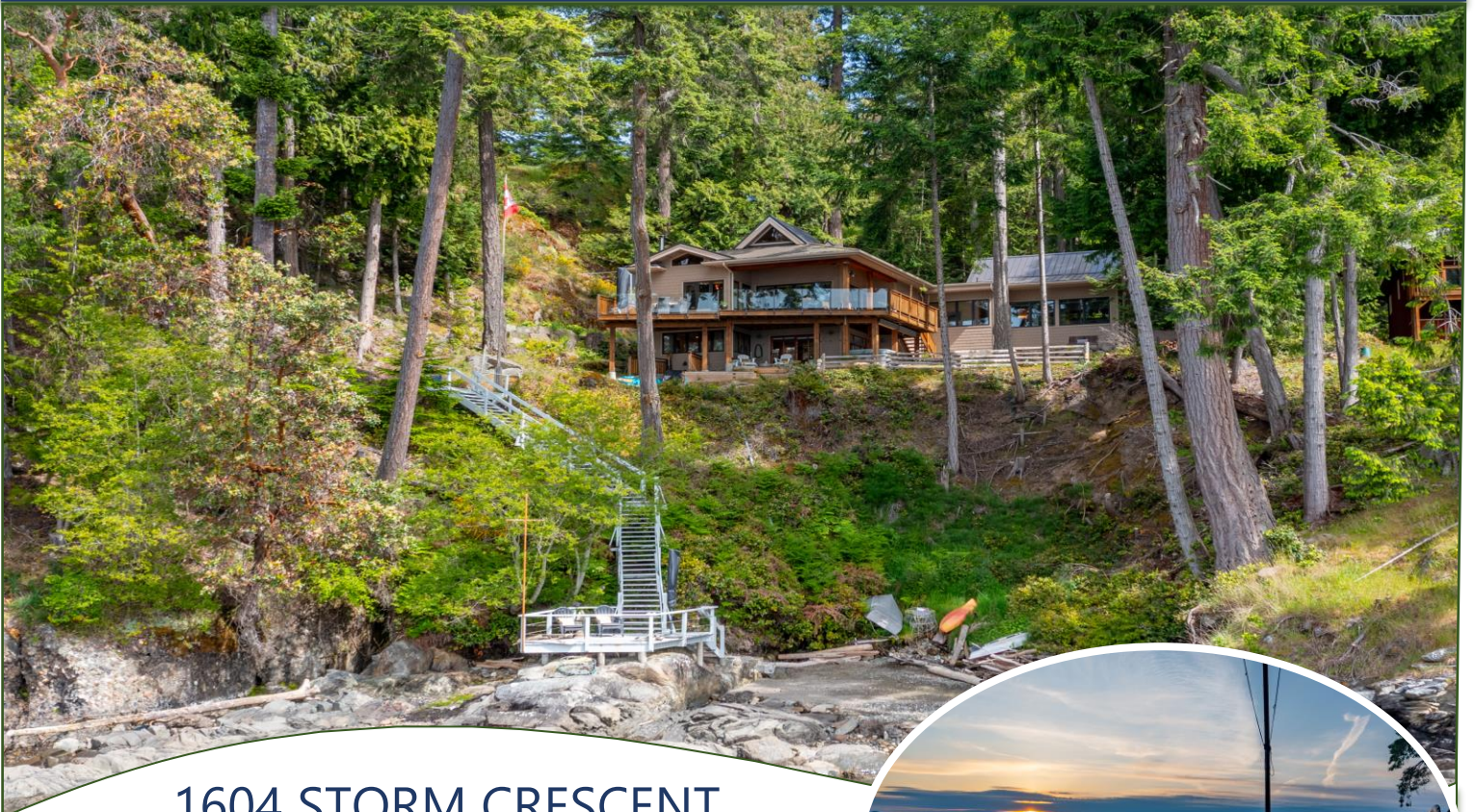


PRIVATE OCEANFRONT COVE



1604 STORM CRESCENT





1604 STORM CRESCENT

4 BEDS ~ 4 BATHS ~ 3,339 SQFT

Nestled among mature trees with soaring eagles and whales just offshore, this custom West Coast home offers a serene retreat with west-facing ocean views and golden sunsets. Built for resilience and comfort with geothermal heating, metal roof, cedar & Hardy shingle siding and a standby generator. Crafted with care, the interior features wood cased windows, bamboo floors and intricate steel beams. The main level includes a primary suite, guest room, and full bath for convenient one-level living. The finished walk-out lower level has a family room, office/bedroom, and another full bath—ideal for guests. Set on a private, low-maintenance 0.78-acre lot, enjoy forest serenity and ocean vistas from multiple sitting areas or head to the beach for a swim or paddle. An 870 sq ft attached cottage with full kitchen, loft, concrete floors, and woodstove adds versatility for guests or B&B potential. Embrace the natural beauty and tranquility of life on Pender Island—your sanctuary awaits.



Features & Improvements

- Private location set well back from cul-de-sac
- Unique position on "whale highway" with Endless marine activity to watch
- Storm shelter' - tucked back from the big winds!
- Natural setting with low maintenance yard
- Updated landscape - various vantage points for views & lounging
- Soothing Sound of waves
