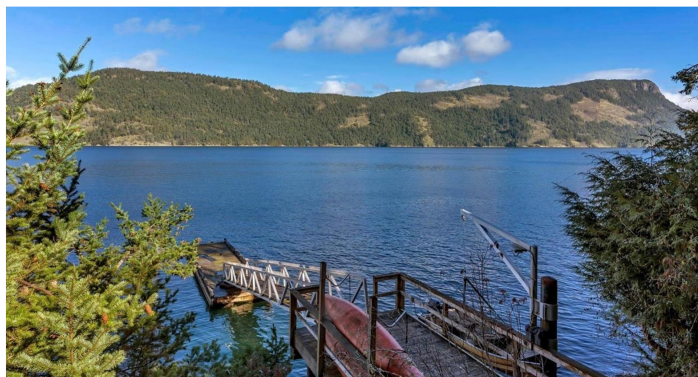




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## Incredible Ocean Front Acreage with Deep Water Moorage



**7965 Stoney Hill Rd**

**\$1,345,000**



# FEATURES

This exceptional waterfront property is located between Maple and Genoa Bays on Vancouver Island. The property spans 1.34 acres and boasts 100 feet of prime ocean frontage, providing breathtaking views of Sansum Narrows and Saltspring Island. This unique property offers unparalleled access to the surrounding area's natural beauty. The main house covers 1587 sq ft and features a bright and cheerful living area with vaulted ceilings and large windows that offer stunning panoramic ocean views. The primary bedroom also showcases vaulted ceilings and sliding glass doors that open onto a private deck with ocean views. The guest cottage provides a comfortable and secluded space for guests or extended family, with one bedroom and one bathroom. In addition to the stunning living spaces, the property boasts deep water moorage at the dock, complete with a crane and cradle, making it perfect for boating and fishing enthusiasts.

<b>Area</b>	<b>East Duncan</b>
<b>Bedrooms</b>	<b>2</b>
<b>Bathrooms</b>	<b>1</b>
<b>Lot Size</b>	<b>58370.4</b>
<b>Floor Space</b>	<b>1587</b>
<b>Age</b>	<b>1975</b>
<b>Taxes</b>	<b>6172</b>
<b>Tax Year</b>	<b>2021</b>
<b>MLS#</b>	<b>940906</b>



## Jason Finlayson

Representative

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