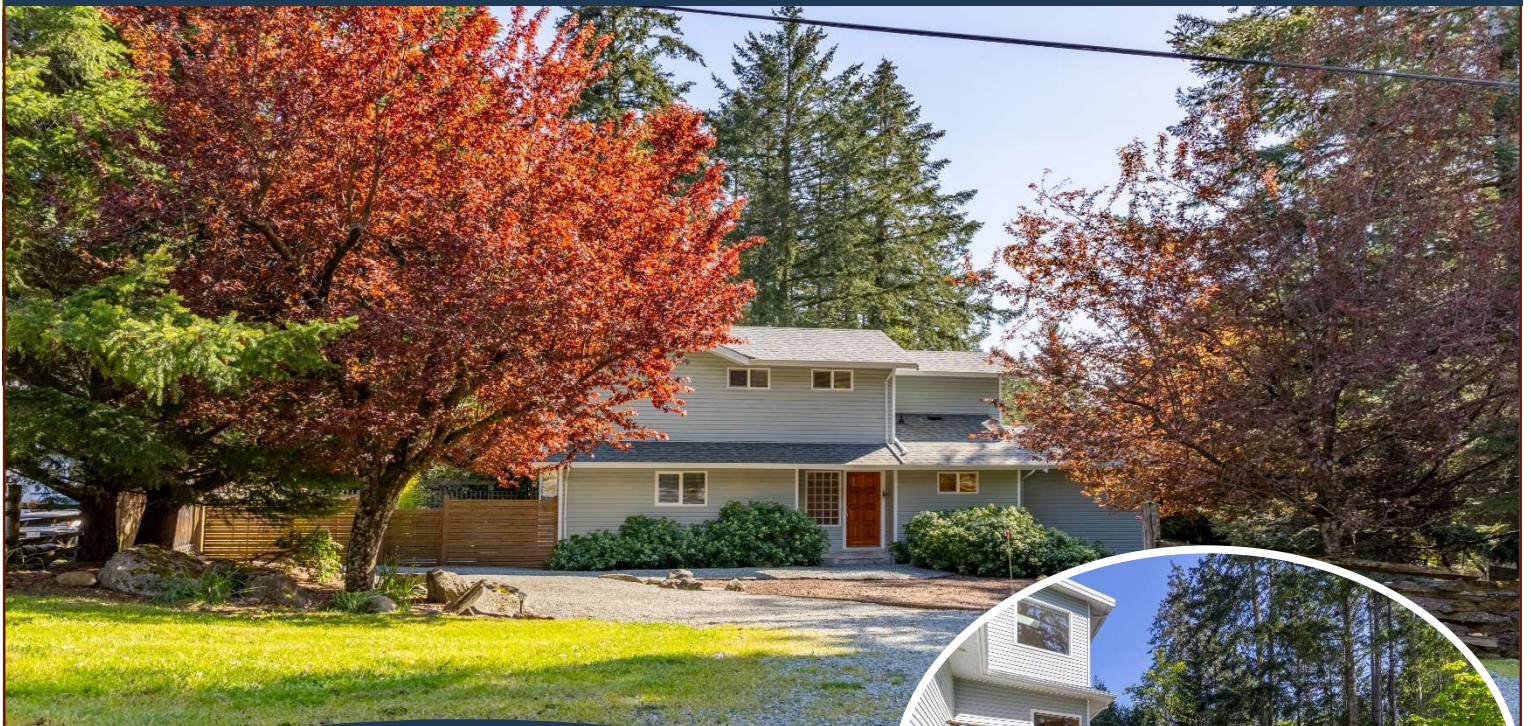


Bright and Inviting Home!

