### Welcome to Nettle Manor!

### 2678 Galleon Way









Hope Bay: 250-629-3166 Sidney: 250-656-5062 info@DocksideRealty.ca Delightful 2 bedroom, approximately 1290 sqft one level easy living home on easy care lot in Popular Magic Lake Estates. Current owner has loved living here and appreciates the peaceful neighbourhood and the surrounding nature, as well as the property's privacy. This home tucked in from the road, will be perfect for retirement or a great starter home for first time buyers. This is a very happy place which will appeal to many!

# Property Details

#### 2678 Galleon Way

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Year Built (est): 1980 Lot Acres: 0.29 Bedrooms: 2 Bathrooms: 1 Fin SqFt: 1,290 Unfin SqFt: 513 Water: Municipal Waste: Sewer Foundation: Post & Pad

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Roof: Asphalt

Ext Fin: Wood

Fuel: Wood, Electric

*Heat:* Wood Stove, Baseboard

**FP Location:** Living Room

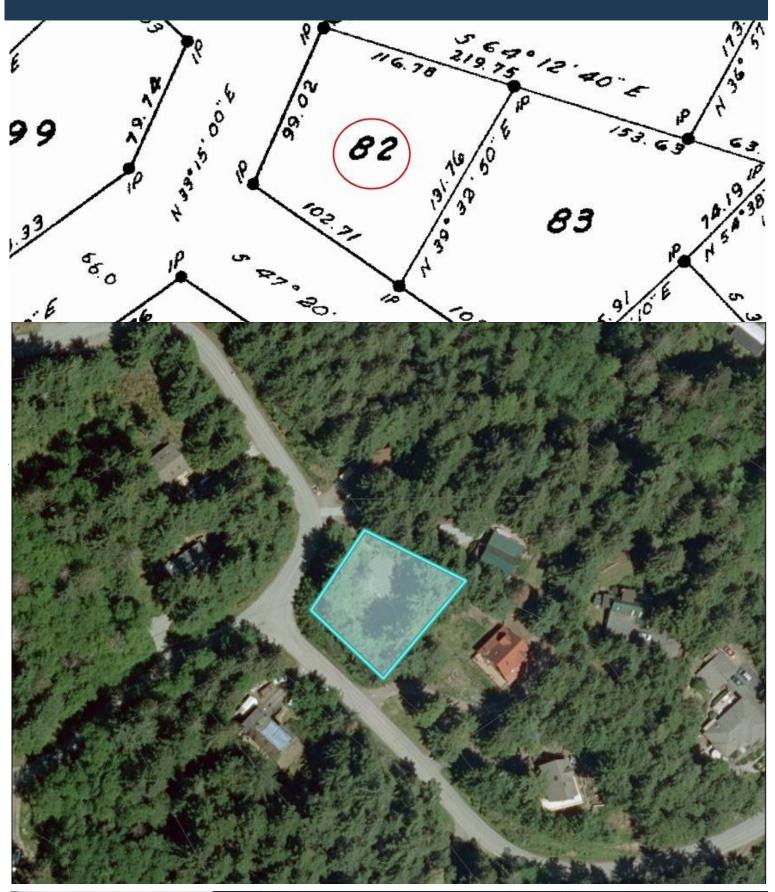
#### Lot Features:

- Corner Lot
- Level
- Private

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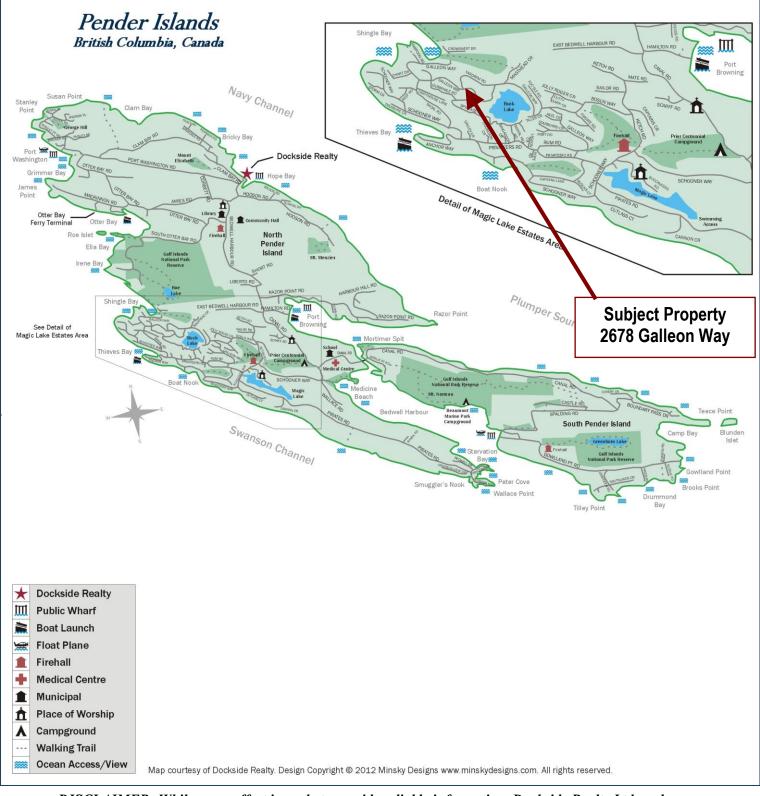
## Plot Plan and Aeríal View





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



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