

FOR SALE

4737 Davis Road
Madeira Park

LOW-BANK WATERFRONT & DEEP-WATER MOORAGE

Multiple boat slips, outbuildings & rare commercial zoning



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OVERVIEW

A truly exceptional offering - nearly 4-acres of low-bank waterfront w/ protected deep-water moorage at your private & licensed dock, complete w/ multiple boat slips. Rich in history & iconic in presence, this remarkable offering presents a unique opportunity to create a legacy holding. The land is mostly level, sun-drenched & highly usable w/ incredible gardening potential in a peaceful setting. Whether you envision a stunning residential estate or wish to capitalize on the rare commercial zoning, the potential here is unmatched. Addt'l features include a 2,892 sq.ft. home, several outbuildings, a beautifully handcrafted indoor/outdoor communal kitchen & gathering space, as well as a spectacular WF patio! Opportunities to acquire such expansive waterfront acreage are extraordinarily rare.

EXECUTIVE SUMMARY

ADDRESS

4737 Davis Road
Madeira Park, BC, V0N 2H1

BEDS: 5

BATHS: 2

LOT (ACRES): 3.7

FRONTAGE: 275'

PRICE \$2,698,000



COMMERCIAL ZONING



WATERFRONT



MULTIPLE
OUTBUILDINGS





4737 Davis Road

Main Floor Exterior Area 1488.56 sq ft
Interior Area 1404.40 sq ft



0 4 8 ft

PREPARED: 2026/04/26



White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4737 Davis Road

Lower Level Exterior Area 1403.23 sq ft
Interior Area 1320.19 sq ft

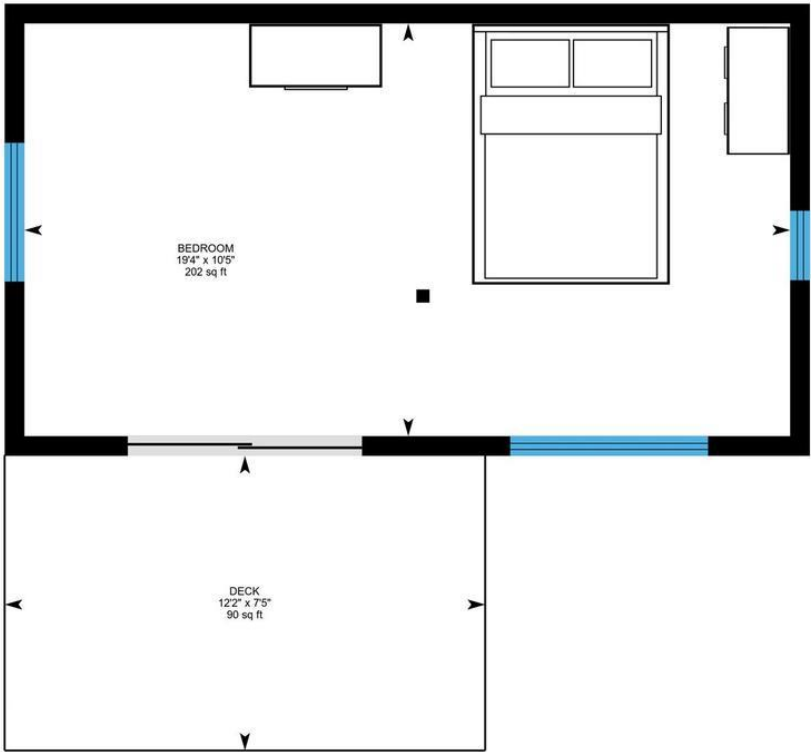


PREPARED: 2026/04/26

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4737 Davis Road

Cottage 1



0 2 4 ft

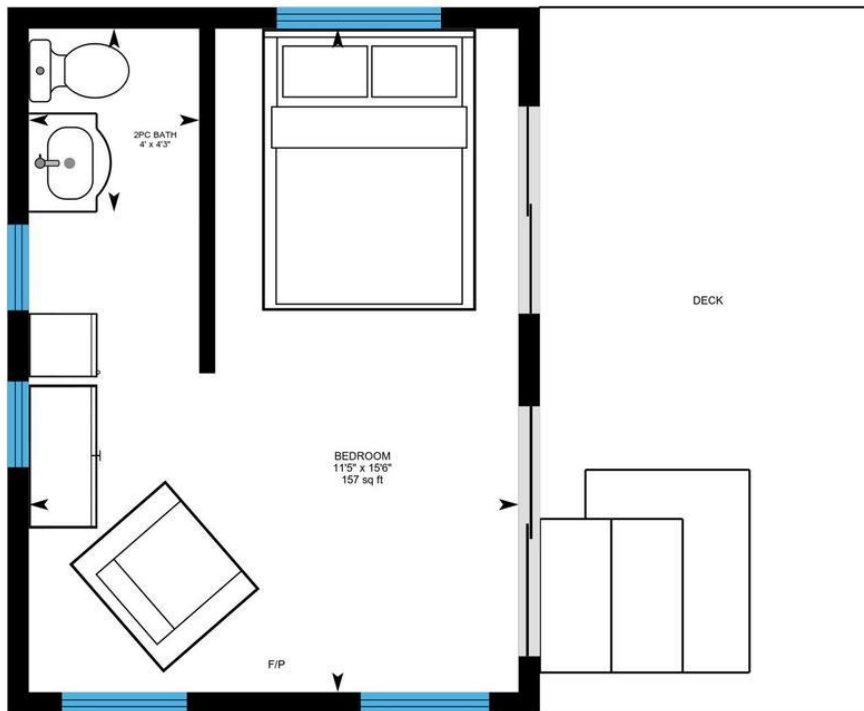
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4737 Davis Road

Cottage 2 Excluded Area 177.09 sq ft



0 2 4 ft

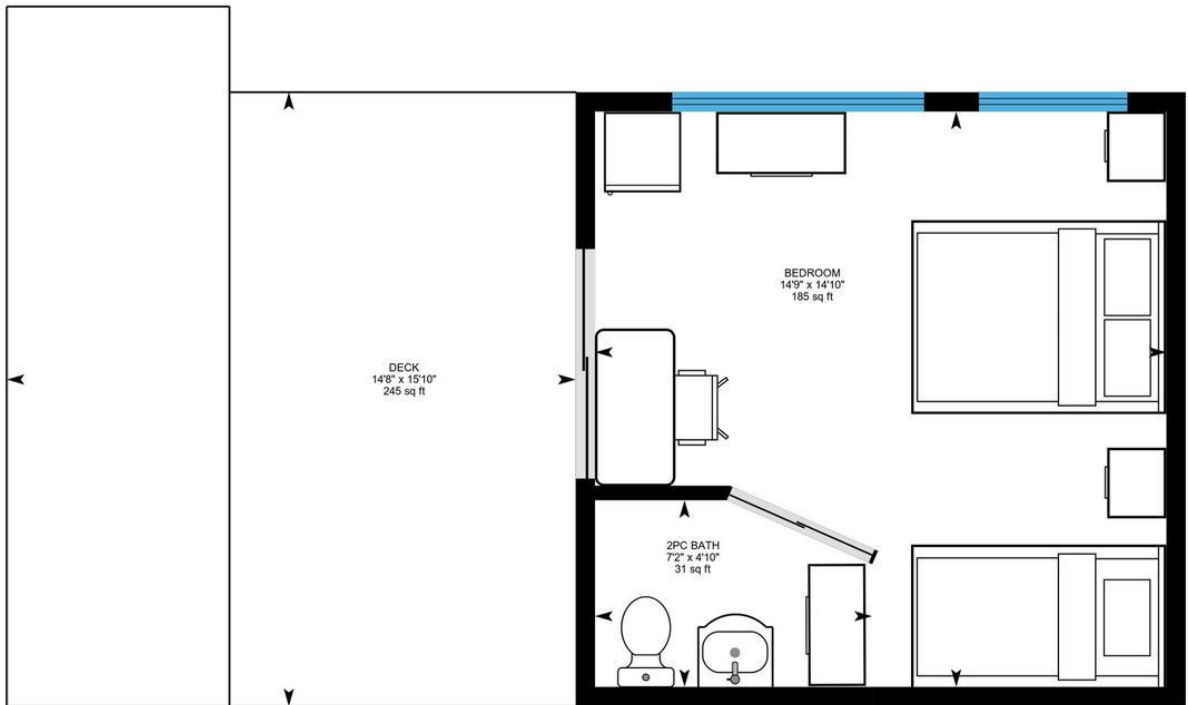
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4737 Davis Road

