

# CAPE COD COTTAGE



345 EAST POINT ROAD





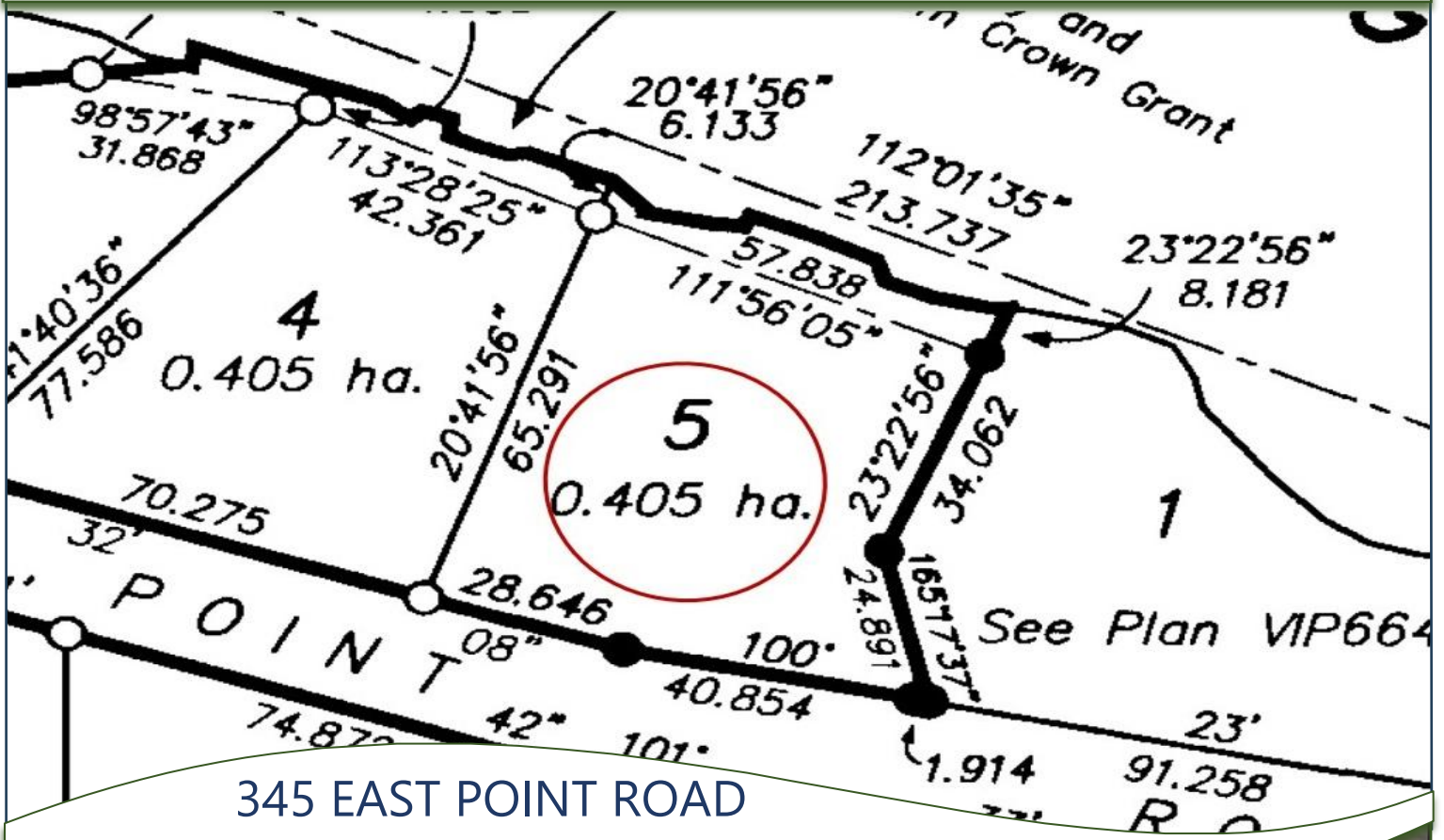
## 345 EAST POINT ROAD

3 BEDS ~ 3 BATHS ~ 1,460 SQFT

This Exquisite Waterfront Home is fondly referred to as "The Prince's Place" as it was originally custom built for a German Prince who, "once upon a time" was a landowner on Saturna. The current owner has brought it back to life & maintained it well. The upper level houses the primary bedroom with ensuite & walk-in closet as well as 2 additional bedrooms & another full bath. The main level features an open concept kitchen/living/dining all with stunning ocean views! There is a powder room & laundry room near the main level entrance. Sliding doors take you from the dining area onto an expansive patio area perfect for entertaining, & a few shoreline stairs bring you to the waters edge. It is not uncommon to see all kinds of sea life here including whales passing by! Island life at it's finest! There are deer proof gardens leading from the driveway to the main entrance porch. Amongst many improvements, the roof has recently been replaced. Property is move in ready!



