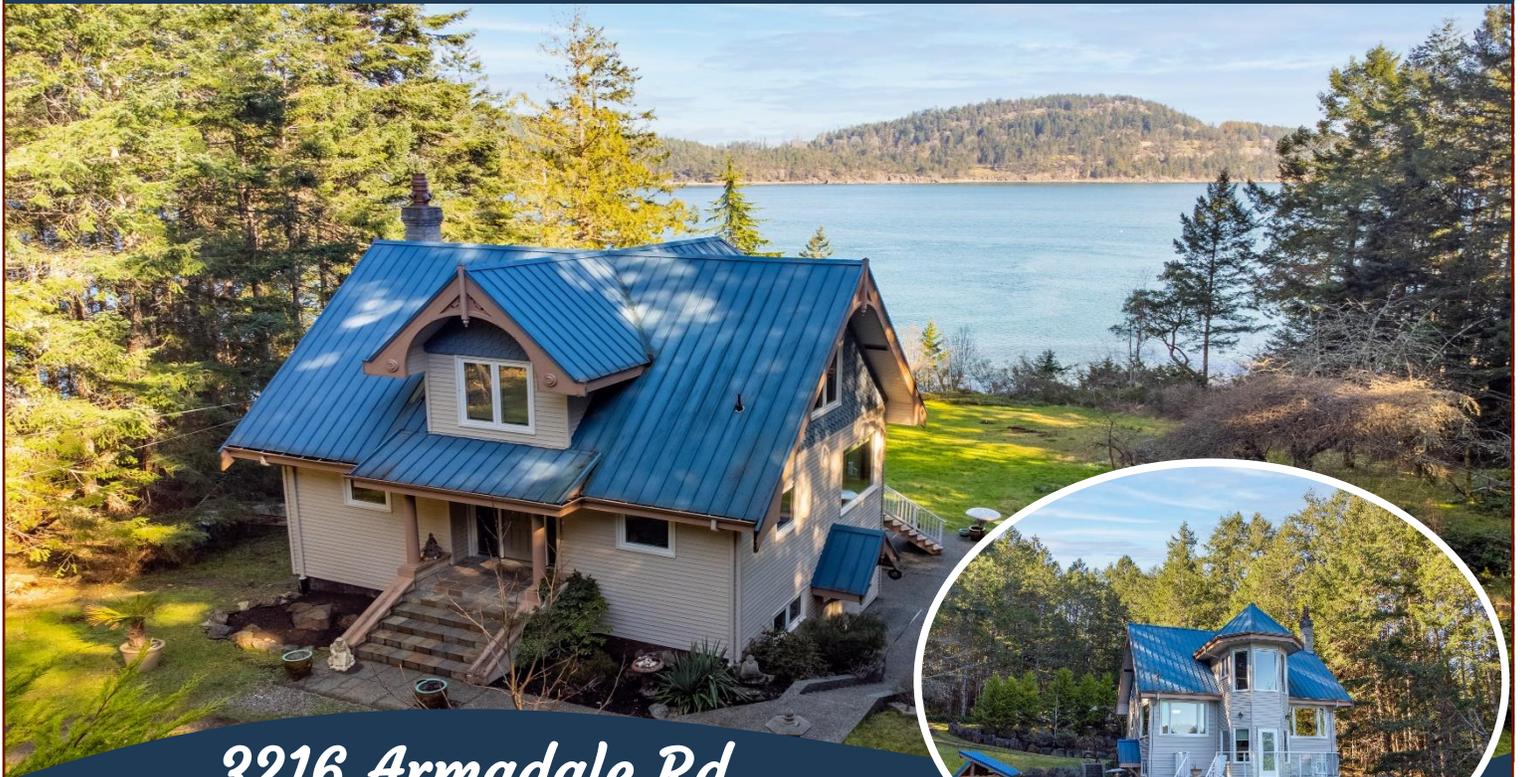


# Westcoast Oceanfront & Acreage!



*3216 Armadale Rd*



## *House Features*

- *Oceanfront and acreage*
- *Custom built by local builder*
- *Automatic propane backup generator*
- *New windows & central vacuum*

