

FOR SALE

3202 Clam Bay Road
North Pender Island, BC

Ocean-front
105 Acres
Luxury Estate
with Vineyard



Bob Scragg

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Macdonald

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CORFAC
International

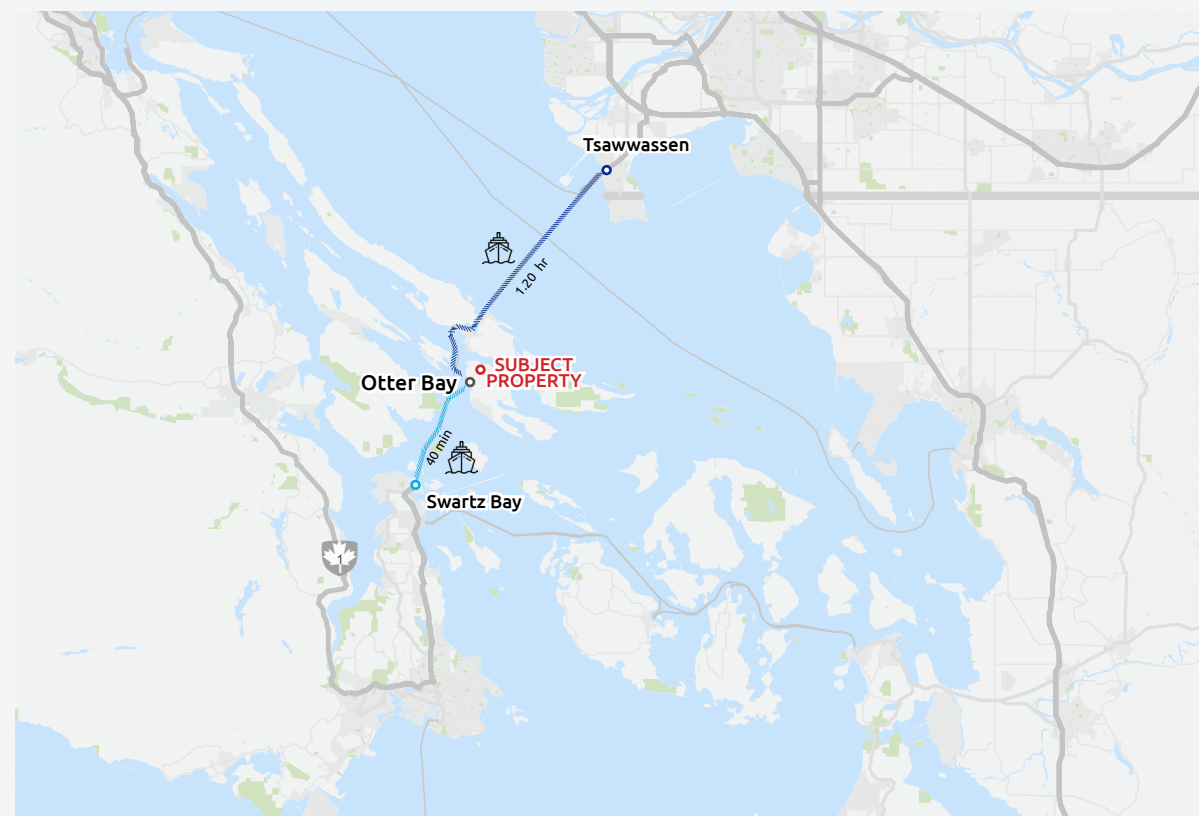
3202 Clam Bay Rd

North Pender Island, BC

Macdonald Commercial is proud to present a rare opportunity to purchase a 105 Acre Ocean-front Estate with vineyard on North Pender Island. This unique property consist of a 5.5 Acre vineyard, fruit orchard, organic farm and a brand new 7,000 sq. ft. ocean-front home with a 260 ft. dock.

