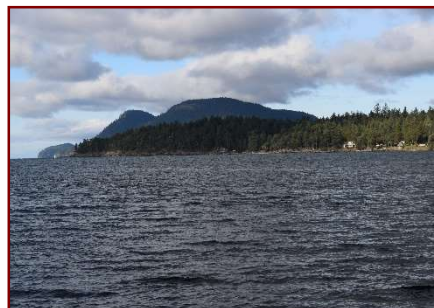


# Unique Oceanfront Opportunity!

8 – 2218 Clam Bay Rd



**Unique Oceanfront Opportunity!!** As part of the Edgewood Estates Cooperative, Lot 8 enjoys exclusive use of 1.5 private acres of oceanfront property & nonexclusive use of over 80 acres of protected forest. Most of the property is steep and forested leading to a level building site perched near the oceans edge. Enjoy amazing views over Active Pass, gorgeous summer sunsets and approximately 175' of sandy beach frontage Property is serviced by a cooperative water system. Driveway to building site and septic system are required. Cooperative is currently working to become reclassified as bare land strata. Viewings by appointment only and must be accompanied by a licensed Realtor please.



**Dockside Realty**  
Gulf Islands Vancouver Island

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[info@DocksideRealty.ca](mailto:info@DocksideRealty.ca) • 250-629-3383

