

Luxurious Lakefront Living!



36111 Galleon Way



Luxurious Lakefront Living at its Finest! This spectacular 3BR, 3BA, SW facing home has been renovated top to bottom to an immaculate, move-in-ready standard. Some of the many upgrades include; covered entry, covered lakeside patio, interior & exterior paint, cedar shakes & window trims, main & upper BA overhaul with heated tile in the main level BA, fir flooring, fir interior & exterior doors, new kitchen in 2019 with fir cupboards, quartz countertops, SS appliances, cellular blinds, gutter guards, exterior landscaping, upgraded 200A electrical service, detached 600 sq ft garage in 2016 with improved driveway & parking. Above ground basement with windows & private entrance makes for a handy workshop/studio space, complete with 2PC BA. Seldom do homes become available on Buck Lake, especially of this superior quality.



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Property Details



36111 Galleon Way



Year Built (est): 1989

Lot Acres: 0.38

Bedrooms: 3

Bathrooms: 3

Fin SqFt: 1,446

Unfin SqFt: 994

Bsmt: Finished

Bsmt Height: 8 ft –
Unfinished, walk-out
access with windows

Water: Municipal

Waste: Sewer

Driveway: Gravel/dirt

Foundation:

Concrete Poured;
Pillar/Post/Pier

Roof: Asphalt
shingle

Ext Fin: Wood

Heat: Baseboard,
Electric, Wood

Lot Features:

- Lakefront
- Sunny
- Dock
- Magic Lake
Estates with access
to Thieves Bay
Marina & tennis
courts

A Note from the Owners of 36111 Galleon Way...

Changing family circumstances have given us the opportunity to take over our family home on Shuswap Lake. While it is with sadness that we leave Pender Island, we are excited about the move and being closer to our family. We have enjoyed eleven years here on Pender Island and will very much miss our friends, neighbours and all that Pender has to offer. We have loved the island with its beautiful scenery, great hiking trails, friendly people, and great community services and events. Most of all, we will miss our daily swims in Buck Lake, arguably one of the best fresh water lakes in the Gulf islands.

While it was never our intent to leave Pender Island, we hope the new owners of our home will enjoy all the love and detail we put in to transforming this property to its current state.

Best wishes,
-Jeff

36111 Galleon Way: Improvements from the Purchase Date in 2010

- 2010
 - frame in crawlspace & rebuild foundation with new post-pads to strengthen main floor
 - new covered entry
 - cedar window trim & corners
 - cedar shakes on 2nd storey added
 - pant entire house
 - replace primary BR windows (x2)
- 2011
 - complete renovation on main BA with heated tile floor
- 2012
 - new fir flooring, main level
 - new fir wood doors (interior)
- 2013
 - new landscaping at lake, with flower beds, seating bench, plants etc
- 2014
 - roof over patio reconstructed & railing repaired to code, new stairs
- 2016
 - remodel upstairs BA, new pocket door, tiled shower & floor, new toilet & vanity
 - new carpet upstairs & stairway
 - new detached double garage, heated & insulated
 - new driveway & rock walls
 - new 200A electrical service
- 2019
 - new kitchen & laundry room
 - fir cupboards (Harbour City Kitchens)
 - quartz countertops & backsplash (Colonial Countertops)
 - new tile flooring & wall for relocated woodstove
 - new Kitchen Aid appliances
 - new fir front door
- 2021
 - new cellular blinds in main living are & upstairs
 - new gutter guards, downspouts, eaves trough repair



NEGOTIABLE INCLUSIONS for 36111 Galleon Way

Living Room

- Samsung Frame TV (new)
- two side chairs
- wood coffee table (oak by Harvest House)
- sofa (by Barrymore - retail price was \$6000 when new)
- antique wood side table (maple leaf carvings in base)
- rug

