

Beautiful Self-Sufficient Living!



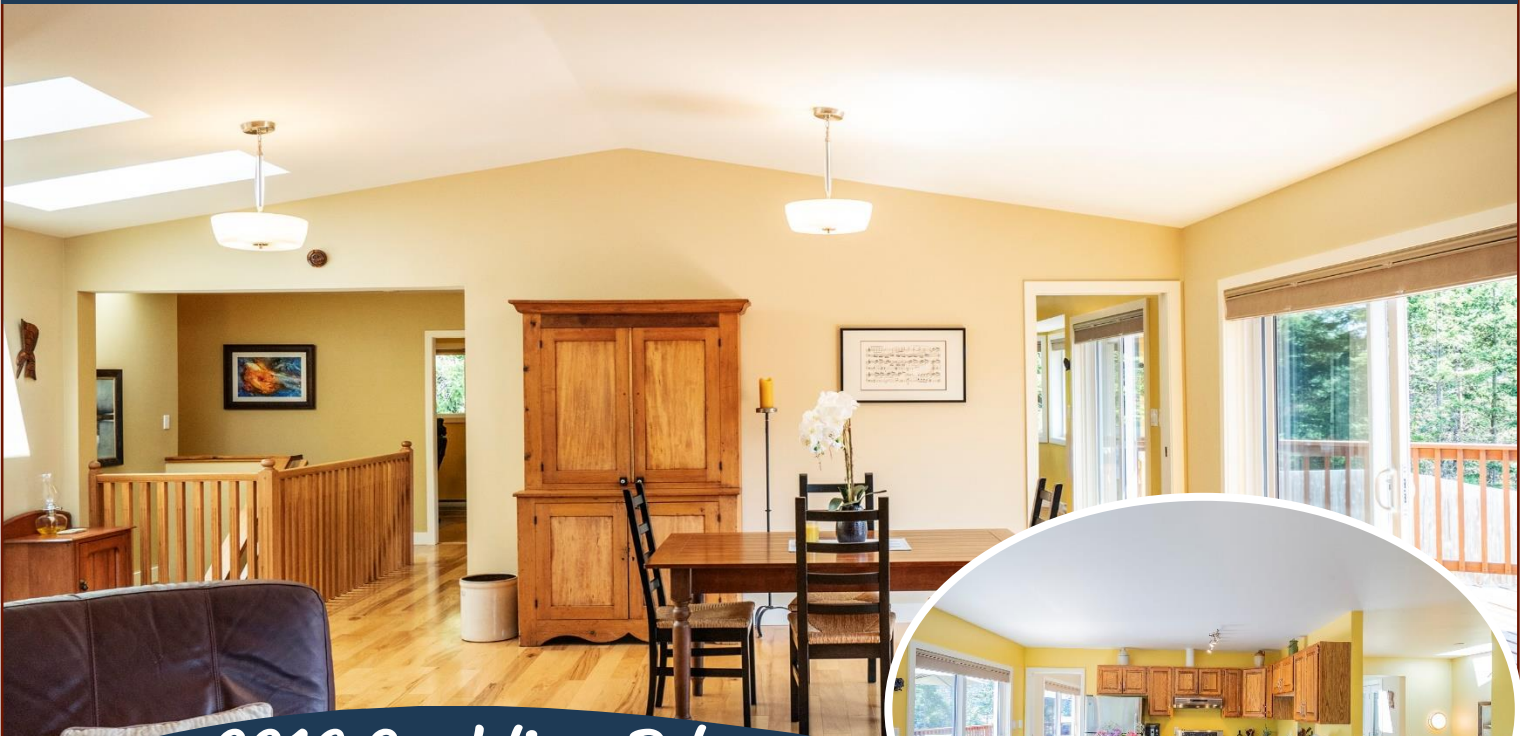
9916 Spalding Rd



Self-sufficient living with plenty of space to grow your own food! South-facing 4 br, 2 bath home has been meticulously maintained and upgraded with the utmost attention to sustainability. The solar panels generate enough energy to supply the house and send excess energy back into the grid. 400K in upgrades include new roof, flooring, electrical, windows, doors, and high-efficiency woodstoves, as well as renovated bathrooms, upgraded insulation, and much more. The fully fenced 2.45 acre property is thoughtfully landscaped with meandering paths, fruit trees, and a pond, and is garden-ready with water pipes throughout the property. With zoning that allows for a 753 sq ft cottage, this beautiful home would be ideal for a multigenerational family, rental opportunity, or space for your family to grow. This home is completely accessible, and is the perfect place to age-in-place or raise a family. Come view this unique opportunity for a self-sufficient lifestyle on sunny South Pender.