Cottage 3 Excluded Area 184.63 sq ft



0 3 6 ft

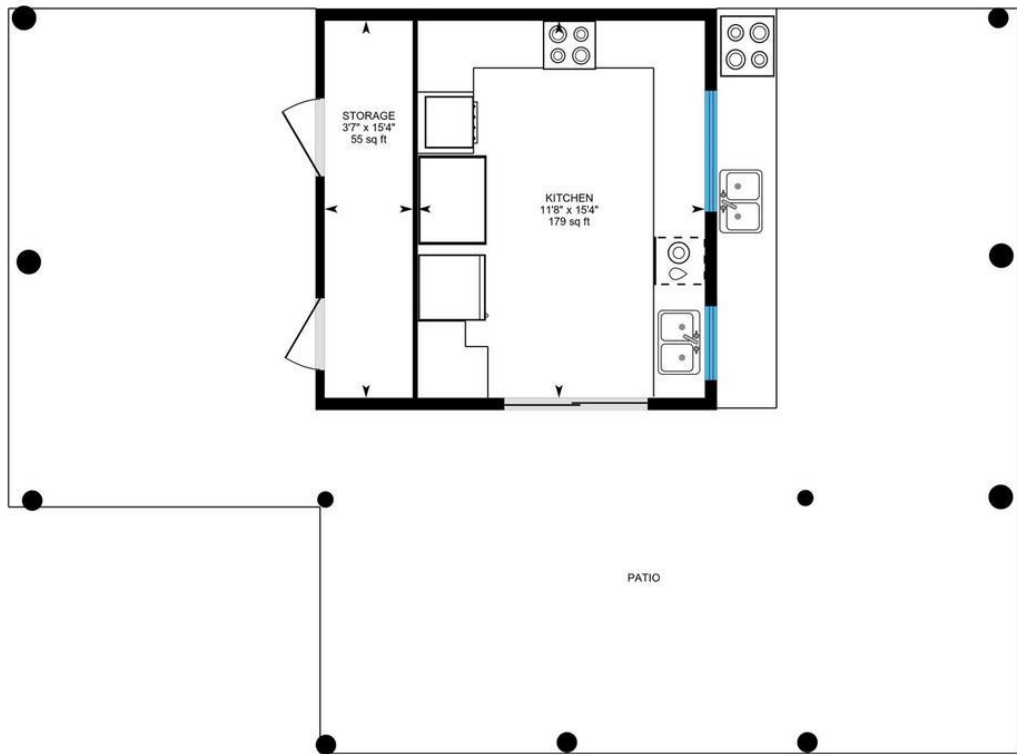
PREPARED: 2026/04/26



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4737 Davis Road

Community Kitchen Excluded Area 237.39 sq ft



0 3 6 ft

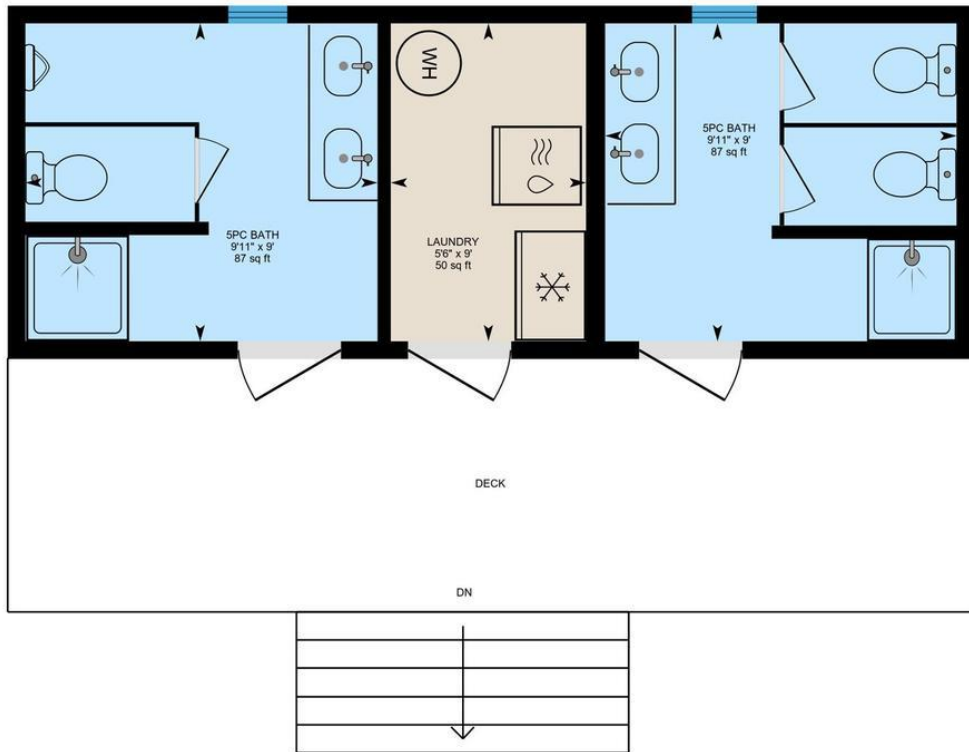
PREPARED: 2026/04/26



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4737 Davis Road

