

Spectacular Oceanfront Estate!



4308 Clam Bay Rd



House & Lot Features

- Acreage and Oceanfront
- Walk-on waterfront
- Expansive, panoramic views
- Spectacular sunrises
- Stunning natural setting
- Quiet, private area
- Architecturally designed
- Walking trails and beaches nearby
- Quiet area yet minutes from ferry, float plane, Hope Bay with restaurant and shops, golf course, library, Community Hall with Saturday Farmer's Market

Features & Highlights



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Spectacular 6.03 Acre Oceanfront Estate on a Private Point! Breathtakingly beautiful, architecturally designed approximately 2800 sqft, 4BR, 2BA residence blends seamlessly into the surrounding natural landscape. Enveloped in a unique Coastal Douglas Fir ecosystem, nestled among moss-covered rocks, this rancher style home features panoramic views of the sparkling ocean from virtually every room. Step outside your door & discover your own private trails leading down to Welcome Bay Beach, where you can relax in the sun or explore the secluded shoreline. There is a sense of tranquility & serenity that permeates every aspect of this property. The owners have been careful stewards of this pristine land for over four decades. Now, as they pass on the torch to a new generation, this offering is an extremely rare opportunity to continue the legacy of stewardship & appreciation for this irreplaceable waterfront paradise on Pender Island!



Features & Highlights



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Year Built (est):
1990

Lot Acres: 6.03

Bedrooms: 4

Bathrooms: 2

Fin SqFt: 2,800

Unfin SqFt: 1,100

Water: Drilled well

Waste: Septic system

Driveway: Gravel/dirt

Foundation:
Concrete Poured

Roof: Metal

Ext Fin: Wood

Heat: Baseboard,
Electric, Forced Air,
Wood

Basement: Crawl
space

Close to Hope Bay,
float plane, library,
Community Hall



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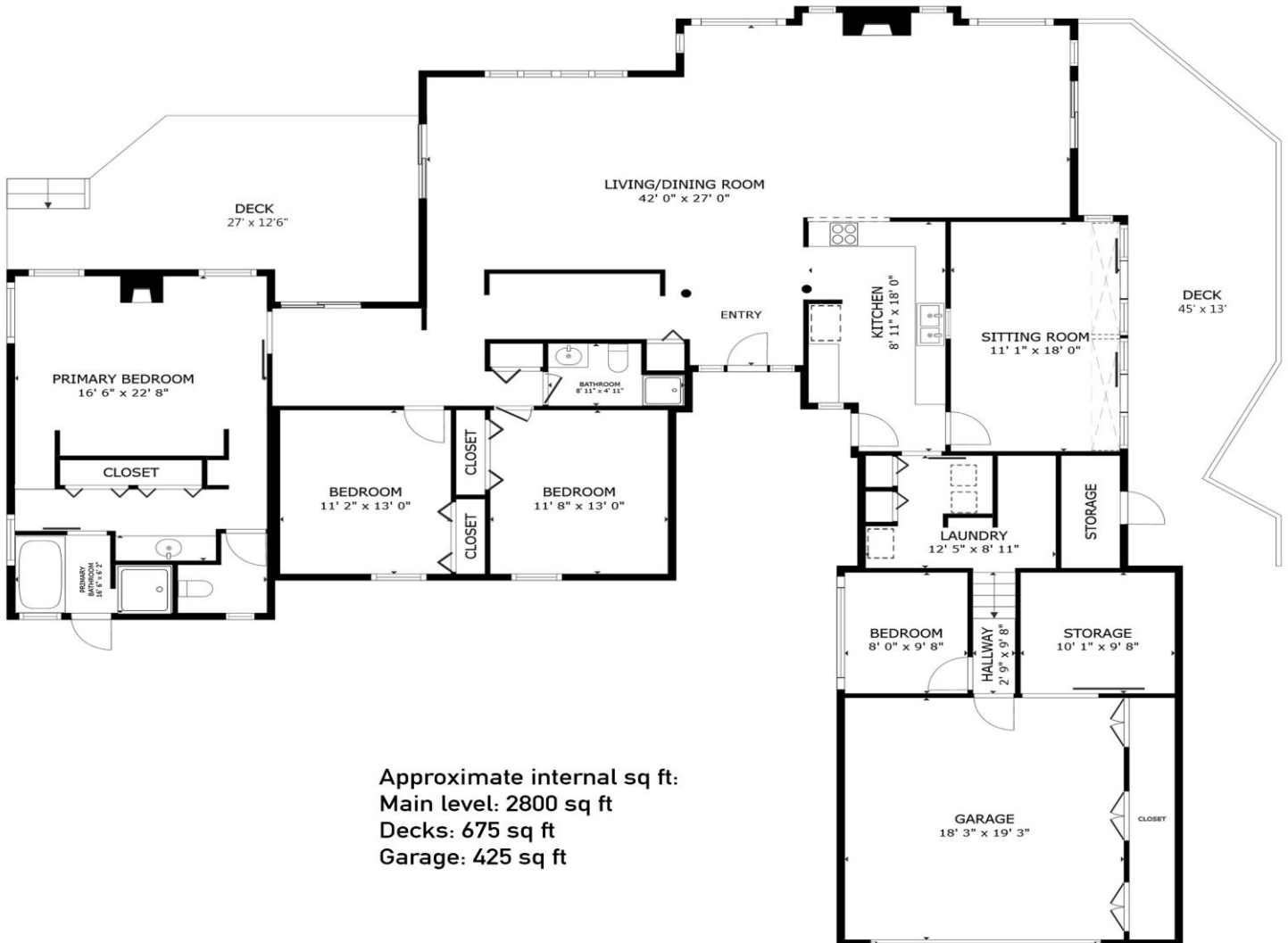
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Expansive Views!



