

# UNIQUE DUAL BEACH OCEANFRONT



5734 CANAL ROAD







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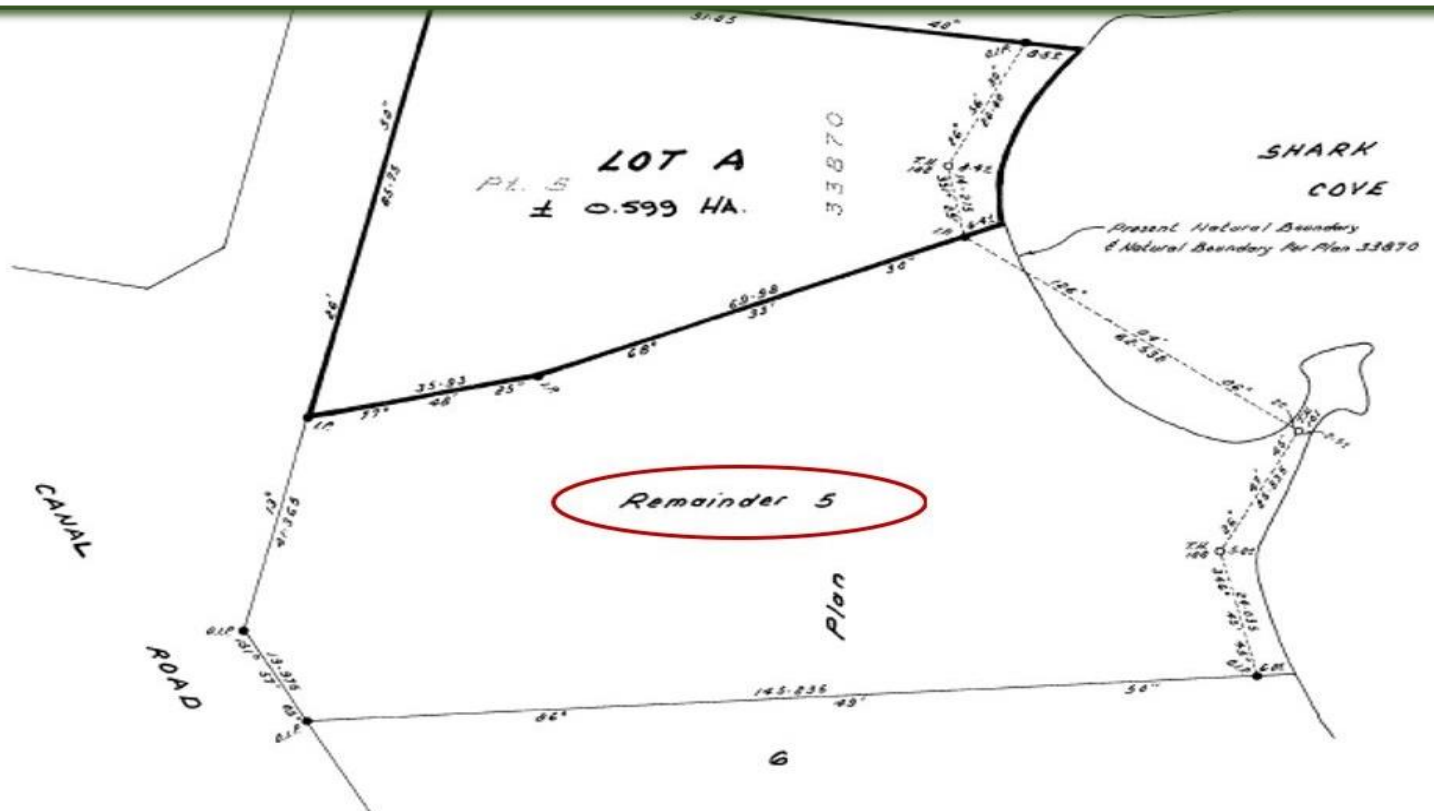
2.52 ACRES ~ DRILLED WELL ~ SEPTIC

An exceptional 2.52-acre oceanfront property facing Mortimer Spit features a natural peninsula with midden beach frontage on both sides, creating a protected and gentle shoreline. Deep water moorage out front for your boat, and calm, shallow water along the beaches makes this an ideal and safe area for children to play, wade, and explore. Access to swimming, kayaking, and paddleboarding couldn't get easier. The elevated portion near the road is serviced and suitable for a garage or workshop. Centrally located and close to the local health clinic, Medicine Beach Market and The Driftwood Centre, the property balances privacy with convenience. The existing home is not safe to enter and is being sold as-is. There may be potential to rebuild within the same footprint, buyer to verify. Here is your opportunity to own a beach-accessible oceanfront property where generations can safely enjoy time at the water's edge. Must be with an agent to view property. Park up top & walk in please.