## *Outdoor*

- *Oceanfront access with stairs to beach and hinged lower lift*
- *Fantastic morning sunrise with views to Mt. Baker*
- *Extensive concrete patios & steps with covered BBQ area*
- *Wood-fired salt water hot tub with views to Navy Channel*

## *Area*

- *Private, quiet North Pender location*
- *Close to ferry terminal, golf course with restaurant, float plane terminal, Community Hall, library and historical Hope Bay with shops and restaurant*



# Features & Highlights



**3216 Armadale Rd**

*4BR, 2BA, approx. 2270 sq ft home, designed & custom-built to take full advantage of this gorgeous 2.21-acre setting. Winding driveway leads to an enclosed double garage on the upper terrace, then circles down to the main house below. Very well maintained, with recent upgrades including all new windows & automatic propane backup generator. Well-built stairs to the shoreline provide convenient access to the approximately 190' of ocean frontage. Landscaped, with mature plantings, custom stonework, concrete outdoor steps & patio, plus a covered BBQ area. The wood-fired hot tub at the ocean's edge can be filled with either fresh or salt water & this is the icing on the cake. Current owners have loved this property for close to fifty years, but the time has come for them to pass on the torch to the next generation! Adjacent 1.56 WF Lot, MLS 950914, also for sale by the same owners & could be purchased jointly for ultimate seaside privacy!*



# Features & Highlights



3216 Armadale Rd



**Year Built (est):**  
1985

**Lot Acres:** 2.21

**Bedrooms:** 4

**Bathrooms:** 2

**Fin SqFt:** 2,271

**Unfin SqFt:** 396

**Water:** Drilled well.

**Waste:** Septic system

**Foundation:**  
Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Baseboard  
electric, Wood

**Other:** Automatic  
propane backup  
generator  
Outdoor Kitchen

# Features & Highlights





*3216 Armadale Rd*



Pender Island • Saturna Island • Vancouver Island

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# *A Note from the Owners*

*It has been a hard decision but due to health issues, we are selling our property which we have enjoyed close to 50 years. We know that this has long been a kind of paradise as the land supported one of the earlier settler families on the island. They called it "Willowdene". The bricks in the fireplace and in the meadow are from the original settler's house. The orchard trees date back to that time as well as the field of daffodils which pop up in the spring after the Snow Drops.*

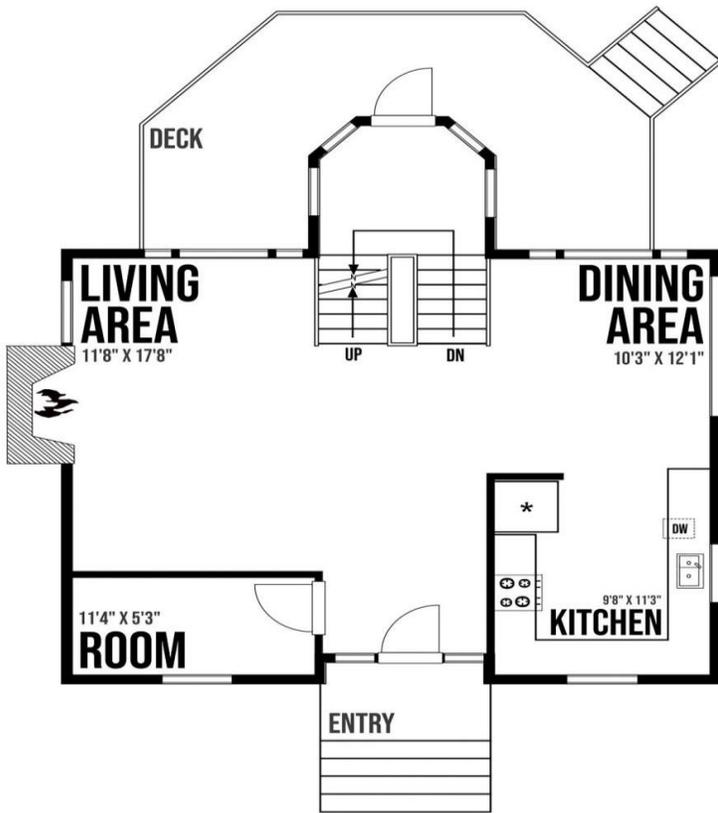
*Our family is thankful for years of wonderful memories, including taking delight in the visiting otters to the pond, deer grazing in the meadow, as well as abundant bird life. Life on Armadale always has been a place of sanctuary and encounter with nature. There is something quite magical sitting in the hot tub listening to sea lions or whale's breath in Navy Chanel. The beach provides endless entertainment with tide pools and shore life.*

