

# Lovely Studio-Style Cabin!



3702 Bosuns Ct



Ready to simplify your life? Look no further than this quiet, private, move in ready studio style cabin with easy access; begin to relax and enjoy life. The layout is great, entrance has an area for your shoes and jackets, kitchen is comfortable and highly efficient. The propane stove is a bonus and the farm style enamel sink completes the look! Easy access laundry in the bathroom where you have an accessible shower. Nice little garage workshop where your hobbies can take off or utilize this space as dry storage. From the patio area there is an ocean view corridor and at the right time of year the sun sets here. Something to behold. There is no work needed here, but plenty of opportunity to do more if you want to. Room to expand and build out the garden. Room to putter. There's even room to build a larger home and decommission this home into a studio or workshop. Currently the small building is rented out to a tenant. Require 24 hrs to view. Measurements are approx, buyer to verify.



# Property Details



3702 Bosuns Ct



**Year Built (est):**  
1996

**Lot Acres:** 0.62

**Bedrooms:** 1

**Bathrooms:** 1

**Fin SqFt:** 563

**Unfin SqFt:** 0

**Bsmt:** None

**Water:** Municipal

**Waste:** Sewer

**Driveway:** Dirt

**Foundation:**  
Slab

**Roof:** Metal

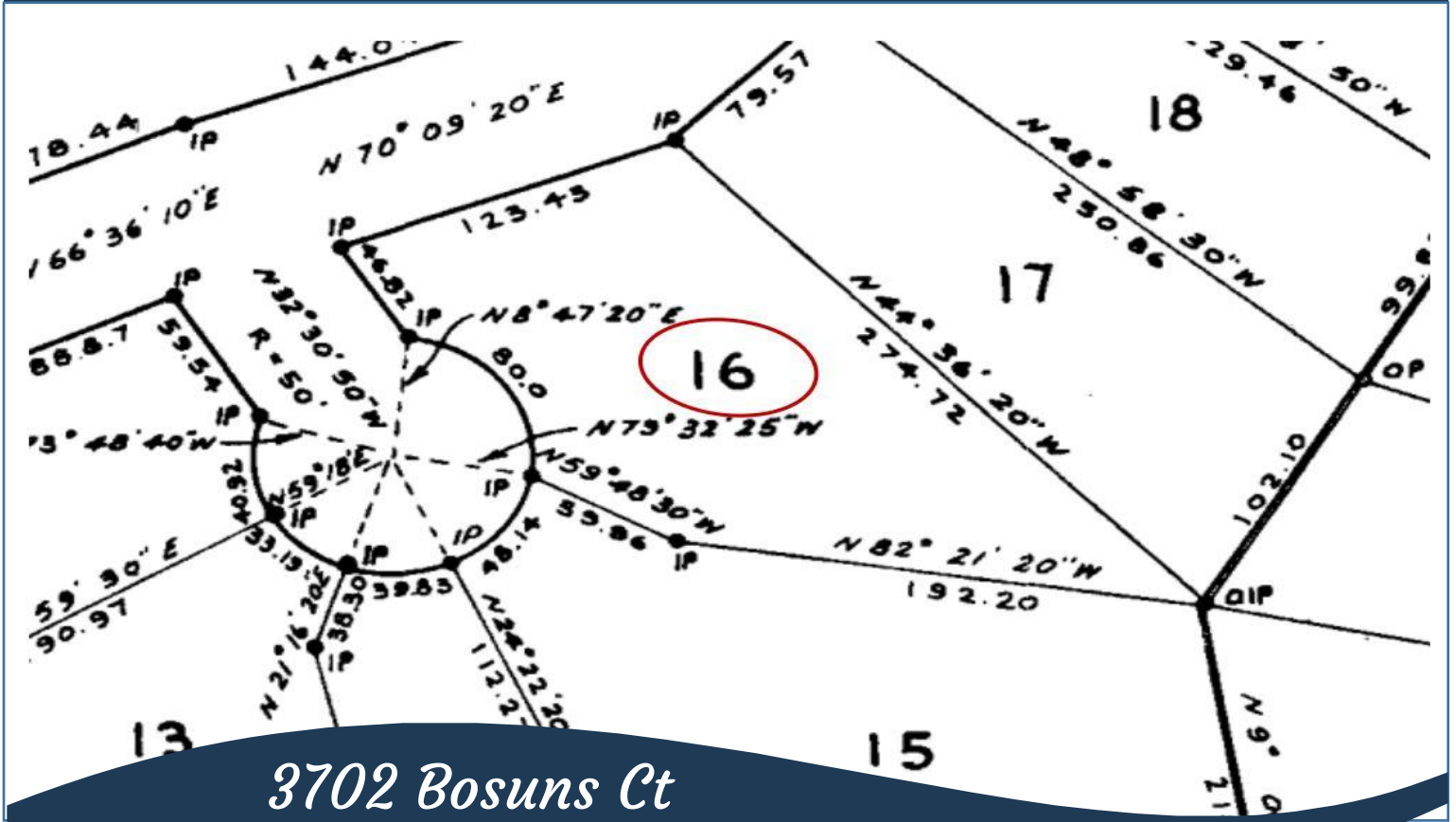
**Ext Fin:** Wood

**Heat:** Heat pump,  
propane

**Lot Features:**

- Private
- Fenced garden
- Patio
- Separate studio
- Magic Lake Estates with access to Thieves Bay marina & tennis courts

# Plot Plan and Aerial View



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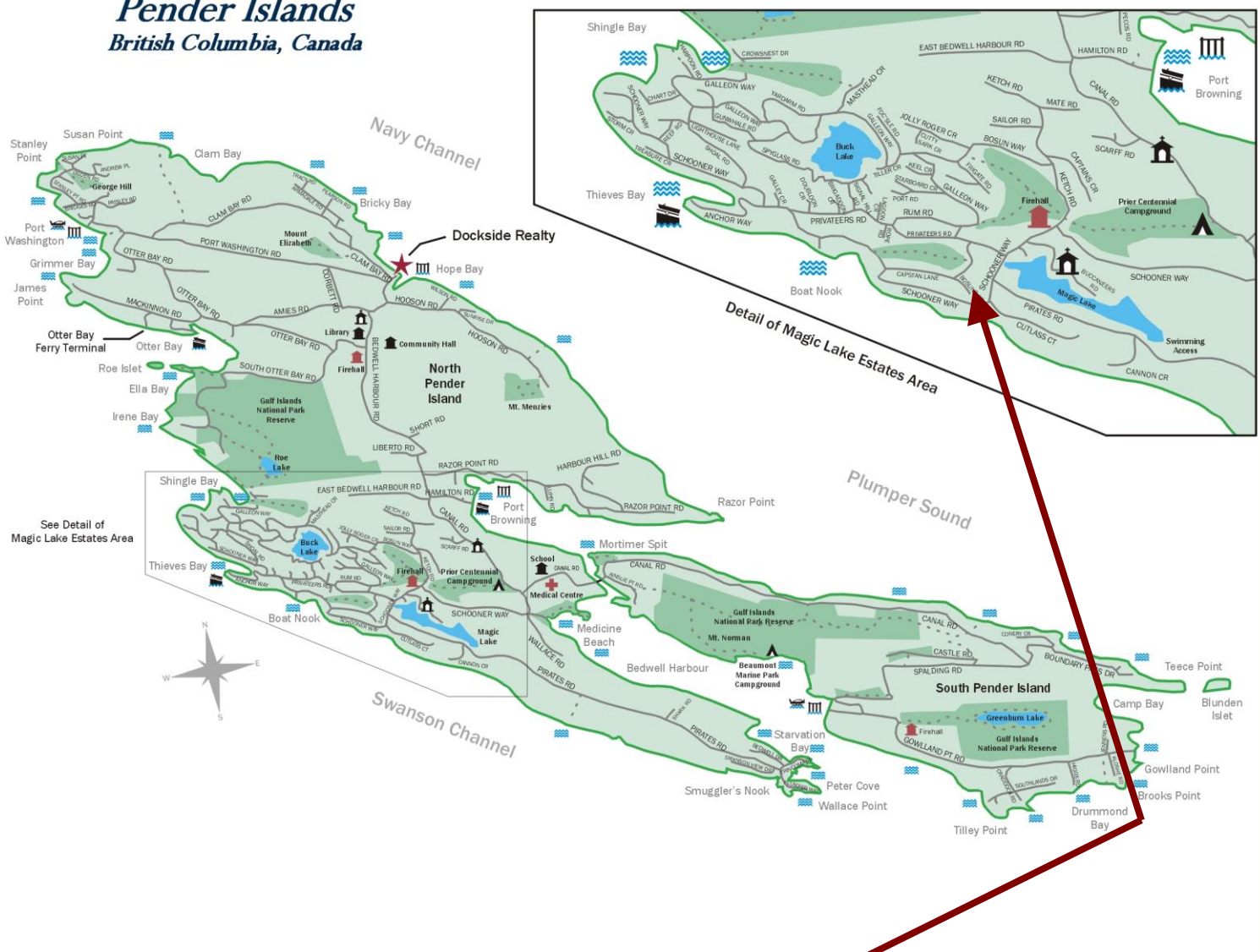
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
3702 Bosuns Ct**

- Docksider 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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