

# Contemporary Island Haven!



*Nestled amidst the beauty of Pender Island, stands a contemporary haven that embodies the epitome of Island living. Panoramic views of mountains, scattered islands, and tantalizing glimpses of the ocean through the treetops. 4 bed 3 bath, this Turnkey meticulously crafted residence welcomes you with open arms. The heart of the home, a chef's kitchen, with its stainless-steel appliances, and ample storage space. A cozy dining area, where panoramic windows frame sweeping vistas. Open plan Livingroom with a sweet woodstove perfect for chilly evenings. Venture outdoors on to one of three balconies as you sip your morning coffee. On the third level, discover the main bedroom suite. A private balcony awaits. A spacious sitting area provides the perfect retreat with an ensuite bathroom. The ground floor, a separate in-law suite boasting its own entrance, providing a haven for guests. A single-car garage with two paddleboards tucked away, and a carport. All measurements are approximate.*





# Property Details



2658 Galleon Way



**Year Built (est):**  
2016

**Lot Acres:** 0.33

**Bedrooms:** 4

**Bathrooms:** 3

**Fin SqFt:** 1,500

**Unfin SqFt:** 350

**Bsm't:** None

**Water:** Municipal

**Waste:** Septic system

**Driveway:** Gravel/dirt

**Foundation:**  
Concrete Poured

**Roof:** Asphalt  
shingle

**Ext Fin:** Cement  
Fibre, Wood

**Heat/Cool:** Wood  
Baseboard, Central  
Air

**Lot Features:**

- Sunny SE facing
- Ocean glimpses
- Lower suite
- Magic Lake Estates  
with access to  
Thieves Bay marina &  
tennis courts



Pender Island • Saturna Island • Vancouver Island

[www.DocksdeRealty.ca](http://www.DocksdeRealty.ca)

[info@DocksdeRealty.ca](mailto:info@DocksdeRealty.ca) • 250-629-3383



The map shows three land parcels with the following details:

- Parcel 29:** A small triangular area circled in red, located between parcels 30 and 31.
- Parcel 30:** A quadrilateral area with vertices marked by 'IP' (Iron Pin) symbols. The boundaries are:
  - Top boundary: N 67° 04' 50" E, 143.79
  - Right boundary: N 16° 42' 50" E, 199.75
  - Bottom boundary: S 76° 36' 40" E, 37.23
  - Left boundary: N 11° 58' 50" E, 73.58
- Parcel 31:** A large area to the right of parcel 30, with boundaries including:
  - Top boundary: S 51° 49' 00" E, 102.24
  - Right boundary: S 56° 1' 1" E, 85.82
  - Bottom boundary: S 47° 58' 1" E, 25.76
  - Left boundary: N 17° 05' E, 111.63

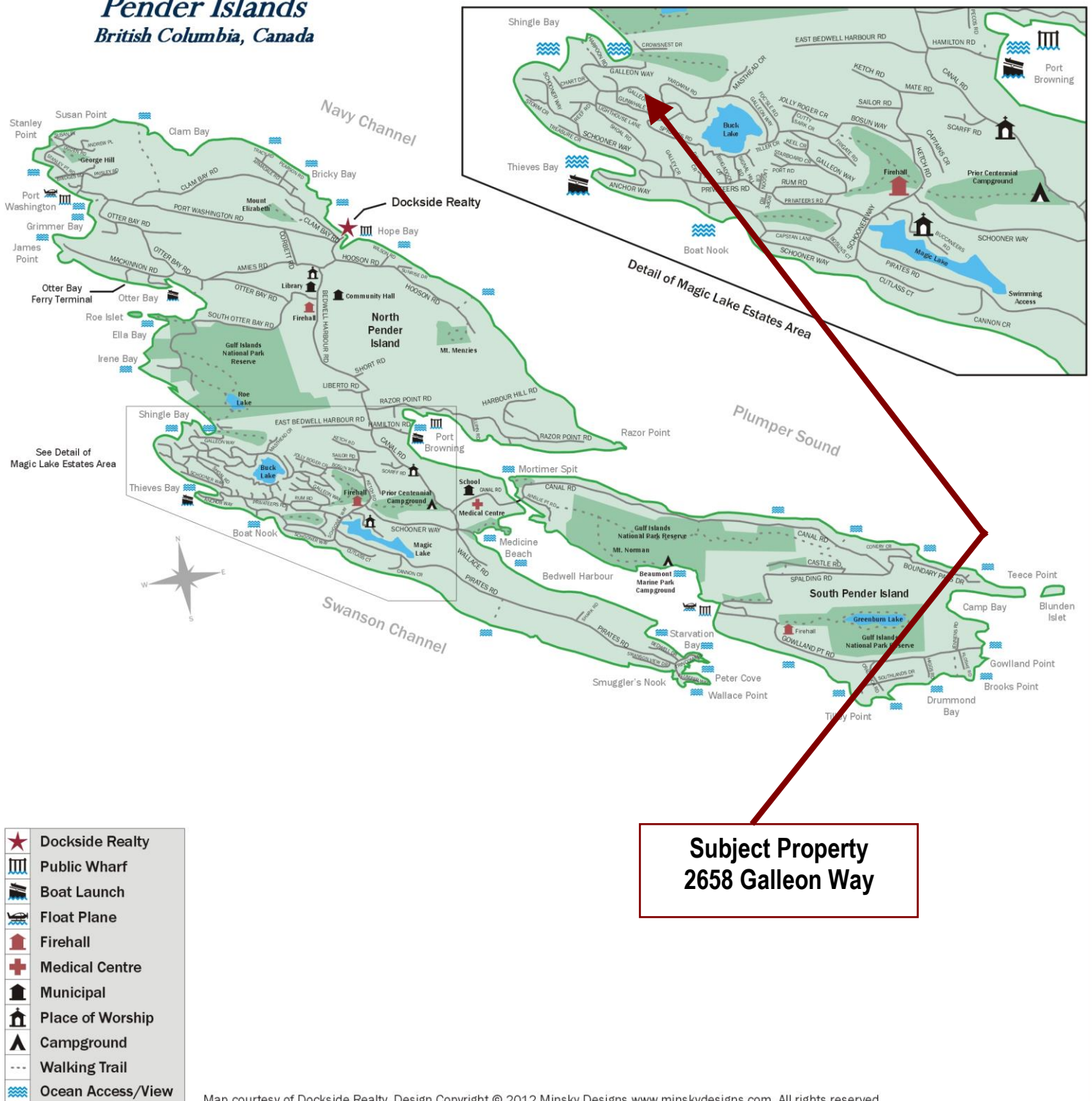
Other features include various other boundary lines with bearings and distances, and several points labeled 'IP' (Iron Pin) indicating survey points. The map is oriented with North at the top.

An aerial photograph of a residential property. A yellow line outlines a specific area within the property, which includes a house with a dark roof and a driveway. The property is surrounded by dense green trees and a paved road is visible on the left side.



# Pender Islands Map

## Pender Islands British Columbia, Canada



**DISCLAIMER: While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.**

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

Pender Island • Saturna Island • Vancouver Island

[www.DocksideRealty.ca](http://www.DocksideRealty.ca)

[info@DocksideRealty.ca](mailto:info@DocksideRealty.ca) • 250-629-3383

**Dockside Realty**  
Gulf Islands • Vancouver Island