Community Bathrooms Interior Area 236.45 sq ft



0 2 4 ft

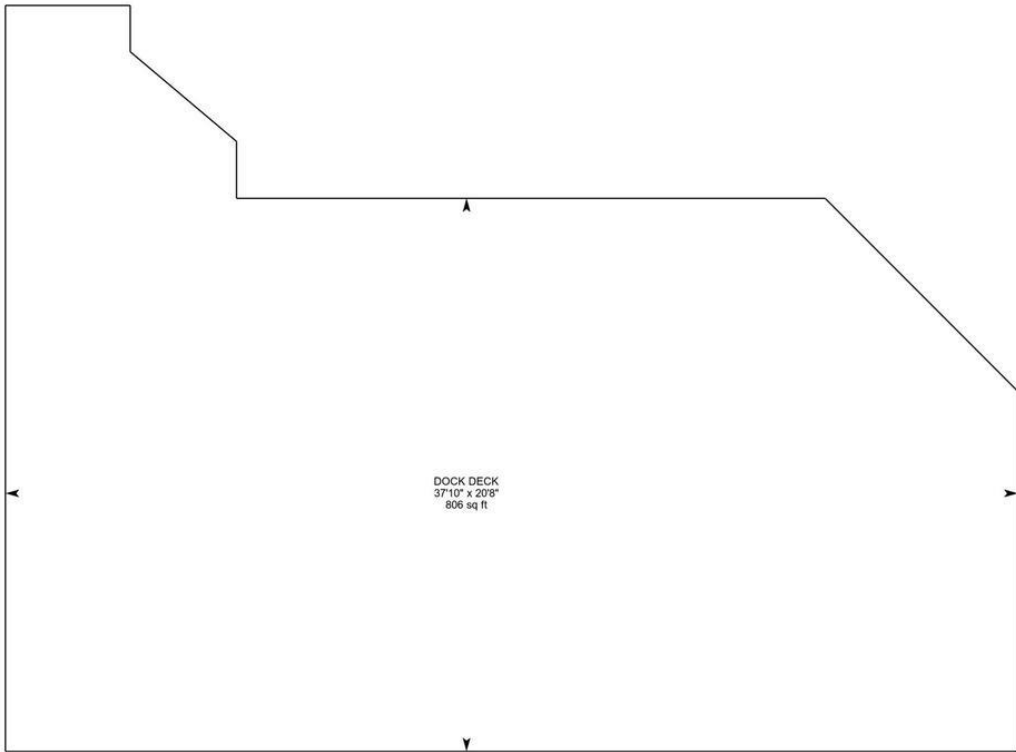
PREPARED: 2026/04/26



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4737 Davis Road

Dock Deck



0 3 6 ft

PREPARED: 2026/04/26



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Presented by:
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Active
R3117539
Board: V
House with Acreage

