

# \$2,200,000 - 9891 Spalding Rd, Pender Island

---

MLS® #937143

**\$2,200,000**

2 Bedroom, 5.00 Bathroom, 3,065 sqft

Residential on 47.12 Acres

N/A, Pender Island, BC

Incredible opportunity to own 47 acres in the Spalding Valley! This beautiful property has it all; fields for growing, a forest for walking, a studio for creating, and a home for making memories. There are approximately 17 acres cleared and ready to farm, the balance is mostly wooded including mature maples. The large home sits in the middle of the property and offers plenty of privacy, with a large open concept kitchen/dining/living space.

There is a separate 1400 square foot studio, completely sound proofed, equipped with a kitchenette and a 2 piece bathroom. Both the house and the studio have silent HVAC systems with UV filters and Propane tanks to fuel the back up generators. There is no shortage of water from the spring fed shallow well, deep pond and two 20,000 gallon cisterns for catchment. The water throughout the house is filtered by a top of the line filtration system.

This truly is a must see property and a once in a lifetime opportunity.



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 937143      |
| Price          | \$2,200,000 |
| Bedrooms       | 2           |
| Bathrooms      | 5.00        |
| Square Footage | 3,065       |

|            |                        |
|------------|------------------------|
| Acres      | 47.12                  |
| Year Built | 2005                   |
| Type       | Residential            |
| Sub-Type   | Single Family Detached |
| Status     | Active                 |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 9891 Spalding Rd                  |
| Area        | GI Pender Island                  |
| Subdivision | N/A                               |
| City        | Pender Island                     |
| County      | Cowichan Valley Regional District |
| Province    | BC                                |
| Postal Code | V0N 2M3                           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 5                       |
| Parking        | Driveway, Garage Double |
| # of Garages   | 2                       |
| # of Kitchens  | 1                       |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Closet Organizer, Dining/Living Combo, Storage |
| Appliances        | Dishwasher, F/S/W/D, Oven/Range Gas, Washer    |
| Heating           | Heat Pump, Propane, Wood                       |
| Cooling           | HVAC                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 2                                              |
| Fireplaces        | Propane, Wood Burning                          |

### Exterior

|              |                                                      |
|--------------|------------------------------------------------------|
| Roof         | Asphalt Shingle                                      |
| Construction | Insulation: Ceiling, Insulation: Walls, Vinyl Siding |
| Foundation   | Slab                                                 |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 11th, 2023           |
| Days on Market | 825                       |
| Office         | Macdonald Realty Victoria |

**Listing Details**

Listing Office                      Macdonald Realty Victoria

MLS® property information is provided under copyright© by the Vancouver Island Real Estate Board and Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.