

Sunny Magic Lake Home!



36134 Galleon Way



Located across from Buck Lake, this upgraded home has an unfinished lower-level suite with a separate entrance. The lower suite could be used for rental revenue, arts/recreational or to accommodate visiting family. The upper living area has a new kitchen, bathroom, and laundry. A large deck overlooks an orchard of pear, apple, and fig trees. The lot has parking for two vehicles or one vehicle and one boat/trailer. This home has an underground electrical service, a newer steel roof and provisions for a future heat pump. All interior/exterior furnishings and yard tools are included in the sale. Located in Magic Lake, property owners enjoy the use of Thieves Bay Marina at a discounted rate, the tennis courts, and the disc park. Multiple walking trails near-by and a nice bike loop around the lake. Realtor must be present for every showing. All measurements are approximate, buyer to verify if important. This home is built for easy living, start enjoying that now!



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Property Details



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Year Built (est):
2002

Lot Acres: 0.20

Bedrooms: 1

Bathrooms: 1

Fin SqFt: 530

Unfinished: 530

Bsmt: 8' unfinished,
windows and walk-out
entrance

Water: Municipal

Waste: Sewer

Foundation:
Concrete Poured

Roof: Metal

Ext Fin: Vinyl

Heat: Wood Stove,
Baseboard electric

FP Location: Living
Room

Lot Features:

- Sunny
- Separate lower level with entrance
- Garden area with fencing
- Orchard

Plot Plan and Aerial View



36134 Galleon Way



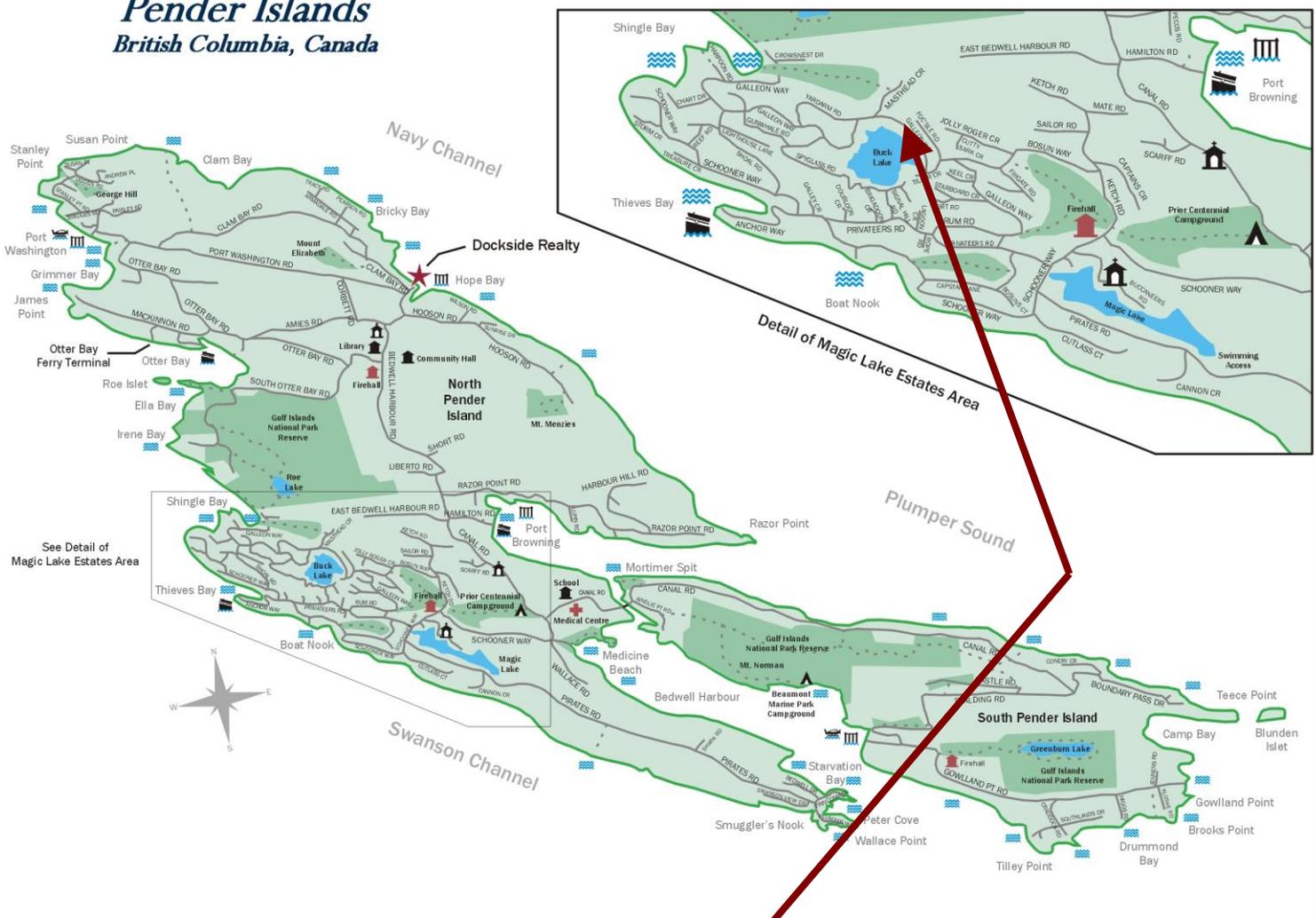
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Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
36134 Galleon Way**

- Docksider 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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