



RE/MAX Oceanview Realty, 5686 Cowrie St., Sechelt, BC & 12874 Madeira Park Rd., Pender Harbour, BC
1-800-792-7719 * Sechelt: 604-885-5414 * Pender Harbour 604-883-9212*info@sunshinecoasthomes.com

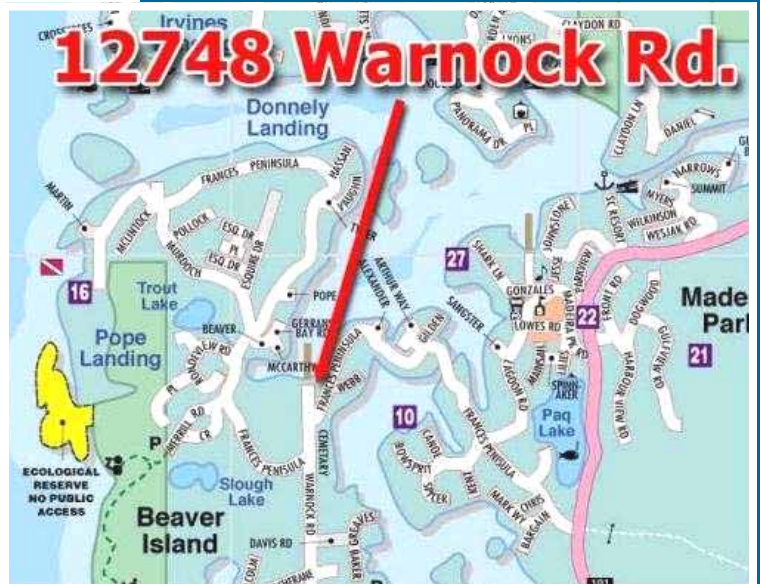
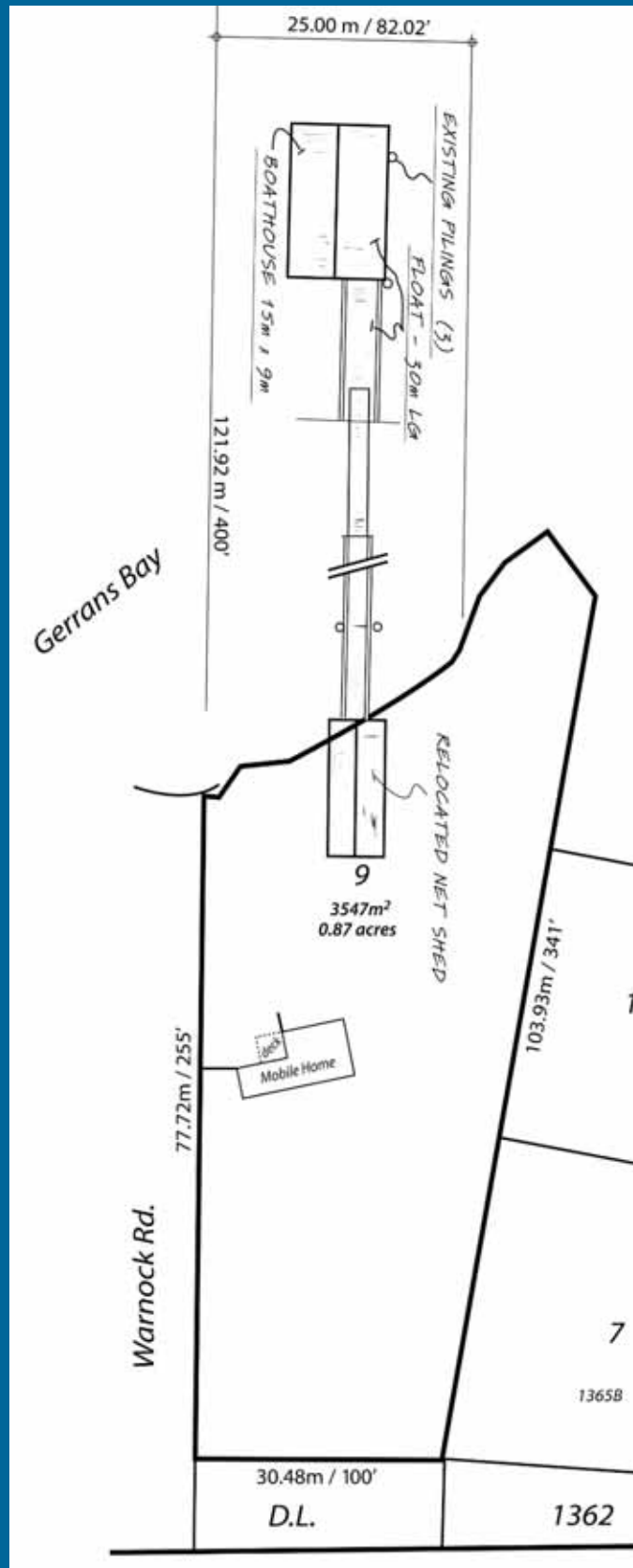
12748 Warnock Rd. | Madeira Park, BC

