

# Sunny and Open Building Lot!



4610 Mate Rd



**\$30,000, DROP IN PRICE.** Situated in a tranquil Cul de sac, this delightful .41-acre lot boasts abundant sunshine and an expansive, open layout. The property features a couple of generously sized, level areas, along with an easily accessible building site that holds the promise of capturing picturesque views of Browning Harbour from the elevated portion of your envisioned dream home. Essential utilities such as Hydro, Cable, Internet, and water are conveniently available at the road. To accommodate the property's needs, a septic system will be necessary. The groundwork has been laid with an existing driveway, while two outbuildings offer valuable storage options during the development of your charming piece of Pender paradise. Consider fencing a portion of the land to create a substantial garden and orchard, adding to the overall allure of this property. Don't miss the chance to turn this sunny and inviting location into your ideal retreat.





# Property Details



4610 Mate Rd



**Lot Acres:** 0.41

**Water:** Municipal

**Waste:** Septic required

**Services:** At lot line

**Driveway:** Gravel

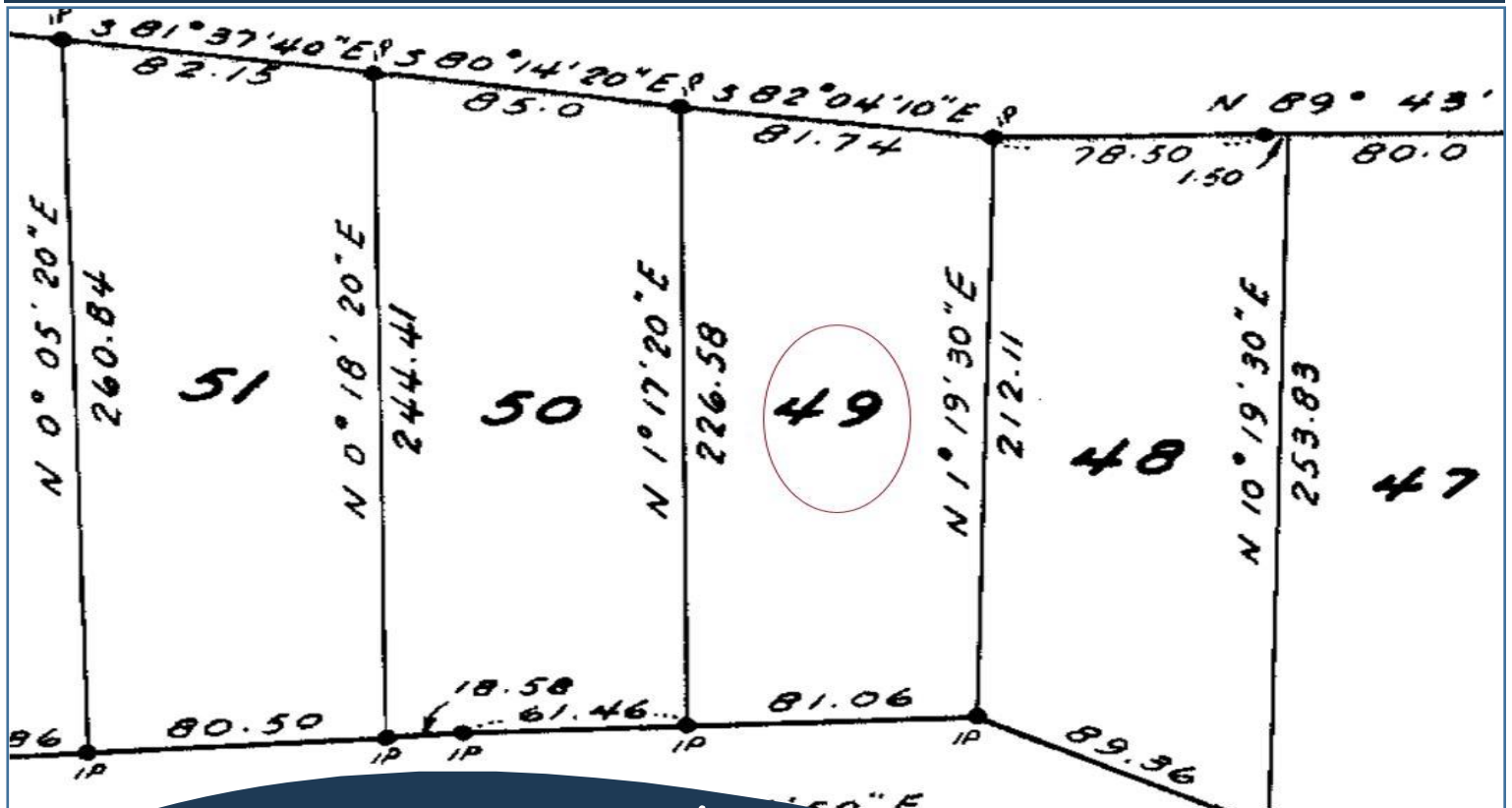
**Bldg Scheme:** No

**Lot Features:**

- Rectangular Lot
- Mountain and Ocean view
- Cul - de sac
- Sloping
- Wooded Lot
- 2 outbuildings
- Level Building Site



