

Sunny, Private, Pastoral Acreage!



5582 Hooson Road



Property Features

- Pastoral property over 5 acres
- Stocked trout pond
- Large established fig orchard
- 1100 sq ft of deck space
- 14'x24' greenhouse with raised beds
- Zoning allows for future buildings
- 40' concrete RV pad with water

House Features

- Contemporary West-Coast style
- Large glass, garage-style doors
- Open plan for entertaining
- Designed for future addition

Surrounding Area

- North end of North Pender – minutes to ferry, golf course, Community Hall & library
- Walking distance to Hope Bay with shops, services and restaurant
- Near walking trails and beaches

Features & Highlights



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Sunny, Private & Pastoral Acreage! If you are looking to live off the land & enjoy all year sunshine in the Gulf Islands, this home & property won't leave you disappointed. Just look at the MLS photos taken in late November! Over 5 acres of gently rolling south & west facing landscape, overlooking your own private lake that comes fully stocked with trout. Featuring an established fig orchard, plus a giant 14'x24' greenhouse with raised beds. Westcoast Modern Contemporary Home, approximately 1350 sq ft, 2BR, 1BA, designed with inside/outside living in mind. Giant glass doors swing open on both floors & the 1100 sq ft of decks allow you to become encompassed by the surrounding natural beauty. Flexible house plans were designed for an addition if desired. RV hookup in place with 40'pad & water. Zoning allows for an additional 600 sq ft self-contained cottage, plus a barn & garage. Located in the sought-after Hope Bay area on Pender Island. Sellers are Licensed Realtors. Follow your dreams!



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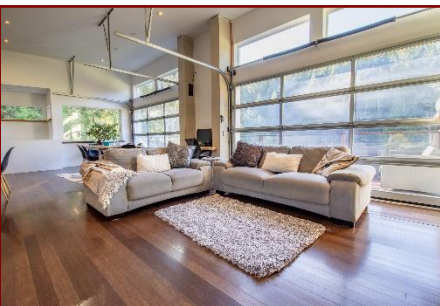
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Features & Highlights



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Year Built (est):

Lot Acres: 5.23

Bedrooms: 2

Bathrooms: 1

Fin SqFt: 1,350

Unfin SqFt: 1,116

Water: Drilled well

Waste: Septic system

Foundation:

Poured concrete, slab

Heat: Electric, Hot water, Radiant floor

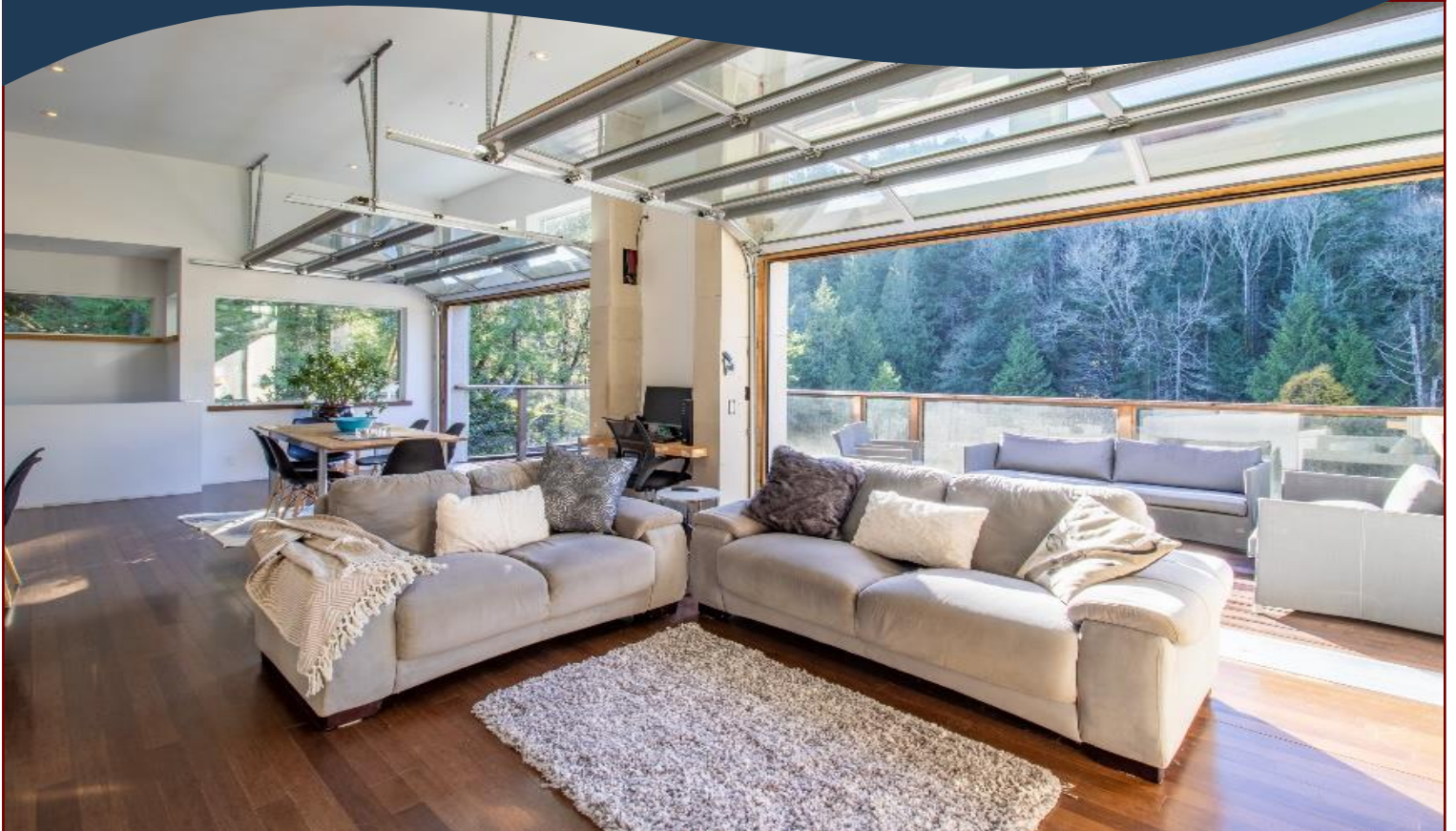
Roof: Asphalt torch on

Ext Fin: Cement fibre board

Driveway: Gravel/dirt



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