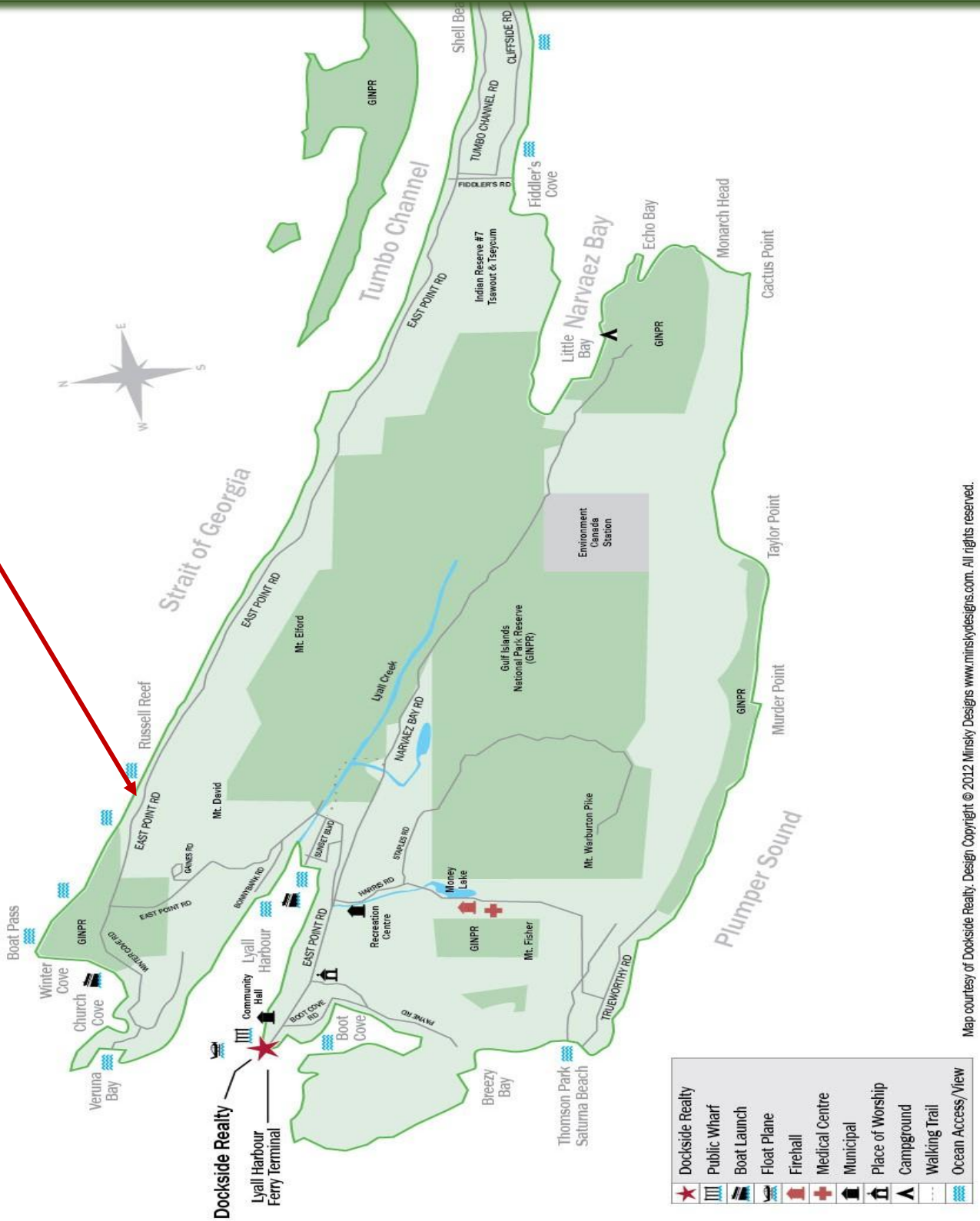
# PLOT PLAN & AERIAL VIEW



# SATURNA ISLAND MAP

Subject Property  
345 EAST POINT ROAD

**Saturna Island**  
British Columbia, Canada



**DISCLAIMER:** While every effort is made to provide reliable information, Docksider 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.



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