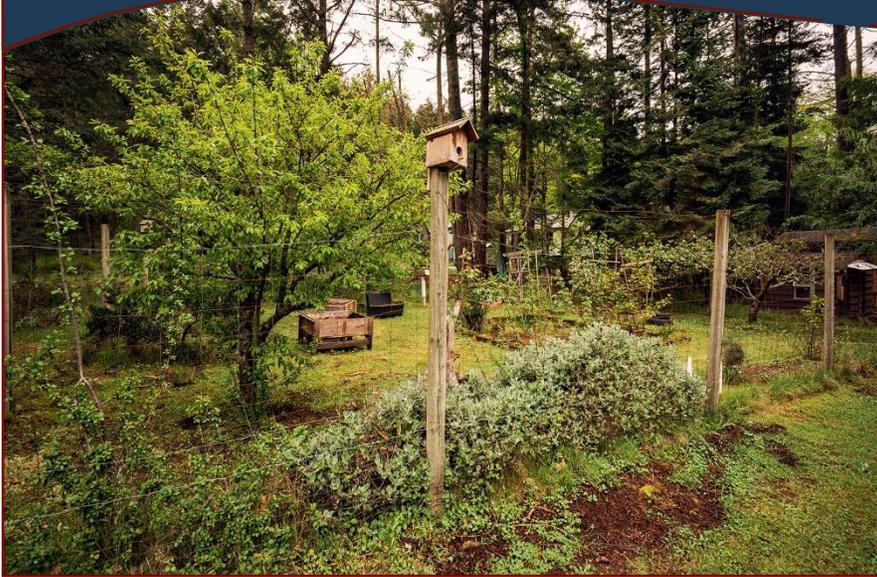


# Excellent Location!



*2710 Galley Crescent*



Excellent location and a diamond in the rough. This 3 bedroom, 1 bathroom home is situated on a flat 0.74-acre corner lot. Great garden area already in place. Enjoy south and west sunshine on the large 336 sq ft deck. New triple glazed windows installed in 2019. Unfinished basement has potential for a legal secondary suite for a mortgage helper, guest accommodations or family rec room. Thieves Bay Park and Marina is a 4 min walk and boasts great moorage rates for Magic Lake residents. Tennis courts, Disc golf course and trails also within walking distance. Services include Municipal water and sewer. This is a fantastic opportunity for a family and or investors.