Dining Room

- wood table and 6 chairs, 3 leafs

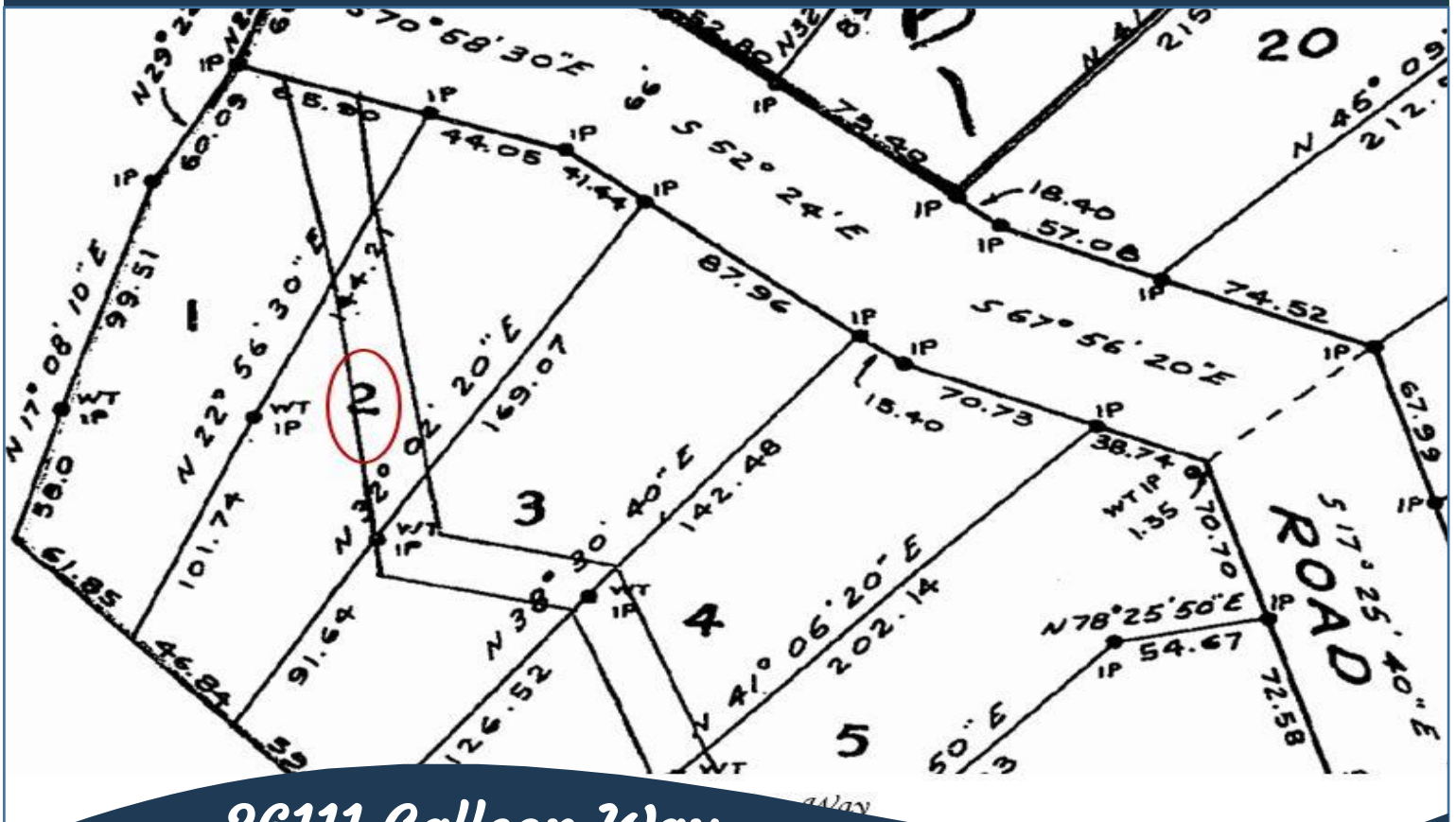
Master Bedroom & Sunroom

- platform bed (by CB2) and Queen mattress
- love seat
- wood desk
- rattan TV stand

Upstairs Bedroom

- antique bedroom suite in walnut - double bed and two dressers with mirrors, two chairs (in basement)

