

Custom Oceanfront Home!



5606 Razor Pt Rd



Features

- *Walk-on waterfront with steps to the beach*
- *Deep water Dock, 60' float with power & water connected*
- *Automatic hard-wired backup generator*
- *Heat pump for both floors for heating & cooling*
- *Detached double car garage with rough-in plumbing*
- *Hot tub*
- *Southern exposure*



Features & Highlights



Walk-on Oceanfront Acreage with Custom Built Home & Deep Water Dock!
Located in sheltered Browning Harbour on Pender Island, BC, this 1.75 acre awe-inspiring property offers year round protected moorage with a 60' deep water dock & foreshore lease! Designed & built for the current owners in 2001, the 4BR, 3BA, approximately 3183 sq ft, two level home has been a wonderful gathering place for their family for many years. Level entry, with expansive deck spaces & a hot tub that overlooks your very own dock. This location is a boater's dream with all the bells & whistles, including detached approximately 875 sq ft double garage with rough-in plumbing for toilet & sunk in place, efficient heat pump & automatic backup generator. The adjacent walk-on oceanfront undeveloped 2.06 acres, 4608 Razor Point Road, MLS 905669, is also available. These two properties combined provide exclusive privacy with a unique connection to the shoreline that is extremely rare in all of the Southern Gulf Islands.



Dockside Realty
Gulf Islands Vancouver Island

Pender Island • Saturna Island • Vancouver Island

www.DocksideRealty.ca

info@DocksideRealty.ca • 250-629-3383

Features & Highlights



5606 Razor Pt Rd



Year Built (est):
2001

Lot Acres: 1.75

Bedrooms: 4

Bathrooms: 3

Fin SqFt: 3,183

Unfin SqFt: 875

Water: Drilled well.

Waste: Septic system

Foundation:
Concrete Poured

Roof: Asphalt
shingle

Ext Fin: Wood

Heat: Heat pump,
Forced air, Wood

Cooling: Air
conditioning

Basement: 8' 6" Walk-
out with windows

Features & Highlights





5606 Razor Pt Rd



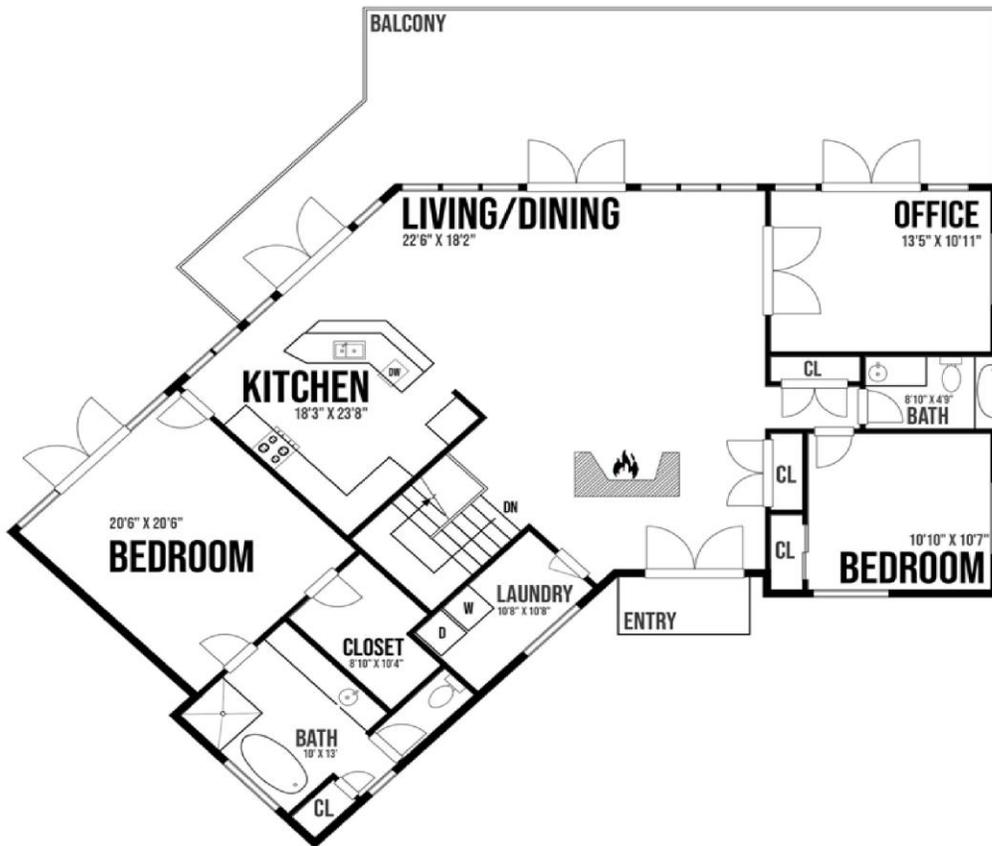
Pender Island • Saturna Island • Vancouver Island