THE LOCATION

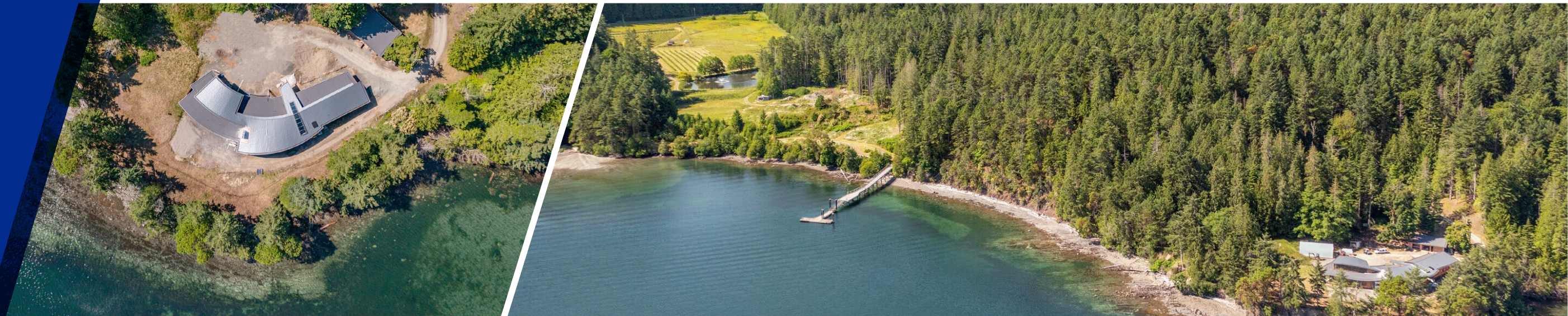
The property is located on North Pender Island which is one of the Southern Gulf Islands located in the Gulf of Georgia, British Columbia. Pender Island enjoys a sub-Mediterranean climate with mild and wet winters, hot and dry summers, and clear skies for much of the year. Pender Island features open farmland, rolling forested hills, several lakes and small mountains, as well as many coves and beaches.



Getting Here you can arrive by boat or seaplane to your doorstep or by BC Ferries to the Otter Bay Terminal from Tsawwassen (Vancouver) or Swartz Bay (Vancouver Island).



Ocean-front
View! 105
Acres Luxury
Estate with
Vineyard



THE PROPERTY

ZONING	HOUSE SIZE
ALR	7,000 sq. ft. & 260 ft. dock
LOT SIZE	VINEYARD SIZE
105 Acres	5.5 Acres

105 acres Pender Island Luxury Estate with a brand new 7,000 sq. ft. home a 260 ft. dock and a vineyard.

The 5.5-acre vineyard has a variety of grapes Siegerrebe, Ortega, Pinot Noir – the Vineyard is producing grapes with productions ranging from 30 to 60 tons per year over the past 6 years. This year’s crop is managed and sold to the Sea Star Winery.

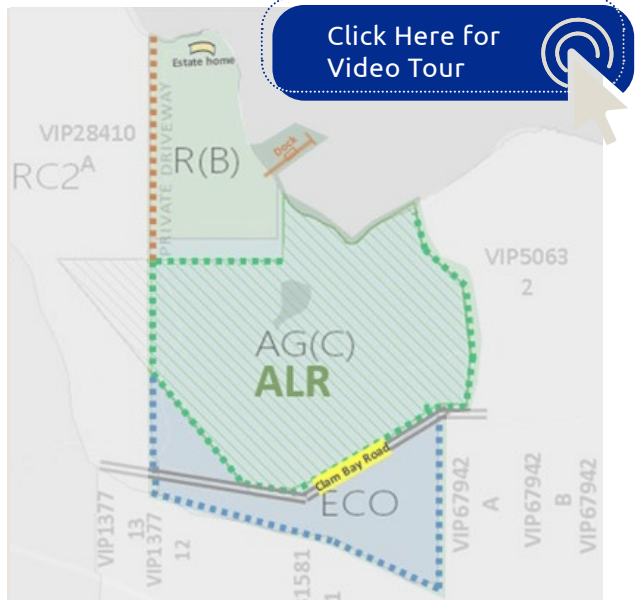
The Orchard also has 1,400 Haskap berry bushes as another cash crop.

The estate home, which is perched on the prominent sea-front vantage point is approximately 7,000 sq. ft., with construction and landscaping being completed in about 6 months.

The estate comes with a compliment of equipment to operate the farm. The organic farming components of this estate have been worked on over the past 8 years, with a variety of crops, animals and chickens with extensive research and activity in land management.

