

# PRIVATE PENDER ACREAGE



4605 MATE ROAD





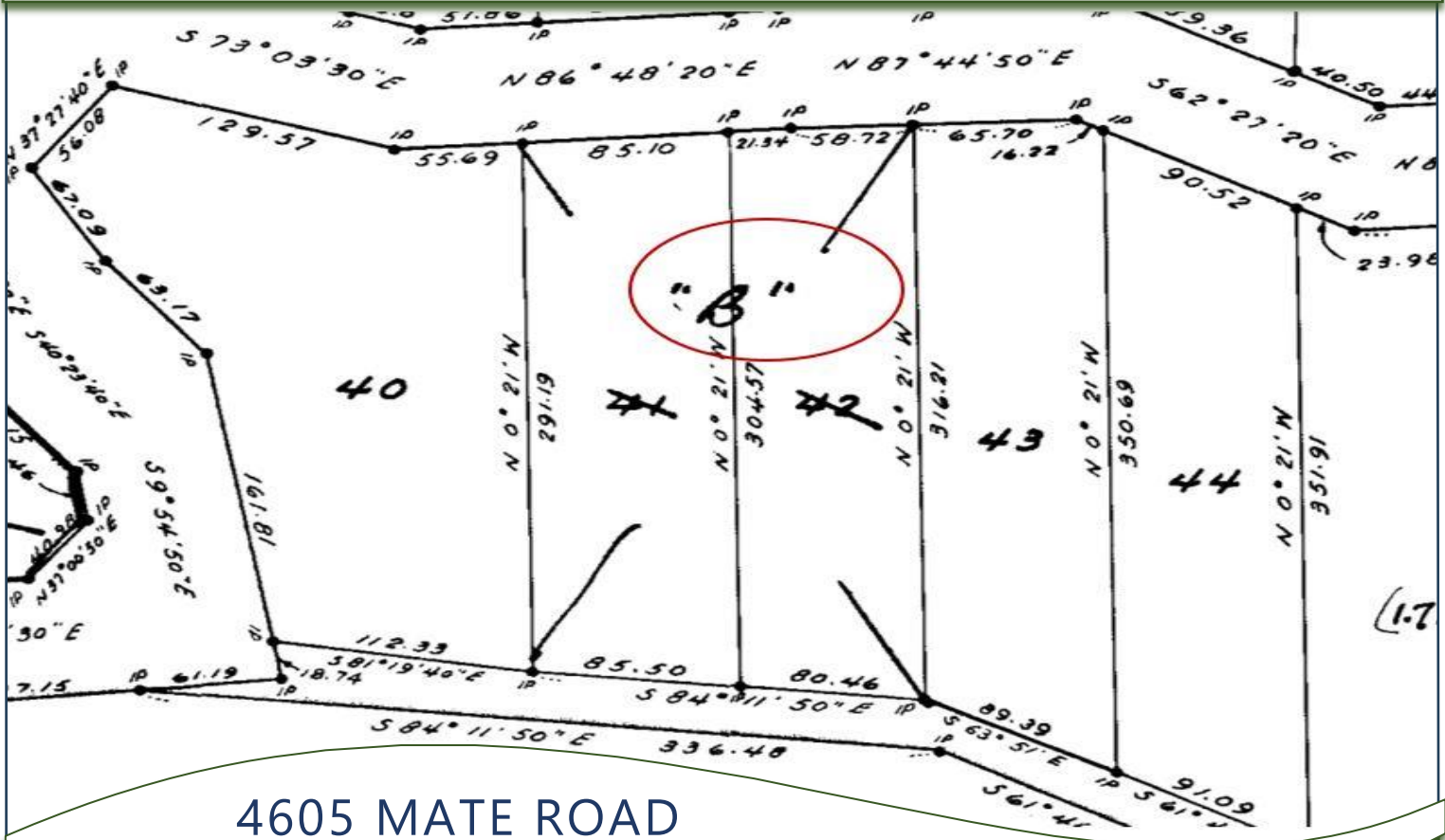


**Private Acreage adjacent to Parkland on Pender Island! This open plan, 3BR, 2BA, approximately 1650 sqft island home on 1.15 acres features high vaulted ceilings, cedar siding, metal roof, plus a bonus garage/workshop on the walkout lower floor. Offered \$133,000 below the 2025 BC Assessment value to account for the updating required both inside & out. There is excellent potential to add value here for someone with the skills to take on this project! The main house is accessed via Mate Road Laneway. A separate driveway off the lower part of Mate Road takes you to a beautiful open section, which would be perfect for additional storage or for a separate garage/workshop/studio. Extremely quiet location, close to Beach Access, Magic Lake, Tennis Courts & Thieves Bay Marina. This is an Estate Sale, offered "as is, where is". Don't pass this one by - it is definitely worth a look!**

