



Dear Buyers

We moved to Pender 9 years ago and turned it into an absolute oasis for us. Living a quiet, peaceful life by the ocean. We moved here to embrace the unique lifestyle and reset our lives to a calmer approach. We love the property for its private glory and the easy access to the beach. The property has brought us hours of endless pleasure and joy. Our neighbours and our cove are quiet, and lovely. We have the option of sitting on the deck to enjoy the best sunsets in the world or sitting out on the garden side to marvel in the lush trees that are on the property. We also chose this property for all the Arbutus trees that we have. In our minds it is paradise.

Why are we moving? Two main reasons.... number 1 is my husband still works and will for another 10 years and he is now based out of the Victoria harbour and needs to get on and off the Island at ridiculous times due to how his position works. Number 2 I fly back and forth to Edmonton where our grandchildren are now, and I require better access to Victoria airport. Thus, we have made the hardest decision of our life to move to Vancouver Island to help us maneuver the schedules.

Corrie and Lori

Home and property improvements from 2014-2023.

1. Fully fenced/deer proof property with electric custom-built gate.
2. Re-surfaced gravel driveway with extended lower parking area.
3. Installed custom rock stairs down to house.
4. Pavers installed in front of house for patio.
5. Planted trees, and shrubs.
6. Renewed and extended decks with hot tub reinforcement.
7. Stairs on two sides of the house for access to beach stairs.
8. New stairs on north side of house (cedar.)
9. Entire exterior of house painted (2023).
10. Interior of house fully repainted including ceiling.
11. Installed bullet propane tank (leased).
12. Propane lines to house, generator, fire pit, BBQ, and Wolf range.
13. Automatic watering system for 5 hanging baskets and 1 flower box.
14. Woodshed to hold 4 cords of wood.
15. Renovated studio with wood stove, sink, cupboards, and lighting.
16. 20KW Cummins generator (2022).
17. Heat pump (2020).
18. Glass and rail system on deck.
19. Pergola, and 2 vegetable box (2021).
20. All new exterior door.

Inside

21. Fir floors all resurfaced and new installed on stairs and bedrooms.
22. Glass and rail staircase installed.
23. Large walk-in closet with built in closet organizer.
24. Wire shelving in all closets.
25. All new lighting fixtures.
26. New wood burning fireplace with custom mantle.
27. Renovated kitchen with all new appliances including garburator.
28. Brand new Wolf dual fuel range.
29. Remote control blind through out.
30. Both bathrooms fully renovated with heated floors.
31. New washer and dryer.
32. Crawl space has workbench and lighting.
33. Crawl space partially plywood sheeted.

Detailed Inclusions

- All appliances, including downstairs fridge.
- Emergency generator
- Stand up toolbox in crawl space.
- BBQ
- All blinds and remotes
- Gate openers
- 3 cords of wood in woodshed
- Hot tub
- Small Island



Negotiable Inclusions

- Downstairs bedroom furniture
- Office wooden 4-piece furniture
- TV stand
- Island barstools
- Fireplace leather wood carrier
- Fireplace tools
- Gas blower and Gas weed trimmer.