

EXQUISITE SOUTHWEST FACING HOME



37163 GALLEON WAY





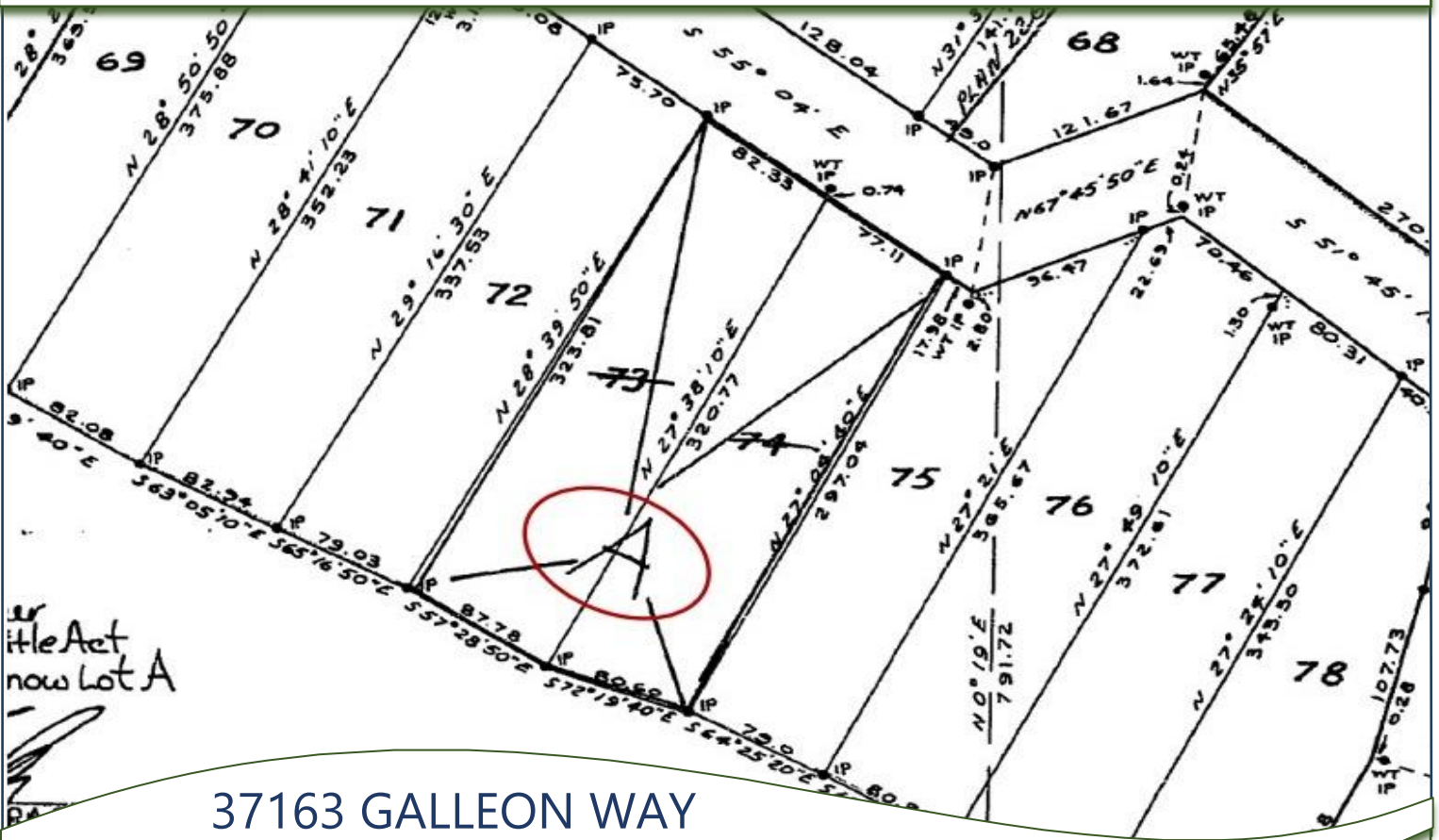
37163 GALLEON WAY

3 BEDS ~ 3 BATHS ~ 2,475 SQFT

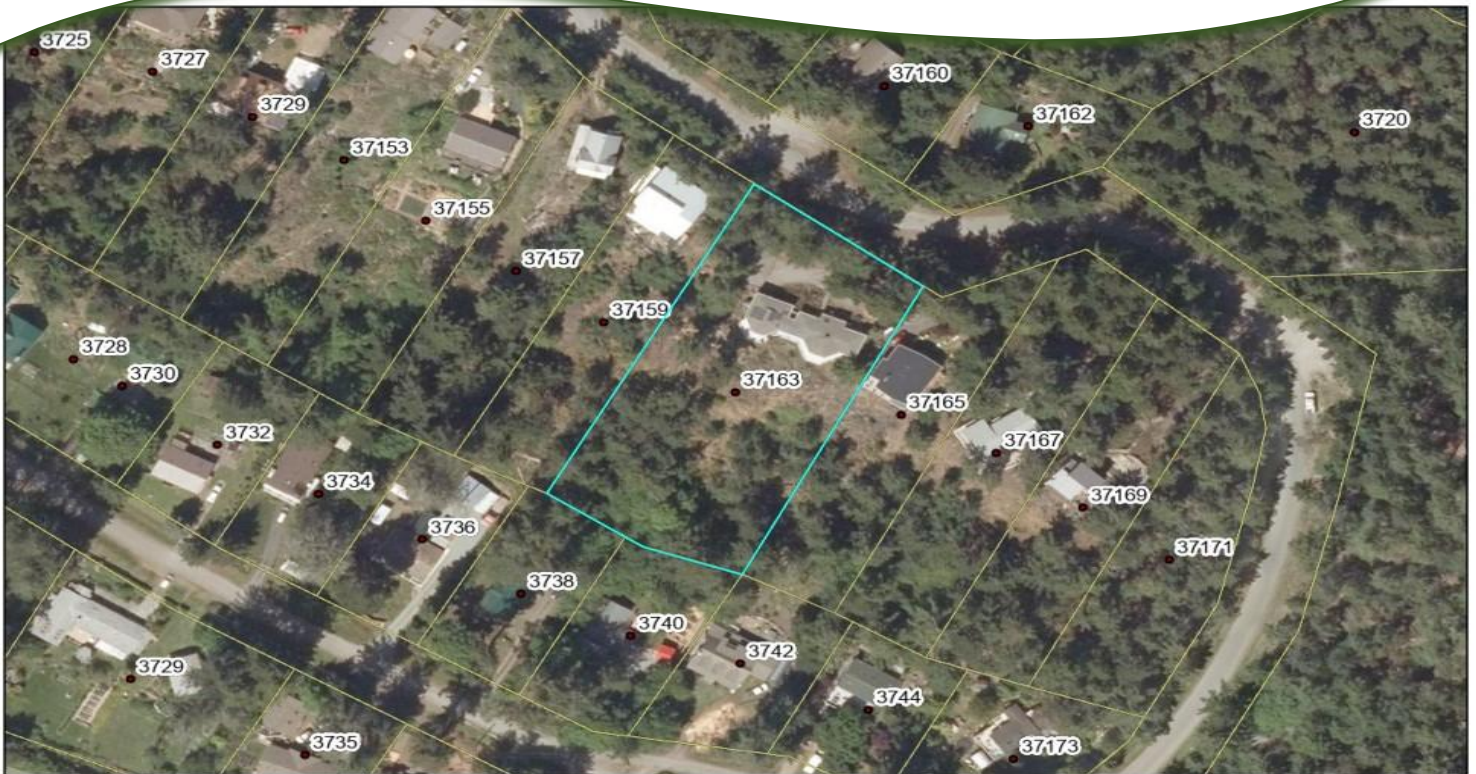
Experience elevated coastal living with this perfectly poised, approx. 2475-sqft, 3BR, 3BA residence on 1.19 hilltop acres. Revel in breathtaking panoramic ocean views from the expansive 1000-sqft deck, ideal for entertaining or soaking in the tranquility. The striking living room showcases a soaring vaulted ceiling & woodstove, while the elegant dining area comes complete with a walk-in pantry. Retreat to the spa-inspired primary BR, a true sanctuary featuring a 2nd woodstove, dual ensuites, plus a luxurious soaker tub with private view. The other 2BR & 1BA are thoughtfully positioned at the opposite end, offering privacy for guests. The separate walk-out lower level offers a versatile guest suite or studio that floods with natural light. Energy efficient upgrades include a rooftop solar array, heat pumps, 2 water catchment cisterns, plus a 10kW automatic backup generator. A double carport & convenient circular driveway are the icing on the cake!



