

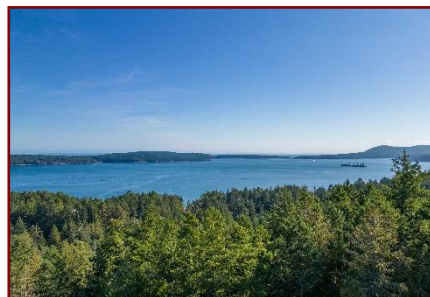
# Homesteader's Haven!



5410 Hooson Road



**Homesteader's Haven on 10.35 private, forested acres! Featuring an updated 1800 sqft, 3+BR, 2BA rancher style farmhouse, plus a giant cedar barn, greenhouse & fully fenced garden. The barn contains a large workshop, 5 stalls for livestock, plus a finished, open-plan, 1200 sqft loft/studio on the upper floor. Located in the Hope Bay area, this park-like property offers a variety of development opportunities. Current zoning allows for agriculture or horticulture with produce stand, livestock, home business, home industry, plus the addition of another self-contained cottage. A roughed in driveway leads to several choice building sites on the top ridge, where ocean views could be enhanced with some selective clearing. Water system recently upgraded with two storage tanks, UV filter & Flo Smart monitoring system. The possibility of living a sustainable lifestyle is real with this property. All you must do is make the choice & make it happen! All measurements are approximate.**



**Dockside Realty**  
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# Property Details



5410 Hooson Road



**Year Built (est):**  
1960

**Lot Acres:** 10.35

**Bedrooms:** 3+

**Bathrooms:** 2

**Fin SqFt:** 3000

**Unfin SqFt:** 1200

**Bsmt:** unfinished,  
crawl space

**Bsmt Height:** 6.5 ft

**Water:** Well, Drilled

**Waste:** Septic  
System

**Driveway:** Gravel

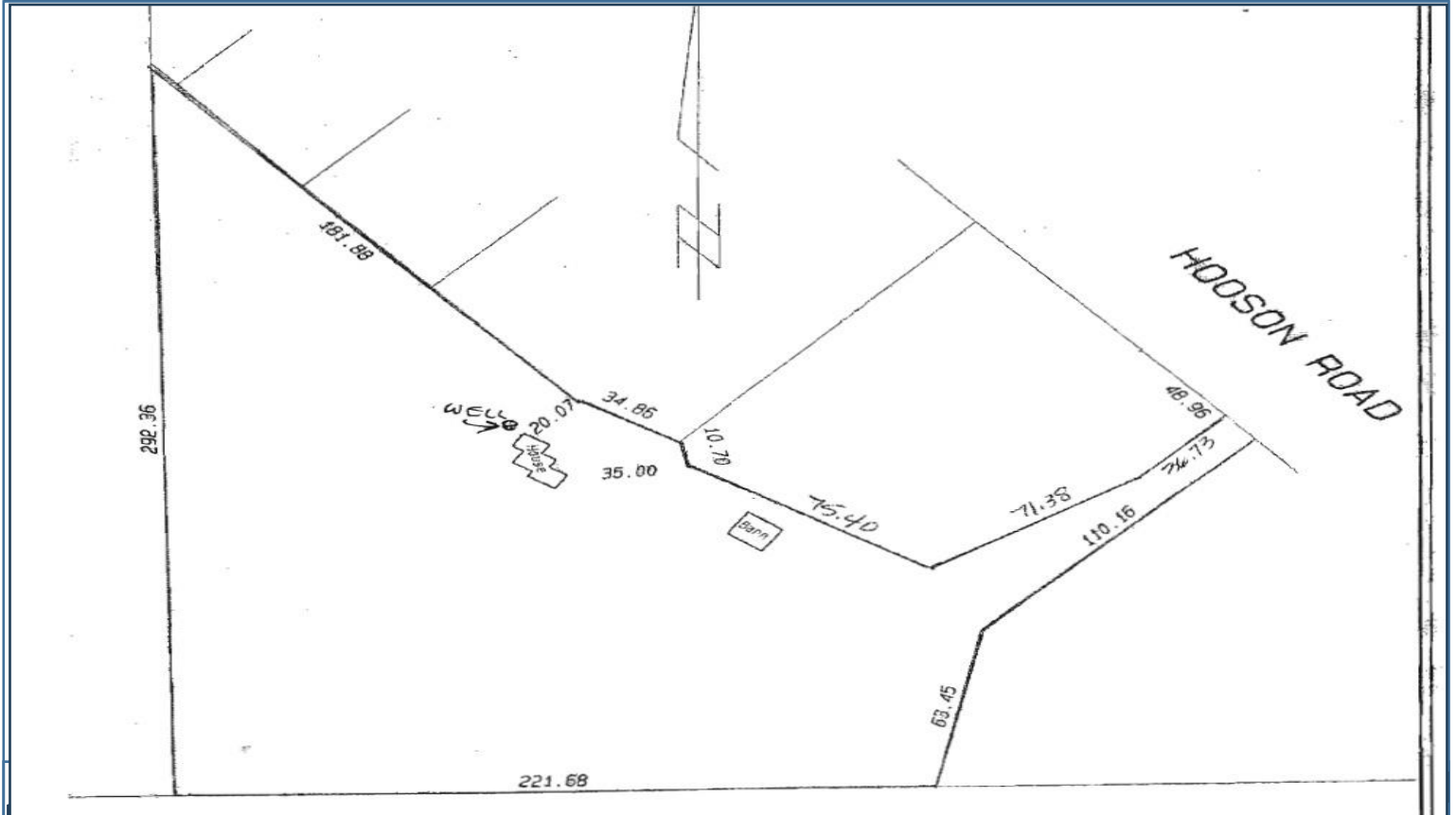
**Foundation:**  
Concrete Poured,  
block, pillar/post/pier

