

SUNNY SOUTHERN GULF ISLAND HOME



2737 ANCHOR WAY



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3 BEDS ~ 3 BATHS ~ 2,100 SQFT

South-West facing, thoughtfully designed home by a master craftsman. Built to exceed earthquake code standards, exceptional quality and high energy efficiency. Enjoy unparalleled privacy and sweeping 180-degree ocean views, with a private marina just steps from your door. Soak in the natural beauty of breathtaking sunsets from multiple decks and balconies. The home offers three bedrooms, three bathrooms, a spacious dining room, large modern kitchen with high-end new appliances, laundry, and luxurious features including in-floor heating, a jetted tub, and an outdoor shower. Guest accommodation within the main building and separate entrance. A new garage/studio adds flexibility for parking, hobbies, or creative space. The landscaped grounds feature beautiful gardens, a small apple orchard, grapes, strawberries, and a thriving vegetable garden—all within a sunny, protected, and fenced setting. *All measurements are approximate, buyer and their agent to verify.*



Features & Improvements

Gulf Islands West Coast style living. Minutes walk to private marina, premiere whale watching, beach, parks, walking trails, tennis courts, disc golf. Home designed for low carbon footprint. All materials hand-picked by builder. Passive solar/passive cooling. Engineered for rooftop solar panels/wind generators. No OSB or other off-gassing materials in construction. 2x8 and 2x6 walls with all sheeting in fir plywood. Earthquake fastened to rock. Metal clad fir doors/windows. Stained Fir siding. In-floor closed loop hot water heating. Electric boilers. Metal roofing. Vegetable garden, Mature fruit trees and berries. Fenced yard. Private. Water views.

2100-sqft Three bedrooms, three bathrooms, laundry, dining room, living room, decks, balconies, large kitchen with modern appliances. In-floor heating throughout, outdoor shower, jetted tub, views, light, sunsets, eagles, landscaped and developed gardens.

Bedroom 1 = 12x14, south-facing window with orchard view, French door onto patio, large closet, private bathroom access, in privacy wing (B&B potential)

Bedroom 2 = 19x19, south-facing, cathedral windows, clerestory windows, open floor plan, large closet, private bathroom access (master)

Bedroom 3 = 9x12, south facing, window with garden, open sky and tree view, French door to private patio and outdoor shower, closet, private

Kitchen 14x21, large south facing windows letting in the view from everywhere you stand, stainless steel sink with south views of the kitchen gardens, French door leading to patio, lots of counter space, eating bar where guests can have a glass of wine and visit as you finish dinner preparations, beautiful cherry custom cabinetry, lots of deep drawers, pantry, open and spacious work areas, great lighting

Appliances and Amenities

GE Profile 5 burner Induction Cooktop – stainless trim

Frigidaire Gallery Wall Oven – stainless (2024)

LG ThinQ Microwave – stainless (2024)

LG ThinQ Refrigerator - stainless with in-door ice/water (2024)

