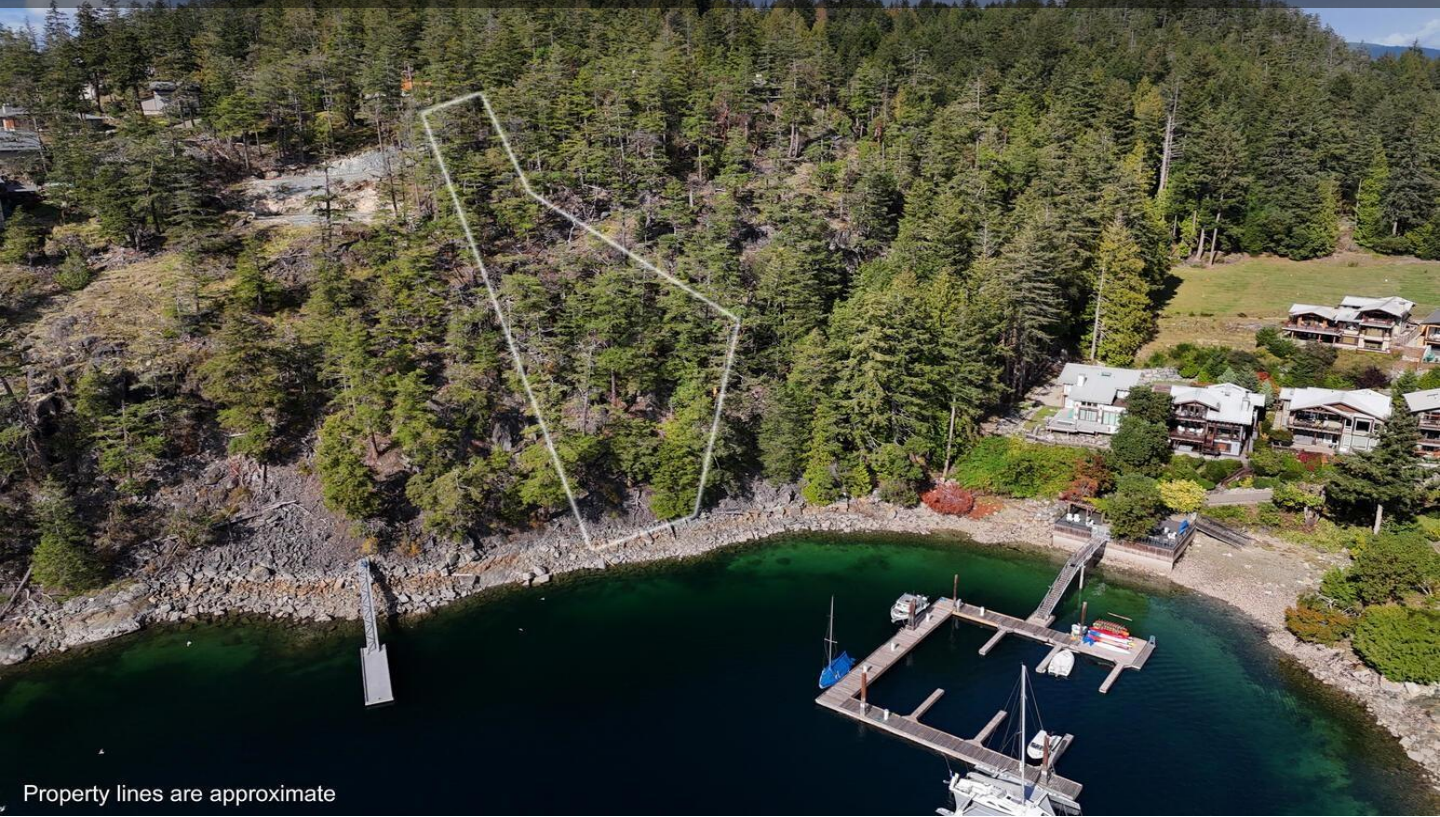


FOR SALE

LOT 14 Flagship Road
Garden Bay

SPECTACULAR 1.88 ACRE WATERFRONT PROPERTY

Nestled among mossy rock outcroppings with breathtaking views



Property lines are approximate

JOEL O'REILLY PREC
604.741.1837
joel@oreillyrealestate.ca

SCARLET OSBORNE
604.329.7877
scarlet@oreillyrealestate.ca

OVERVIEW

Discover this truly spectacular 1.88 acre waterfront property in exclusive "Pender Harbour Landing" with breathtaking ocean & island views. Nestled among mossy rock outcroppings and surrounded by Arbutus, Cedar, and Fir trees, this property boasts prime sunshine exposure and a level entry, providing a perfect canvas for your dream home. You'll enjoy nearby access to hiking trails, freshwater lakes, the ocean & all other recreational activities this area is prized for. Plus, inquire about the unique Foreshore Licence that offers potential moorage options. Don't miss this opportunity to build your ideal retreat in a serene and picturesque setting! Contact us today for more details.

EXECUTIVE SUMMARY

ADDRESS

LOT 14 Flagship Road
Garden Bay, BC, V0N 1S1

LOT (ACRES): 1.88

FRONTAGE: 136.10

PRICE \$699,000



MARINA NEARBY



WATERFRONT



RECREATION NEARBY



Presented by:
Joel O'Reilly PREC*
O'Reilly Real Estate Group
Royal LePage Sussex
Phone: 604-741-1837
<https://oreillyrealestate.ca>
joel@oreillyrealestate.ca



Active
R2933181

Board: V
Other

LOT 14 FLAGSHIP ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 1S1

Land
\$699,000 (LP)
(SP)