**Roof:** Asphalt  
shingle, asphalt torch  
on, metal

**Heat:** Baseboard,  
Electric, Wood

**Lot Features:**  
- Acreage  
- cedar barn with  
finished 1200sq/ft loft  
- Agriculture or  
Horticulture zoning  
- Greenhouse  
- Fully Fenced

# Plot Plan and Aerial View



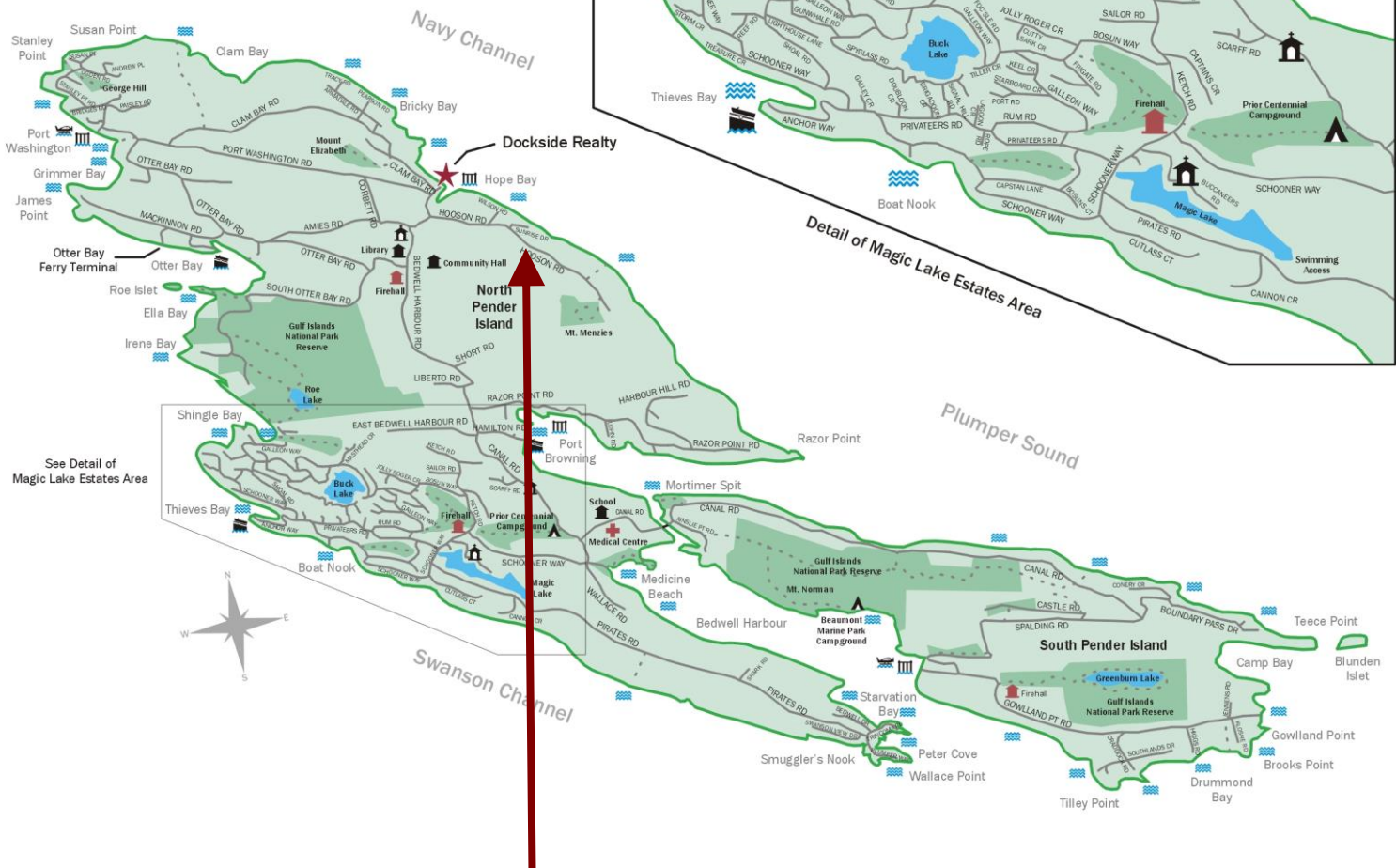