- Covered (dry) decks allow year-round outdoor lounging with cushions always ready
- Custom blinds
- Dimmer Switches for most lighting
- Integrated LED fixtures downstairs
- Very efficient fireplace - lots of heat & provides lovely ambiance
- Geothermal- low heat bill/latent heat continues to radiate in power outage
- Heated shower floor in downstairs bath
- Set up for a bidet seat at each toilet (plug)
- Built in gas lines for BBQ & fire pits
- Heated crawlspace with lots of storage
- Hardwired backup generator with separate panel
- Separate (but attached) cottage allows for options and flexible accommodation
- Drive up to door to load & unload



Recent Updates

- Improved driveway/parking accessibility (selective trees, machine graded & 40 yards gravel)
- Masonry stairs/walls for guest accommodation
- Walkway, stairs, relocated hot tub with Natural Valdez sandstone & stairs off lower patio
- New Sitting area with bench viewpoint
- Natural Pender sandstone facing on foundation walls
- Stairs tread & stringer replacement
- Improved access at beach level



Floor Plan

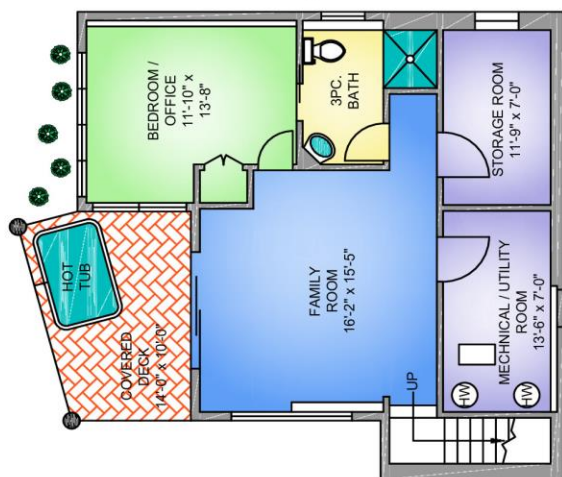
NORTH



LOWER FLOOR

761 SQ. FT.

8FT. CEILING



COTTAGE

LOFT

250 SQ. FT.

13FT. VAULTED

CEILING



1604 STORM CRESCENT | PENDER ISLAND

MAY 28, 2025

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	1708	1708	560
LOWER	761	761	133
MAIN HOUSE TOTAL	2469	2469	693
COTTAGE MAIN	620	620	160
COTTAGE LOFT	250	250	
COTTAGE TOTAL	870	870	160



Newport
Realty Ltd.