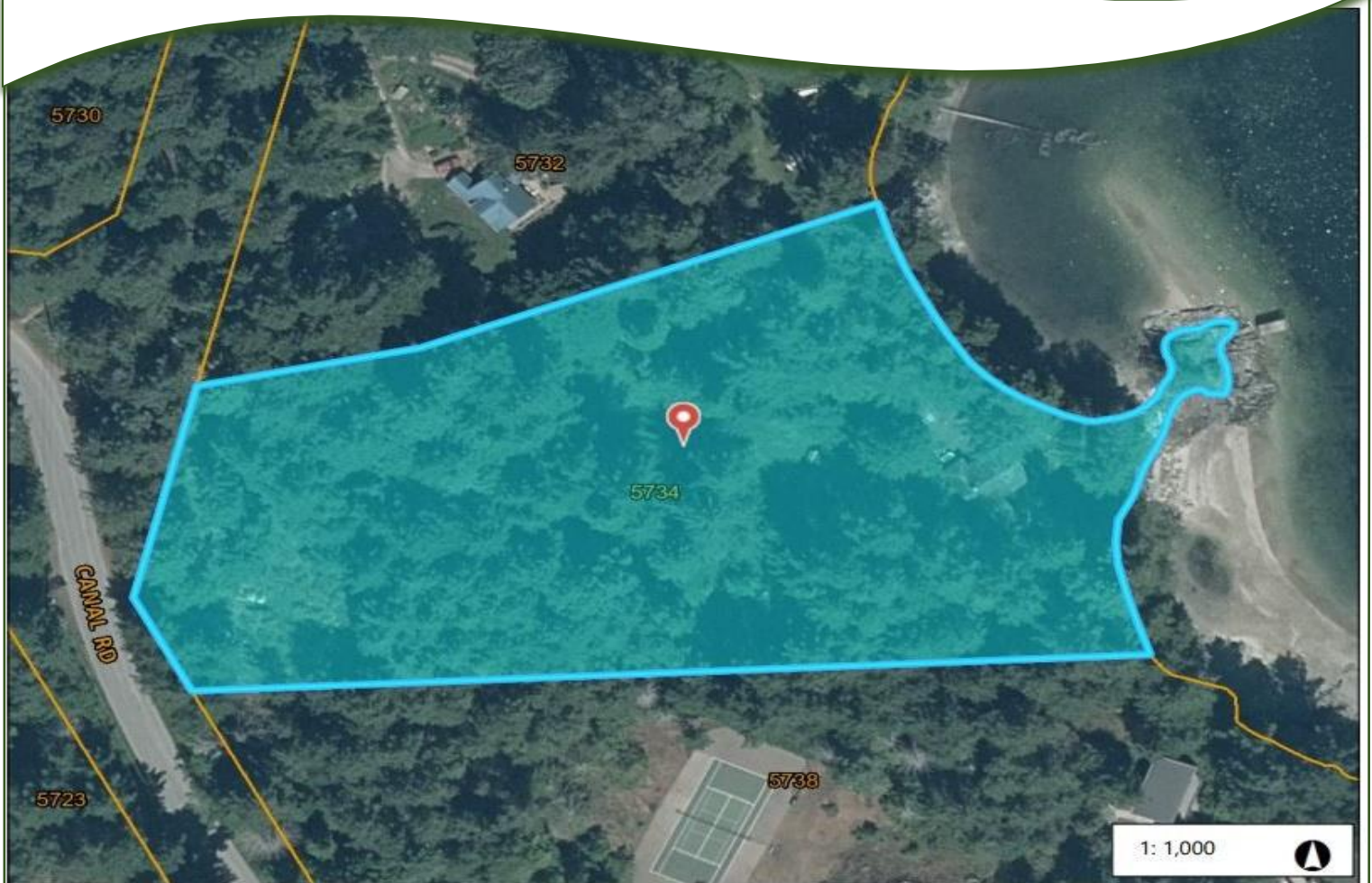




# PLOT PLAN & AERIAL VIEW

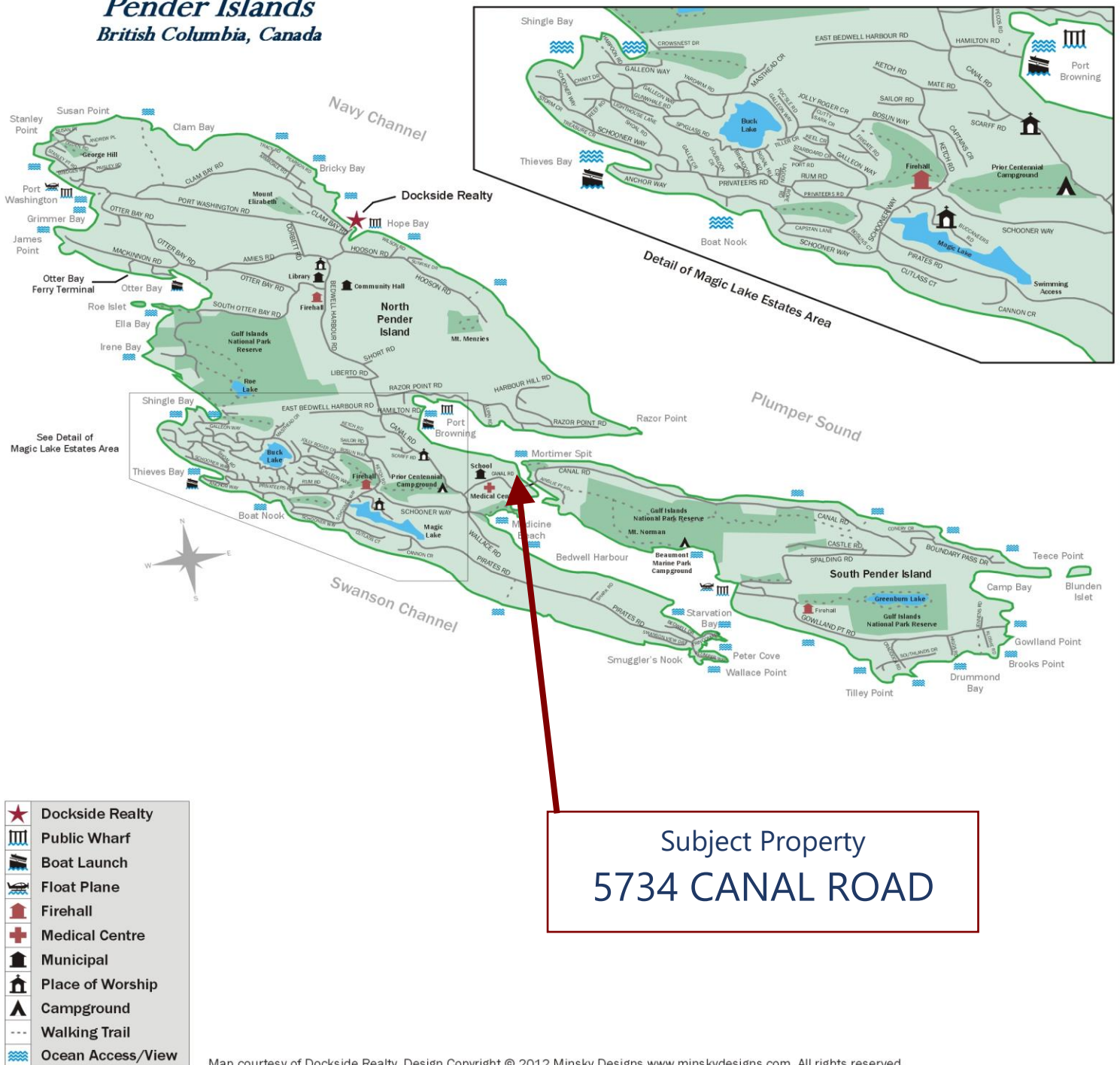


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# PENDER ISLAND MAP

## *Pender Islands* British Columbia, Canada



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