# Property Details



2710 Galley Crescent



**Year Built (est):**  
1953

**Lot Acres:** 0.74

**Bedrooms:** 3

**Bathrooms:** 1

**Fin SqFt:** 912

**Unfin SqFt:** 762

**Bsmt:** 7'1" ft

**Water:** Municipal

**Waste:** Sewer  
Connected

**Foundation:**  
Concrete Poured

**Roof:** Asphalt Shingle

**Ext Fin:** Wood

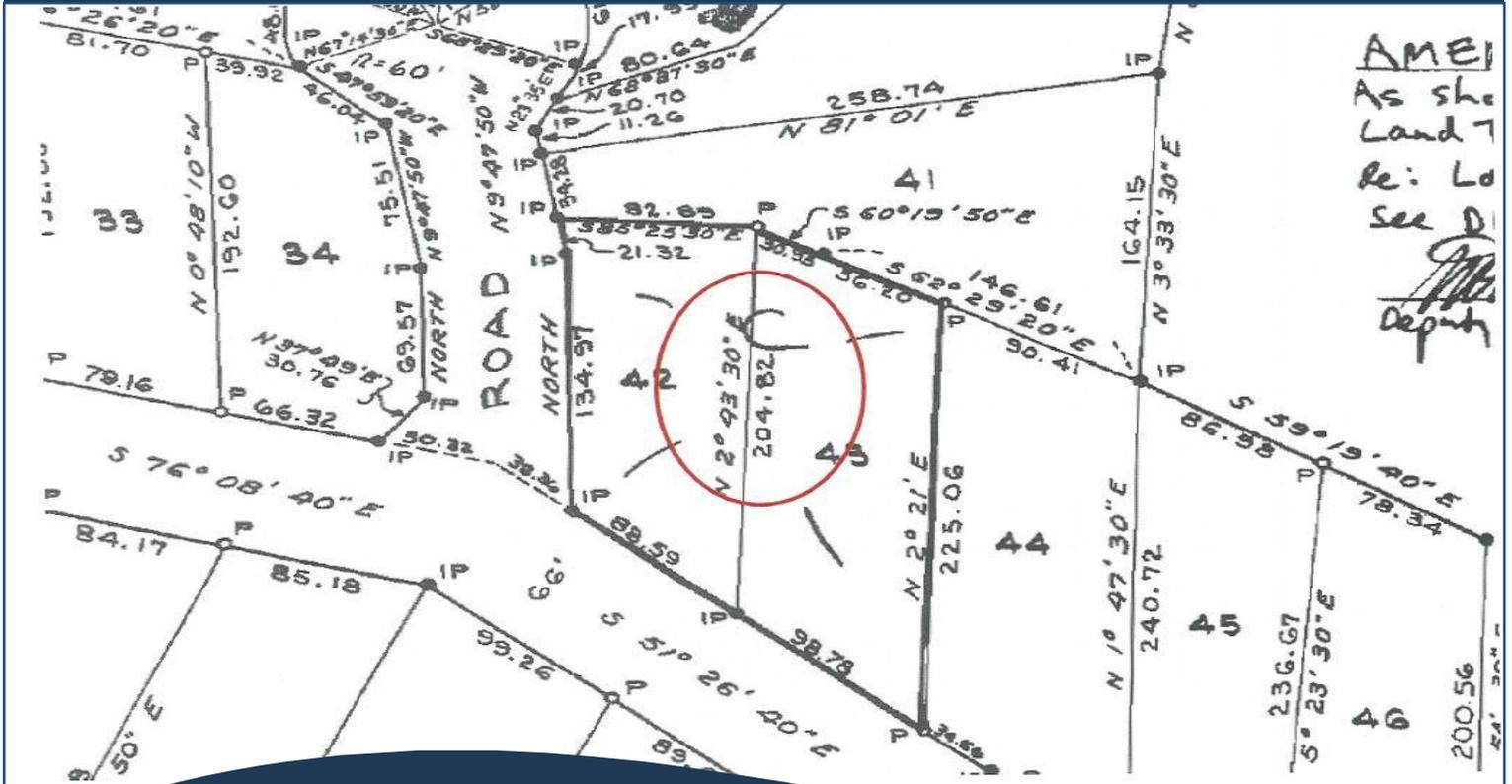
**Heat:** Oil, Baseboard

**FP Location:** Living  
Room

**Lot and House  
Features:**

- Corner lot
- 336 sq ft deck
- new windows 2019
- unfinished basement  
has potential for a  
legal secondary suite

# Plot Plan and Aerial View



2710 Galley Crescent



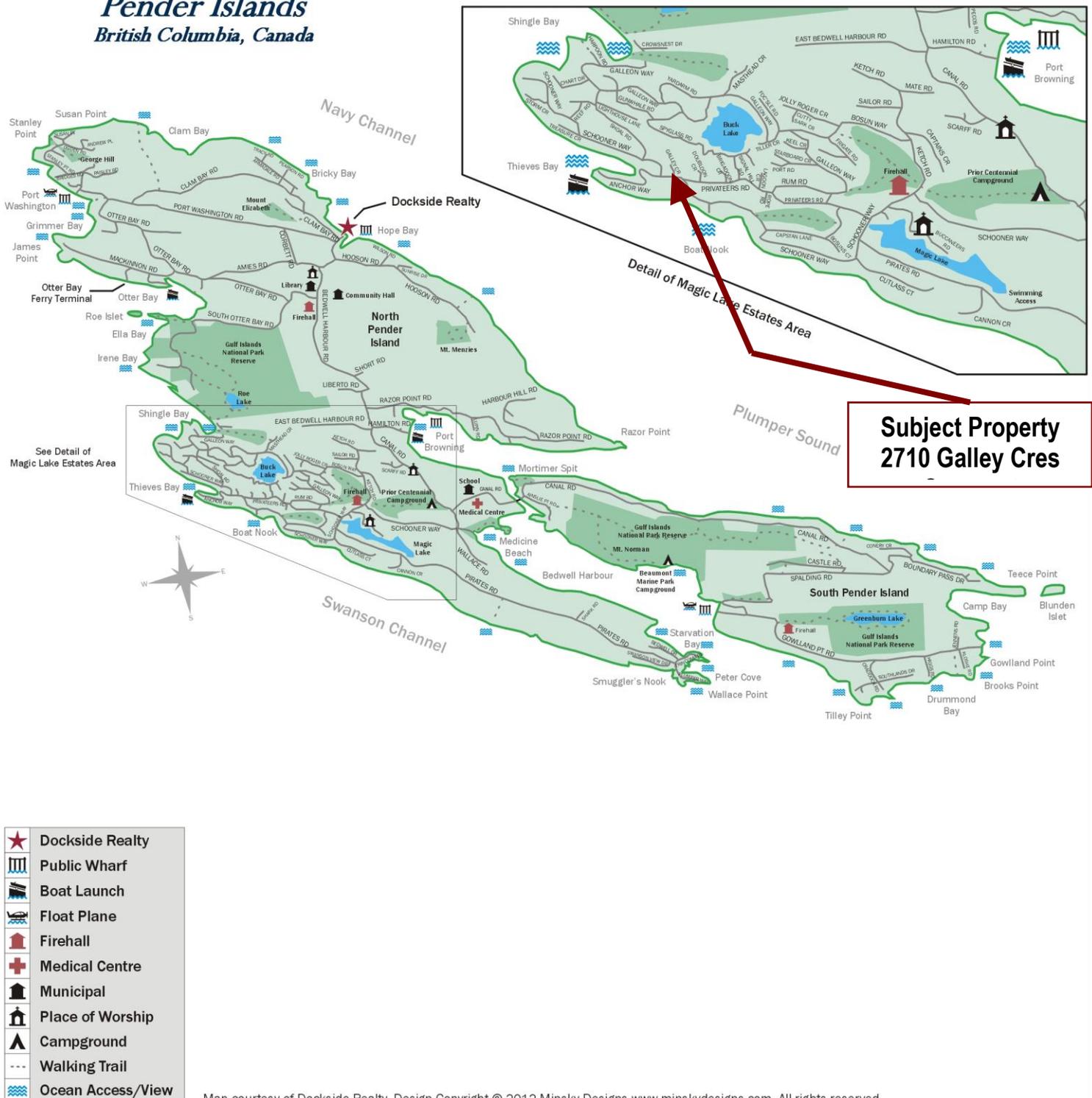
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[www.DocksdeRealty.ca](http://www.DocksdeRealty.ca)

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

# 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.



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