

# Sunrise & Oceanview Acreage!



5402 Sunrise Dr



Sunrises & Ocean Views on 2.33 Private Acres! Located in one of Pender's most desirable areas & perched on a sunny ridge, this property is a gardener's dream. The current owners have done some fantastic updates to make this approx 2700 sq ft, 4BR, 3BA home adaptable to a wide range of potential uses. Updates since 2019 include: new septic system, water treatment & UV filtration, propane furnace, appliances with propane stove conversion, front entry & staircase. The owners have also built a new, legal, self-contained, 1 BR, 1BA, approx 500 sq ft suite on the lower level, with walkout access & separate entry. The main living area features large open plan living & dining rooms & 2 bedrooms. The upper level is dedicated to a large Master BR with ensuite, where the views are stunning. The ground floor has a large room that would be perfect for a studio, as well as loads of storage space. A separate pump house, plus greenhouse with fenced gardens & raised beds are the icing on the cake!



**Dockside Realty**  
Gulf Islands Vancouver Island

Hope Bay: 250-629-3166  
Sidney: 250-656-5062  
info@DocksideRealty.ca

Driftwood: 250-629-3383  
Saturna: 250-539-2121  
www.DocksideRealty.ca

# Property Details



**5402 Sunrise Dr**



Lower Suite



Lower Suite

**Year Built (est):** 1974

**Lot Acres:** 2.33

**Bedrooms:** 4

**Bathrooms:** 3

**Fin SqFt:** 2,700

**Unfin SqFt:** 400

**Bsmt:** Finished and Partially finished, walk-out access with windows

**Bsmt Height:** 8 ft

**Water:** Drilled Well

**Waste:** Septic System & other

**Foundation:**

Concrete Poured

**Roof:** Tar & gravel

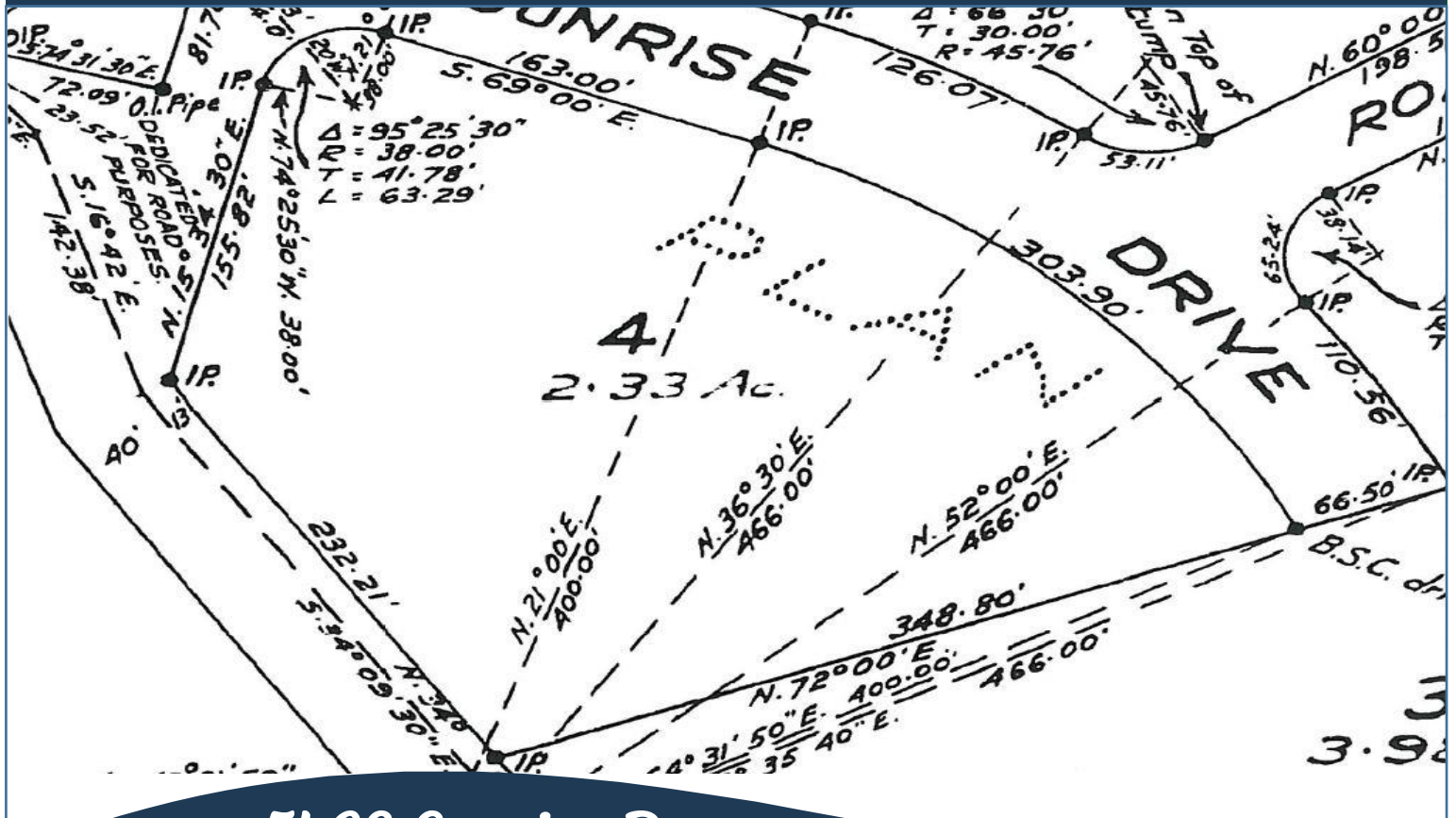
**Ext Fin:** Wood

**Heat:** Baseboard, electric, forced air, propane

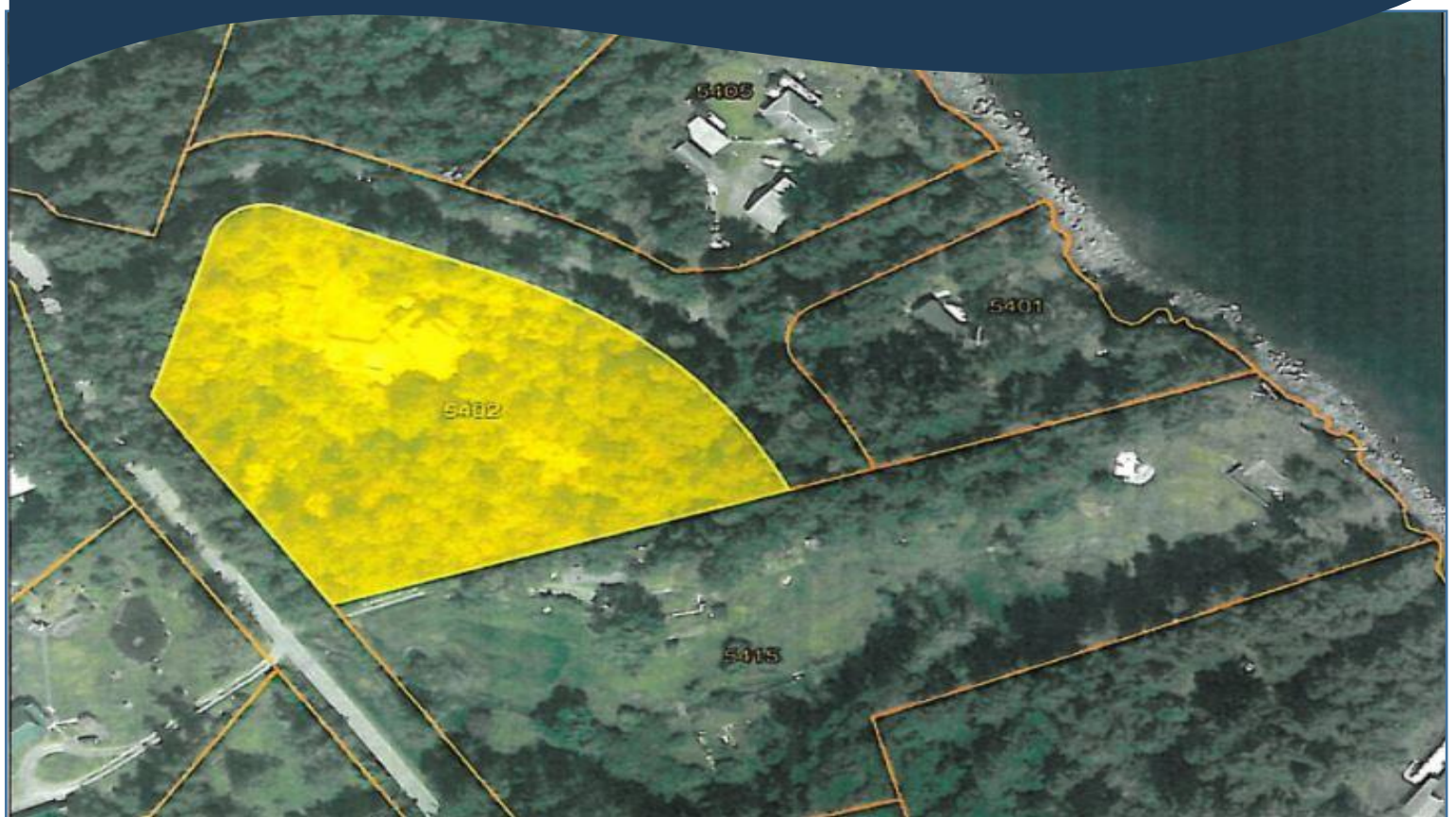
**Lot Features:**

- Acreage
- Sunny
- Ocean views
- Total Privacy
- Quiet area
- Partially fenced
- Lower legal suite

