

# Make it easy to forget the rest of the world

Residential oasis hidden away at the end of a private lane.

Privacy, security, tranquility, views



Custom construction and exquisite finishing details and materials that will satisfy the most discerning buyer.  
4 Bedrooms 4 Baths 4,167 SF 1 Acre (!) Water Front Lot



You will be captivated by the views of the water, the serenity, the room to relax.....

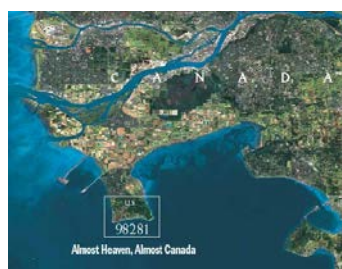
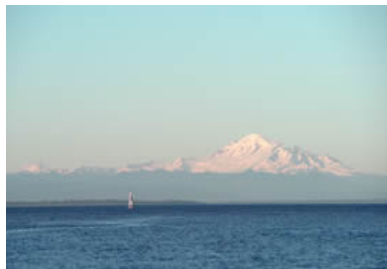
Arrive by land, sea or air to the eastern shore of point Roberts, WA. Local marina, airfield & golf.  
Predominantly sunny weather, fresh air, 5 minutes from Tsawwassen, BC and just 40 min from downtown Vancouver, BC and all world class amenities.

**2275 Berry Lane Point Roberts, WA \$1,495,000**

### **More about Point Roberts, WA 98281**

Welcome to Point Roberts, WA, a slight geographical oddity that makes this 5 square mile peninsula a part of the USA that is accessed by land only through Canada. Another way of viewing it is that it is a safe and secure gated community with the US border patrol manning the gate 24/7 and arriving by air and sea is also an option.

This exclave of tranquility is located an easy 23 mile commute from Vancouver, British Columbia, one of the most desirable cities in the world. It provides convenient access to all the world class amenities: major airport, fine dining and shopping, the arts, night life, etc. Walk the beach in the morning and hit the ski slopes outside of Vancouver in the afternoon.



The peaceful community of Point Roberts itself is shared by a mere 1,500 people although during the summer the population grows to approximately 4,500 consisting mostly of visiting tourists from Canada. They come to enjoy the natural beauty, golf, boating and fishing and the micro climate providing some of the mildest weather in the Pacific Northwest.

Sunny days, long natural beaches, peace and tranquility, casual, bucolic lifestyle and small town charm amidst all the natural beauty....what's not to love at Point Roberts?

Call to explore and discuss all that Point Roberts has to offer as well as the current real estate options and the potential they hold.

For additional information: **PaulSmistRealEstate.com**  
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