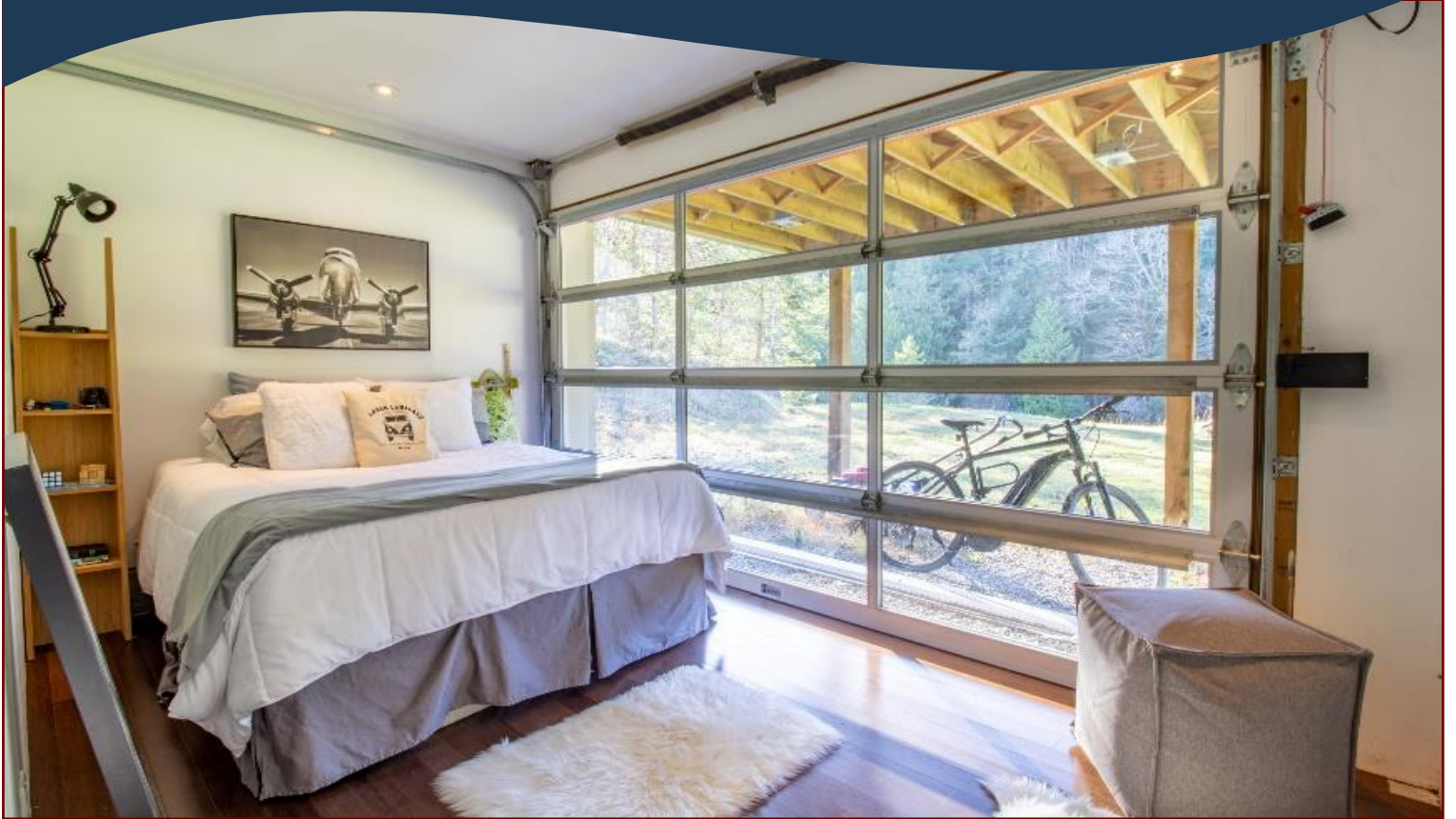
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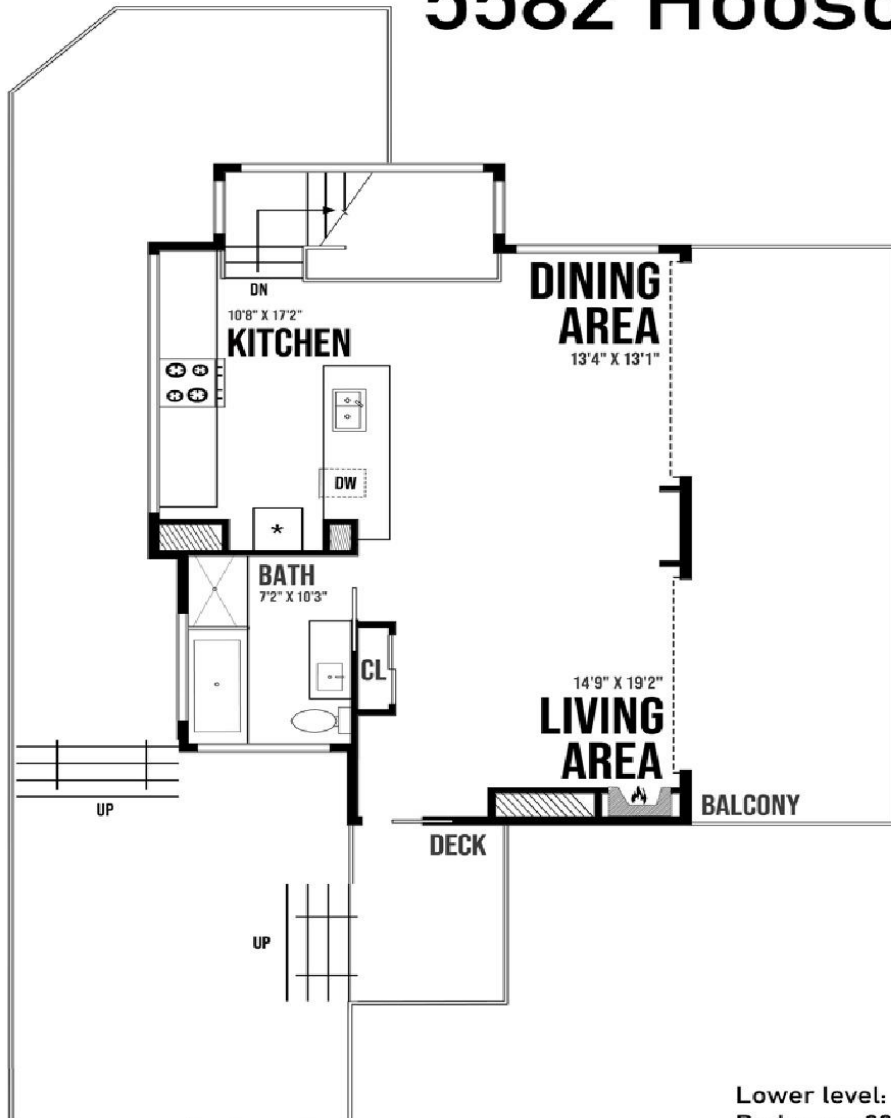


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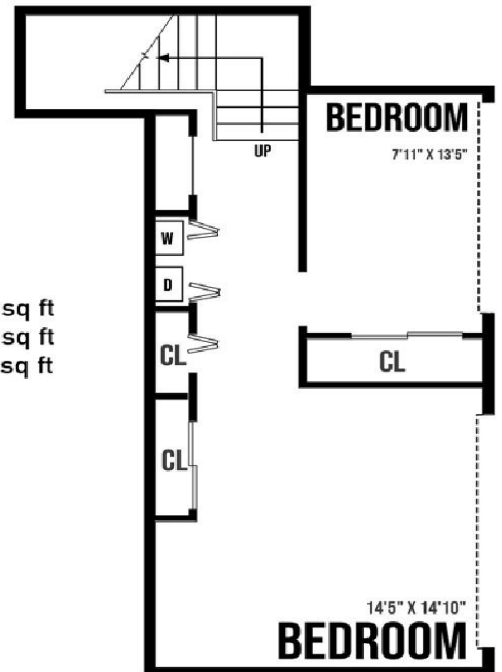


