

# Fabulous Oceanview Home!



2610 Galleon Way



**Fabulous Oceanview Home; Location, Location, Location!! Simply walk across the street to launch your Kayak in protected Shingle Bay. Enjoy beautiful views and spectacular sunsets from this very desirable Island style home. Open plan living, dining and kitchen areas lead out to spacious view deck. There are three bedrooms each featuring ensuite bathrooms. Family room connects to large workshop; the handy persons dream! Grounds are a gardener's delight with many mature plantings, fruit trees, greenhouse, irrigation system and water feature. Deer proof fencing keeps the munchers out and your pets in. Home has been lovingly cared for and enjoys many recent updates including: Luxury vinyl flooring, economical heat pump system, twin circuit backup generator and much more! Superior location is on a very quiet, no through road near the trail-head to Roe Lake hiking loop. All measurements approximate, Buyer to verify. Buyer's agent must attend viewings. Realize your Island dream today!**



**Dockside Realty**  
Gulf Islands • Vancouver Island

Pender Island • Saturna Island • Vancouver Island

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# Property Details



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**Year Built (est):**  
1985

**Lot Acres:** 0.55

**Bedrooms:** 3

**Bathrooms:** 3

**Fin SqFt:** 2,268

**Unfin SqFt:** 386

**Bsmt:** None

**Water:** Municipal

**Waste:** Septic system

**Driveway:** Gravel

**Foundation:**  
Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Baseboard,  
Electric, Heat pump,  
Propane

**Lot Features:**

- Ocean views
- Mature landscaping
- Greenhouse
- Fully fenced
- Magic Lake Estates with access to Thieves Bay marina & tennis courts

# Plot Plan and Aerial View

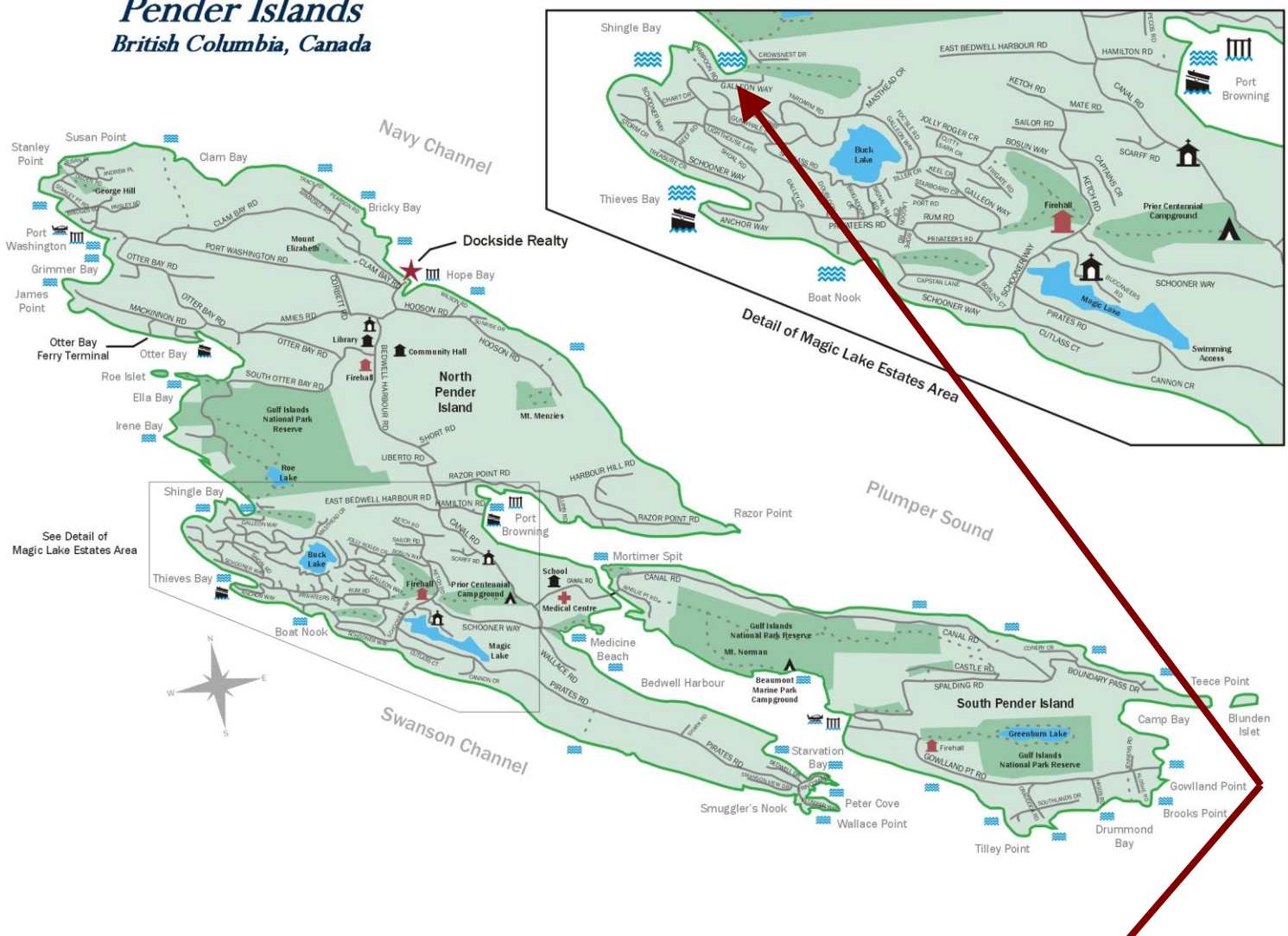


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# Pender Islands Map

## Pender Islands British Columbia, Canada



- Docksider Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

**Subject Property  
2610 Galleon Way**

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



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