4737 DAVIS ROAD
Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached
\$2,698,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:	Original Price: \$2,698,000
Meas. Type:	Feet	Bedrooms:	Approx. Year Built: 1966
Frontage(feet):	275.00	Bathrooms:	Age: 60
Frontage(metres):	83.82	Full Baths:	Zoning: C2
Depth / Size:		Half Baths:	Gross Taxes: \$7,313.16
Lot Area (sq.ft.):	161,172.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres):	3.70	P.I.D.:	Tax Inc. Utilities?:
Flood Plain:		011-312-751	Tour: Virtual Tour URL
View:	Yes: OCEAN		
Complex/Subdiv:			
First Nation Reserve:			
Services Connected:	Electricity, Septic, Water		
Sewer Type:	Septic	Water Supply:	City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Oil, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Parking Access:
Dist. to School Bus:
Land Lease Expiry Year:

Legal: **RE-AMENDED LOT 2 (SEE 410813L), EXCEPT PART IN PLAN 12567BLOCK D DISTRICT LOT 1391 PLAN 8422**

Amenities:

Site Influences: **Marina Nearby, Private Setting, Private Yard, Shopping Nearby, Waterfront Property**
Features:

Finished Floor (Main):	1,489	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	13'2 x 10'7			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	13'2 x 6'7			x	Main	5
Finished Floor (Below):	1,403	Main	Dining Room	11'1 x 10'2			x	Below	4
Finished Floor (Basement):	0	Main	Living Room	17'1 x 15'2			x		
Finished Floor (Total):	2,892 sq. ft.	Main	Primary Bedroom	16'2 x 11'4			x		
Unfinished Floor:	0	Main	Bedroom	11'4 x 10'2			x		
Grand Total:	2,892 sq. ft.	Main	Bedroom	13'3 x 11'4			x		
		Below	Kitchen	14'1 x 10'11			x		
		Below	Family Room	16'7 x 14'2			x		
		Below	Bedroom	13'10 x 13'7			x		
		Below	Bedroom	12'5 x 10'2			x		
		Below	Utility	14'7 x 10'6			x		
		Below	Laundry	13'7 x 10'7			x		
Suite:		Manuf Type:		Registered in MHR?:		PAD Rental:			
Basement:None		MHR#:		CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:		# of Levels: 2		ByLaw Restrictions:					
# of Kitchens: 2		# of Rooms: 13							

Listing Broker(s): **Royal LePage Sussex**

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Property Report

4737 DAVIS RD

4/30/2026

PARCEL INFORMATION:

Jurisdiction: AREA A: EGMONT/PENDER

Folio: 746.03495.000

PID: 011-312-751

Lot:

Block: D

Plan: VAP8422

District Lot: 1391

Approx. Size: 1.571 ha

Land Value: 1549000

Improvement Value: 418000

2025 Assessed Value: 1967000



SERVICES:

Water Service Area: South Pender Harbour

Fire Protection Area: Pender Harbour

Curbside Collection Service Area: Not in a SCR D service area

Sanitary Sewer Service Area: Not in a SCR D service area

SCR D LAND USE INFORMATION:

OCP Area: Pender Harbour / Egmont Official Community

<https://www.scrd.ca/ocp/egmont-pender-harbour/>

OCP Landuse:

Tourist Commercial

Development Permit Area(s):

DPA #1B - Coastal Slopes

DPA #1A - Coastal Flooding

Tree Cutting Permit Area(s):