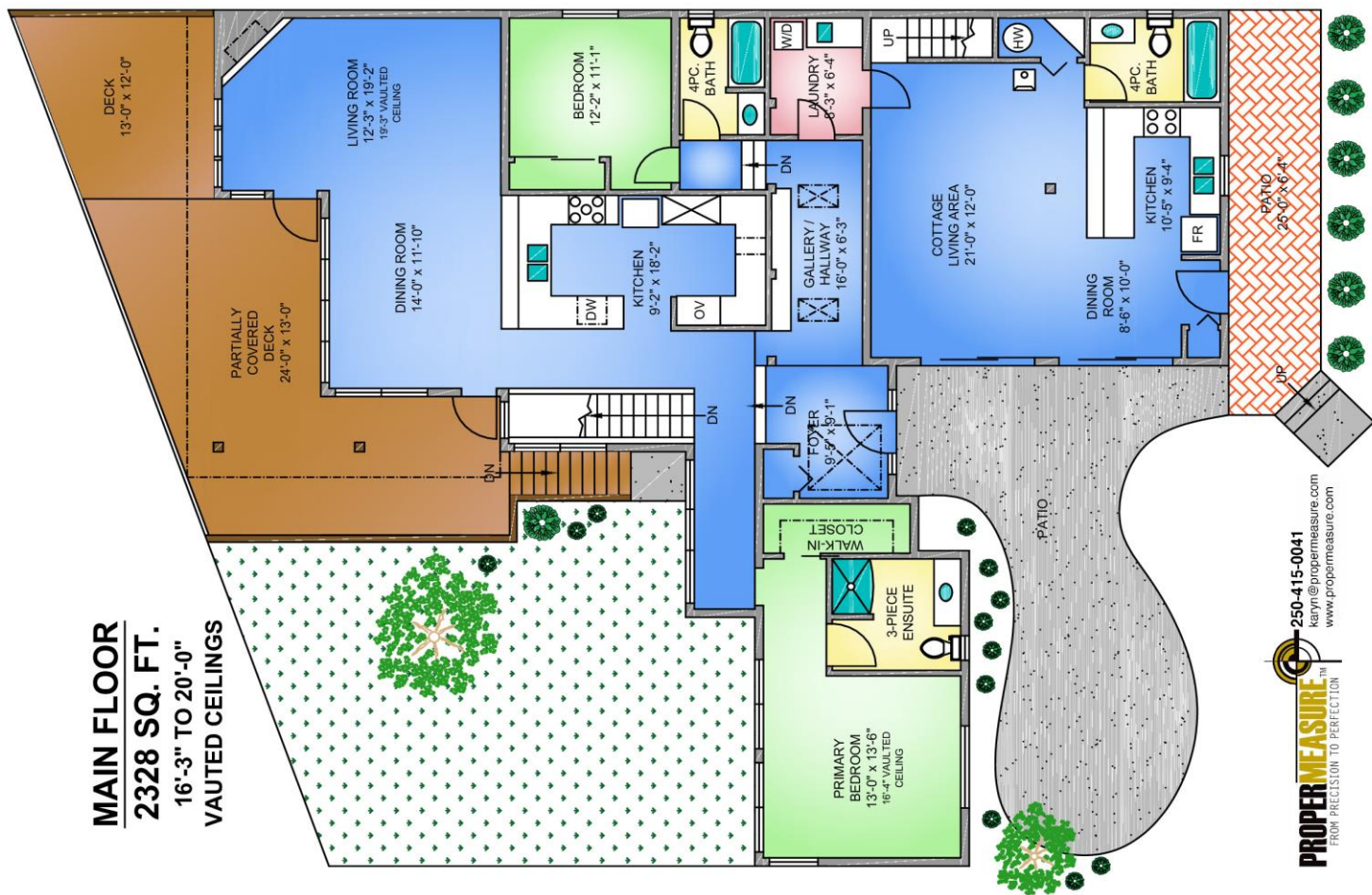
WATLING & ASSOCIATES
REAL ESTATE GROUP

MAIN FLOOR

2328 SQ. FT.

16'-3" TO 20'-0"

VAULTED CEILINGS



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FROM DEFECTION TO PERFECTION