www.DocksdeRealty.ca

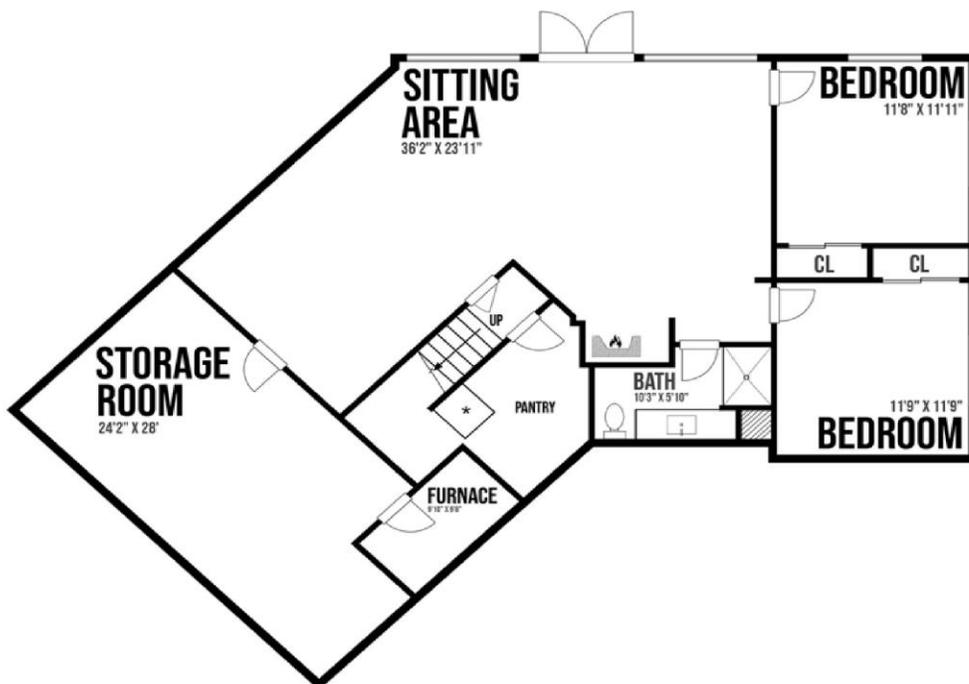
info@DocksdeRealty.ca • 250-629-3383

Floor Plans

5606 Razor Point Rd.

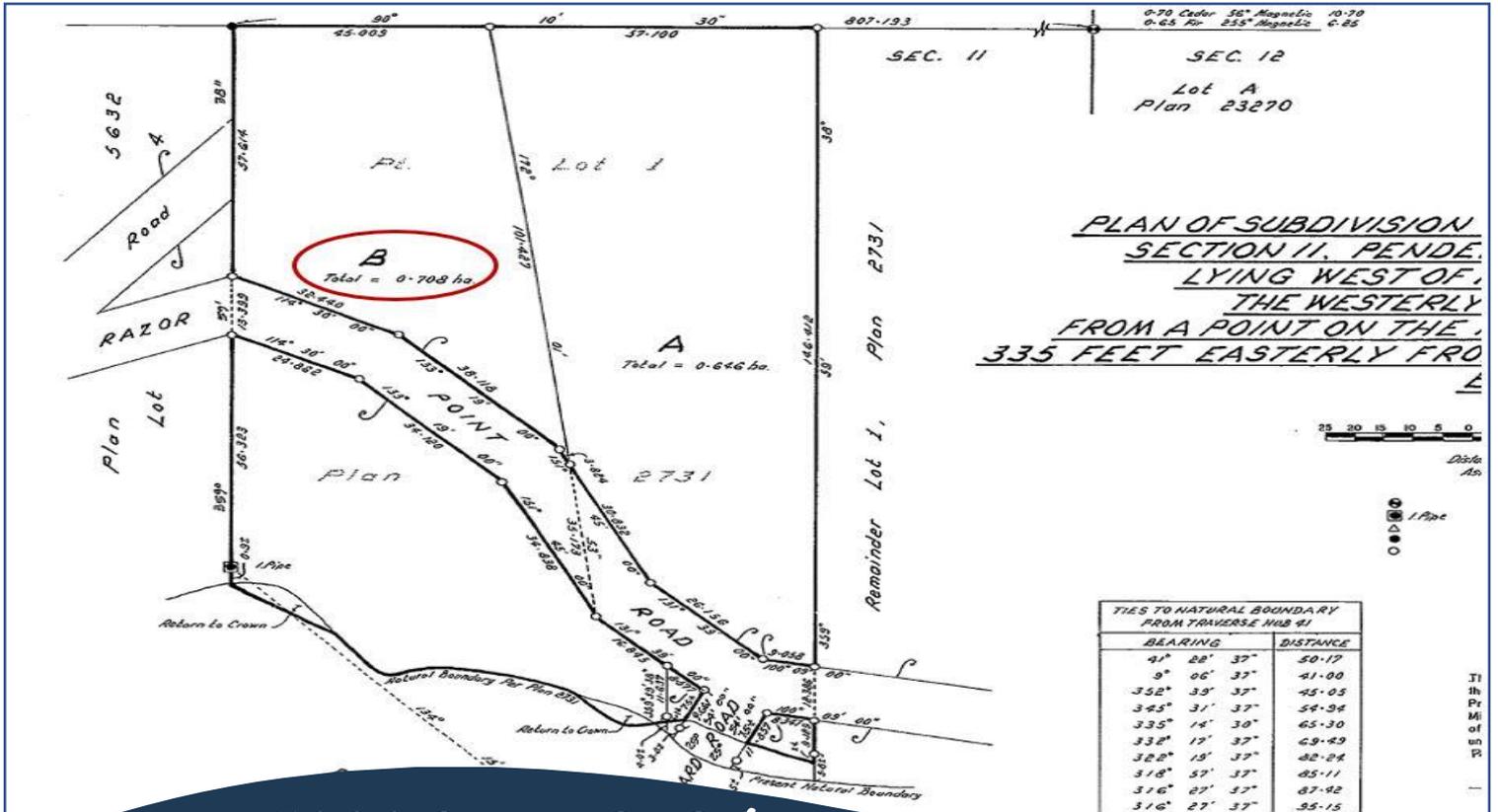


Approximate internal sq ft:
 Living/Dining: 440 sq ft
 Kitchen: 240 sq ft
 Bedroom: 220 sq ft
 Ensuite: 120 sq ft
 Walk-in closet: 50 sq ft
 Bedroom: 120 sq ft
 Office: 150 sq ft
 Bathroom: 50 sq ft
 Laundry: 50 sq ft
 Hallways: 100 sq ft
 Deck: 540 sq ft
 Total main level: 1540 internal sq ft



Sitting area: 580 sq ft
 Bedroom: 150 sq ft
 Bedroom: 150 sq ft
 Bathroom: 50 sq ft
 Kitchen/Pantry: 70 sq ft
 Storage room: 320 sq ft
 Furnace: 50 sq ft
 Stairway: 80 sq ft
 Total lower level: 1450 sq ft