This is the ultimate in estates for the discerning buyer.

Ocean-front View
Luxury Estate with a brand new 7,000 sq. ft. home, a 260 ft. dock and vineyard on North Pender Island.



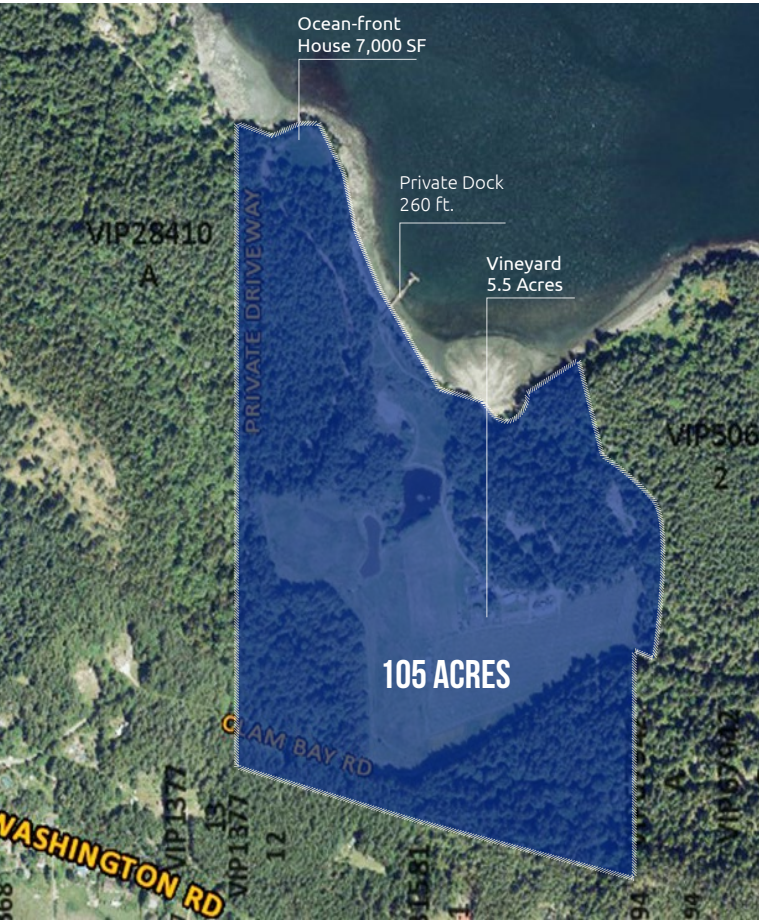
Source: The Capital Regional District (CRD)

