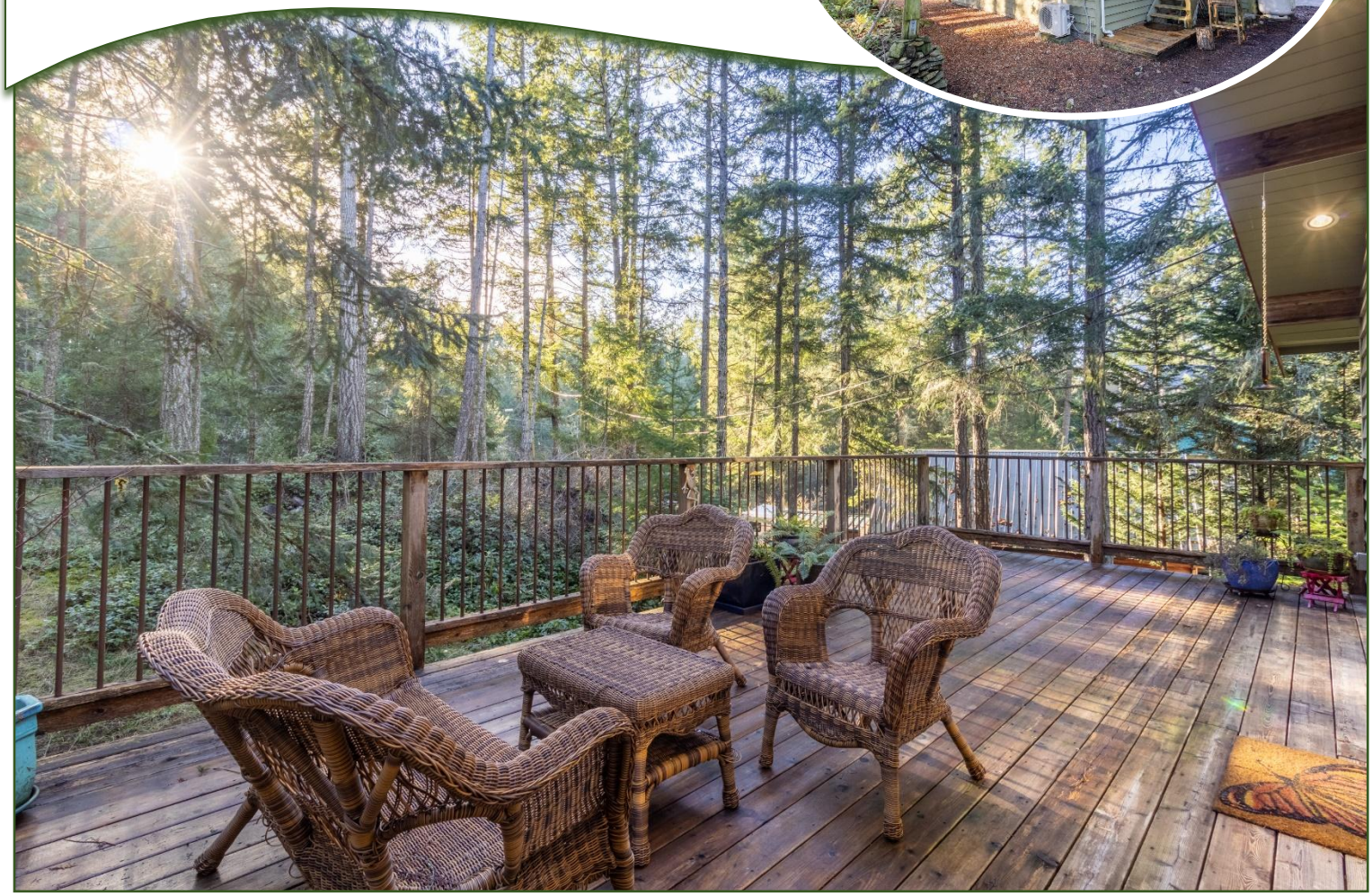
PARKLIKE RETREAT



3708 BOSUN WAY





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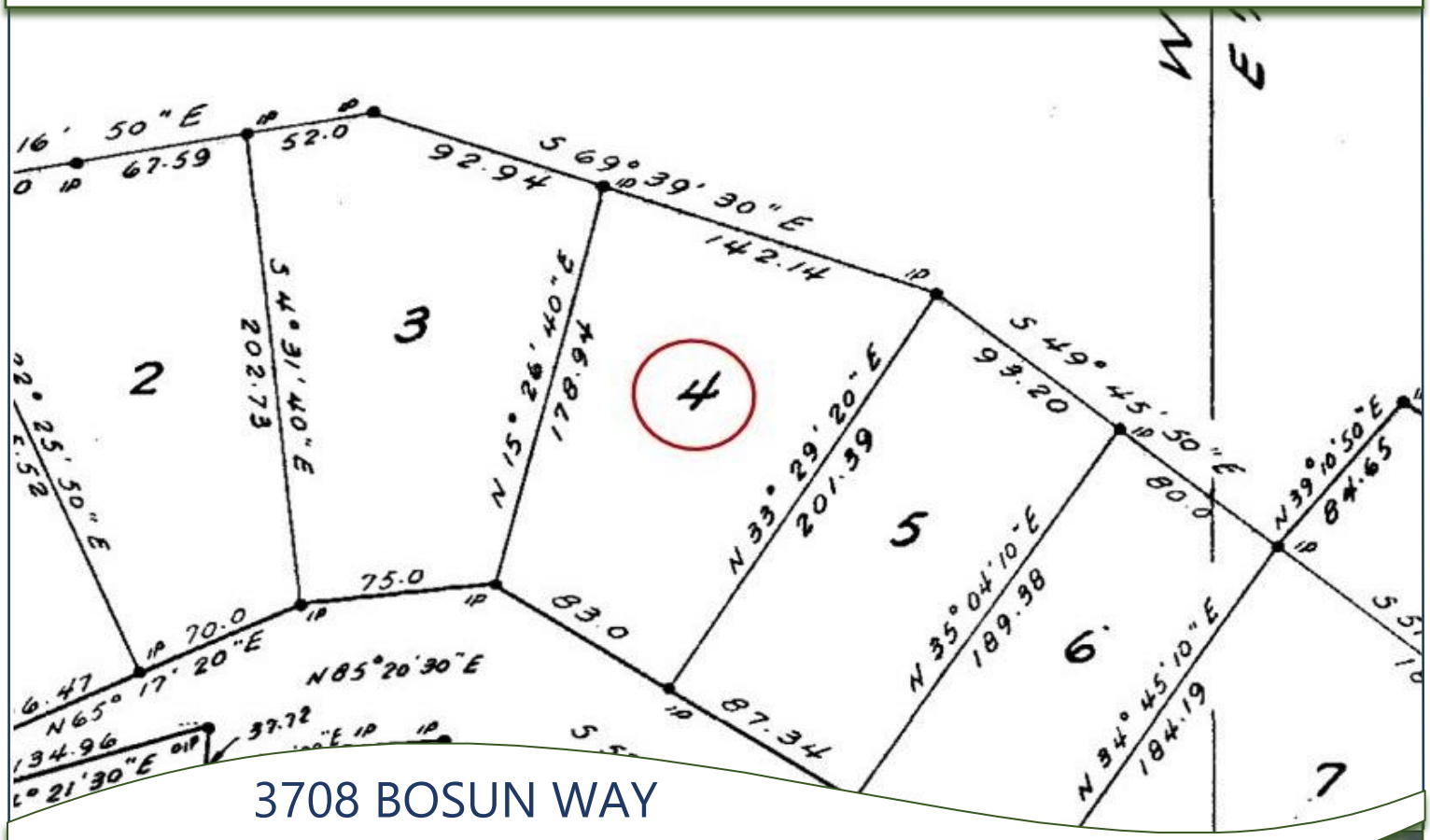
5 BEDS ~ 3 BATHS ~ 2,450 SQFT

The perfect balance of natural privacy and spacious living in this solidly built, two-level West Coast home. Nestled on a park-like 0.48-acre lot surrounded by mature trees, this property boasts a rare 5-bedroom, 3-bathroom layout designed for ultimate flexibility. The heart of the home features an updated, open-concept kitchen that flows effortlessly into the main living area—with vaulted ceilings and skylights designed to bring the natural light indoors. A large deck overlooks the peaceful yard and is a great space for entertaining or relaxing. The finished lower level is an ideal setup for extended family, or a studio space with the potential to become an income suite. Highlights include a double garage, paved driveway, heat pump / air conditioning, municipal water, and an excellent location just minutes to local tennis courts, disc golf, and Thieves Bay Marina, which offers exclusive, highly affordable moorage for Magic Lake residents. Measurements approximate; buyer to verify.

