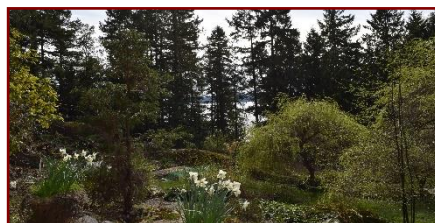
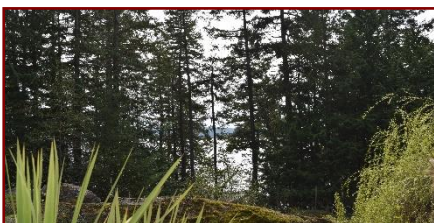


# Fabulous Character Home!



4825 Cannon Crescent



*This fabulous character home has been lovingly updated and sits on nearly an acre of exquisitely beautiful, extremely private, park like property featuring established plantings, mature fruit and nut trees, meditation garden, tranquil duck pond, delightful ocean glimpses and so much more. Home enjoys sunny southern exposure and at over 3500sqft. offers something for everyone. Walk out lower level boasts ample master suite, separate office/ studio and rec room with cozy wood stove. Main floor formal living room leads to dining room and chef's kitchen adjacent to huge sunny deck with commanding views over the blissful landscape. Upstairs offers 2 spacious BR and 2 full BA; perfect for family, guests or B&B opportunity. Easily one of the loveliest properties in the Magic Lake subdivision, this prime cul-de-sac location is only 300 meters from public swimming on Magic Lake. Tremendous property!! Tremendous value!!*