*The house was built by Graham Stonebridge, a renowned Pender builder. More recently we added an automatic generator to secure our sanctuary no matter what the weather brings. We've enjoyed the year-round herbs, opportunities to pick mushrooms, and a garden plot. A visiting friend once described Armadale as an investment in health and sanity. It is that and so much more.*



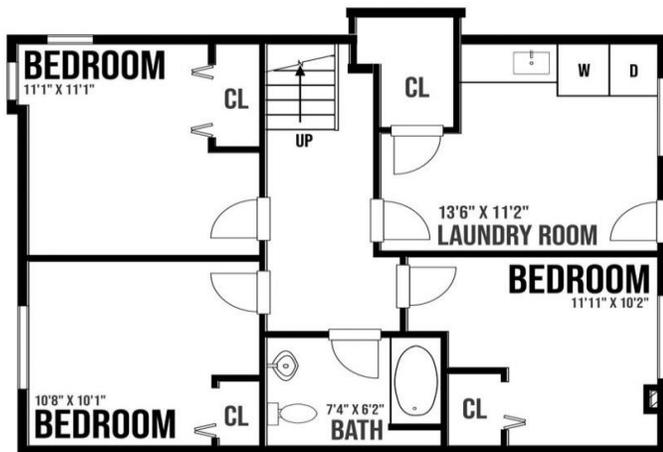
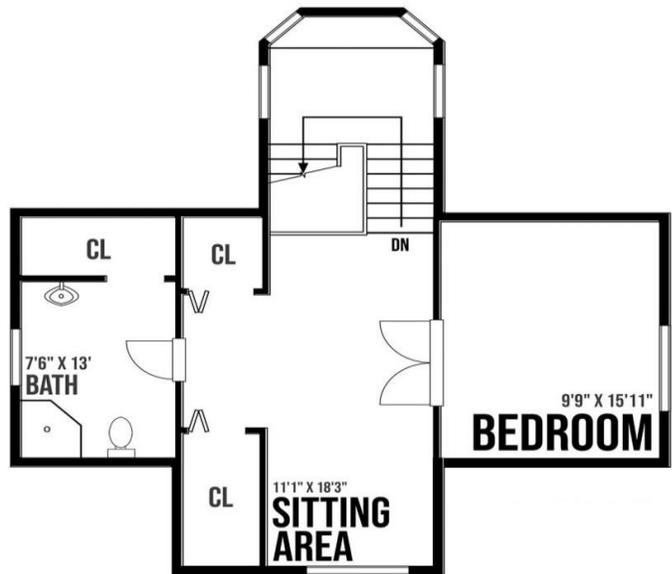
# Floor Plans

## 3216 Armadale Rd



Main level approximate internal sq ft:  
 Living area: 310 sq ft  
 Dining area: 130 sq ft  
 Kitchen: 115 sq ft  
 Room: 65 sq ft  
 Hallways: 130 sq ft  
 Deck: 210 sq ft  
 Total internal sq ft: 750 sq ft

Upper level:  
 Bedroom: 160 sq ft  
 Bathroom: 110 sq ft  
 Landings/sitting areas: 280 sq ft  
 Total upper level: 550 sq ft



Lower level:  
 Bedroom: 120 sq ft  
 Bedroom: 110 sq ft  
 Bedroom: 110 sq ft  
 Bathroom: 50 sq ft  
 Laundry room: 150 sq ft  
 Hallway: 60 sq ft  
 Total lower level: 600 sq ft