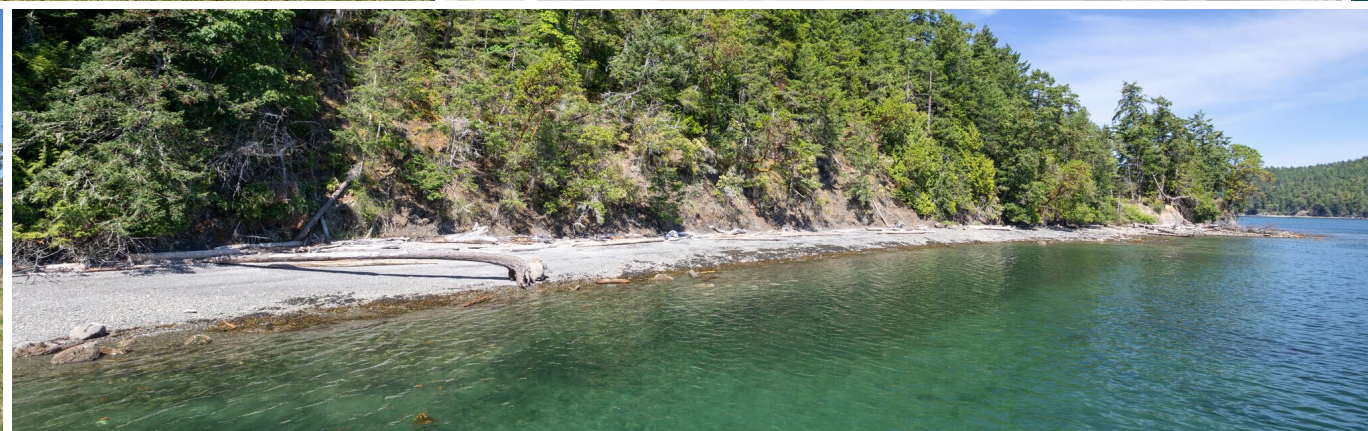
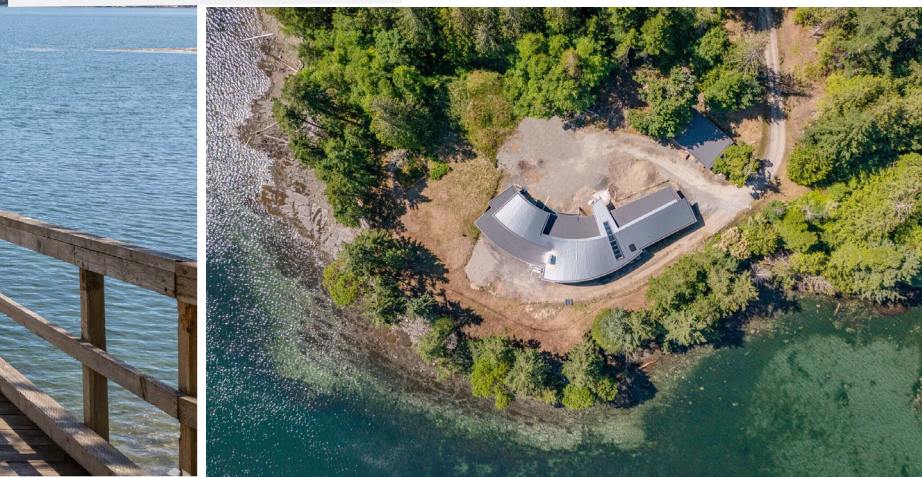
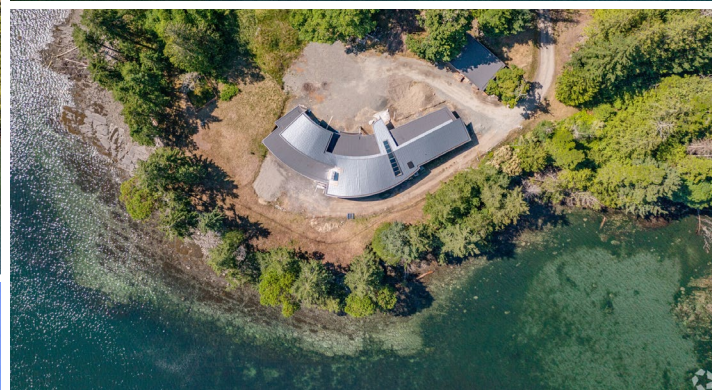
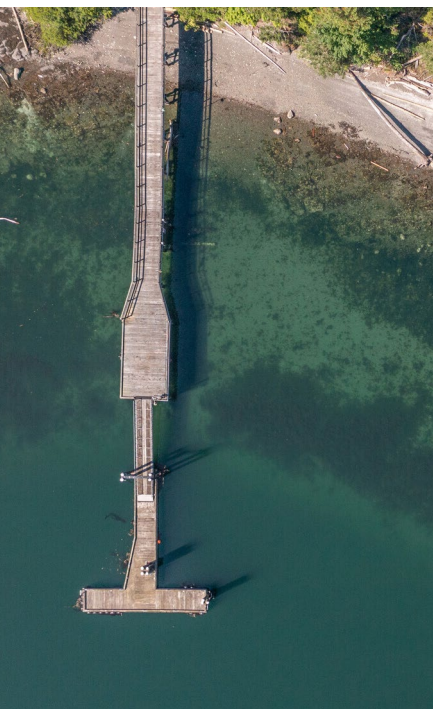
LISTING PRICE
\$16,500,000