Floor Plans

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Main level approximate internal sq ft:
Living/Dining area: 470 sq ft
Kitchen: 200 sq ft
Bathroom: 80 sq ft
Decks: 1100 sq ft



Lower level:
Bedroom: 220 sq ft
Bedroom: 120 sq ft
Hallways: 150 sq ft

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

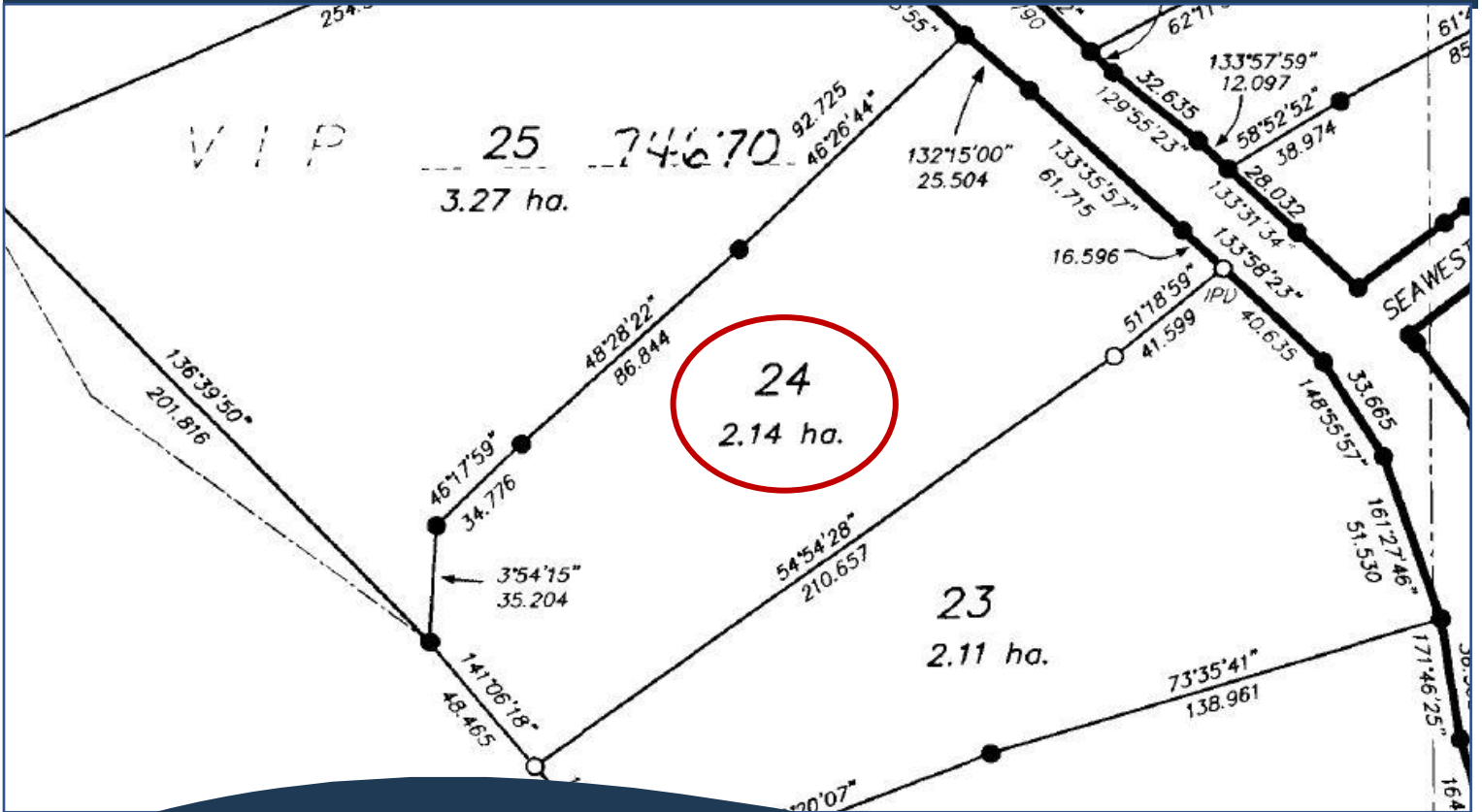


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Plot Plan & Aerial



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