

# Lakefront Cottage & Studio!



2697 Galleon Way



**Private & Sunny Lakefront Cottage & Studio!** Nestled on 0.65 peaceful acres on beautiful Buck Lake, this property faces SW & enjoys all day sun. The 2BR, 1BA, approx 730 sq ft cottage has been tastefully updated with a metal roof, custom kitchen & modern 4pc BA. There is a feeling of love and warmth throughout the home & property that is hard to describe. If you come for a viewing, you will have a hard time leaving! The adjacent property below has been set aside as green space, so won't be developed. The sun-soaked dock is situated in such a way that you feel as if you are the only one on the lake. Partially fenced & landscaped, with raised bed gardens & a wonderful, detached studio space, which could be a guest house. Giant wrap-around deck & sauna. An evening swim & sauna in the colder months is truly invigorating!





# Property Details



2697 Galleon Way



**Year Built (est):** 1984

**Lot Acres:** 0.65

**Bedrooms:** 2

**Bathrooms:** 1

**Fin SqFt:** 950

**Unfin SqFt:** 630

**Bsmt:** Crawl space

**Water:** Municipal

**Waste:** Sewer

**Driveway:** Gravel/dirt

**Foundation:**

Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Baseboard,  
Electric, Propane

**Lot Features:**

- Lakefront
- Dock
- Large deck
- Garden
- Magic Lake Estates with access to Thieves Bay Marina & tennis courts.



Hope Bay: 250-629-3166

Sidney: 250-656-5062

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Driftwood: 250-629-3383

Saturna: 250-539-2121

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The map shows a survey of land parcels. Parcel 63 is circled in red. The map includes bearings, distances, and area measurements for various lots and sections.

**Parcel 63 (Circled):**

- North boundary:  $227.69$  (bearing  $S 56^{\circ} 13' 30'' E$ )
- East boundary:  $327.89$  (bearing  $N 53^{\circ} 22' 50'' E$ )
- South boundary:  $329.69$  (bearing  $N 53^{\circ} 22' 50'' E$ )
- West boundary:  $102.0$  (bearing  $N 53^{\circ} 22' 50'' E$ )

**Parcel 62:**

- North boundary:  $263.25$  (bearing  $S 49^{\circ} 43' 50'' E$ )
- East boundary:  $129.86$  (bearing  $S 27^{\circ} 58' 40'' E$ )
- South boundary:  $187.60$  (bearing  $S 27^{\circ} 58' 40'' E$ )
- West boundary:  $103.82$  (bearing  $S 49^{\circ} 43' 50'' E$ )

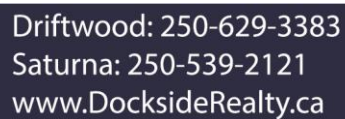
**Parcel 64:**

- North boundary:  $51.19$  (bearing  $S 69^{\circ} 11' 20'' E$ )
- East boundary:  $105.80$  (bearing  $S 69^{\circ} 11' 20'' E$ )
- South boundary:  $88.96$  (bearing  $S 69^{\circ} 11' 20'' E$ )
- West boundary:  $60.17$  (bearing  $S 69^{\circ} 11' 20'' E$ )