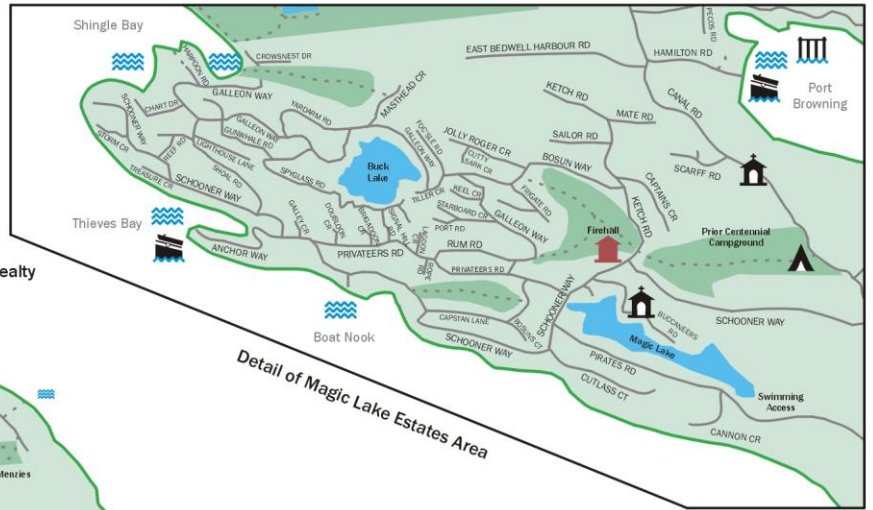
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
5410 Hooson**

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

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.



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