Plot Plan & Aerial

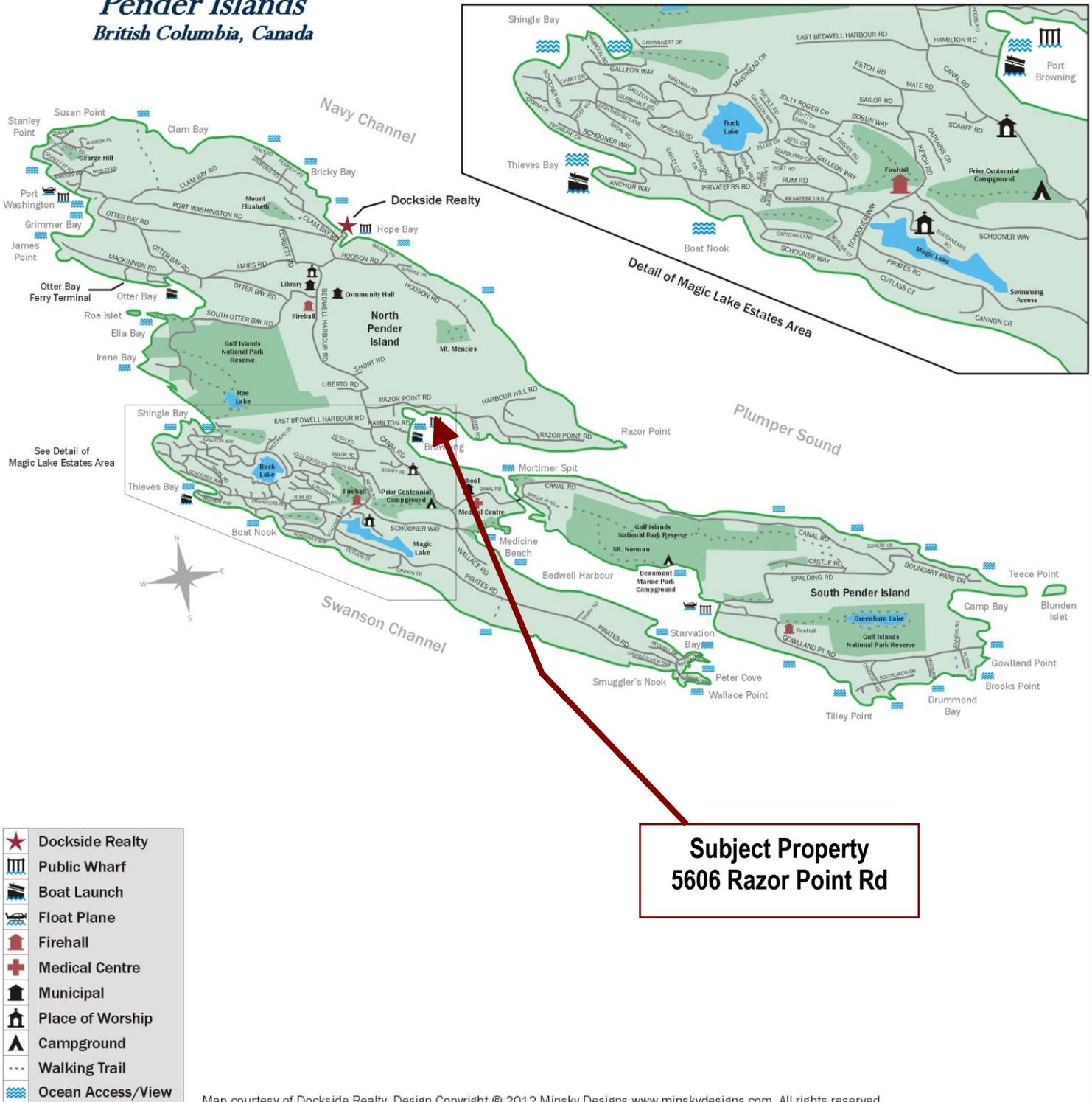


5606 Razor Pt Rd



Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
5606 Razor Point Rd**

