



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

4319 Sea Otter Rd. | Madeira Park

"Ocean Area Rancher"



Soak up the sun in this 2400 sq ft 3 bedroom south facing single level home on a quiet sea side cul-de-sac set in the desirable Garden Bay area of BC's Sunshine Coast. Features of note include an open floor plan perfect for entertaining, a wall of glass alongside the massive sundeck that truly brings the outdoors in, 2 propane fireplaces and a 2 car garage / workshop. Situated only minutes from smooth stone beach, miles of hiking and cycling trails, swimming lakes and marinas this is an exceptional recreation or retirement investment! Call today to make arrangements for a personal and private tour.





Presented by:
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Sunshine Coast, Pender Harbour Egmont **MLS# V809273** Residential Detached
4319 SEA OTTER RD, VON 1S1 **Active**



List Price: **\$449,000**

Complex/Subdiv:

Frontage: 103.00 ft	Bedrooms: 3	PID: 007-139-152
Depth/Size: 180	Bathrooms: 3	Type: House/Single Famil
Lot Area SqFt: 19602.00	Full Baths: 3	Approx Yr Bilt: 1985
Rear Yard Exp: Feet	Half Baths: 0	Age at List Date: 25
Meas Type: No	If New GST Incl: Zoning: R-1	Taxes: \$2,060 (2009)
Flood Plain: No	View: Y - OCEAN, TEE BAY, VANCOUVER ISLAND	
Serv. Connected: Electricity, Sanitary Sewer, Water		

Style of Home: Rancher/Bungalow	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Block	Parking Facilities: Garage; Double	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Torch-On	Reno Year:	Dist to School Bus:
Renovations:	Possession:	Title to Land: Freehold NonStrata
Flooring: Tile	Seller's Interest: Registered Owner	Mortgage Info: \$0
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Baseboard, Electric, Propane Gas	Property Disclosure: Y	
No. of Fireplaces: 1	R/I Fireplaces:	Out Buildings:
Fireplace Fuel: Gas - Propane		
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL 18551 LT 22 DL 3923 LD 36 GROUP 1.**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Free Standing F/P or Woodstove, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'6			X			X
Main F.	Kitchen	13'3 X 8'			X			X
Main F.	Dining	15'6 X 12'			X			X
Main F.	Den	16' X 12'			X			X
Main F.	Master Bedroom	15' X 14'6			X			X
Main F.	Bedroom	12'3 X 11'6			X			X
Main F.	Bedroom	12' X 10'6			X			X
Main F.	Utility	9'6 X 8'			X			X
					X			
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,400	Total # Rooms: 8	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,400	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,400		8

Listing Broker(s): **RE/MAX Oceanview Realty**

Ocean Area Rancher - Soak up the sun in this 2400 sq. ft., 3 bedroom, south facing single level home on a quiet sea side cul-de-sac set in the desirable Garden Bay area of BC's Sunshine Coast. Features of note include an open floor plan perfect for entertaining. A wall of glass alongside the massive sundeck that truly brings the outdoors in. Two propane fireplaces and a two car garage/workshop. Situated only minutes from smooth stone beach, miles of hiking and cycling trails, swimming lakes and marinas this is an exceptional recreation or retirement investment! Call today to make arrangements for a personal and private tour.

Frequently Asked Questions...



Q: What is the history of the house?

A: The house was originally built on a waterfront lot in Tsawwassen and in 2004 was barged over to the Sunshine Coast.

Q: Is there a crawl space?

A: There is an expansive storage area under the entire house approx. 4 ft in height crawl space, dry and insulated.

Q: Where is the source of water?

A: The property is on municipal water which comes from Garden Bay Lake with an annual fee of \$145.86 for 2009

Q: Is this property on Septic or Sewer?

A: The property is connected to a community sewer system with an annual fee of \$430.00 for 2009.

Q: What are the annual property taxes before any rebates?

A: Property Taxes were \$2,060.84 for 2009.

Q: What is the outlook from the property?

A: With a southern exposure looking toward Martin Island

Q: Is there any room for gardens?

A: The property is flat and level, ideal for gardens with an in-ground sprinkler system already in place.

Q: Is Sea Otter Rd. a busy street?

A: You are on a quiet street at the end of a cul-de-sac with public access to the ocean about one block away off Lee Rd.

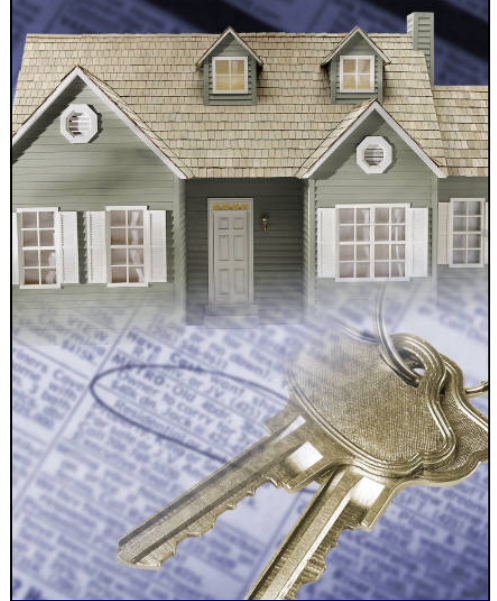
Q: What amenities are there?