LG dishwasher – stainless inside and out – super quiet

LG full size stacking front loading washer and dryer – low water use

2 NuTone in-house vacuum systems

4 Hampton Bay Ceiling Fans

2 electric boilers

2 hot water tanks (one purchased 2025) 4 exterior premium yard hydrants

GE Smart Water reverse osmosis water purification system

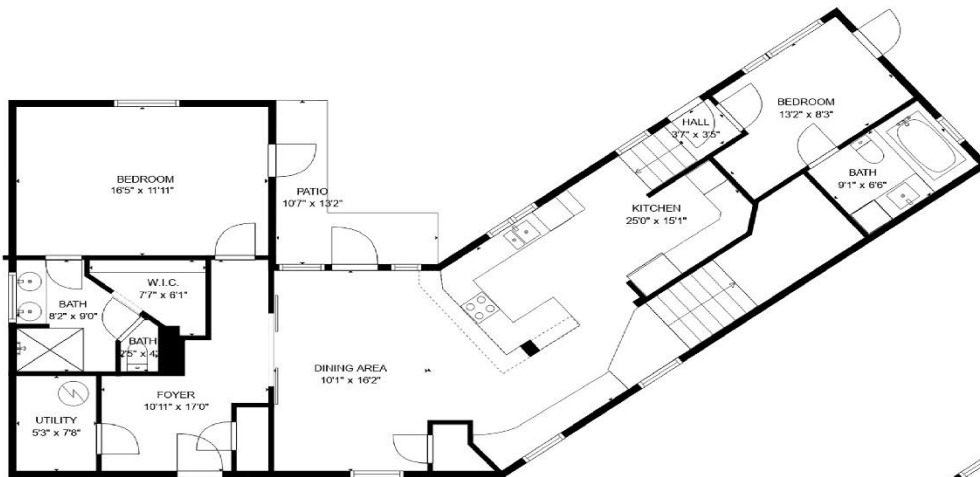
GE Smart Water whole house filter

Trojan Max UV water treatment system

Selkirk Pellet Stove

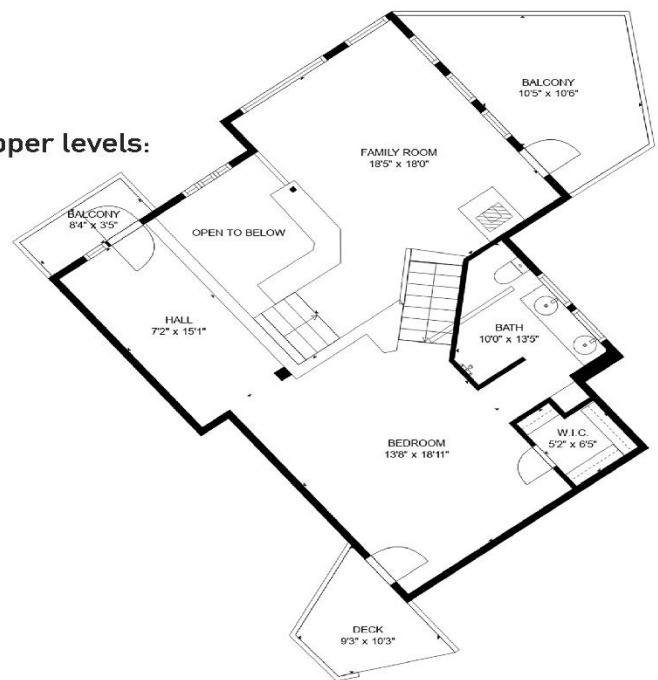
Floor Plan

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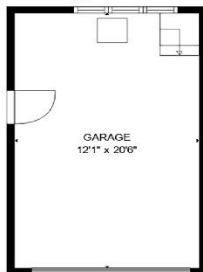


Main levels:

Upper levels:



Garage / Workshop:



Approximate sq ft:

Main levels: 1375 sq ft

Upper levels: 950 sq ft

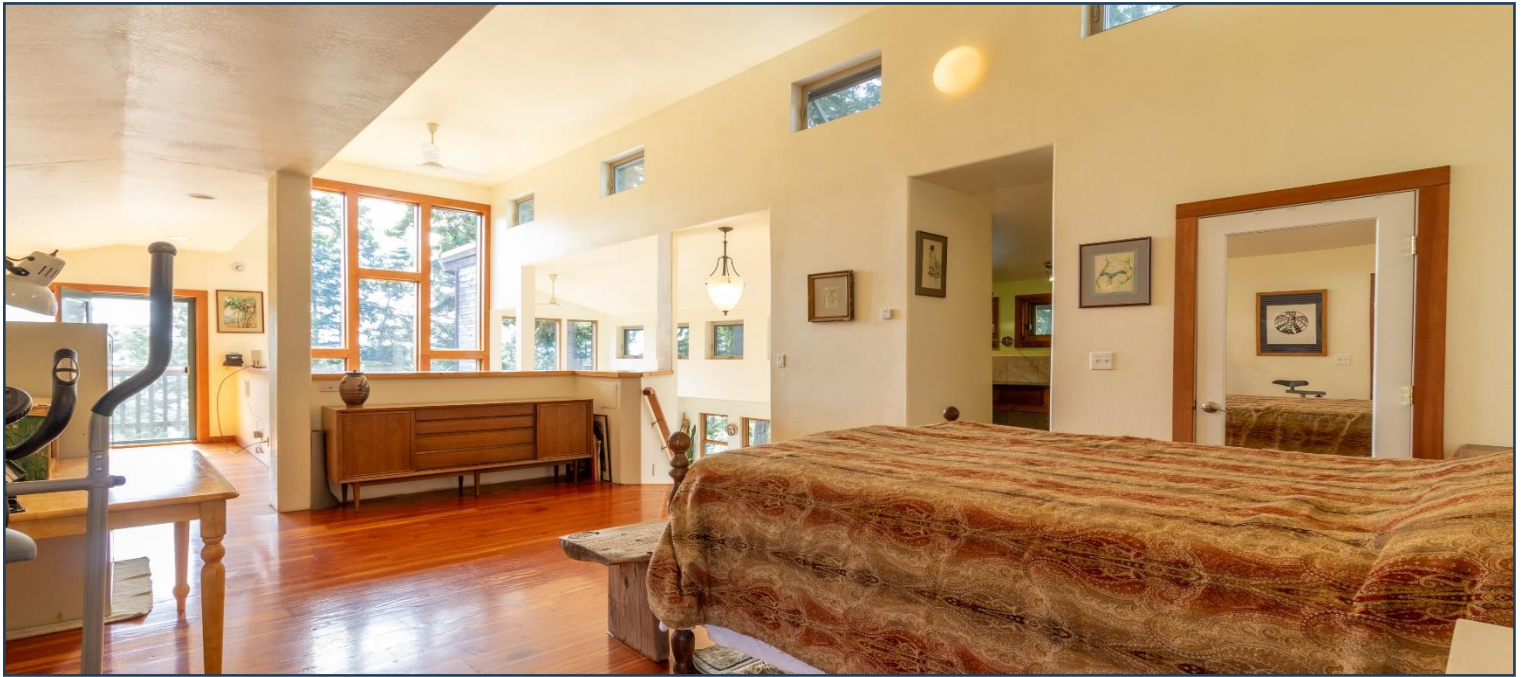
Balcony's/Deck's: 250 sq ft

Garage lower level: 250 sq ft

Garage Upper level: 100 sq ft

Prepared for the exclusive use of Tanja Lonergan and Dockside Realty
All measurements are approximate, buyer to verify if important







PLOT PLAN & AERIAL VIEW



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PENDER ISLAND 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; the buyer is responsible for verifying all data provided.