

## **Clam Bay Oceanfront Estate, Farm & Vineyard - Pender Island, British Columbia**

Clam Bay Farm and Vineyard offers an escape to an unrivalled oasis on the Ocean's edge, set on North Pender Island. Resort style living on this self-sustaining retreat, with turn key amenities in place. Embrace farm to table living with an organic farm, a 5.5 acre vineyard and the bountiful surrounding waters. This 105 acre parcel features over a half mile of oceanfront and the rugged natural beauty is evident at every glance.

### **The Point House:**

This architectural marvel seemingly blends with the natural landscape that surrounds. Walls of glass ensures that the sweeping water views are the principal focus, with stunning views from all rooms. The modern, organic West Coast design uses natural elements such as Cedar and Copper detailing to achieve a warm and high-end design.

Over 7,000 square feet of custom designed living space impresses at every glance. The formal entry is enhanced with large pivot doors that showcase soaring ceilings and exposed beams elevating the interior and exaggerating the space. The Italian Poliform Kitchen with Smeg and Leibherr appliances, lends well to catered events or creating masterful meals for loved ones. The formal dining room offers a refined setting to host, with spectacular views of Mt Baker and the Navy Chanel. The inviting living room features white oak flooring and a statement fireplace. The family room provides a relaxed setting to unwind. The Master retreat enjoys mountain and ocean views, his and hers walk-in closets and separate his and hers four piece ensuites. 4 additional bedrooms, one with an ensuite presents additional living space. A cosy den, spacious office, four spa-like bathrooms, plenty of storage and laundry complete the interior of this superior estate.

The outdoor living space is an extension of the lavish residence. With picturesque landscaping year-round. The home is surrounded by sprawling patio areas, including a covered section with outdoor fireplace. Truly a piece of paradise, explore the walking trails that meander across the expansive parcel, stroll along the beach at sunset or cosy up by the fire and gaze up at the stars.

## **Auxiliary Buildings:**

This self-sustaining property provides accommodation for guests and staff, allowing this unique place to run smoothly throughout the year. There are a variety of auxiliary buildings on the property, including a farmhouse, a huge barn, a staff building, a building with a gym, guest suites and a house for a caretaker. For those wanting to expand, there are also additional building sites.

The picturesque Farmhouse is thoughtfully rustic with modern amenities. Exposed brick and beams, custom built-in shelving and stylish stone work all combine to create a warm gathering space. The main offers a sizable kitchen with premium appliances and full pantry that opens to the generous dining area, warmed by a fireplace. The spacious family room is enhanced with a statement fireplace and provides a great setting for gathering. The living room, also with a fireplace provides a more intimate space for visiting. This charming location is ideal for family gatherings, weddings, or other celebratory life events.

The Crew house provides comfortable living quarters for staff, with three bathrooms, plus two shower stalls, a living area and food prep on the main. Below, laundry facilities, an office and gym.

There are two guest suites, each with a three piece bath and shared deck with magnificent marine vistas.

There is a large multi-functional Barn, with the main floor housing workshops, farm machinery, vehicles and an abattoir. The barn's second floor is also multi-functional, used for storage, but has also been used as a dance hall, complete with a bandstand and room for 150 patrons.

The workshop provides a staff hub to maintain the property, with two office spaces, a staff area, plenty of storage and a mixed-use area on the upper level.

The picturesque gazebo encased in glass, overlooks the pond and fountain, and includes a fully equipped fitness centre.

## **The Property:**

The park-like property can easily be enjoyed year-round and provides a farm to table lifestyle. There is an organic farm in place, with a wide variety of produce and animals. The orchard provides apples, plums, pears and Haskap Berries. The 5.5 acre vineyard, under annual management contract with Sea Star Winery, delivers Pinot Noir, Siegerrebe, and Ortega grapes. In 2022, the vineyard harvested 14,921 pounds of Siegerrebe, 18,893 pounds of Ortega and 18,172 pounds of Pinot Noir grapes. The 260 foot dock is vehicle accessible, allowing the owner and guests to arrive by boat, yacht or seaplane with only a 20 minute flight to Vancouver. With over a half mile of waterfront, the property allows for easy access to the bountiful surrounding waters, rich with a variety of fish, crabs and prawns, plus private beach access to clams and oysters. This expansive parcel yields plenty of additional space to develop to suit your needs, with the striking natural beauty as the backdrop to your own private paradise.

Set on North Pender Island, with a one lane bridge connecting the South Island. The Pender Islands can also be accessed by the Ferries via Sidney or Vancouver. Appealing to nature enthusiasts and a thriving art community, residents and visitors enjoy a variety of amenities including restaurants, cafes, shops, grocery and liquor stores and services. Recreation options are endless with a golf and disc golf course, expansive trail system, lush forests and the most public beach space of all the gulf islands. Festivals and events take place year round with a friendly and inviting atmosphere.