PLOT PLAN & AERIAL VIEW



37163 GALLEON WAY



9/22/2026, 9:44:45 AM

Property Boundaries Property Boundaries
Civic Address World_Hillshade

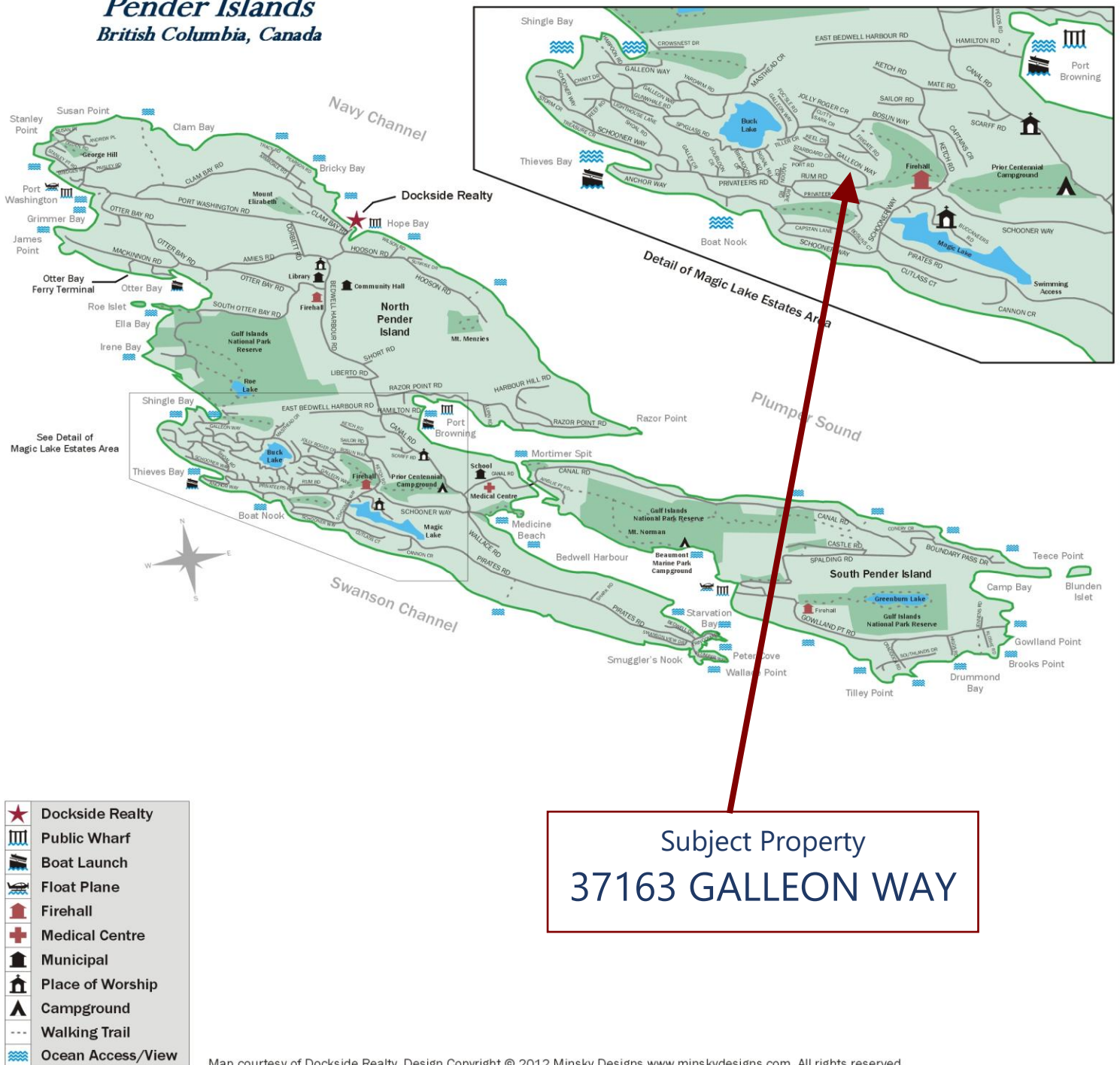


0 62.5 125 250 ft
0 15 30 60 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS,

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.