

Private Oceanfront Acreage!



4708 Canal Rd



Attention investors & home builders. An opportunity to finish what has been started. Private oceanfront home on 1.1 acres boasts views of Port Browning Harbour & on a clear day all the way to Mt. Baker. Owners have improved the property with new driveway, extensive excavation with new rock walls, newer roofs on house & garage (approx. 5 years old), new plumbing, two new heat pumps & new appliances (see features & improvements listed in supplements). Main level den could easily be converted to a primary bedroom with views. Infrastructure in place for stairs & dock but requires repair. Detached garage has upper level with potential for office space or sleeping quarters for guests. Ample parking space for vehicles & RV set up. Excellent location, with a 9 minute drive to the ferry terminal and a 2 minute drive to Port Browning Pub & Marina and/or The Driftwood Centre, Pender Islands hub of amenities. All measurements are approximate. Buyer to verify.



Property Details



4708 Canal Rd



Year Built (est):
1972

Lot Acres: 1.10

Bedrooms: 0

Bathrooms: 1

Fin SqFt: 946

Unfin SqFt: 1030

Lower level: Walk-out lower level with windows, partially finished

Water: Cistern, drilled well

Waste: Septic system

Driveway: Gravel/dirt

Foundation:
Concrete Poured

Roof: Asphalt shingle

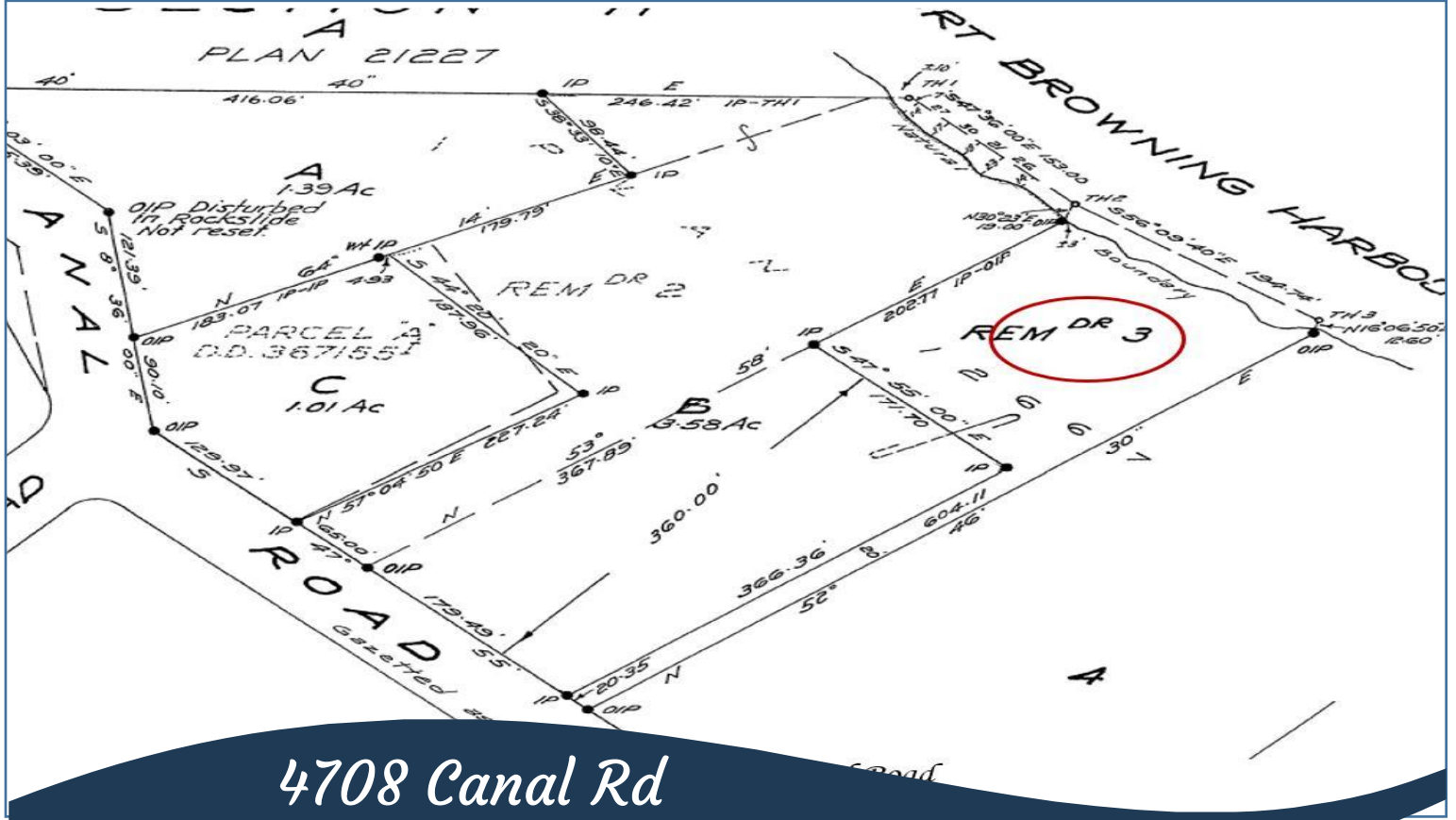
Ext Fin: Wood

Heat/Cool: Heat pumps on upper & lower levels

Lot Features:

- Oceanfront acreage
- Access to ocean
- Recent renovations
- Separate garage with upper level
- Central location with easy access to all amenities.

Plot Plan and Aerial View



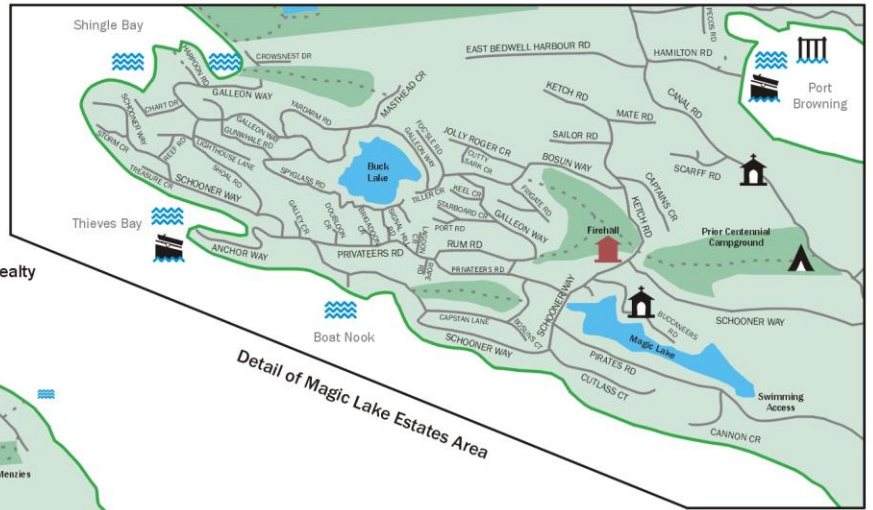
Pender Island • Saturna Island • Vancouver Island

www.DocksdeRealty.ca

info@DocksdeRealty.ca • 250-629-3383

Pender Islands Map

Pender Islands British Columbia, Canada



- Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

**Subject Property
4708 Canal Rd**

Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

DISCLAIMER: While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.

All measurements are approximate and the buyer is responsible for verifying all data provided.



Pender Island • Saturna Island • Vancouver Island

www.DocksideRealty.ca

info@DocksideRealty.ca • 250-629-3383