Property Details



9916 Spalding Rd



Year Built (est): 1986

Lot Acres: 2.45

Bedrooms: 4

Bathrooms: 2

Fin SqFt: 2,545

Unfin SqFt: 800

Bsmt: None

Water: Drilled Well,
Cistern, Other

Waste: Septic
System

Driveway: Gravel/dirt

Foundation:

Concrete Poured

Roof: Metal

Ext Fin: Wood

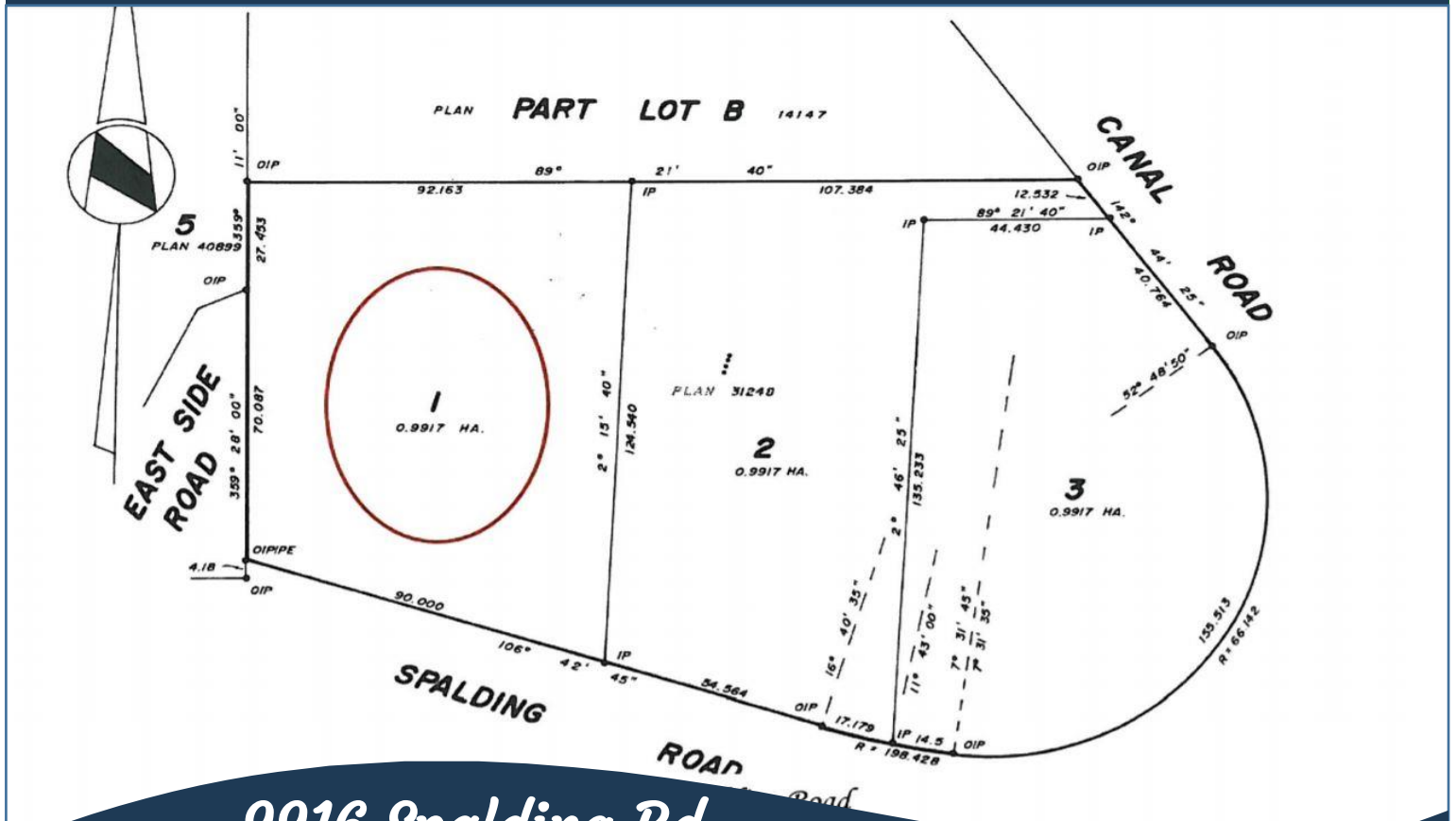
Fuel: Electric,
Wood, Solar

Heat: Baseboard,
Wood, Electric, Solar

Lot Features:

- Acreage
- Sunny
- Pond
- Valley view
- Private

Plot Plan and Aerial View



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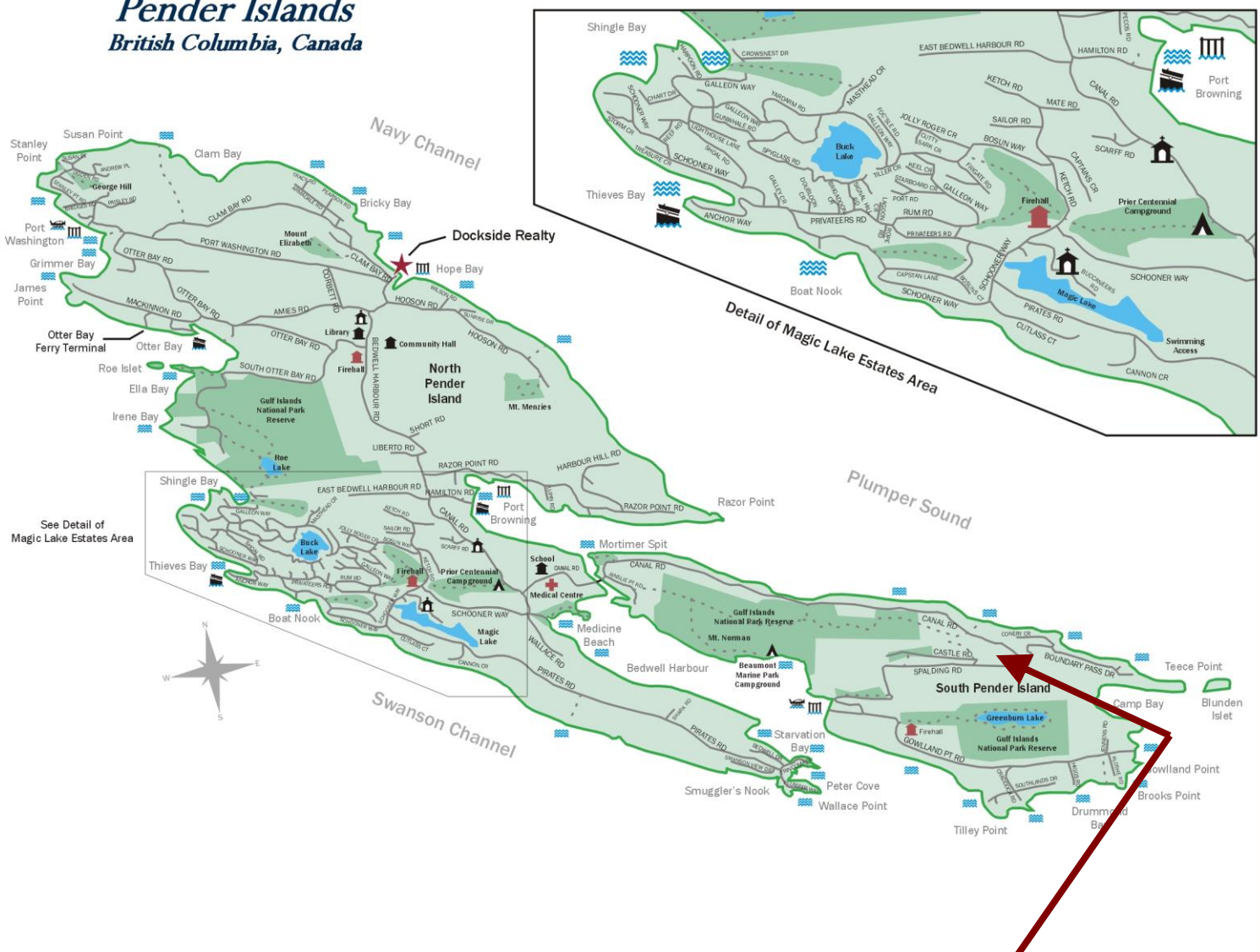


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Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
9916 Spalding Rd**

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

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All measurements are approximate and the buyer is responsible for verifying all data provided.



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