

Exclusive Lakefront Luxury!



36113 Galleon Way



Lakefront Luxury in Perfect Harmony with Nature! Blending quietly into the natural surroundings, this delightful, approximately 2500 sqft, 3+BR, 2BA home was thoughtfully constructed to maximize daylight & invite the outside in. Custom designed Westcoast Modern masterpiece, built in two stages. Original cottage constructed in 2011, with a massive, open-plan addition completed in 2017. Jaw dropping floor-to-ceiling windows in all the south facing rooms, plus a wall of giant sliding glass doors opening onto a concrete patio overlooking the lake & your own private dock. Designed to function as a highly versatile space for both a growing family & guests, the layout allows for simultaneous use of active & quiet spaces. In-slab heating, passive airflow design to the upstairs, plus a wood burning fireplace allow for efficient year-round energy costs. Detached studio currently used as a small gym could be converted to a bunky for additional guests. Swimming is spectacular this time of year!



Dockside Realty
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Property Details



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Year Built (est):
2011

Lot Acres: 0.45

Bedrooms: 4

Bathrooms: 2

Fin SqFt: 2,450

Unfin SqFt: 1,125

Bsmt: 6' crawl space
unfinished

Water: Municipal

Waste: Sewer

Driveway: Dirt

Foundation:
Concrete Poured

Roof: Metal

Ext Fin: Cement fibre

Heat: Electric,
Radiant floor, Wood

Lot Features:

- Lakefront
- Southern exposure
- Swimming dock
- Detached studio
- Magic Lake Estates
with access to
Thieves Bay marina &
tennis courts

Plot Plan and Aerial View



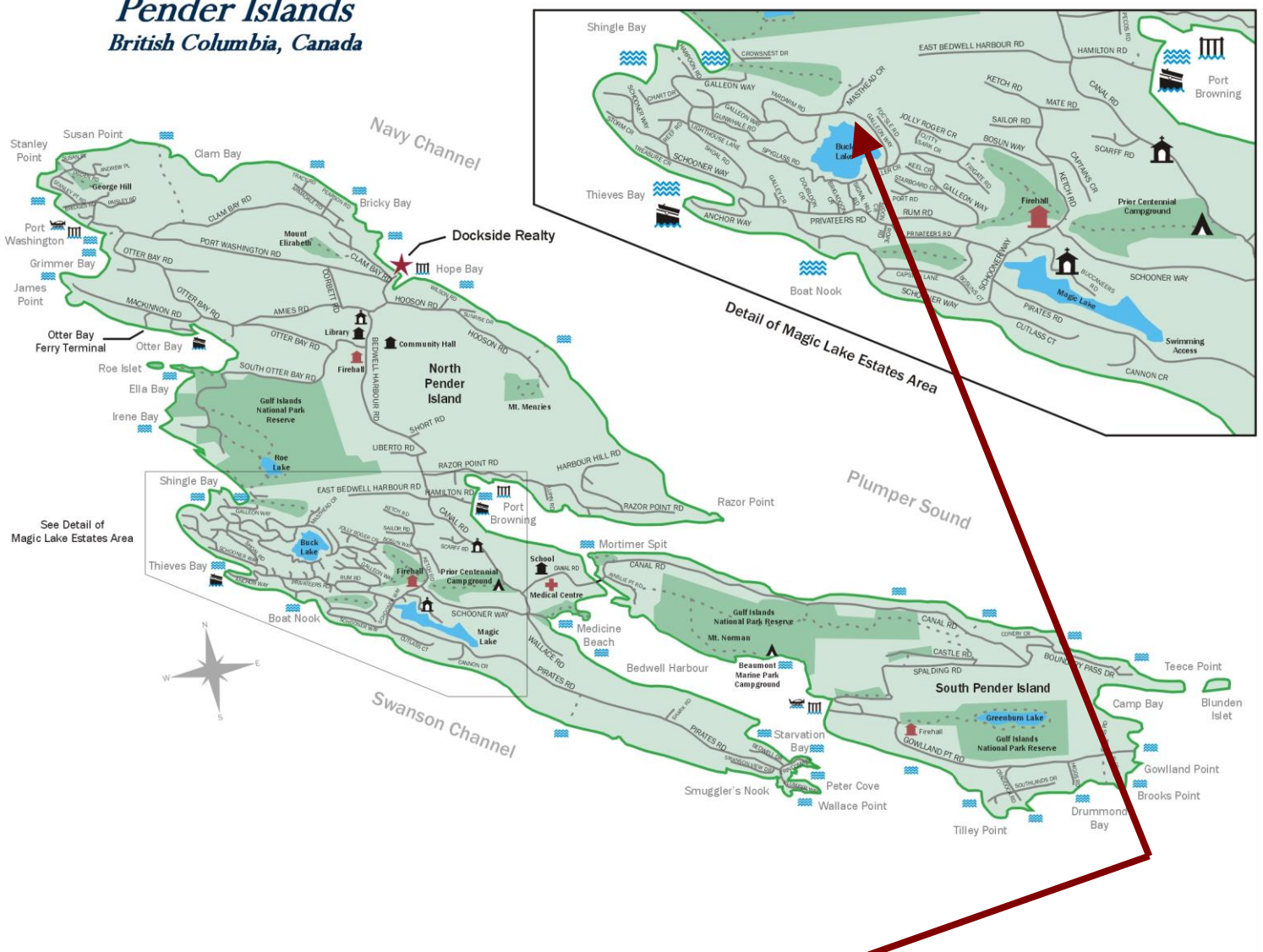
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Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
36113 Galleon Way**

- 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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