

# Gorgeous, Sunny Rancher!

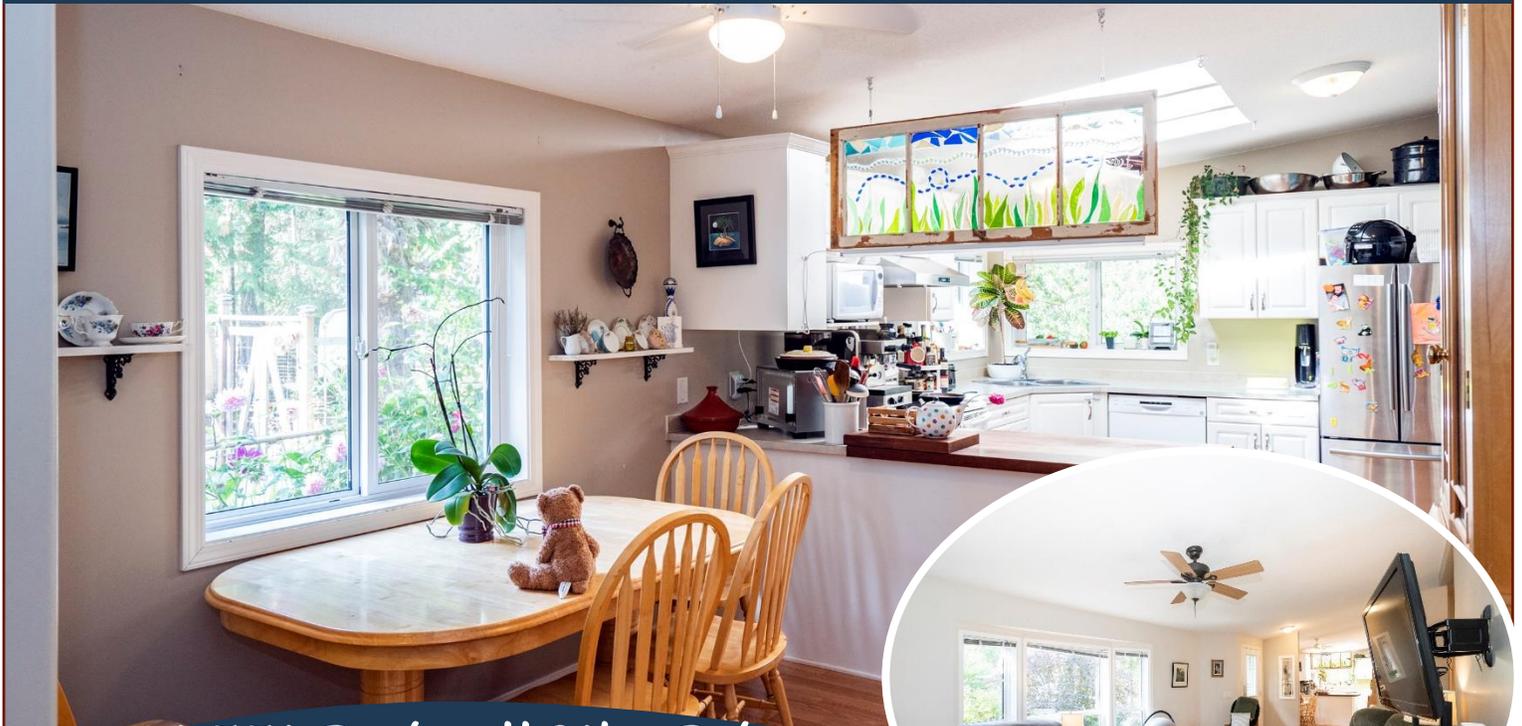


4551 Bedwell Hbr Rd

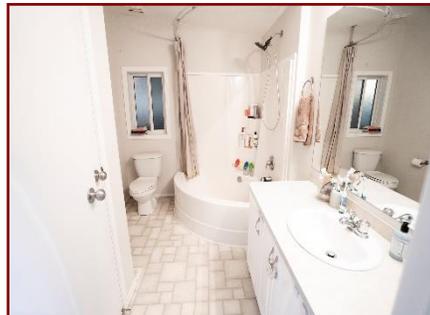


**Gorgeous Pender Island Rancher on a Sunny, Level Property! Set on 0.74 usable acres, this 2005 built, 3BR, 2BA, approximately 1300sqft prefabricated home is move-in ready. Full 2x6 framing, with concrete foundation, crawlspace & final occupancy permit in 2007. Updates include a heat pump, backup generator transfer switch, 4000-gallon cistern, fully fenced gardens, giant interlocking brick patio, hot tub, plus a bonus accessory building that could be a small studio space or additional guest accommodation. Fantastic location, halfway between the Community Hall & the Driftwood Centre, within walking distance to all the essential island services! This easy-care home & property is perfect for retirees, first time buyers & families. Come take a look!**

# Property Details



4551 Bedwell Hbr Rd



**Year Built (est):**  
2005

**Lot Acres:** 0.74

**Bedrooms:** 3

**Bathrooms:** 2

**Fin SqFt:** 1,296

**Bsmt:** Crawl space

**Water:** Drilled Well

**Waste:** Septic System

**Foundation:**  
Concrete Poured

**Roof:** Asphalt shingle

**Ext Fin:** Vinyl

**Heat:** Heat pump  
Forced Air, Electric

**Lot Features:**

- Private & sunny
- Cistern
- Accessory building
- Partially fenced with raised garden beds
- Central location – minutes to ferry, shopping, and Community Hall

# Plot Plan and Aerial View



4551 Bedwell Hbr Rd



Pender Island • Saturna Island • Vancouver Island

[www.DocksdeRealty.ca](http://www.DocksdeRealty.ca)

[info@DocksdeRealty.ca](mailto:info@DocksdeRealty.ca) • 250-629-3383

