Stunning Waterfront Location!







long. South facing with walk on beach, allows you to drop your kayaks and enjoy the shoreline. The 3BR, BA home is beautifully appointed with water views on all sides. Wood Burning fireplace with its own heatilator, to keep you warm in the evening. Fully furnished (available list of furnishings) with newer appliances, and a new roof (2019). The basement has lots of storage and could be converted to a self-contained, fully functional guest area. The addition & renovation was completed in 2002. There are fruit trees and raised garden beds, with their own solar powered shed. The home is fully fenced, with large decks to enjoy every day on the ocean. Oversized garage workshop complete spectacular oceanfront.



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Property Details







Year Built (est): 1987

Lot Acres: 0.35

Bedrooms: 3

Bathrooms: 2

Fin SqFt: 2,040

Unfin SqFt: 450

Bsmt: Partially finished, walk-out with

windows

Bsmt Height: 8 ft

Water: Municipal

Waste: Sewer

Driveway: Gravel/dirt

Foundation:

Concrete Poured,

Slab

Roof: Metal

Ext Fin: Wood

Heat: Baseboard, electric, Wood

Lot Features:

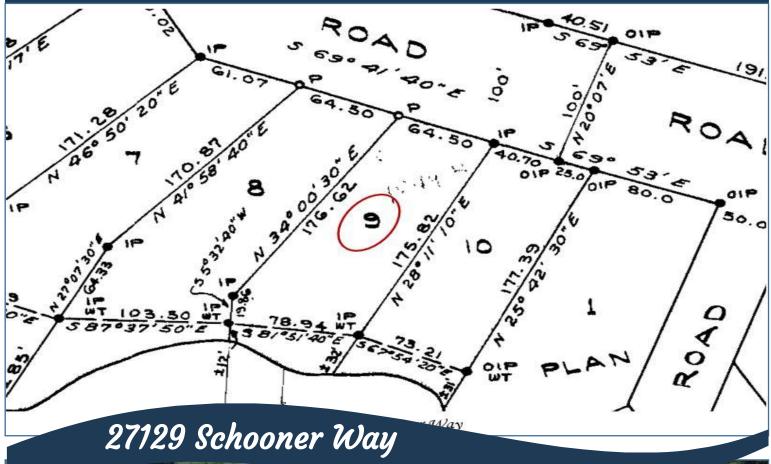
- Oceanfront
- South facing decks
- Expansive views
- Fully fenced
- Gardens & shed
- Magic Lake Estates with access to

Thieves Bay marina and tennis courts



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Plot Plan and Aerial View

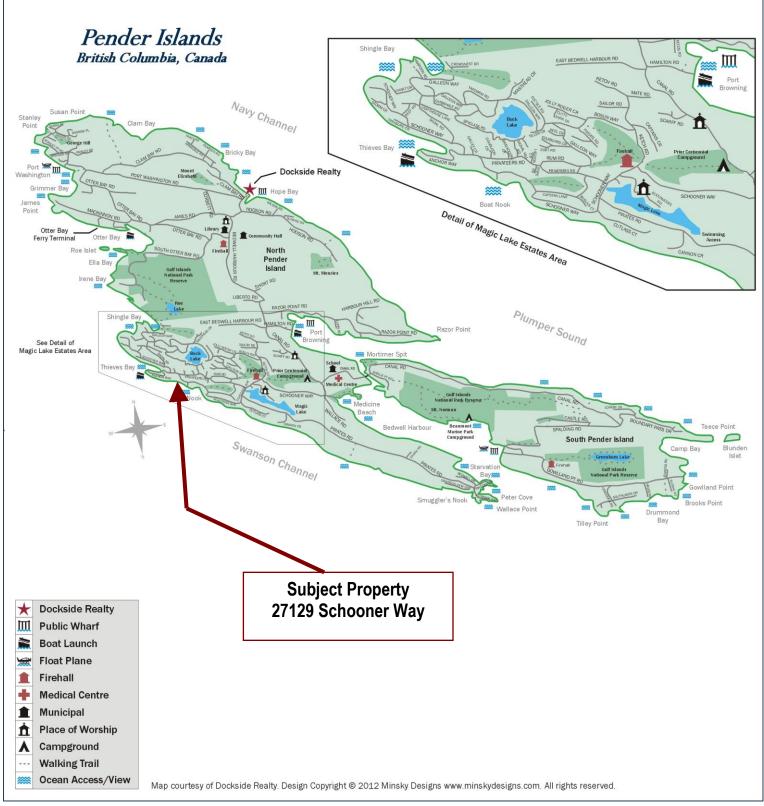






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Pender Islands Map



<u>DISCLAIMER:</u> 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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