Sold Date:
Frontage (feet): **136.10**
Meas. Type: **Feet**
Frontage (metres): **41.48**
Depth:
Price/SqFt:
Sub-Type:
Flood Plain:
Exposure: **South**
Permitted Use:
Title to Land: **Freehold NonStrata**
Tour: **Virtual Tour URL**
View - Specify **Ocean**

Original Price: **\$699,000**
Subdiv/Complex:
P.I.D.: **027-305-295**
Taxes: **\$2,737.51**
For Tax Year: **2024**
Zoning: **RU-1**
Rezzoneable?

Lot Area	
Acres:	1.88
Hect:	0.76
SqFt:	81,892.80
SqM:	7,608.09

Sanitary Sewer: **At Lot Line**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **Not Available**
Telephone Service: **At Lot Line**
Cable Service: **At Lot Line**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:

Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged in last 2yr?: **No**
First Nation Reserve:

Legal: **LOT 14 DISTRICT LOT 1397A GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP33394**

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Restrictions: **Other**

Listing Broker 1: **Royal LePage Sussex**
Listing Broker 2:
Listing Broker 3:

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LND Full Public
1 Page

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

10/17/2024 11:26 AM



Property Report

10/17/2024

PARCEL INFORMATION:

Jurisdiction: AREA A: EGMONT/PENDER

Folio: 746.05795.053

PID: 027-305-295

Lot: 14

Block:

Plan: BCP33394

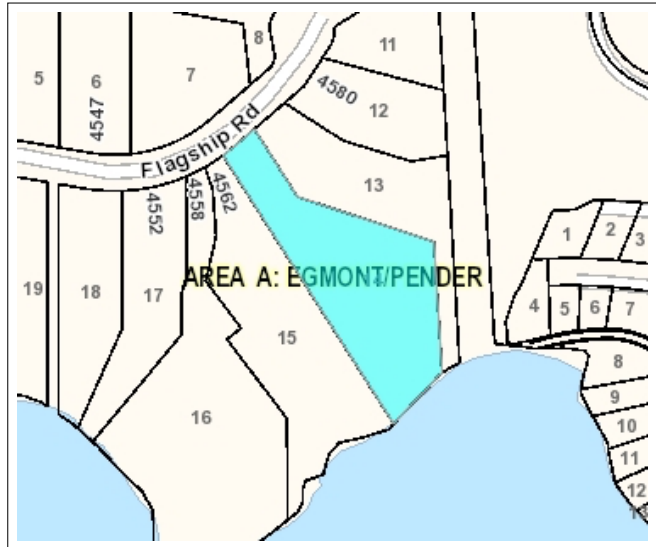
District Lot: 1397A

Approx. Size: 0.759 ha

Land Value: 765000

Improvement Value: 0

2024 Assessed Value: 765000



SERVICES:

Water Service Area: North Pender Harbour

Fire Protection Area: Pender Harbour

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

Sanitary Sewer Service Area: Pender Landing

SCR D LAND USE INFORMATION:

OCP Area: Pender Harbour / Egmont Official Community

<https://www.scrd.ca/egmont-penderharbour>

OCP Landuse:

Residential A

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:

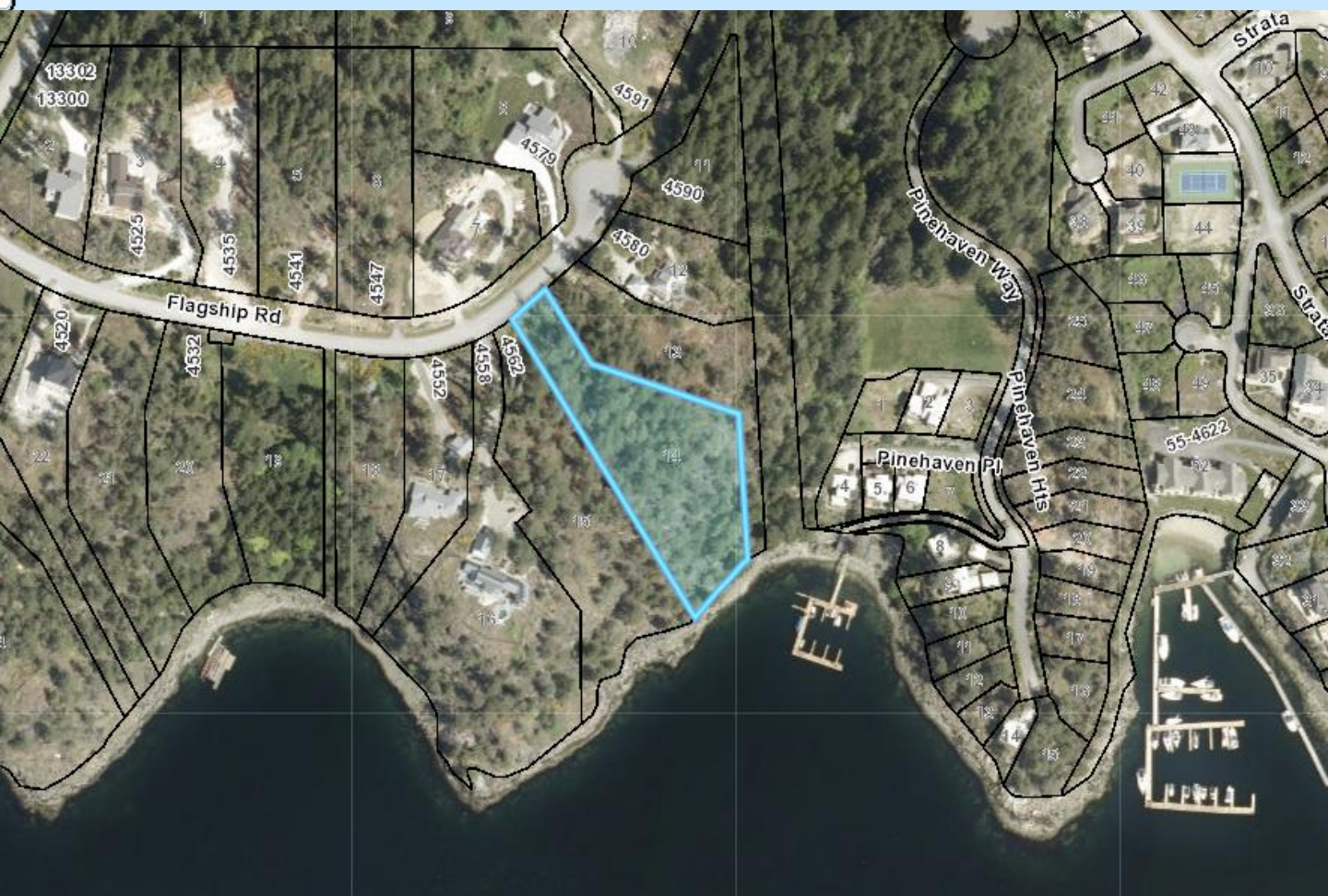
RU-1

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)





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