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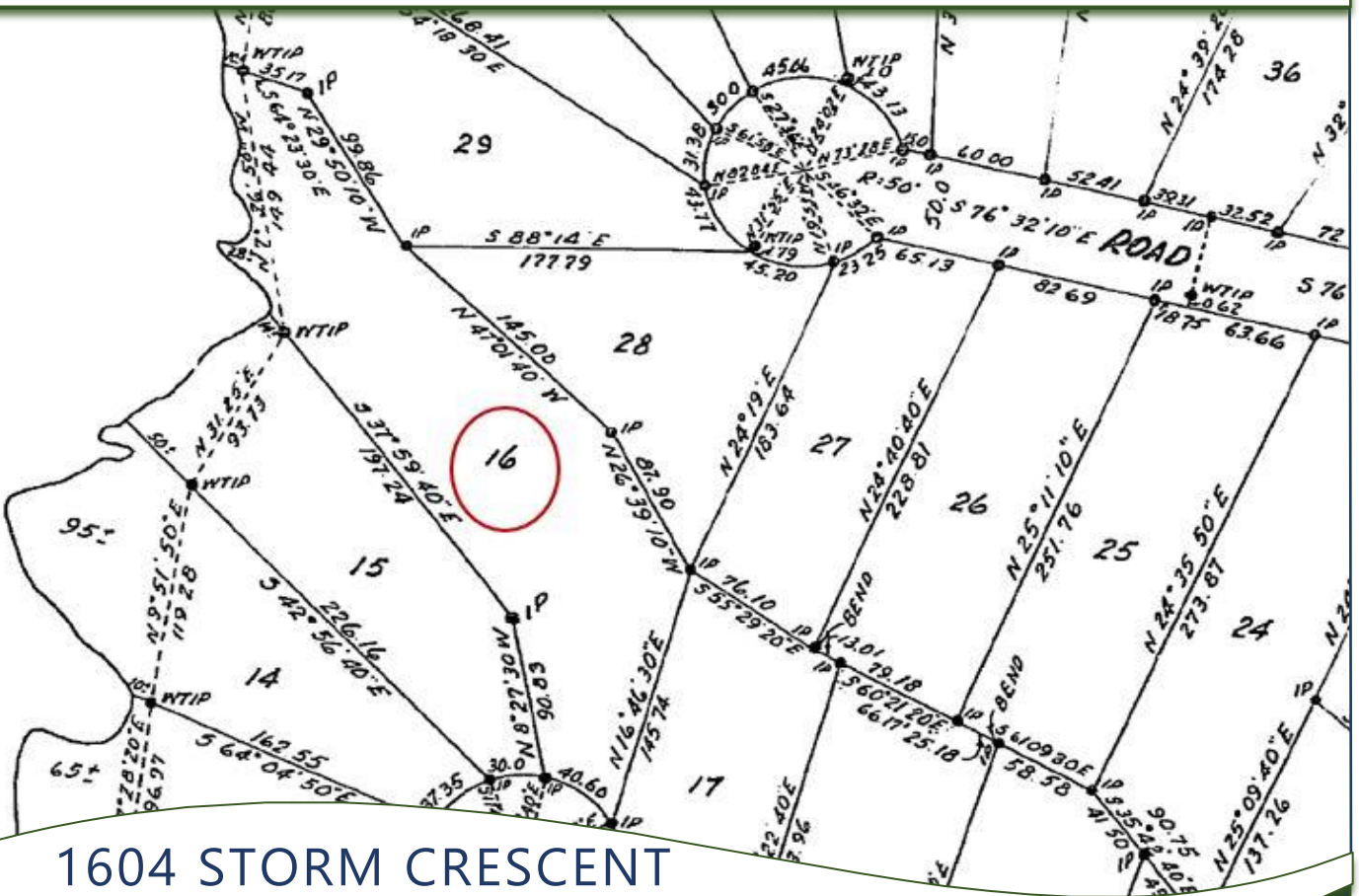
