

Custom Home with a View!



2635 Gunwhale Rd



An opportunity to live and work from home on beautiful Pender Island. This Solid, Spacious 4BR, 5BA, West Coast Family Home boasts an attached 676-sqft workshop and 280-sqft garage. Perfect for an artisan home based business. Save on overhead expenses and put it in your home. Upper level has a thoughtful floor plan with a 210 sqft Primary Room, Walk-In Closet & Ensuite, located one side of the house & 2BRr, 2BA on the other side, creating excellent privacy. Living/dining room & kitchen area is great for entertaining guests. Sliding glass doors leads to a cozy backyard deck with ocean views in the distance. In addition, there is a 1BR, 1BA, kitchen & laundry on the lower level. Ideal for guests, in-law accommodations, and potential B&B. Once you view this home you will understand how versatile it can be! *Buyer's Agent must be present for all showings.

Dockside Realty
Gulf Islands Vancouver Island

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Sidney: 250-656-5062
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Driftwood: 250-629-3383
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Property Details



2635 Gunwhale Rd



Year Built (est): 2008

Lot Acres: 0.33

Bedrooms: 4

Bathrooms: 5

Fin SqFt: 2,712

Unfin SqFt: 532

Bsmt: None – Lower level with windows & walk-out access

Lower Level: 9 ft

Water: Municipal

Waste: Septic System

Driveway: Gravel/dirt

Foundation:

Concrete Poured, Slab

Roof: Asphalt shingle

Ext Fin: Wood

Heat: Radiant floor, Wood

Lot Features:

- Ocean view
- Lower guest suite
- Large deck
- Custom finishing
- Magic Lake Estates with access to Thieves Bay Marina & tennis courts

Plot Plan and Aerial View



2635 Gunwhale Rd

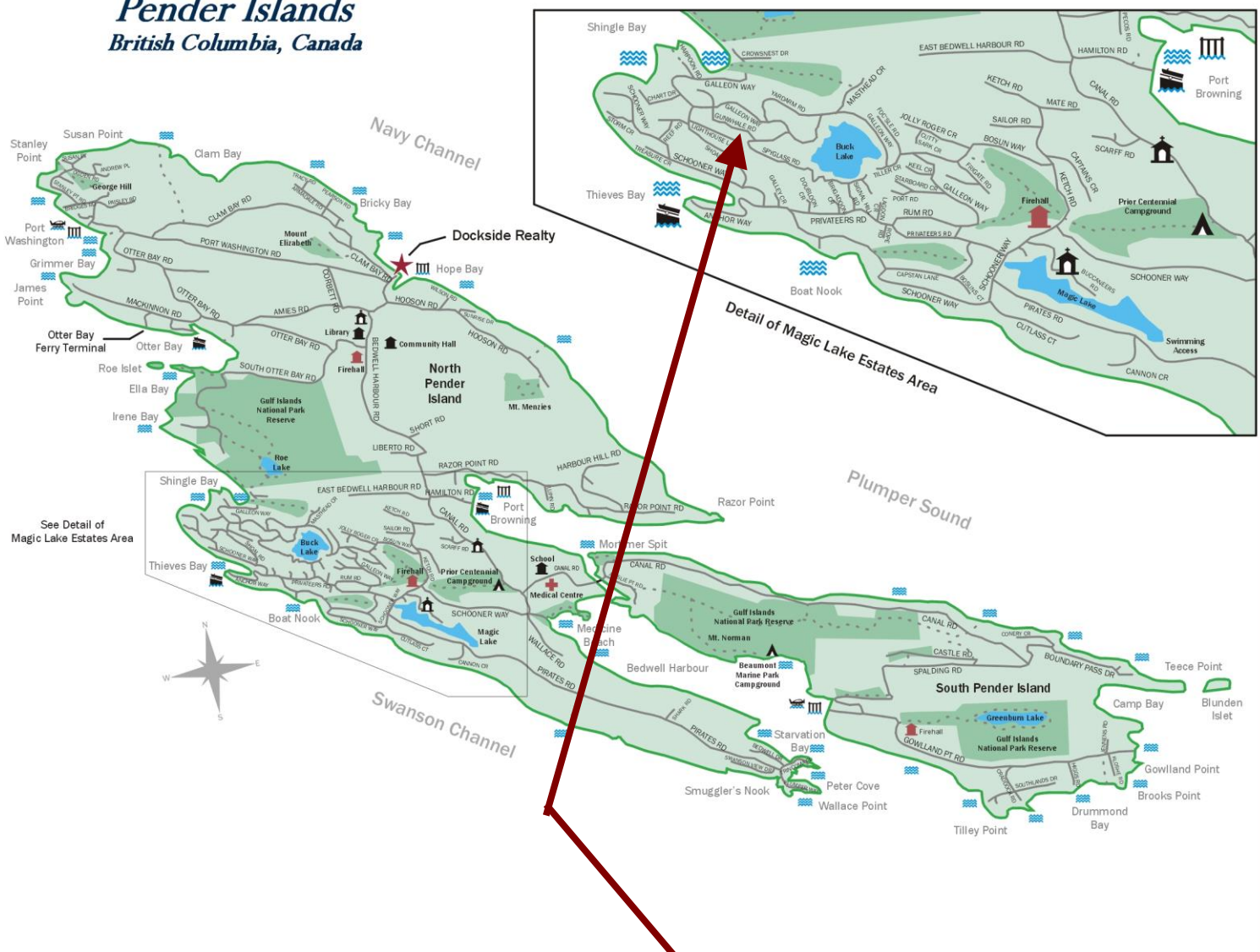


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Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
2635 Gunwhale 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.



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