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

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



# Property Details



4825 Cannon Crescent



**Year Built (est):**  
1972

**Lot Acres:** 0.94

**Bedrooms:** 3

**Bathrooms:** 5

**Fin SqFt:** 3,515

**Unfin SqFt:** 0

**Bsmt:** Finished

**Bsmt Height:** 9 ft

**Water:** Municipal

**Waste:** Sewer

**Foundation:**  
Concrete Poured

**Roof:** Fiberglass

**Ext Fin:** Wood

**Fuel:** Wood,  
Electric, Propane

**Heat:** Baseboard,  
Radiant Floor,  
Forced Air

**FP Location:** Living  
Room

**Lot Features:**  
- Private  
- Treed  
- South Exposure  
- Mature Plantings

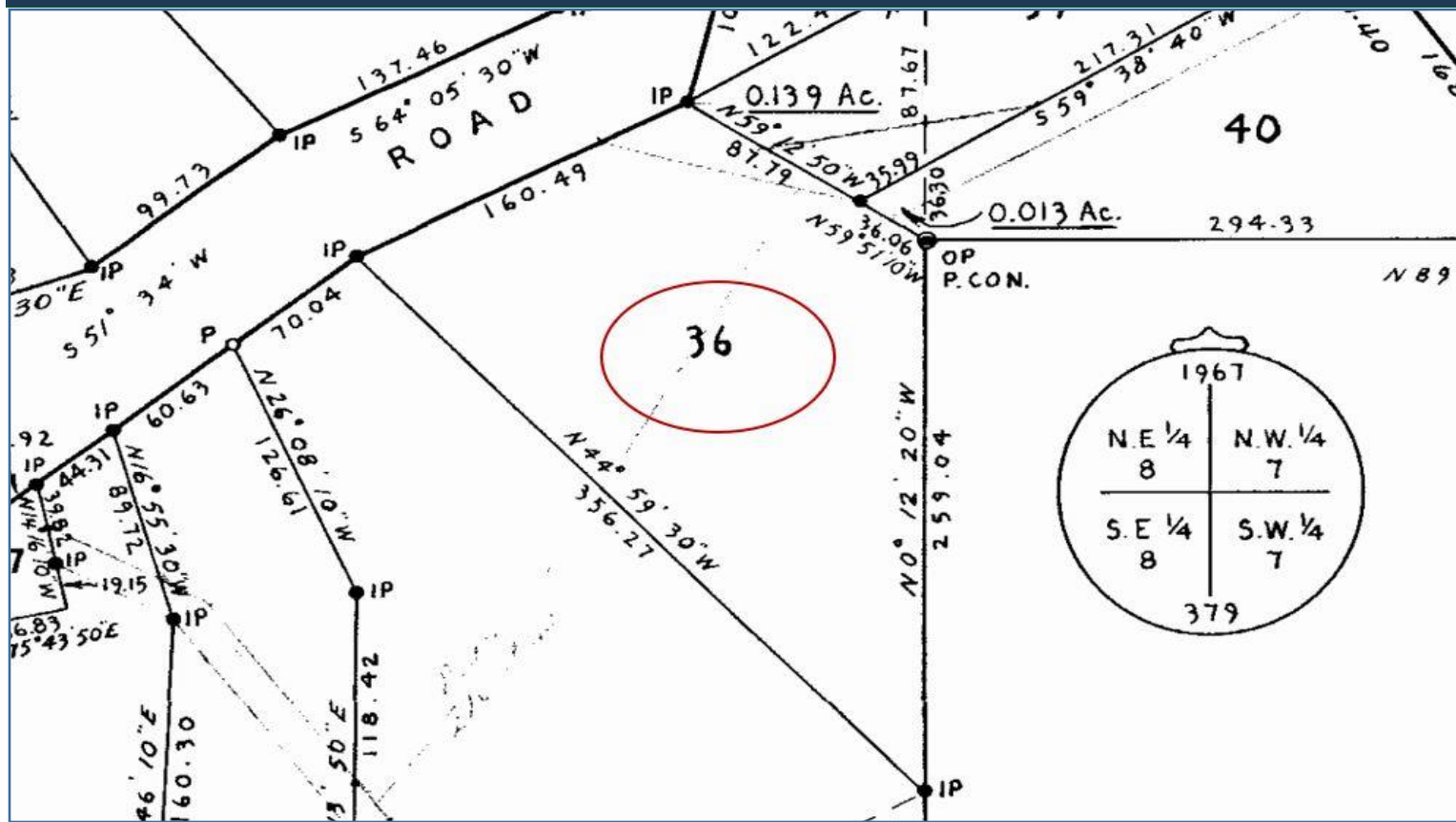


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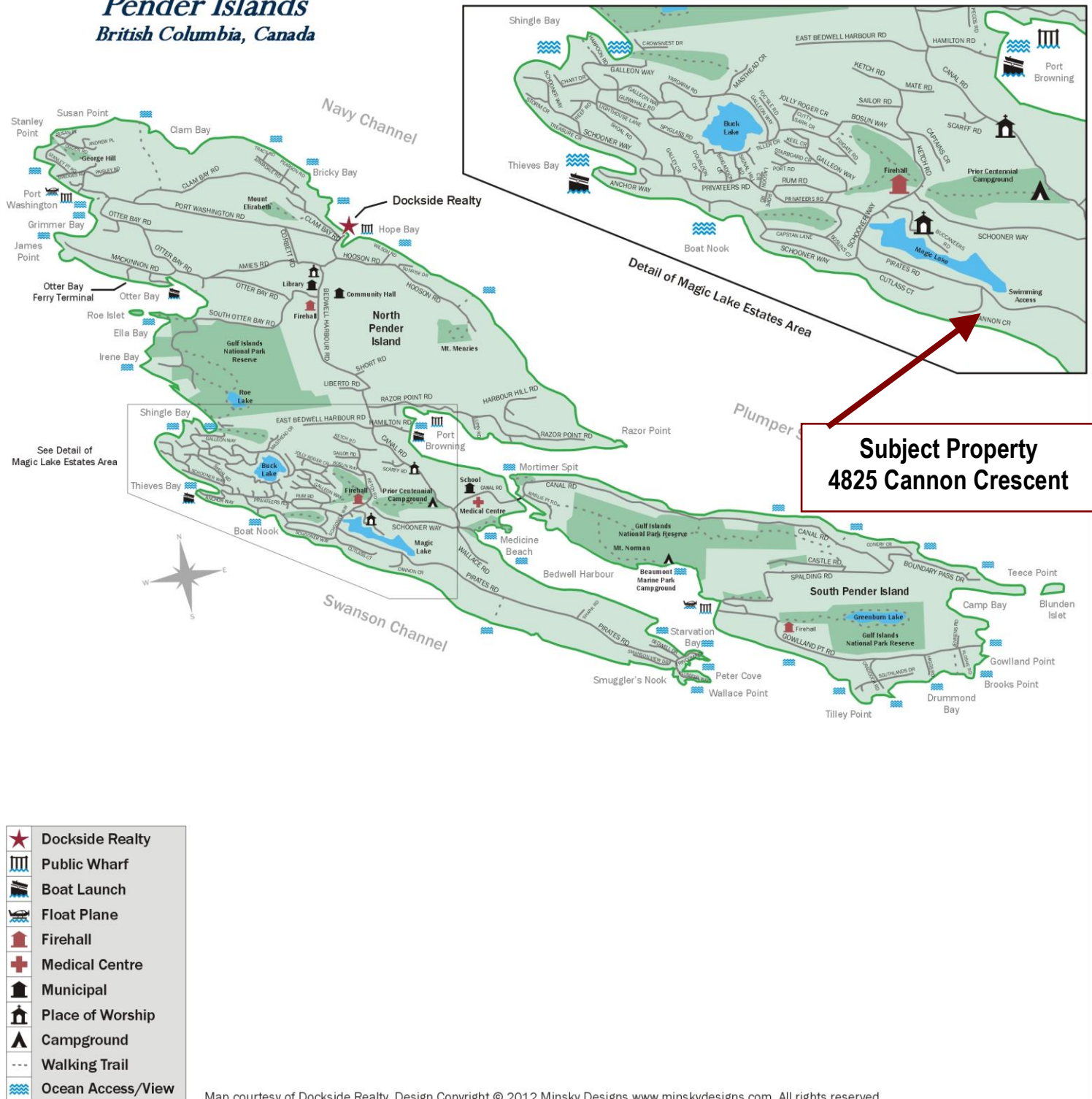
## Plot Plan and Aerial View





# Pender Islands Map

## Pender Islands British Columbia, Canada



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



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