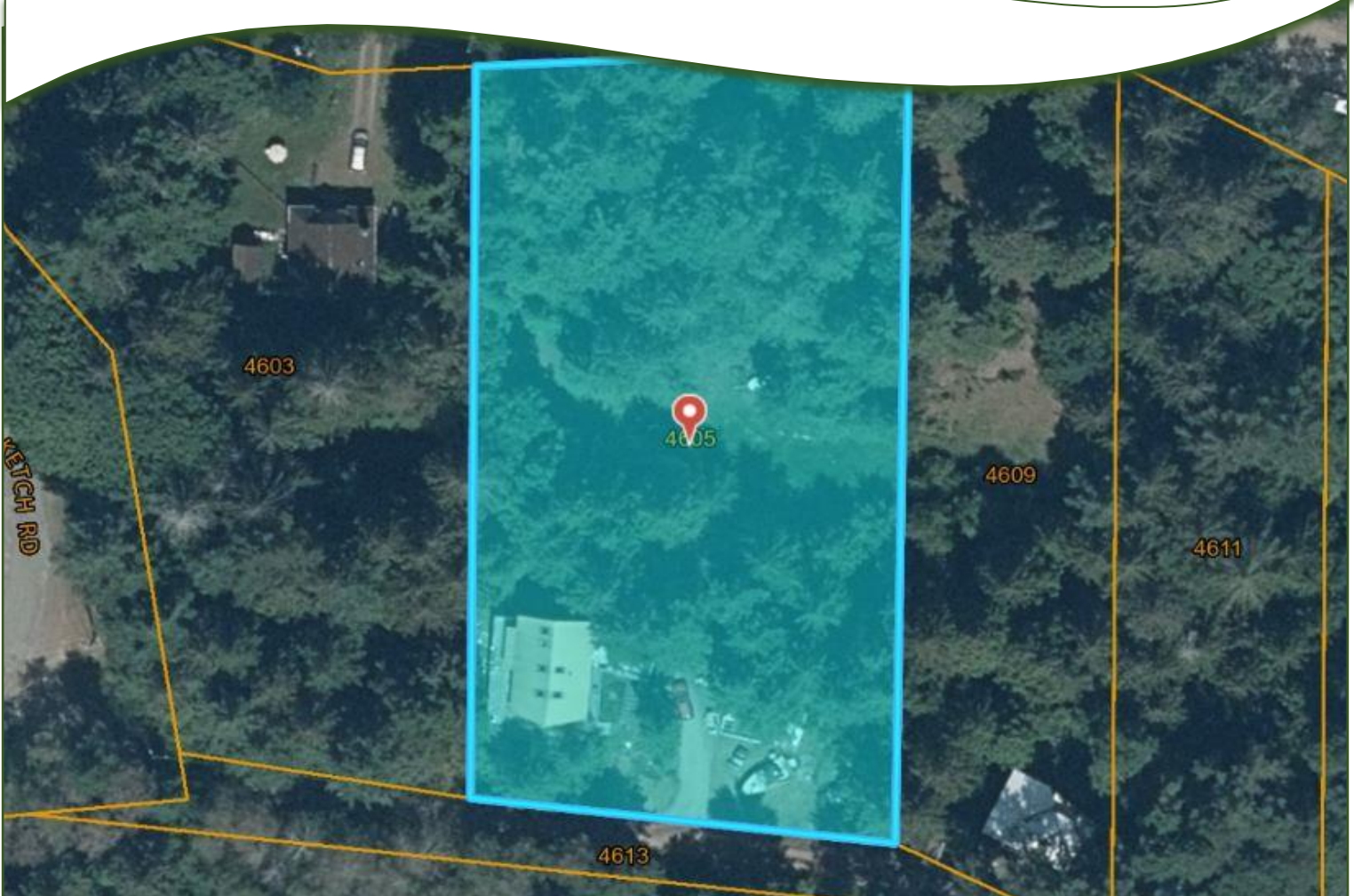




## PLOT PLAN & AERIAL VIEW

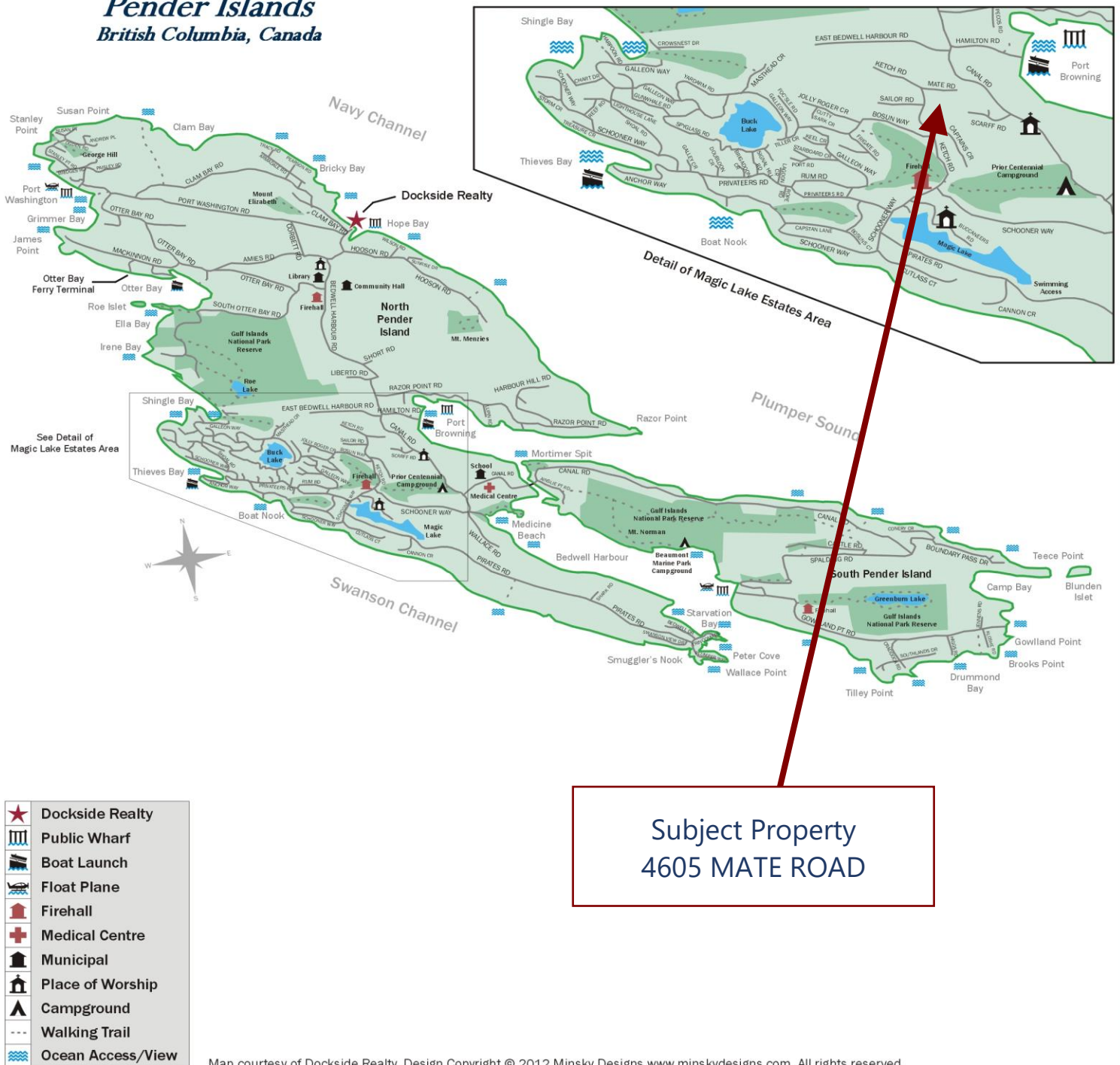


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# PENDER ISLAND MAP

## *Pender Islands* British Columbia, Canada



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