# Plot Plan and Aerial View

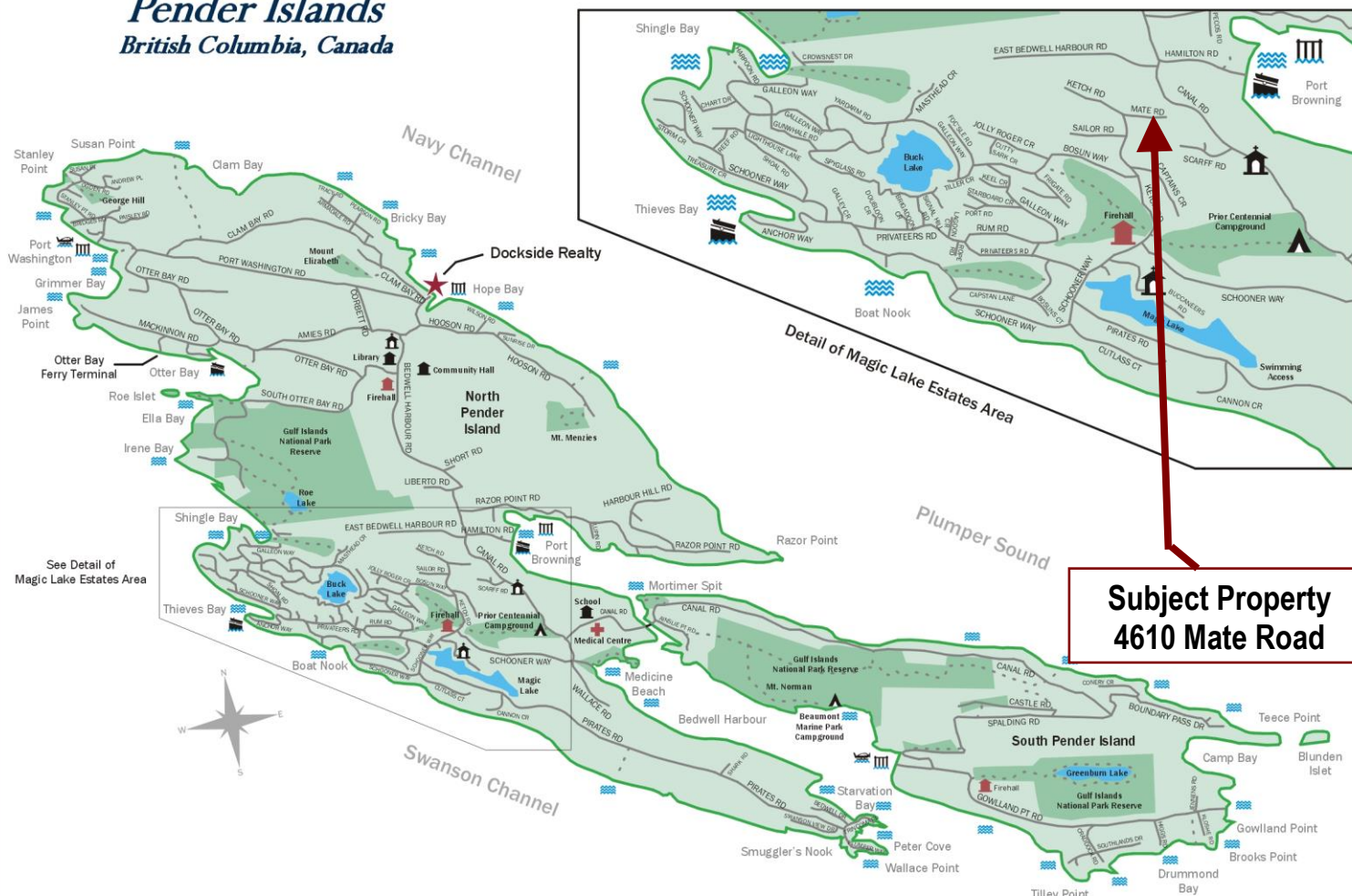


4610 Mate Rd



# 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

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