# Property Details



8 – 2218 Clam Bay Rd



**Lot Acres:** 1.50

**Water:** Cooperative

**Waste:** None

**Services:** At lot line

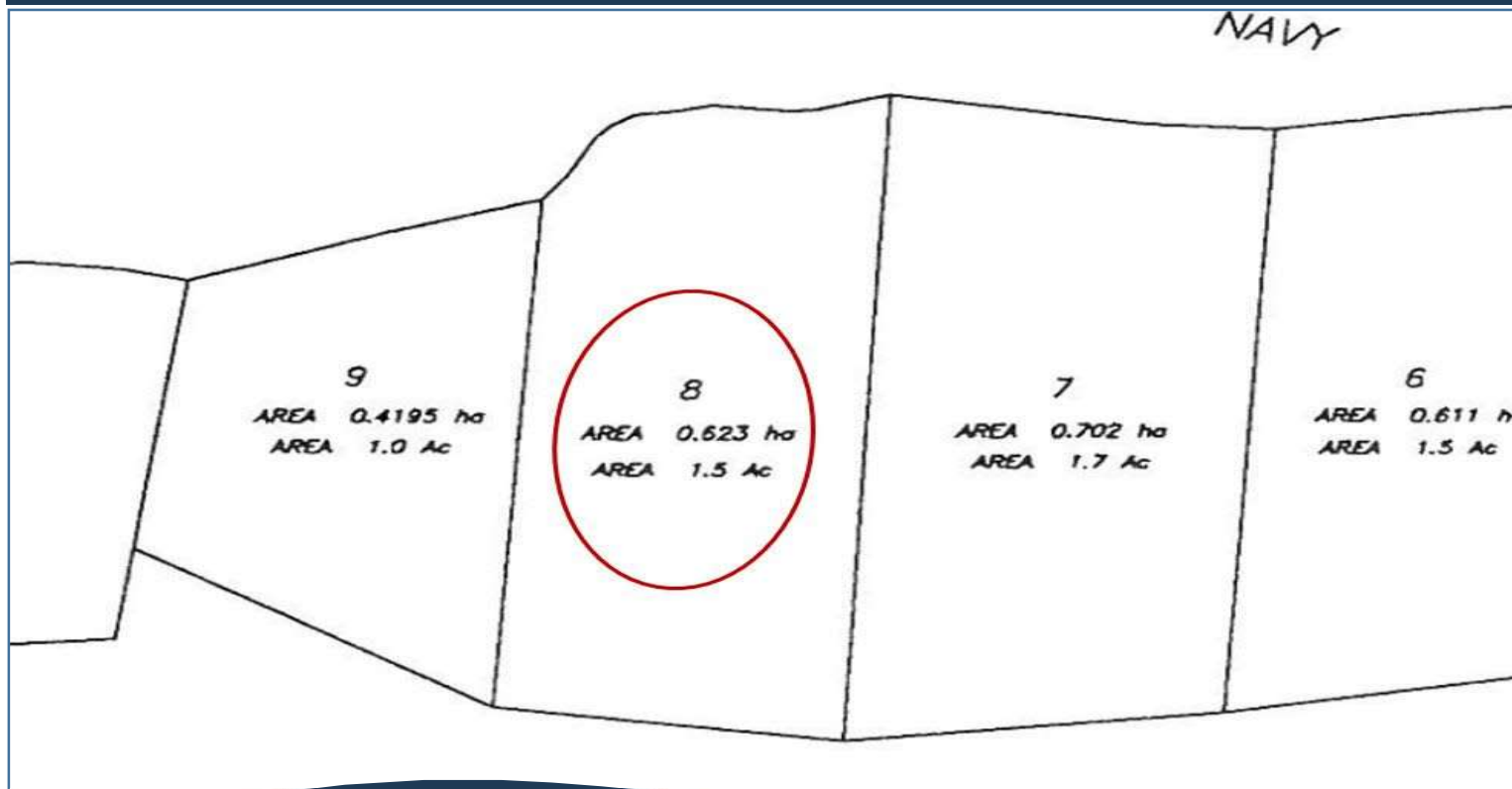
**Driveway:** Required

**Bldg Scheme:** No

**Lot Features:**

- Oceanfront
- Expansive views
- Acreage
- Park setting
- Sloping
- Treed

# Plot Plan and Aerial View



8 – 2218 Clam Bay Rd



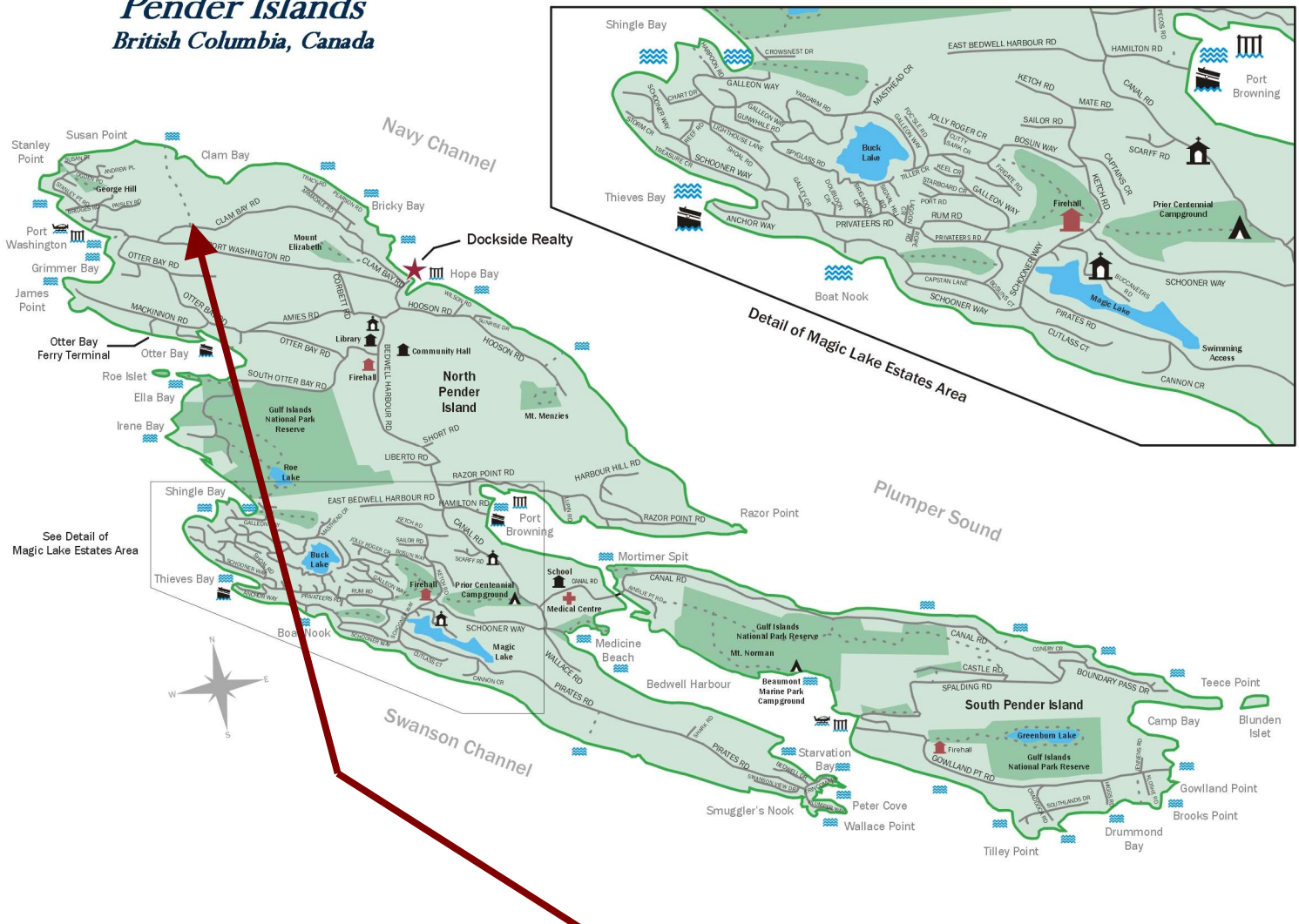
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property**  
**8 – 2218 Clam Bay Rd**

- 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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