

# Sunny and Affordable!



2674 Galleon Way



*Here is a unique opportunity to get into the Red-Hot Gulf Island Real Estate Market! This 1BR, 1BA, 35-foot travel trailer has a permitted addition approved by the CRD, upgraded electrical service & connection to municipal water & sewer. This is a great option for a recreational getaway, or the perfect spot to visit while you plan & build your dream home on the peaceful, approximately 0.55-acre property. The front faces South & the property overlooks a forested, ravine in the back. This is a quiet location on the island, close to Buck Lake, as well as Shingle Bay National Park Reserve. The fireplace in the addition was not installed with permits & will need to be replaced. The trailer is NOT Zoned for use as a Single-Family Dwelling & DOES NOT have an Occupancy Permit for full time living. The Seller is motivated and will consider offers!*



# Property Details



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**Year Built (est):** 1986

**Lot Acres:** 0.55

**Bedrooms:** 1

**Bathrooms:** 1

**Fin SqFt:** 527

**Bsmt:** Crawl space

**Water:** Municipal

**Waste:** Sewer

**Driveway:** Gravel/dirt

**Foundation:**

*Pillar/Post/Pier, Slab*

**Roof:** Asphalt rolled

**Ext Fin:** Metal siding

**Fuel:** Electric, Wood

**Heat:** Baseboard, electric

**Lot Features:**

- Irregular
- Private
- Serviced
- Sloping
- Wooded lot

# Plot Plan and Aerial View



2674 Galleon Way

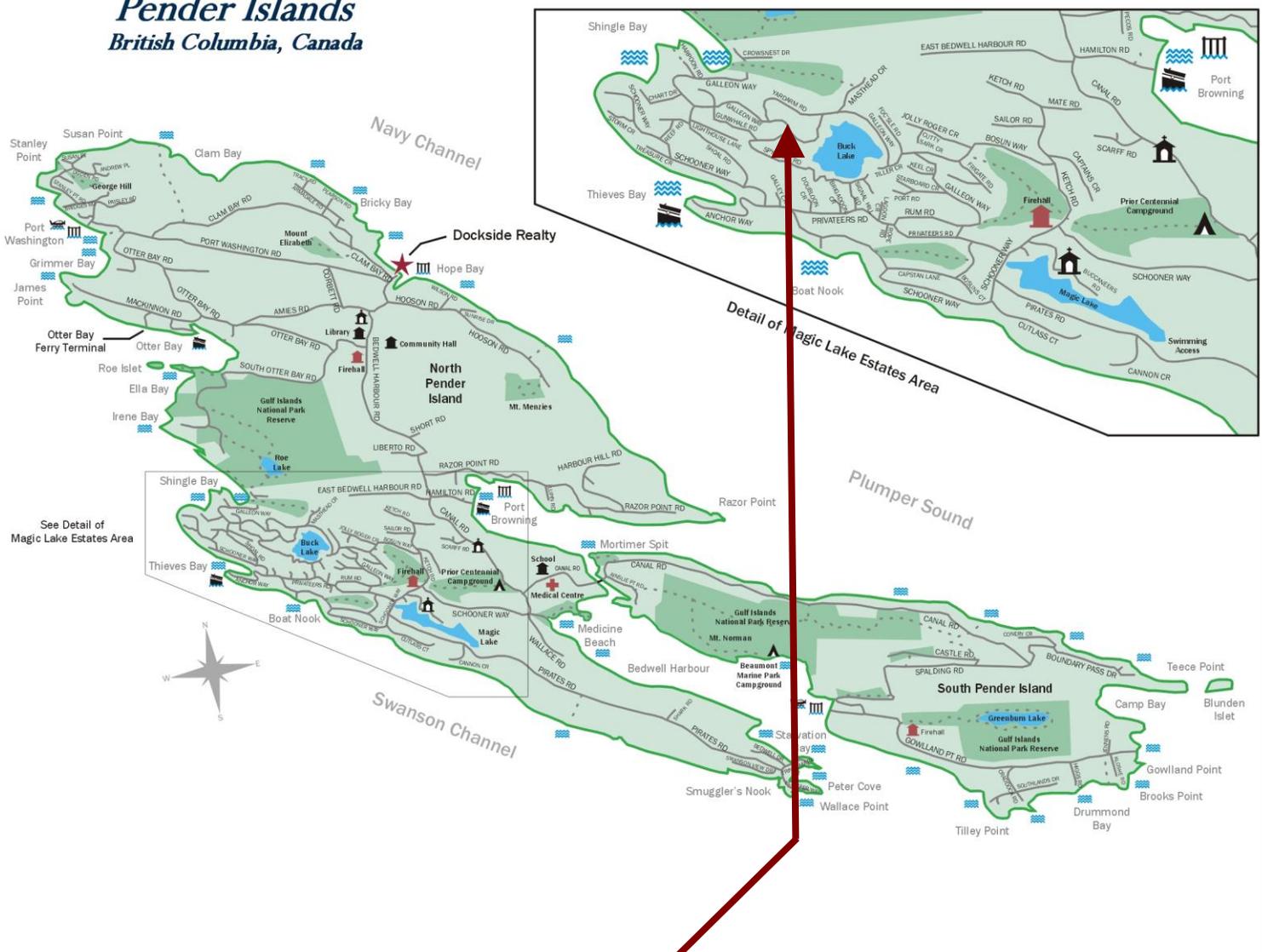


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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
2674 Galleon Way**

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



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