**Other Measurements:**

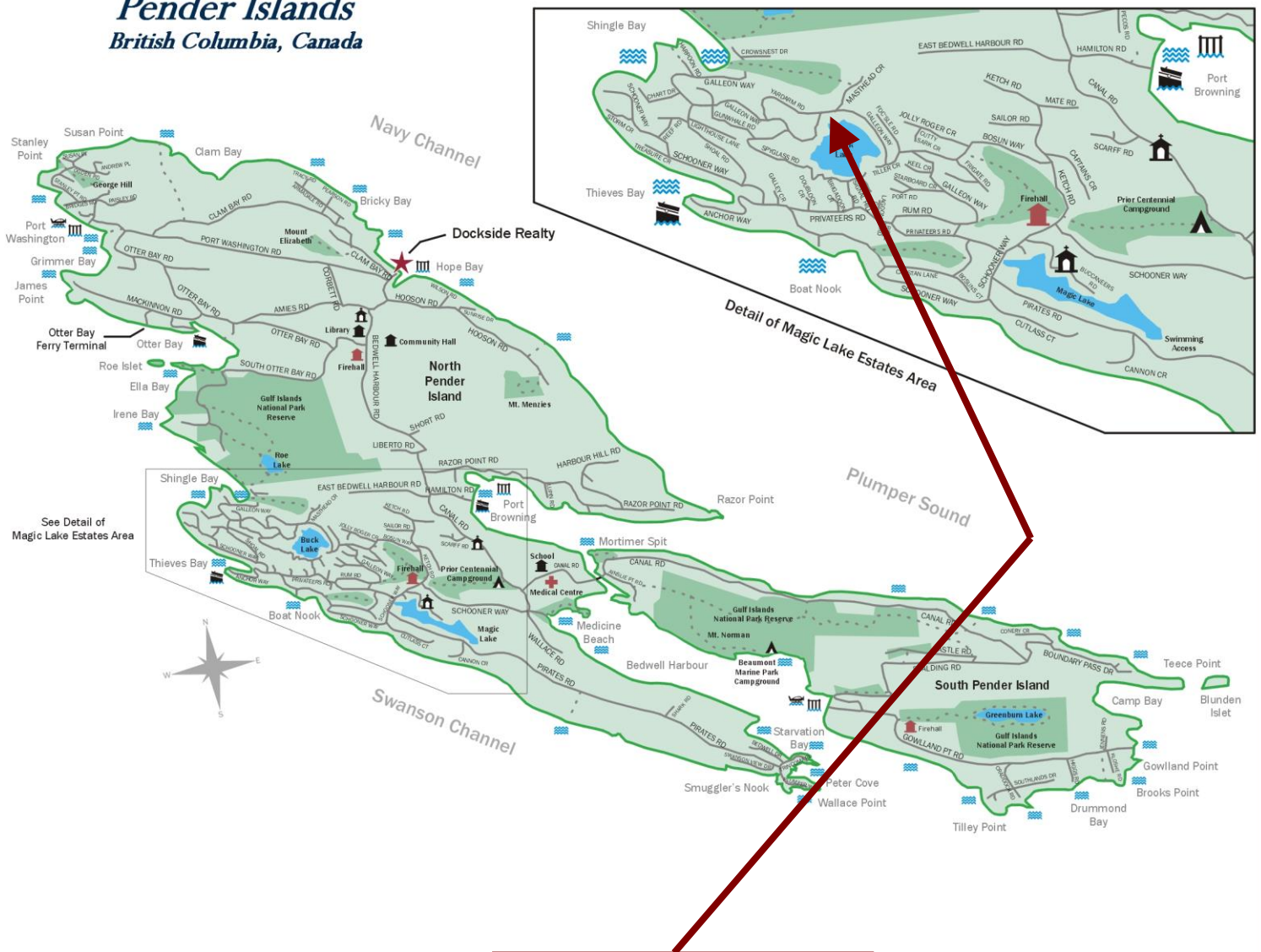
- Area 62:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 63:  $34.49$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 64:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 65:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 66:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 67:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 68:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 69:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 70:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 71:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 72:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 73:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
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- Area 89:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 90:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 91:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 92:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 93:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 94:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
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- Area 96:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 97:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 98:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 99:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )
- Area 100:  $176.7$  (bearing  $N 48^{\circ} 32' 10'' E$ )

An aerial photograph of a residential property. A red polygonal outline highlights a specific area within the property, which appears to be a wooded or grassy clearing. To the left of the outlined area, there is a paved road and a house with a dark roof. To the right, there is a large body of water, possibly a lake or a large pond, with a small white structure or dock visible on the shore. The surrounding area is densely wooded with green trees. The image is part of a presentation, as indicated by the blue header and footer.



# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
2697 Galleon Way**

- Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

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



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