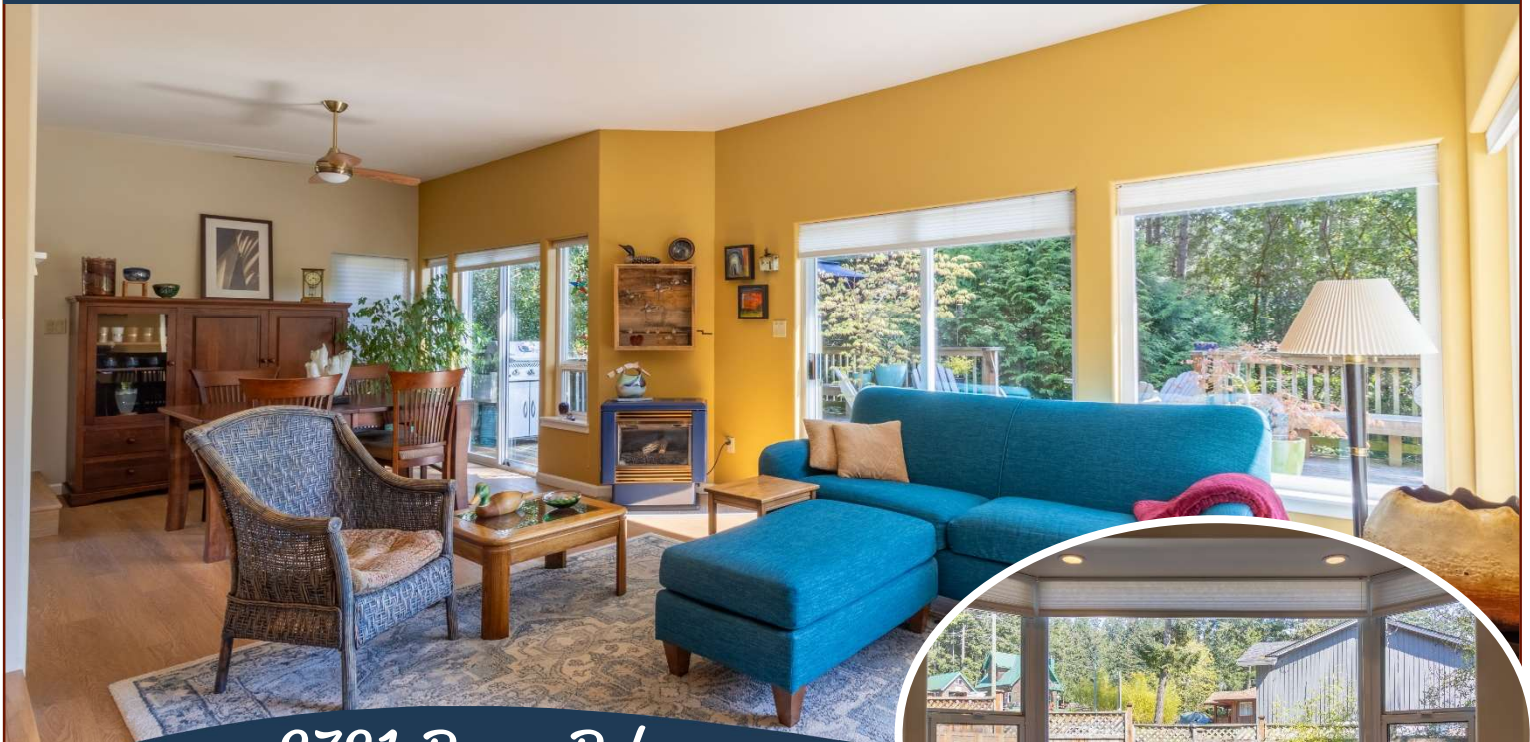


3721 Rum Rd



Welcome to this bright and inviting home in the heart of sunny Pender Island's Magic Lake Estates. Backing onto a tranquil forest and connected greenbelt, enjoy direct access to tennis courts and a playground just steps away. A spacious sunny deck offers the perfect spot for relaxing or entertaining. Inside, a cozy propane fireplace adds warmth to the open living area. The main floor includes new flooring, a bedroom/office, 3-piece bathroom, cheerful breakfast nook, and a laundry/pantry area with new LG stackables and great storage. Upstairs, the large sunlit primary suite features a versatile bonus room—ideal for art, yoga, or office space. The lower level has a workshop and extra storage. Home is on water and sewer, has plenty of parking and a low maintenance yard. As a Magic Lake resident, you'll enjoy priority access to Thieves Bay Marina and nearby amenities like lakes, tennis, and disc golf. This is more than just a home, it's a lifestyle. Measurements are approximate - Buyer to verify.

Property Details



3721 Rum Rd



Year Built (est):
1996

Lot Acres: 0.46

Bedrooms: 2

Bathrooms: 2

Fin SqFt: 1,750

Unfin SqFt: 0

Bsm't: Partially
finished, walk-out
access

Bsm't Height: 6'3"

Water: Municipal

Waste: Sewer

Driveway: Gravel/dirt

Foundation:
Concrete Poured

Roof: Asphalt
shingle

Ext Fin: Vinyl siding

Heat: Baseboard,
Electric, Propane
Fireplace

Lot Features:

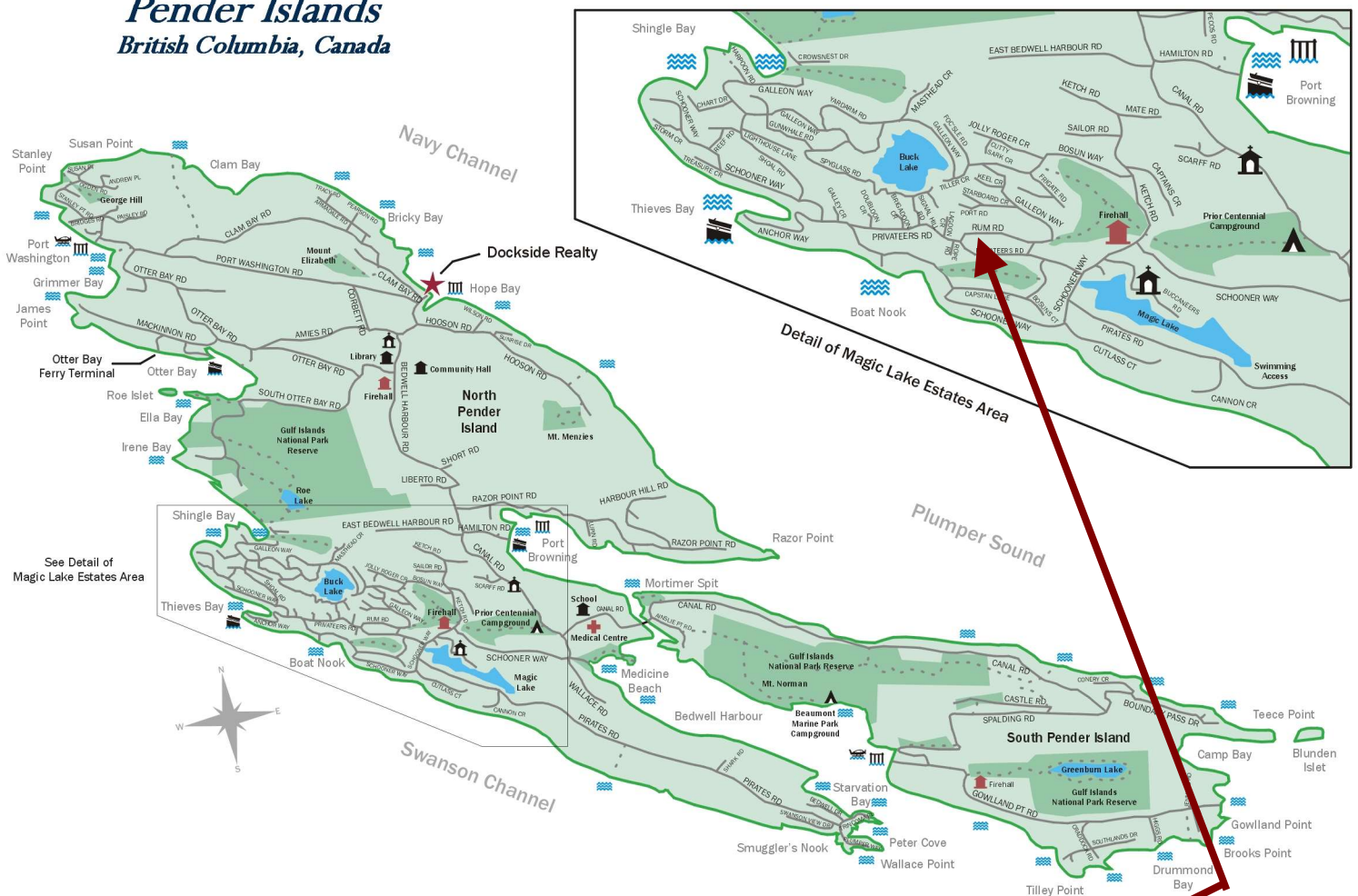
- Sunny & bright
- Private
- Spacious deck
- Central location
- Magic Lake Estates
with access to
Thieves Bay marina &
tennis courts

A hand-drawn traverse diagram showing a closed traverse with three interior angles labeled 60, 59, and 58. The diagram includes bearings and distances for each side, and interior angles (IP) at each vertex. The traverse is a closed polygon with four vertices. The interior angles are 60, 59, and 58. The bearings and distances are: Side 1 (top-left): S 6° 09' 40" W, 105.55; Side 2 (top-right): S 89° 03' 30" W, 66.88; Side 3 (bottom-right): N 9° 38' 20" E, 199.68; Side 4 (bottom-left): N 84° 46' 10" W, 104.95. The interior angles are: IP at top-left = 85.23, IP at top-right = 64.41, IP at bottom-right = 62.79, IP at bottom-left = 0.27. The distances are: 105.55, 66.88, 199.68, 104.95, 94.05, 95.02, 179.54, 188.40, 44.98, 53.44, 104.13. The interior angles are: 60, 59, 58.

An aerial photograph of a residential area with yellow property lines. A central parcel is highlighted with a thick yellow border and contains a red location pin. The map includes several address labels: 3718, 3720, 3728, 3711, 3719, 3721, 3723, 3725, 3727, and 3750. The street name 'RUM RD' is visible at the top. The highlighted parcel is situated between 3719 and 3721, and between 3723 and 3725.

Pender Islands Map

Pender Islands British Columbia, Canada



- Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

**Subject Property
3721 Rum Rd**

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 and the buyer is responsible for verifying all data provided.



Pender Island • Saturna Island • Vancouver Island

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