# Plot Plan and Aerial View



5402 Sunrise Dr

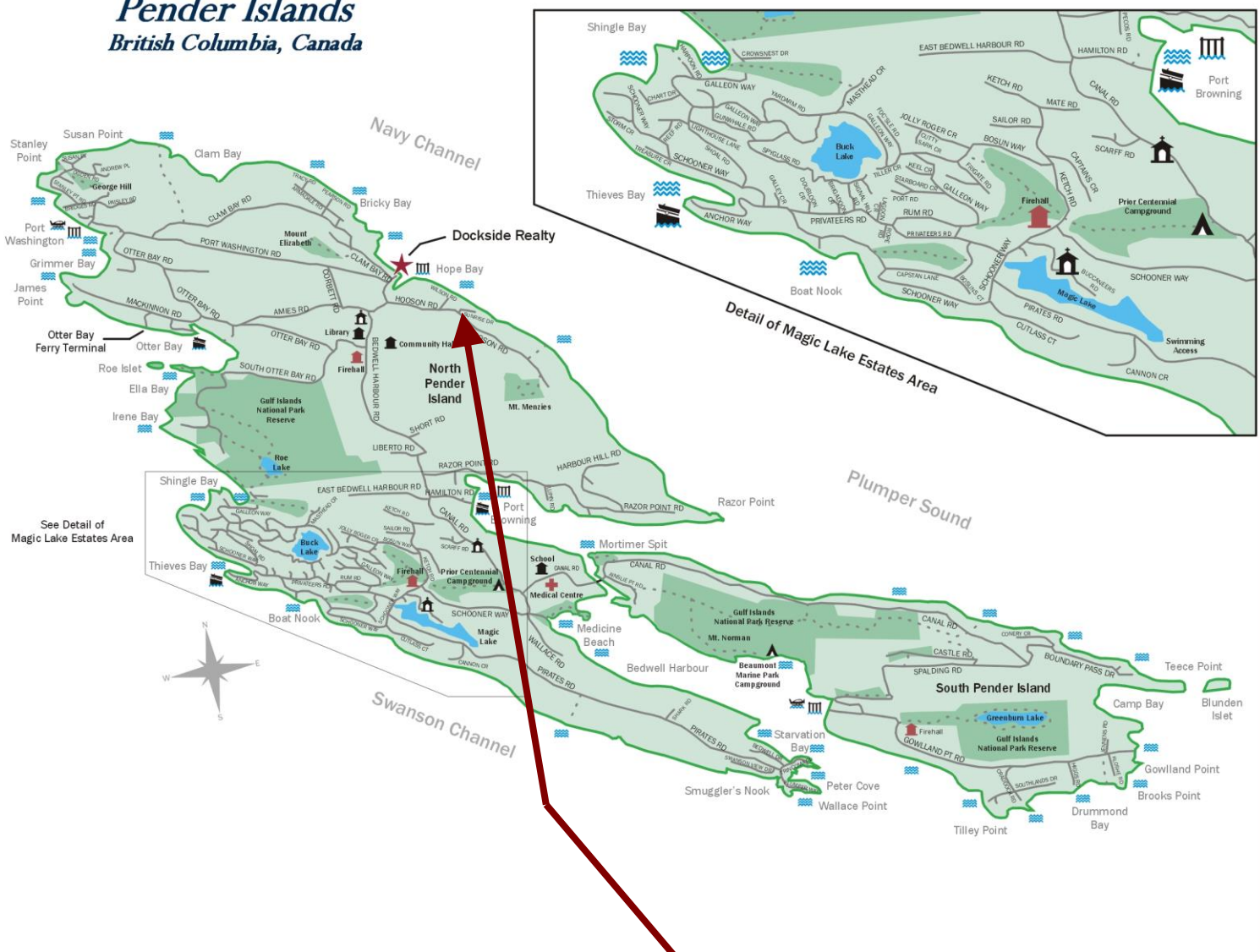


Hope Bay: 250-629-3166  
 Sidney: 250-656-5062  
 info@DocksiderRealty.ca

Driftwood: 250-629-3383  
 Saturna: 250-539-2121  
 www.DocksiderRealty.ca

# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
5402 Sunrise Dr**

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

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

**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 and the buyer is responsible for verifying all data provided.



Hope Bay: 250-629-3166  
Sidney: 250-656-5062  
info@DocksiderRealty.ca

Driftwood: 250-629-3383  
Saturna: 250-539-2121  
www.DocksiderRealty.ca