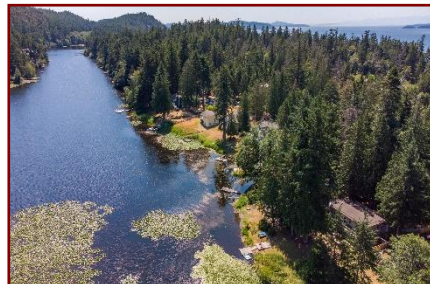


Luxury Lakefront Living!



3814 Pirates Rd.



This split-level home on a flat, sunny property has been updated top to bottom, with careful attention to detail throughout. Main floor has 2BR, a 4PC BA, with an inviting open plan, large balcony, island kitchen with propane cookstove, custom lighting, an airtight woodstove & separate laundry. Lower floor has a private entry through a fenced pathway from the driveway, plus a giant deck overlooking the lake. This space is perfectly set up for guests, with 2 BR, a 3pc BA with walk-in shower, washer/dryer & custom kitchenette. There is also a bonus studio space, plus a detached storage shed, hot tub & automatic backup generator. Seller is prepared to offer this as a turn-key purchase for the right price. Supplement Package has a detailed list of possible inclusions & a list of recent upgrades.

Dockside Realty
Gulf Islands Vancouver Island

Hope Bay: 250-629-3166
Sidney: 250-656-5062
info@DocksideRealty.ca

Driftwood: 250-629-3383
Saturna: 250-539-2121
www.DocksideRealty.ca

Property Details



3814 Pirates Rd.



Year Built (est): 1972

Lot Acres: 0.43

Bedrooms: 4

Bathrooms: 2

Fin SqFt: 1633

Unfin SqFt: 462

Bsmt: Finished

Bsmt Height: 7'6" ft

Water: Municipal

Waste: Sewer

Driveway: Gravel/dirt

Foundation:

Concrete Poured

Roof: Asphalt Torch On

Heat: Baseboard, Electric, Wood

Lot Features:

- Flat
- Sunny
- Bonus Studio space
- Detached storage shed
- Lake
- Private

Plot Plan and Aerial View



3814 Pirates Rd.

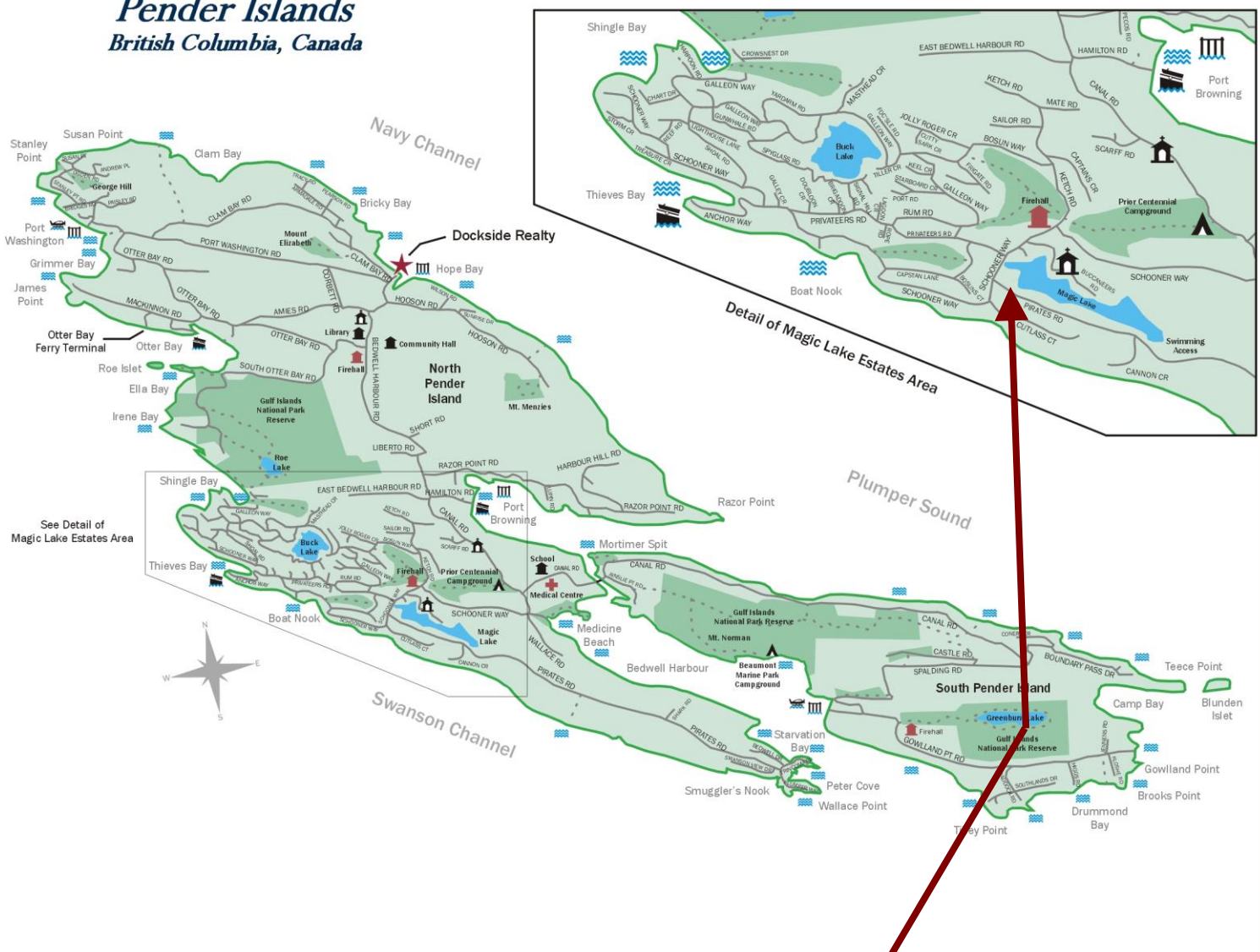


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Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
3814 Pirates Rd.**

- 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.

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All measurements are approximate and the buyer is responsible for verifying all data provided.



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