

Owners Statement

3210 Armadale Rd

Welcome to **Dragonfly Acres** on scenic Pender Island – a little bit of paradise and your perfect Gulf Island escape!

The cottage is in one of the most desirable areas on the island. It sits on a private, rural, 2.03 acre waterfront property. The property is accessed by a driveway that runs through a mature Cedar and Fir forest. The comfortable, well kept, level entry home sits in a bright clearing. There is always wildlife—otters playing, sea lions, dolphins and orcas all go through Navy Channel. There are eagles, hawks, ravens and owls, and a variety of beautiful song birds with wrens and swallows regularly nesting in our birdhouses on each side of the deck. Dragonflies abound in the summertime, in their natural seaside habitat. What we like most about the property is the quiet tranquility and the wide open spectacular sea views - in summer with a parade of sailboats to watch.

This pine accented cottage boasts 3 bedrooms, 1 full bath, and a kitchen that opens to the living/dining area. The kitchen, living, dining and primary bedroom all have wide ocean views, featuring Mayne and Saturna Islands. Sit and sip your favourite beverage in summer on the large, attached deck. During the Coast's amazing storm season, relax with a good book in front of the cozy woodstove. Each change in the weather and sunset/sunrise creates a new and incredible canvas of visual art—with sunsets glowing over glorious Mt. Baker, or a magnificent rainbow, with both ends diving into the Salish Sea. The moon over the water is beyond awesome, and with an incredible number of stars in a pristine evening sky. A rocky beach is only a flight of stairs away – 38 steps to be exact – and you can hike the beach for hours during low tide. A split rail fence edges the full length of this 210 feet private, easily accessible waterfront. Naturalized daisies blow in the field above, and bloom from Spring to Fall.

Dragonfly Acres is light and bright all year round, with a variety of natural vegetation, and ton of sun. We have 3 young cherry trees and two apples, and magnificent natural spring flowers in the grass and both spring autumn colour on the flowering cherry. Our path wanders through the salal, evergreens, ocean spray and willows, where you may just encounter some wildlife who happen to think it is their path too.

Visitors always say that they can truly relax on this magical property. To quote them, "Unparalleled privacy, peace and quiet, natural beauty. Star-gazing at night. Boat and bird watching in the day." "The view is magnificent and the grounds magical." "The beach is amazing ...you will be transported to a tranquility." "The view of Mt. Baker is unreal."

The well water has been tested and is good quality water at approx. 15 gallons minute, and we have always had an enviable supply and flow. The septic system has been inspected, and a new pump installed in May 2018. Both the well and the septic system are easily accessible.

We purchased a new refrigerator in August 2019 and the washer and dryer in 2017.

There is a large full insulated crawl space under the house for storage, and there is firewood available to share with a new owner.

A smaller lot at the road level was subdivided a few years ago, and the work being done there now is gravelling that lot's driveway, and preparing the build site, where our very pleasant new neighbours from the mainland shared the info that they plan to build a one level house in 5 years. Any open spots from tree removal there can be quickly privatized, if further privacy is important to a new owner. There is a ton of summer sun and gardens grow very quickly, as well as the plentiful evergreens that have already planted themselves!

We have very good neighbours, who we rarely see or hear, unless we are taking a leisurely walk to one of the other lovely beaches in the neighbourhood, like Bricky Bay or Welcome Bay. Our own walk-on gravel beach is only a flight of stairs away, and can be walked on for hours at low tide, down to Clam Bay where there is sand, or beyond to do a longer loop hike back up Found Road and past Clam Bay Vineyard to home. There are many local farm stands for fresh eggs and produce.

Come and enjoy the laid back life, on Pendertime, but you best do so quickly, before we change our own minds, and stay!