



Presented by:  
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**Active** **R2355417** **5267 CLAYDON ROAD** Residential Detached  
 Board: V Sunshine Coast **\$846,000** (LP)  
 House with Acreage Pender Harbour Egmont VON 1S0 (SP)



Sold Date: Frontage (feet): **127.00** Original Price: **\$846,000**  
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2018**  
 Depth / Size: **489x107x379** Bathrooms: **1** Age: **1**  
 Lot Area (sq.ft.): **43,560.00** Full Baths: **1** Zoning: **SFD**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$1,993.68**  
 Rear Yard Exp: Council Apprv?: For Tax Year: **2018**  
 If new, GST/HST inc?: Tax Inc. Utilities?: P.I.D.: **010-342-982**  
 Tour: **Virtual Tour URL**

View: **Yes: Close in Water Views**  
 Complex / Subdiv: **Garden Bay**  
 Services Connected: **Electricity, Septic, Water**  
 Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Hardi Plank**  
 Foundation: **Concrete Slab**  
 Rain Screen: Reno. Year:  
 Renovations: R.I. Plumbing:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: Metered Water:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Radiant**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Concrete**

Legal: **LOT 15, PLAN VAP7889, DISTRICT LOT 2226, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 12'4			x			x
Main	Kitchen	7'8 x 8'10			x			x
Main	Dining Room	7' x 8'10			x			x
Main	Bedroom	10'4 x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>621</b>	# of Rooms:	<b>4</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		3							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			4							Pool:
Finished Floor (Total):	<b>621 sq. ft.</b>	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>1</b>							Grg Dr Ht:
Grand Total:	<b>621 sq. ft.</b>	Basement:	<b>None</b>									

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

**Paradise Found! Simply stunning Pender Harbour Waterfront. Over one acre and 127 ft of water frontage w/ sunny southern exposure. Brand new 1 bedroom cottage w/ luxury finishings: polished heated concrete floors- custom kitchen w/ caesar stone countertops, stainless steel appliances. Open concept kitchen-living-dining with French doors that open to a covered porch and the fabulous water views. Fully serviced with water-electricity-septic-propane. This is the perfect opportunity to live in one of the Sunshine Coasts most desirable waterfront locations with boating at your doorstep. Cottage gives you the opportunity to live in your waterfront dream location and build a larger secondary home in the cleared building envelope. Paved driveway-laundry. Life is better on the Sunshine Coast!**