A: Pender Harbour Golf Course, Swimming Pool, John Henry's Marina and Garden Bay Marina are close by. Madeira Park shops are approximately 15 minutes by car.

Q: How long does it take to get there from the ferry in Gibsons?

A: The trip along the highway takes approximately 1 hour.

We're here to help.
Call us today.

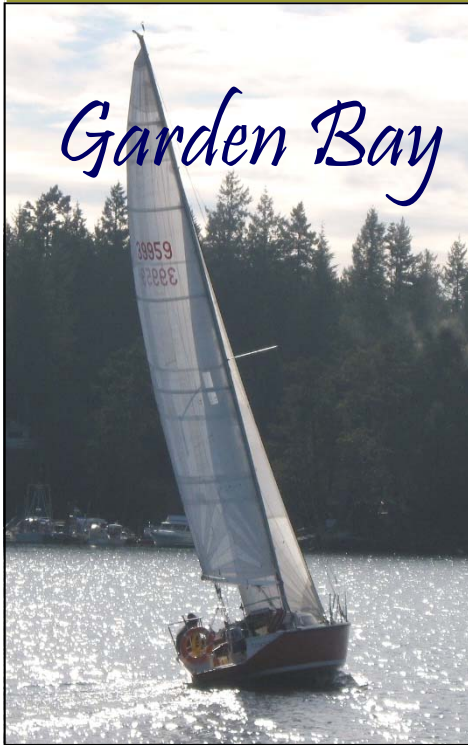


If you are moving, we can help make the experience as economical and comfortable as possible.

Having the right information and advisors is an important part of making wise financial decisions.

- ◆ 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



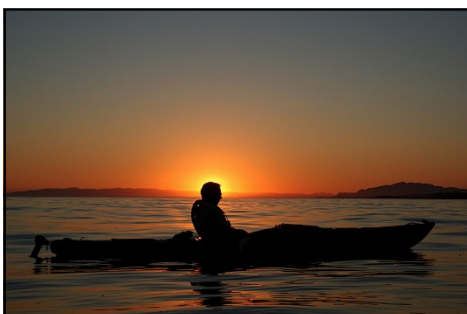
The small village of Garden Bay is tucked between the waters of Garden Bay and Hospital Bay on the north side of Pender Harbour. The communities of Garden Bay, Madeira Park and Irvine's Landing are known collectively as Pender Harbour, located on the Sunshine Coast of BC. Postcard-pretty Garden Bay, with its yacht club, marinas, general store, restaurants and heritage inn, offers a gorgeous setting and terrific ocean views. A dominant feature of the community, Garden Bay Provincial Marine Park is fronted by 200 metres of shoreline and includes the 471-metre high Mount Daniel.

Garden Bay is located in Pender Harbour off Highway 101 on the Sunshine Coast of BC. The Sunshine Coast is accessible from the rest of the Lower Mainland only by boat or airplane. Travelers aboard BC Ferries leave Horseshoe Bay in West Vancouver for the 45-minute ride to Langdale on the Sechelt Peninsula. Highway 101 links Lang-

dale with Garden Bay, approximately 37 km north of Sechelt off Highway 101 on Garden Bay Road, a scenic drive through a pastoral farming valley, passing between Katherine Lake and Garden Bay Lake.

From Garden Bay you can arrange boat charters or cruises to Jervis Inlet, Princess Louisa Inlet and the magnificent Chatterbox Falls. Voted most scenic natural anchorage in the world, Princess Louisa Marine Provincial Park has a charm and scenic beauty that must be seen and experienced to be fully appreciated, a tranquil paradise tucked into the Coast Mountains on the BC mainland.

Two hiking trails lead to viewpoints overlooking Pender Harbour. Pender Hill (758 feet/231 m) rises sharply from the saltchuk (a Native term for water) above Irvines Landing, while Mount Daniel (1,375 feet/419 m) sits above Garden Bay. Both present moderately difficult, unrelentingly steep hiking. Packing a water bottle (or two) is a must. If time is of the essence, choose the Pender Hill Trail (moderate; 2 miles/3 km return) where a 30-minute cardiovascular workout will have you at the top. Plan on 90 minutes to reach the top of Mount Daniel (moderate; 5 miles/8 km return). Mount Daniel is too diminutive to be identified on most maps (tell that to someone who's just made the ascent) but the surrounding lakes and bays are. To find the trail for Pender Hill, stay on Garden Bay Road to Irvines Landing Road, then along to Lee Road. Watch for a sign on the right side of Lee Road that announces the trailhead.





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We're marketing a lifestyle on the Sunshine Coast,

Alan Stewart & Dave Milligan

Licensed Realtors and Team Leaders



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