Floor Plans

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Approximate internal sq ft:
Main level: 2800 sq ft
Decks: 675 sq ft
Garage: 425 sq ft

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

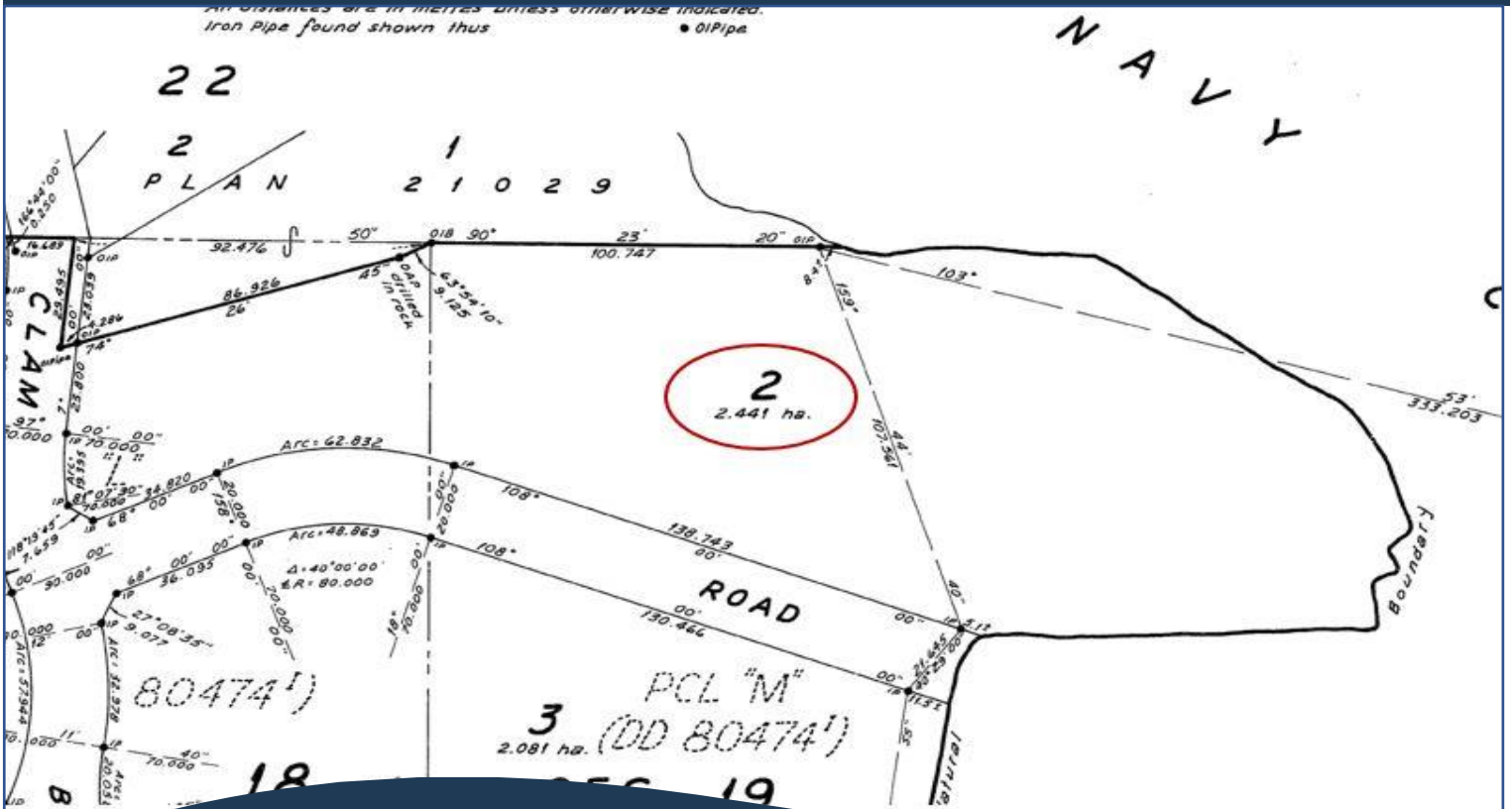


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Plot Plan & Aerial



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