

# Upgrades, Improvements & A Note from the Owner

## 5423 Hooson Road

### ***Main House***

- Newer stove, refrigerator 2019, washer & dryer 2021
- New Cisterns, pressure tank, pressure pump, filter, UV system 2021
- New fireplace & stainless-steel lining 2020
- Main House screw pilings added to the ocean side of the foundation 2018
- New hot water heater 2018
- New well pump (set 120' depth), piping, electrical, & controller December 2023

### ***Cabin renovations 2017***

New steps, deck, siding, windows, door, roof, insulation, flooring, interior walls, interior roof, electrical, structural bracing.

### ***Garage upgrades 2021***

Cement floor, interior & exterior walls, insulation, door, windows, electrical & lightning, garage doors

### ***Planted fruit trees 2021***

### ***What we like about 5423 Hooson***

There is an abundance of wildlife to see from our windows: killer whales, dolphins, porpoises, seals, otter, mink, deer, eagles, and an assortment of beautiful birds.

We kayak and paddle board from our own beach whenever we desire.

Our backyard is Mayne Island.

Coffee outside for beautiful sunrises.

We see wonderful & interesting boat traffic.

Our friends & family love staying in our studio over the sea.

Peaceful walks to Hope Bay, Welcome Bay or Bricky Bay Beach, Farmers market / library or Mt. Menzies

Our location is so quiet! Hooson Road has minimal road traffic and our house location is so private.

Our property is diverse with gardens & fruit trees at the front, plus green pastures for badminton and family games.

The pasture has ample space for friends with RV's to stay.

Perfect property for family reunions.

Wonderful neighbours & community.

***We are moving because....we would like to be closer to family.***