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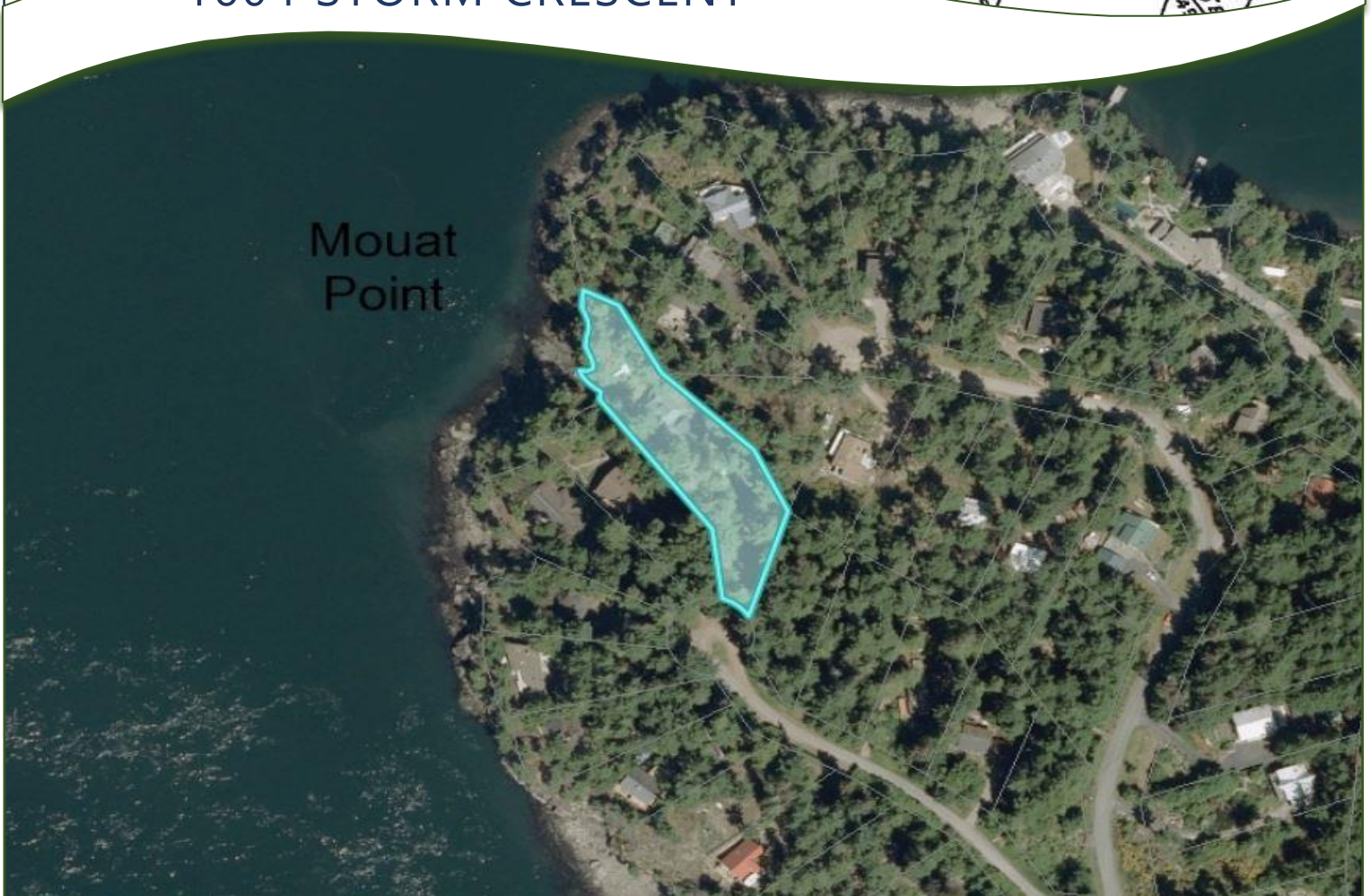