Plot Plan and Aerial View



36111 Galleon Way

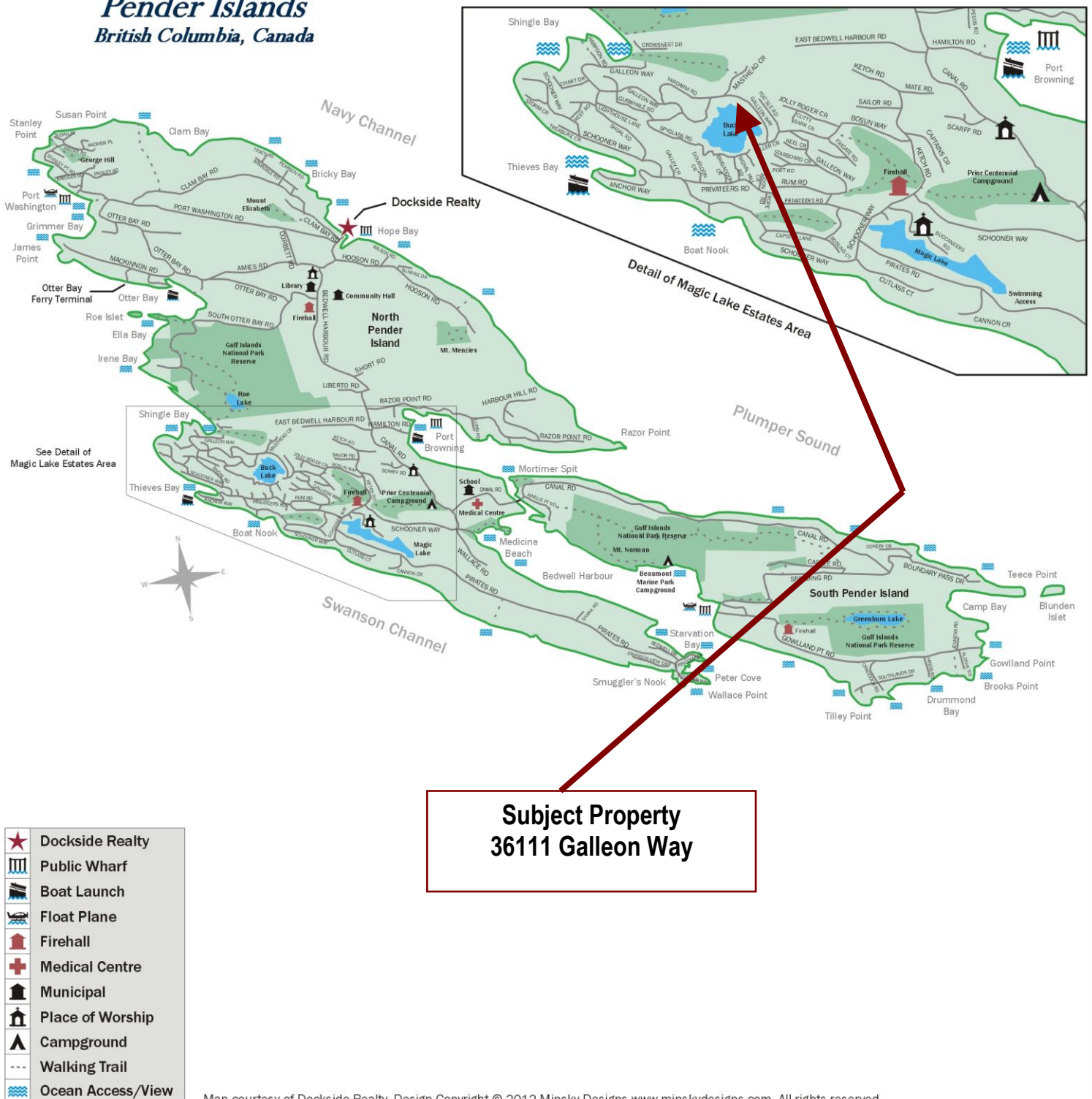


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Pender Islands Map

Pender Islands British Columbia, Canada



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