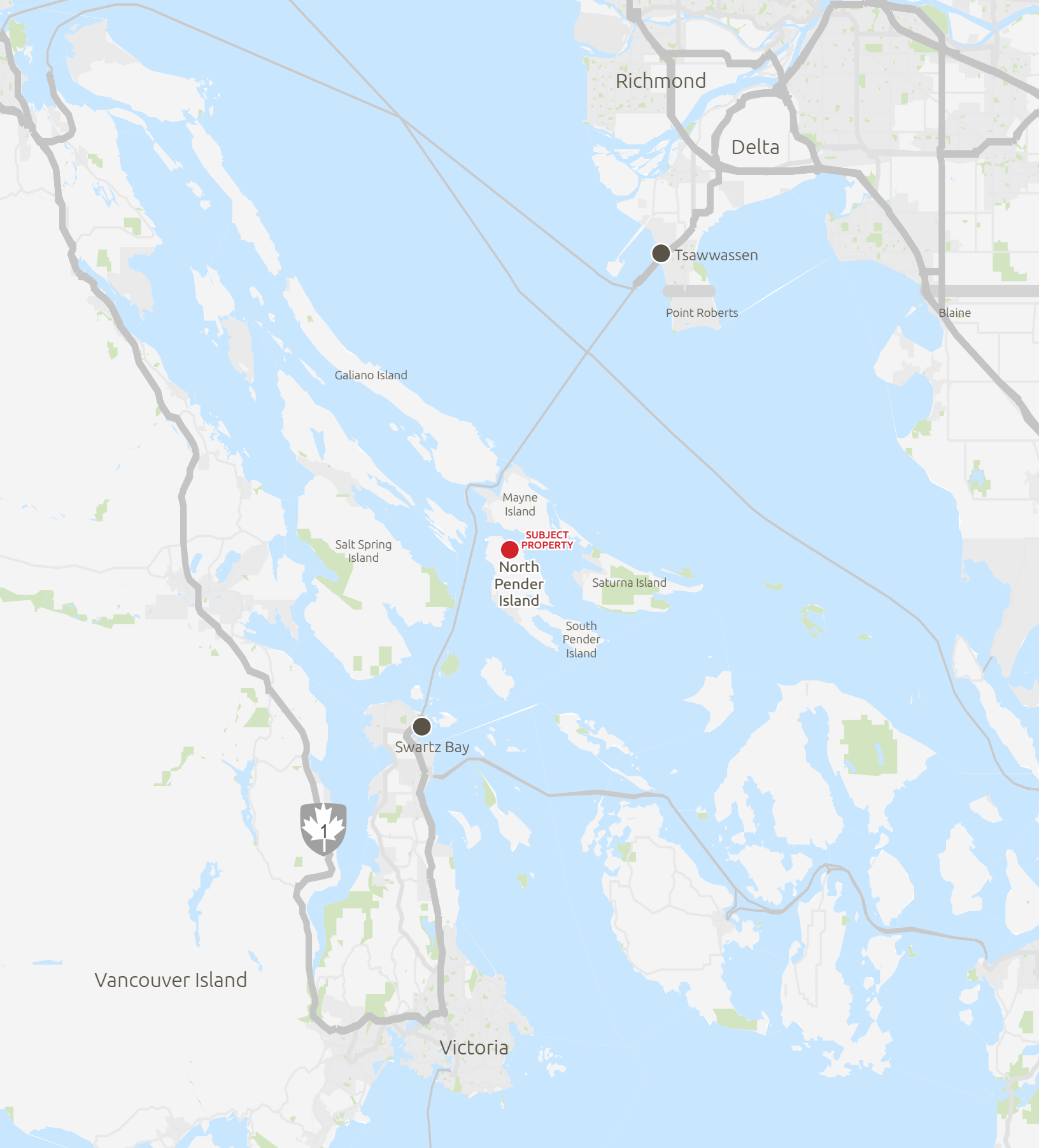
5.5 Acres Vineyard has a variety of grapes Siegerrebe, Ortega, Pinot Noir – the Vineyard is producing grapes with productions ranging from 30 to 60 tons per year over the past 6 years.

Organic Farm the organic farming components of the estate have been worked on over the past 8 years, with a variety of crops, animals and chickens with extensive research and activity in land management.

The Orchard has 1,400 Haskap berry bushes as another cash crop. The estate comes with a compliment of equipment to operate the farm.







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