



Royal LePage Sunshine Coast | 5485 Wharf Rd., Sechelt, BC & 12874 Madeira Park Rd., Pender Harbour, BC
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12532 Baker Rd. | Madeira Park, BC

*"Paradise in
Pender Harbour"*



It's impossible to ignore the careful attention to quality and detail put into every inch of this ~0.46 acre waterfront property with ~138' fronting on a seasonal swimming beach with licensed wharf. The 4500 sqft contemporary 3 bdrm 4 bath is set off by expansive sundecks, breathtaking landscaping, slate foot paths with limestone accents, matching outbuildings, a large attached two car garage and two ponds. Second kitchen in the lower level for guests and a heated enclosed beach side "cabana" - perfect for the kids or artist studio. Located on a quiet street close to the finest public beach in the area and only a short drive to golf, restaurants, spa and shopping. Call us today for a personal tour!





Presented by:
Alan Stewart & Dave Milligan
 Royal LePage Sunshine Coast
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Sunshine Coast, Pender Harbour Egmont Residential Detached
12532 BAKER RD, VON 2H1 **MLS# V879163** **Active**



List Price: **\$1,288,000**

Complex/Subdiv:

Frontage: 110.00 ft	Bedrooms: 3	PID: 007-282-885
Depth/Size: 184	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 18748.00	Full Baths: 4	Approx Yr Bilt: 1993
Rear Yard Exp: E	Half Baths: 0	Age at List Date: 18
Meas Type: Feet	IF New GST/HST Incl:	Taxes: \$5,825 (2010)
Flood Plain:	Zoning: R3A	

View: **Y - Ocean**
 Serv. Connected: **Electricity, Sanitary Sewer, Septic, Water**

Style of Home: 3 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open	
Exterior: Stucco		
Rainscreen:	R/I Plumbing: No	Dist to Public Trans:
Type of Roof: Other		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Electric, Forced Air		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings: /Garage Sz: 22' x 22'/Door Ht: 8'
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL 17397 LT 1 BLK D DL 1391 LD 36 OF LOT A, FORESHORE SEE 03486.006.**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 12'	Bsmt	Bedroom	19' X 10'9			X
Main F.	Entrance Hall	13' X 7'	Bsmt	Laundry	16' X 7'6			X
Main F.	Kitchen	15' X 14'	Bsmt	Wine Room	14' X 7'			X
Main F.	Utility	10' X 5'6	Bsmt	Workshop	22' X 18'			X
Below	Living Room	15' X 21'			X			X
Below	Master Bedroom	18' X 14'9			X			X
Below	Walk-In Closet	10' X 6'			X			X
Below	Walk-In Closet	10' X 6'			X			X
Bsmt	Kitchen	12' X 11'			X			
Bsmt	Bedroom	13' X 12'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,607	Total # Rooms: 14	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,458	# Kitchens: 2	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down: 1,435	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt: 4,500	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: Other	7
Grand Total Floor Area: 4,500		8

Listing Broker(s): **Royal LePage Sunshine Coast**

"Paradise in Pender Harbour" It's impossible to ignore the careful attention to quality and detail put every inch of this ~0.42 acre waterfront property with ~138' fronting on a seasonal swimming beach with licensed wharf. The 4500 sqft cocontemporary 3 bdrm 3 bath is set off by expansive sundecks, breathtaking landscaping, slate foot paths with limestone accents, matching outbuildings and a large attached two car garage. Second kitchen in the lower level for guest and a heated enclosed beach side "cabana" - perfect for the kids or artist studio. 2 ponds, slate foot paths and limestone accents. Located on a quiet street close to the finest public beach in the area and only a short drive to golf, restaurants, spa and shopping.

Frequently Asked Questions...



Q: How long does it take to get there from the ferry terminal in West Vancouver?

A: The ferry ride is approximately 45 minutes and the trip along the Sunshine Coast Hwy takes approximately 1 hour.

Q: What is the directional exposure of the back yard?

A: The sundecks on the waterside of the house face east and are drenched in morning sun.

Q: What is the source of drinking water?

A: The Sunshine Coast Regional District provides water at a cost of \$220.50 per year.

Q: Is this property on Septic or Sewer?

