## Peaceful, Sunny Home!

### 4859 Pirates Rd







4859 Pirates Rd

Enjoy the peaceful surroundings of a sunny, fully serviced lot that provides a tranguil atmosphere for relaxation. The 2-bedroom, 1-bathroom single-wide manufactured home has been tastefully updated to offer modern comfort and style. A new hydro pole & service was installed with final permits in 2021 & the Electrical Safety Inspection completed. Bright and airy, the interior features a well-appointed kitchen, a comfortable living area, and spacious bedrooms. Large windows throughout the home invite an abundance of natural light, creating a warm and inviting atmosphere. A WETT certified airtight woodstove in the living room will keep the home toasty warm & heating costs low in the winter months. Take advantage of the generous outdoor space with a dedicated area for a garden, perfect for cultivating your favorite plants and flowers. Additionally, a convenient outdoor shed provides extra storage space for tools and equipment. A few minutes' walk from the swimming hole at Magic Lake!



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## **Property Details**

## 4859 Pirates Rd







#### 1971 Lot Acres: 0.38 Bedrooms: 2 Bathrooms: 1 Fin SqFt: 672 Unfin SqFt: 240 Bsmt: None Water: Municipal

Year Built (est):

VANIL PRI

#### Waste: Sewer

Driveway: Gravel/dirt

#### Foundation: Pillar/Post/Pier

**Roof:** Asphalt torch-on

Ext Fin: Metal

*Heat:* Baseboard, Electric, Wood

#### Lot Features:

- Landscaped
- Sunny
- Level
- Updated
- Magic Lake Estates with access to Thieves Bay marina & tennis courts; close to lake swimming beach



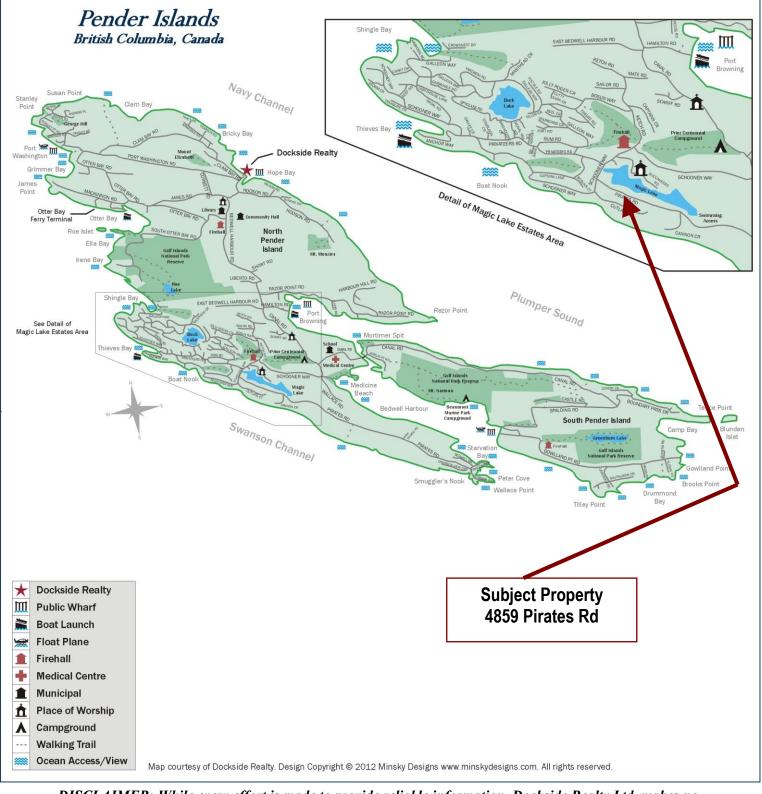
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# Plot Plan and Aerial View 19 13.29 5 77.96 9.98 52. ≭0. 10 69.70 00 6 ¥.28 8 4859 Pirates Rd



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# Pender Islands Map



**<u>DISCLAIMER</u>**: While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.

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

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