Not in a SCR D Permit Area

Zoning Bylaw:

[337](#)

Landuse Zone:

C-2

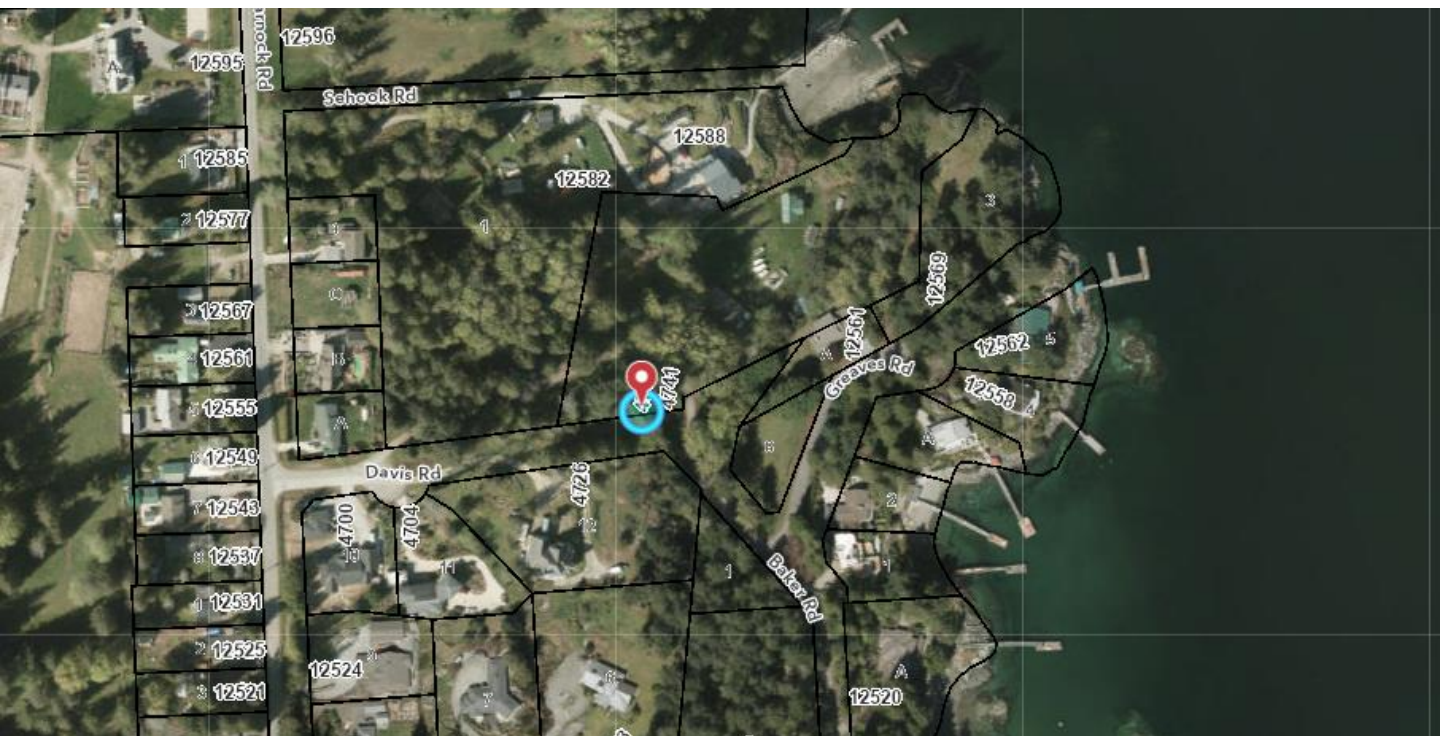
Subdivision District:

C

For more information about planning applications, please visit: www.scrd.ca/planning-applications

This property is located within the territory of the shíshálh Nation (Sechelt Nation)

This information has been compiled by the Sunshine Coast Regional District (SCR D) using data derived from a number of sources with varying levels of accuracy. The SCR D disclaims all responsibility for the accuracy or completeness of this information.





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