A: The property is connected to a community sewer system.

Q: How old are the kitchen appliances?

A: The appliance package was replaced in 2010 and all are "like new."

Q: Tell me more about the "beach side cabana."

A: The current owners refer to the building as "the Beach House." With upholstered benches and a cozy fireplace—it's a great place to warm up after a fall boat ride as well as a wonderful sleeping spot for the grandkids! The seaside sauna is in the neighbouring building which also offers great space for boat equipment storage.

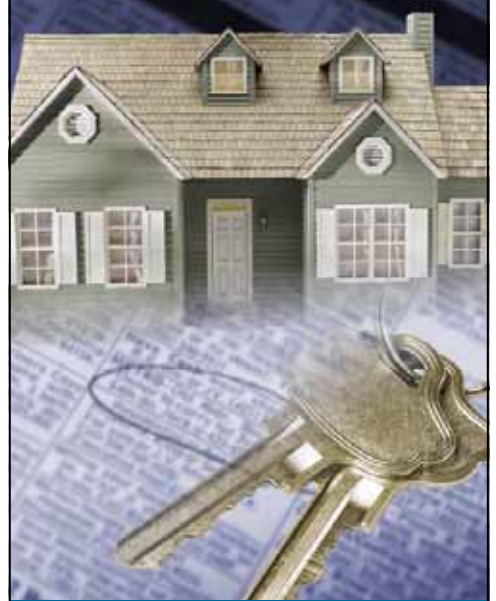
Q: Are the gardens overwhelming for a "part-timer"?

A: The mature landscaping is looked after with a multi-zone automatic irrigation system and there are landscaping / maintenance companies available in the area.

Q: How far is the property from amenities?

A: Madeira Park shops, marinas, restaurants and spa are ~5 minutes by car. The Pender Harbour Golf Course is ~10 minutes away.

**We're here to help.
Call us today.**



If you are moving, we can help make the experience as economical and comfortable as possible.

Having the right information and advisors is a important part of making wise financial decision.

- ◆ **Do you require financing?**
- ◆ **Do you have a mortgage to transfer?**
- ◆ **Do you have a mortgage broker to help you make these decisions?**
- ◆ **Do you know how much you can afford?**
- ◆ **How much do you have for a down payment?**
- ◆ **Do you need a local lawyer or notary to facilitate a transaction or review paperwork?**

Call us at (604) 885-5414

Ask for Alan or Dave at Royal LePage Sunshine Coast 604-885-5414

Madeira Park



Madeira Park is an unincorporated community located on the Sunshine Coast of BC. Collectively, Garden Bay, Madeira Park, and Irvine's Landing are known as Pender Harbour. Madeira Harbour is located off of Highway 101 in Pender Harbour. Travelers from the Lower Mainland should take a ferry from Horseshoe Bay to Langdale, and then drive 50 kilometers northwest on Highway 101.

Pender Harbour is the most popular diving spot on the Sechelt Peninsula. Hire a guide or rent a boat and go exploring around Fearney Bluffs, Nelson Rock, and the Anderson and Charles Islands. Enjoy relaxing walks down easy paths, or go on more difficult hikes through the area surrounding Pender Harbour. The routes to Pender Hill and up Mount Daniel are popular with experienced hikers, their summits providing spectacular views overlooking the harbour.

Pender Harbour is well-known for its salmon fishing. Other fish to be caught here include cod, flounder, and snapper, as well as surface-feeding trout.

