

# Sunny, Custom Home!



2633 Shoal Rd



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**Sunny, South Facing Island Dream Home with Ocean Glimpses!** This 3BR, 2BA, approximately 1770 sq ft, split-level, home was custom-built to withstand the test of time in 2005 by a meticulous craftsman. Versatile Layout, with main level entry plus a walk-out lower level, featuring generous sized bedrooms on both floors. A very unique "penny floor" in the upstairs guest BR is a real conversation starter! Granite countertops, s/s appliances, hardwood floors, 2 propane fireplaces, plus detailed custom rock work around the front gardens. Large family room, office & storage room on lower level. Lower patio is wired & ready for your hot tub installation. Offered turnkey, with most interior furnishings including the backup generator. Buyer's Agent must be present for all showings. Your island dream home awaits!

**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):**  
2005

**Lot Acres:** 0.42

**Bedrooms:** 3

**Bathrooms:** 2

**Fin SqFt:** 1770

**Unfinished:** 376

**Bsmt:** 8' Fully finished, walk-out access with windows

**Water:** Municipal

**Waste:** Septic System

**Foundation:**  
Concrete Poured

**Roof:** Fiberglass shingle

**Ext Fin:** Cement fibre

**Heat:** Baseboard electric, propane

**FP Location:** Living Room & lower level

**Lot Features:**

- Ocean glimpses
- Southern exposure
- Back-up generator
- Custom rock work
- Magic Lake Estates with access to Thieves Bay marina

# Plot Plan and Aerial View



2633 Shoal Rd



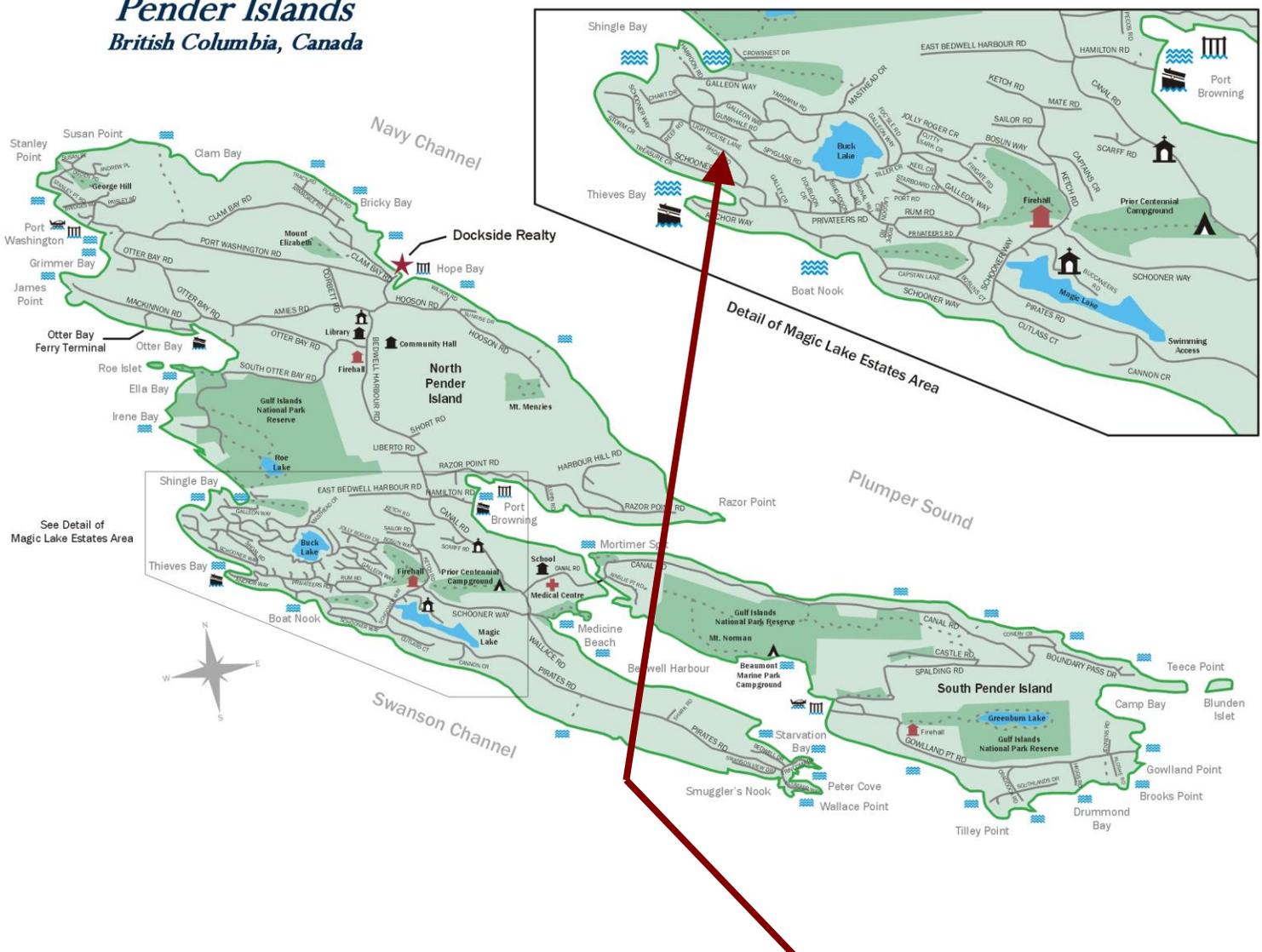
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
2633 Shoal Rd**

- 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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