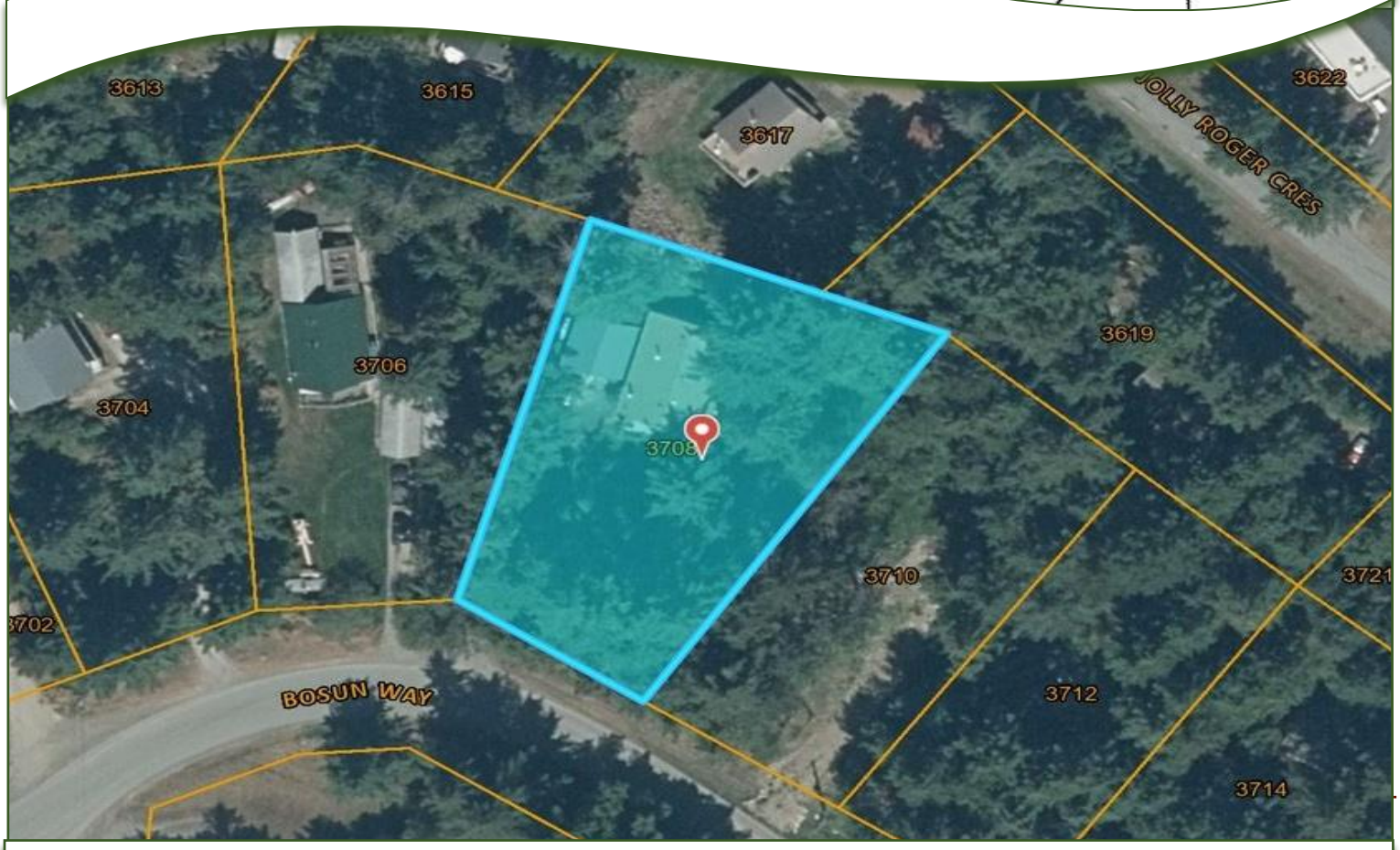




PLOT PLAN & AERIAL VIEW



3708 BOSUN WAY



PENDER ISLAND MAP