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

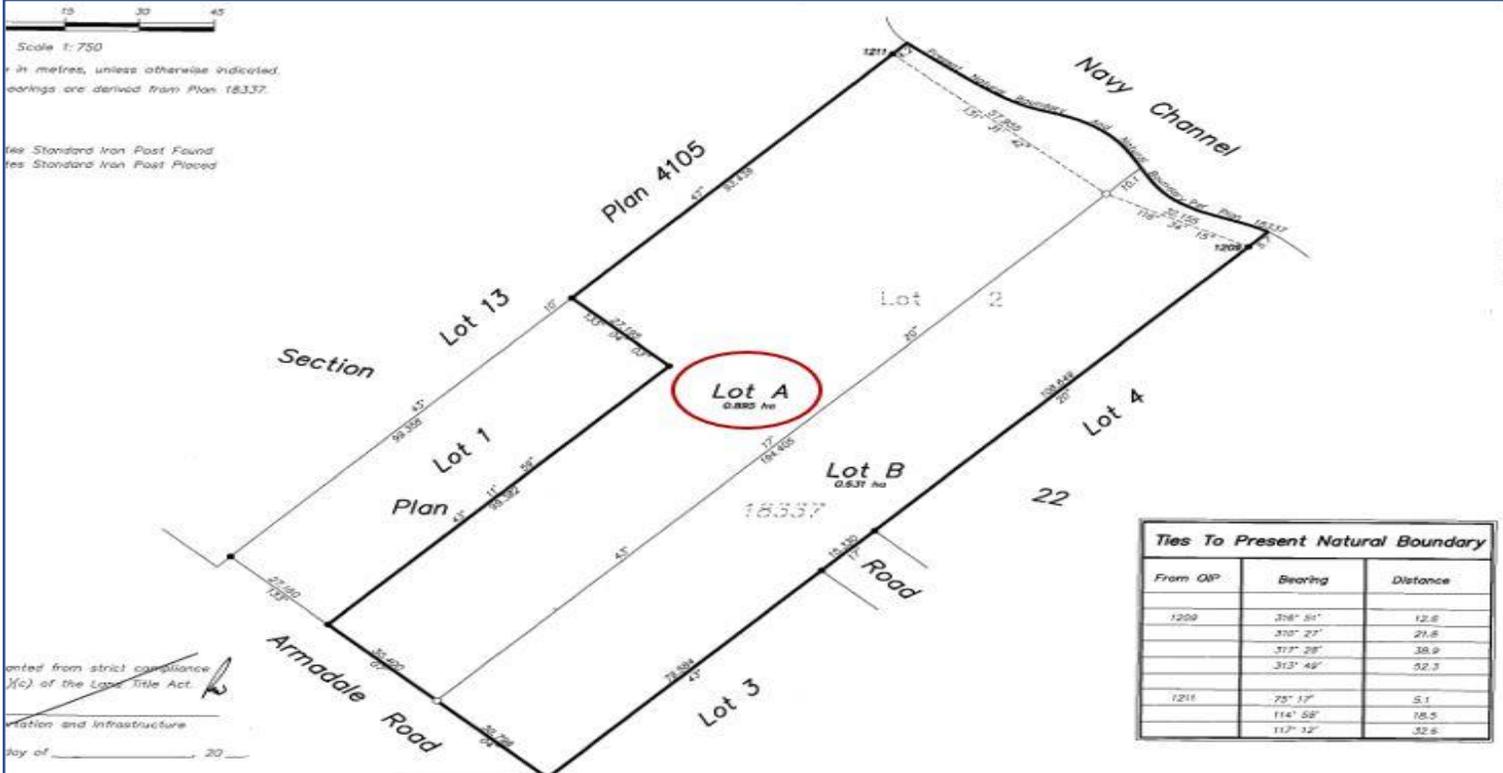


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# Plot Plan & Aerial



**3216 Armadale Rd**

