

# A Rare Gem!



1601 Shoal Road

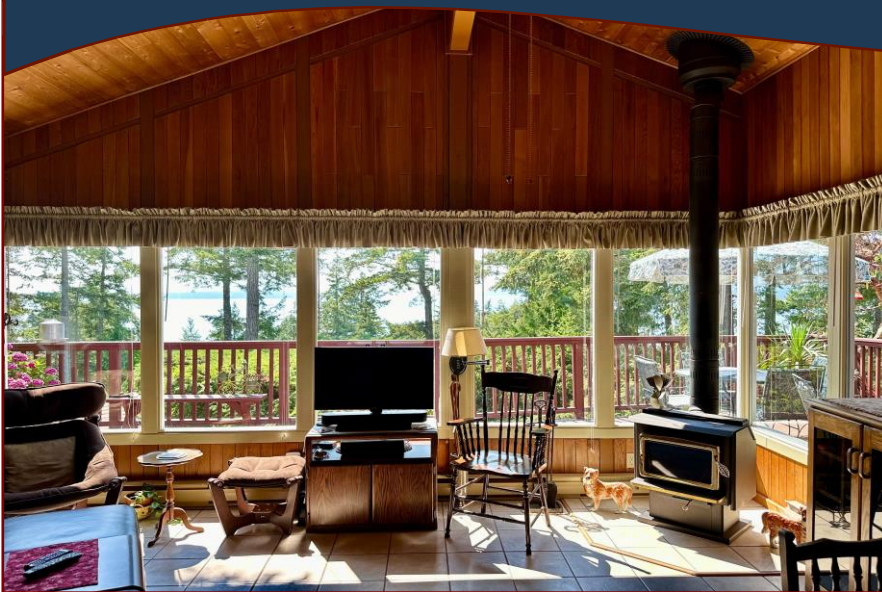


Welcome to 1601 Shoal Road, one of those rare gems within Magic Lake that you didn't know existed. This property has not been on the market for 30 years and 20 before that. Featuring ocean and sunset views, 2BR upstairs with a guest room below, 2BA, a workshop, chicken coops, a double carport plus RV parking, fenced gardens, storage and more. The park like trails on this 2.27-acre property take you to the sizeable workshop surrounded by boulders covered in moss and with Arbutus towering above you. The home wraps around you as you take in the view from inside or on the expansive deck. Enjoy watching the busy water down below with passing boats and the evening sunset which doesn't disappoint. Lots of room for guests, kids pitching tents, dinners on the decks and easy strolls to Thieves Bay or Shingle Bay- two of the best beaches in the Southern Gulf Islands. New septic system Sept 2023.

# Property Details



1601 Shoal Road



**Year Built (est):**  
1971

**Lot Acres:** 2.27  
acre

**Bedrooms:** 3

**Bathrooms:** 2

**Fin SqFt:** 1,205

**Unfin SqFt:** 0

**Bsmt:** Finished

**Bsmt Height:** 7 ft

**Water:** Municipal

**Waste:** Septic  
System

**Foundation:**  
Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Wood Stove,  
Baseboard

**Lot Features:**

- Acreage
- Cul-de-sac
- S. Exposure
- Private
- Ocean Views
- Quiet Area

# Plot Plan and Aerial View

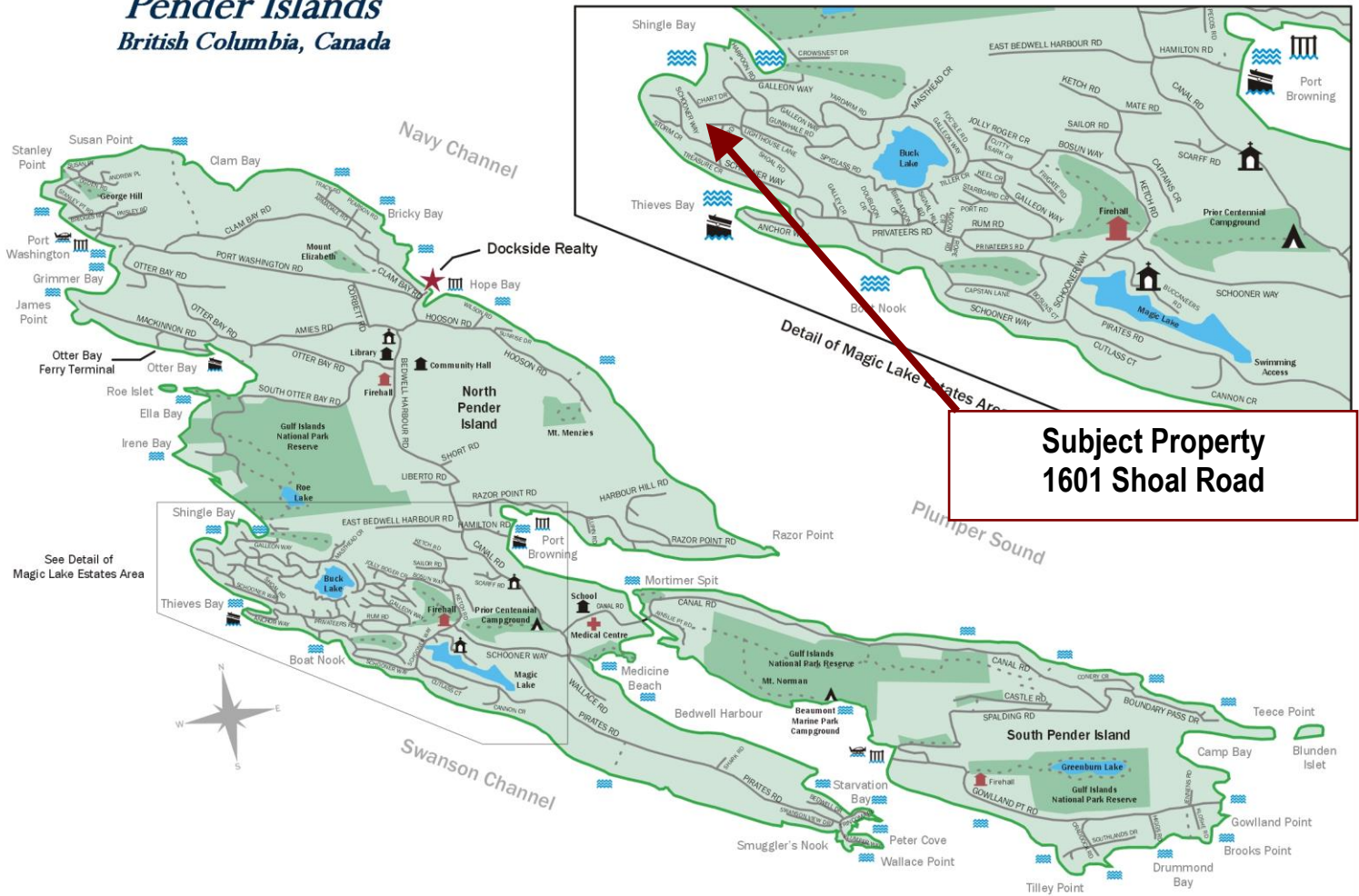


1601 Shoal Road



# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
1601 Shoal Road**

- 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.*



Pender Island • Saturna Island • Vancouver Island

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