

# Fully Renovated with Charm!



4756 Bosun Way



**You will love this delightful 2-story home full of charm all through out the house. From the upper front porch to the coved ceiling, the inlayed hardwood floors and the tiled in-floor heated bathroom, this house is a lot of fun. There is brand new wiring and services throughout this recycled home. The septic system is new, along with the wood stove, toilets, bathtubs & all the appliances. The lower level is ready to be legally suited out. If that's not what you're looking for you can keep it as a personal, studio or workspace. The bathroom is 90% complete and the materials are there to finish it off. The high ceilings and garden French doors make the space so lovely, you may want to live down here and rent upstairs! There is room to landscape, space for a greenhouse and fruit trees. The lower level is suited for a garden patio area, fire bowl and patio lights! Thieves Bay, Magic Lake & trails nearby. Waiting on final occupancy.**

# Property Details



4756 Bosun Way



**Year Built (est):** 2021

**Lot Acres:** 0.36

**Bedrooms:** 2

**Bathrooms:** 2

**Fin SqFt:** 901

**Unfin SqFt:** 841

**Bsmt:** Partially finished, walk-out with windows

**Bsmt Height:** 10 ft

**Water:** Municipal

**Waste:** Septic System

**Driveway:** Gravel

**Foundation:** Slab

**Roof:** Asphalt shingle

**Fuel:** Electric, Wood

**Heat:** Electric, Wood

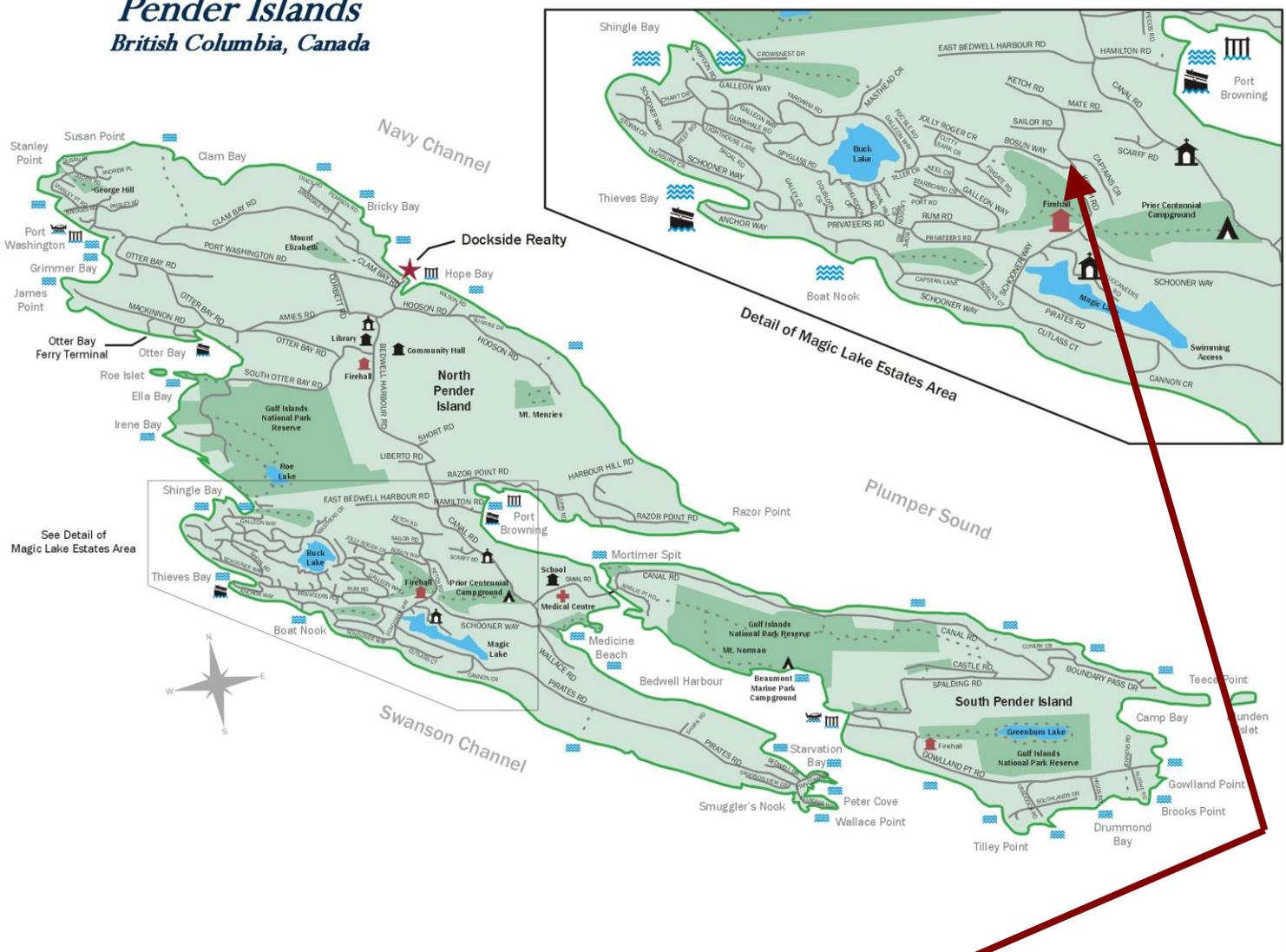
**Lot Features:**

- Sunny
- Renovated
- Low maintenance
- Magic Lake Estates with access to Thieves Bay marina, tennis courts; close to disc golf course and walking trails.



# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
4756 Bosun Way**

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

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

***DISCLAIMER: While every effort is made to provide reliable information, Docksider 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.***



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

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