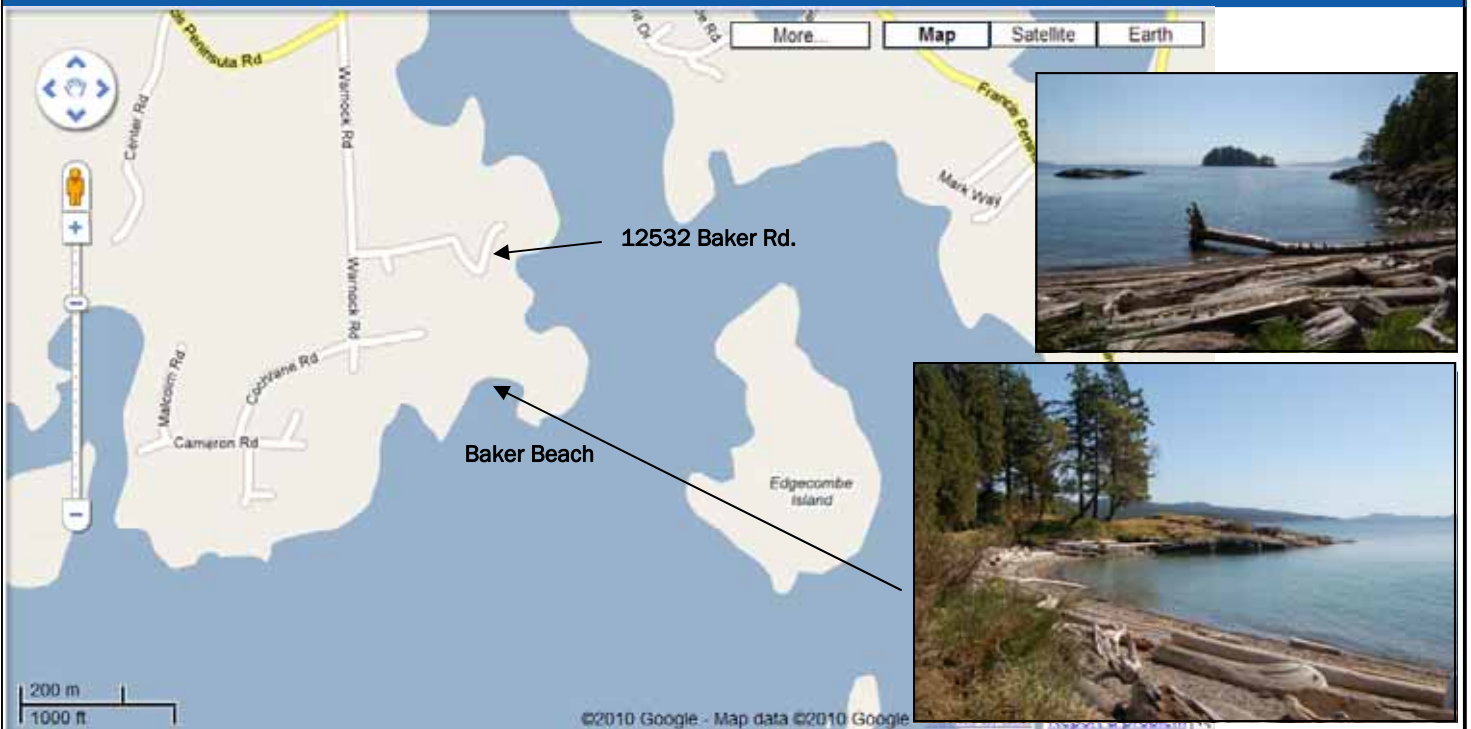
The Pender Harbour Blues Festival & Pender Harbour Jazz Festival both feature concerts held in all three local communities, Garden Bay, Madeira Park and Irvines Landing. The Blues Festival kicks off the summer and the Jazz Festival takes place annually on the third weekend of September.

With fewer than 3000 residence, Pender Harbour offers a surprising array of amenities. The Painted Boat Resort and Spa with its world class restaurant and marina adds a touch of class to this charming sea-side village. The Pender Harbour Golf Course offers 9 challenging holes at very reasonable rates with memberships available. The Pender Harbour Health Clinic includes a full time Dentist and Medical Clinic as well as offering a variety of other services including chiropractors and physiotherapists. Shopping includes an IGA, the Oak Tree Market (great butcher!), liquor store, pharmacy, RONA, tool rental yard, handi-craft s and furniture stores, as well as and art gallery and book & gift stores. Restaurants, pubs and coffee shops round out the rest of the business community.

Pender Harbour also features a pre-school, Madeira Park Elementary School (K-6) and Pender Harbour High School (7-12).

Madeira Park is a safe and secure community with access to some of the finest boating and kayaking anywhere in the world!





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We're marketing a lifestyle on the Sunshine Coast,

Alan Stewart & Dave Milligan

Licensed Realtors and Team Leaders

