

# Sunny and Bright!



One of Pender's newer homes (2011) with 3BR, 1BA, approx. 1200sqft of living space all on one level with storage beneath in a heated and concreted half basement. This home also boasts a modern interior design with cathedral ceiling in living room, 2 skylights in kitchen, modern fixtures, thermal double-paned windows, 2x6 construction, Hardi-plank siding and concrete foundation. Outside, the lot is level, bright, and sunny with plenty of lawn space to play in. Located among fine homes in popular Magic Lake Estates with access to tennis courts and nearby private marina where property owners can moor and launch boats. Only a short walk to picturesque Shingle Bay and Pacific Marine Park. Perfect for recreational or full time living.



# Property Details



2641 Galleon Way



**Year Built:** 2011

**Lot Acres:** 0.38

**Bedrooms:** 3

**Bathrooms:** 1

**Fin SqFt:** 1,196

**Unfin SqFt:** 1,150

**Bsmt:** Crwl Space

**Bsmt Height:** 5 ft

**Water:** Municipal

**Waste:** Septic Field

**Foundation:**

Concrete Poured

**Roof:** Asphalt

**Ext Fin:** Cement  
Fibre siding

**Fuel:** Electric

**Heat:** Baseboard

**Lot Features:**

- Cleared
- Level
- Sunny



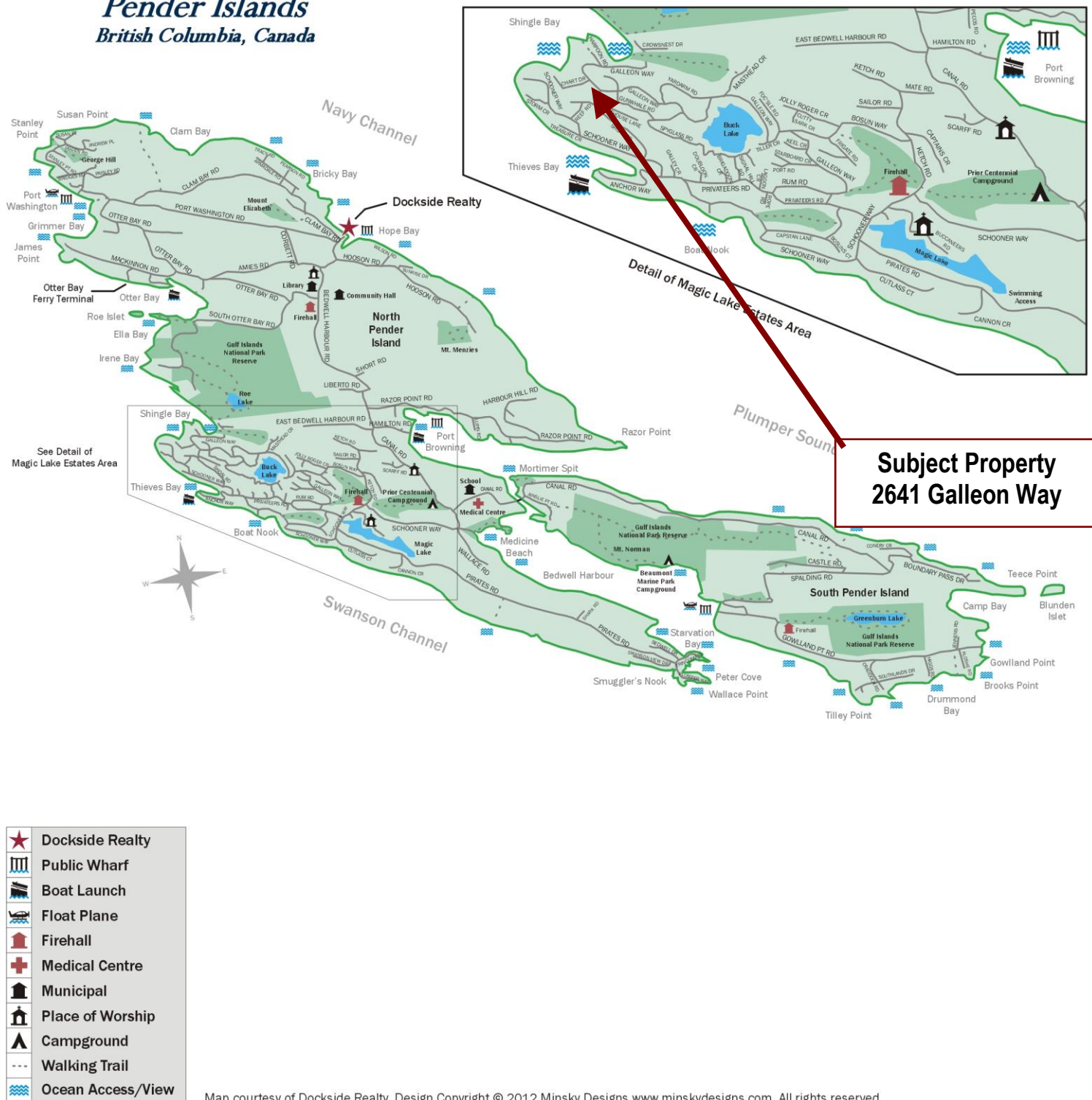
# Plot Plan and Aerial View





# Pender Islands Map

## Pender Islands British Columbia, Canada



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All measurements are approximate and the buyer is responsible for verifying all data provided.