"A Piece of Harbour History"




Over 200' of waterfront with spectacular panorama view of Gerrans Bay, ready for your "Dream Home Estate". The old "Warnock Property" is a sun drenched .87 acre waterfront property situated next to the Government Dock in Pender Harbour. The flexible zoning allows for a private estate home or create the lifestyle you've dreamed of by building a waterfront B&B. This property would make an excellent destination for boaters and tourists alike. A foreshore license to upgrade the original pilings, float and net loft has been approved by local authorities so just bring your dreams and start planning your transition to the Coast lifestyle today! Call today to arrange your private tour of this rare flat level waterfront property.





Presented by: **Alan Stewart & Dave Milligan**
Re/Max Oceanview Realty
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 Website: www.sunshinecoasthomes.com

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|---|--|--|----------------------|-------------------------|--------------------|
| Pender Harbour Egmont, Sunshine Coast | | MLS# V838300 | | Land Only | |
| 12748 WARNOCK RD | | | | Active | |
|  | List Price: | \$489,000 | | | |
| | Previous Price: | Original Price: | Subdiv/Complex: | | |
| | Frontage: | 172.0 | Postal Code: | | VON 2H1 |
| | Depth/Area: | 370 | PID: | | 008-641-951 |
| Price/SqFt: | | Tax Incl Utilities: | | \$2,331 / 2010 | |
| Sub-Type: | | Zoning: | | R2 | |
| Meas. Type: | Feet | Pot. for Rezoning: | | Not Known | |
| Exposure: | North | Flood Plain: | | | |
| Permitted Use: | | Title to Land: Freehold NonStrata | | | |
| Lot Area: | 0.870 ac / Hect: 0.000 / SqFt: 0 / SqM: 0 | | Property Access: | Road Access | |
| Sanitary Sewer: | Septic | | Parking Access: | | |
| Storm Sewer: | Nearby | | Fencing: | | |
| Water Supply: | City/Municipal | | Property in ALR: | N | |
| Electricity: | At Lot Line | | Possession: | | |
| Natural Gas: | Not Available | | Seller's Interest: | Registered Owner | |
| Telephone Serv: | On Property | | Information Pkg: | Y | |
| Cable Service: | On Property | | Sign on Property: | Y | |
| Prospectus: | Not Required | | Sketch Atch: | No | |
| Develop Permit: | No | | Property Disclosure: | Y | |
| Bldg Permit Apprv: | N | | Trees Logged: | No | |
| Building Plans: | Not Available | | | | |
| Perc Test Avail: | | | | | |
| Perc Test Date: | | | | | |
| Legal: | PL 13568 LT 9 BLK 7 DL 1362 LD 36 GROUP 1, MFG HOME REG. # Z04063. | | | | |
| Site Influences: | Golf Course Nearby, Marina Nearby, Recreation Nearby, Rural Setting, Shopping Nearby, Waterfront Property | | | | |
| Restrictions: | None | | | | |
| Listing Broker 1: | RE/MAX OCEANVIEW REALTY | | | | |
| Listing Broker 2: | | | | | |
| <p>Over 200' of waterfront with spectacular panorama view of Gerrans Bay, ready for your "Dream Home Estate". The old "Warnock Property" is a sun drenched .87 acre waterfront property situated next to the Government Dock in Pender Harbour. The flexible zoning allows for a private estate home or create the lifestyle you've dreamed of by building a waterfront B&B. This property would make an excellent destination for boaters and tourists alike. A foreshore license to upgrade the original pilings, float and net loft has been approved by local authorities so just bring your dreams and start planning your transition to the Coast lifestyle today! Call today to arrange your private tour of this rare flat level waterfront property.</p> | | | | | |



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Realtor's Alan Stewart, Dave Milligan, Susanne Jorgensen, and Dianne Knight cover the spectacular Sunshine Coast - **Gibsons, Roberts Creek, Sechelt, Halfmoon Bay, Pender Harbour, & Earl's Cove and Egmont.**

Benefit from our experience in either Residential or Commercial properties. Whether dealing with a \$3,000,000 oceanfront estate or a \$250,000 weekend retreat, you will receive the same special attention. You will also benefit from our negotiating skills and our thorough knowledge of Sunshine Coast property, values and marketing trends.

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Start your search with us right now for your own "piece of paradise". Share your Sunshine Coast Dream ideas with us and we will make them a reality!

We're marketing a lifestyle on the Sunshine Coast,

Alan Stewart & Dave Milligan

Licensed Realtors and Team Leaders