PLOT PLAN & AERIAL VIEW

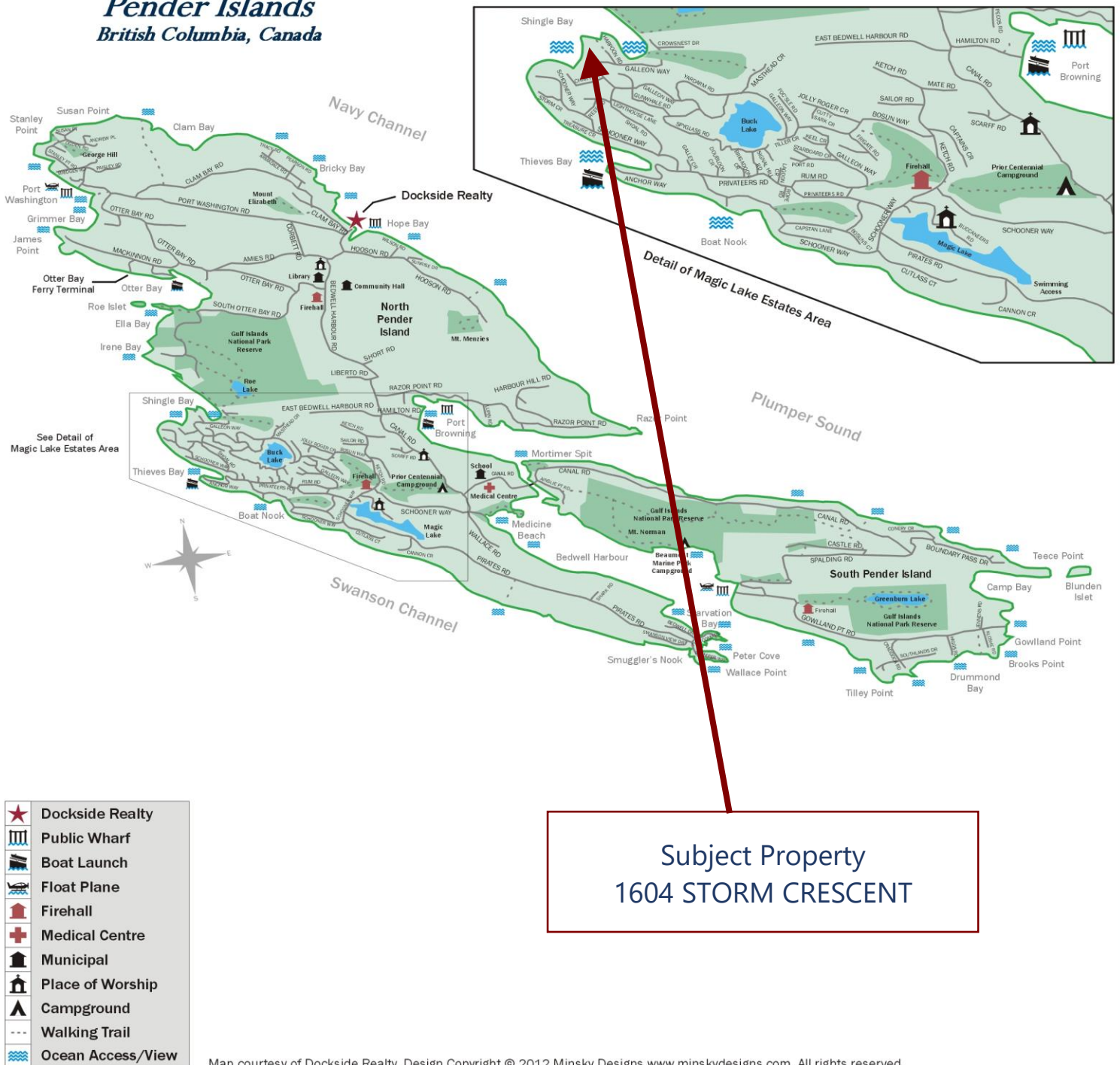


1604 STORM CRESCENT



PENDER ISLAND MAP

Pender Islands British Columbia, Canada



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; the buyer is responsible for verifying all data provided.