

# Fantastic Opportunity Knocks!

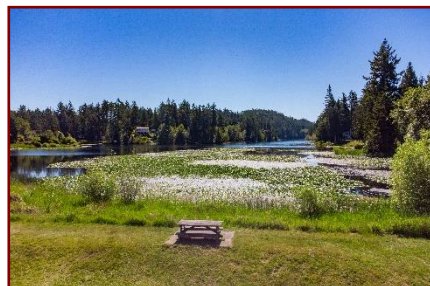


37236 Schooner Way



37236 Schooner Way

*This might just be the best bang for your buck in the Southern Gulf Islands! Fully renovated in 2007, this 6BR, 4BA split-level home features an approximately 1300 sqft, 3BR, 2BA upper level & a separate approximately 1250 sq ft 3BR, 2BA walk-out lower level, which is fully wheelchair accessible. All the hard work has been done, with upgrades including: roof, siding, vinyl windows, tile & laminate flooring, propane fireplace downstairs, wood burning fireplace upstairs, updated bathrooms, fixtures, central vacuum & most other appliances. Ideal for full time living, long term revenue investment or a B&B. The 0.36 acres is fully fenced with a private backyard.*



**Dockside Realty**  
Gulf Islands Vancouver Island

Hope Bay: 250-629-3166  
Sidney: 250-656-5062  
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Driftwood: 250-629-3383  
Saturna: 250-539-2121  
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# Property Details



37236 Schooner Way



**Year Built (est):** 1950

**Lot Acres:** 0.36

**Bedrooms:** 6

**Bathrooms:** 4

**Fin SqFt:** 2,550

**Unfin SqFt:** 252

**Bsmt:** Finished;  
walk-out access with  
windows

**Bsmt Height:** 8 ft

**Water:** Municipal

**Waste:** