 250-629-3383  
Saturna: 250-539-2121  
www.DocksideRealty.ca

# Features & Highlights



2325 Mackinnon Road



**Year Built (est):** 2019

**Lot Acres:** 1.79

**Bedrooms:** 3

**Bathrooms:** 4

**Fin SqFt:** 2,700

**Unfin SqFt:** 900

**Water:** Drilled well

**Waste:** Septic system

**Foundation:**

Poured concrete

**Roof:** Asphalt shingle

**Ext Fin:** Wood

**Heat:** Heat pump,  
Heat recovery, Wood,  
Propane

**Cooling:** Air  
conditioning, HVAC

**Access:** Main floor,  
level no-step entry

# Features & Highlights





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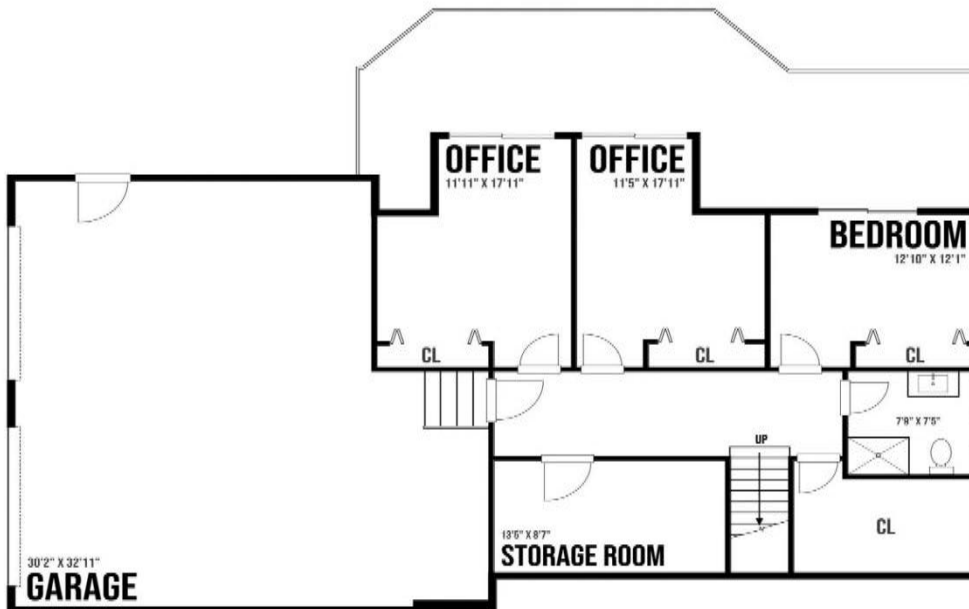
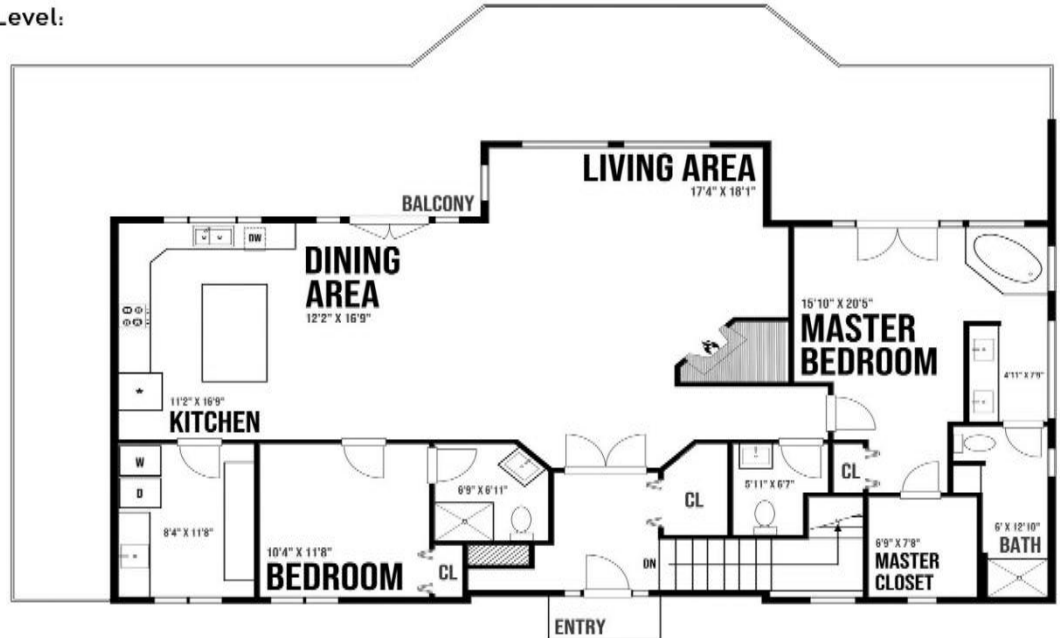
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# Floor Plans

## 2325 MacKinnon Rd

### Approximate internal sq ft Main Level:

Living area: 430 sq ft  
 Kitchen: 200 sq ft  
 Dining area: 220 sq ft  
 Master bedroom: 235 sq ft  
 Ensuite: 110 sq ft  
 Walk-in closet: 65 sq ft  
 Bedroom: 140 sq ft  
 Ensuite: 60 sq ft  
 Laundry room: 100 sq ft  
 Bathroom: 50 sq ft  
 Hallways: 190 sq ft  
 Deck: 950 sq ft  
 Total approximate: 1800 sq ft



### Approximate internal sq ft Lower Level:

Bedroom: 150 sq ft  
 Office: 180 sq ft  
 Office: 170 sq ft  
 Bathroom: 60 sq ft  
 Closet: 100 sq ft  
 Storage room: 90 sq ft  
 Hallways: 150 sq ft  
 Garage: 900 sq ft  
 Patio: 325 sq ft  
 Total approximate: 1800 sq ft

Prepared for the exclusive use of Sam Boyte and Dockside Realty Ltd.  
 All measurements are approximate and Buyer to verify if important.



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# Plot Plan & Aerial



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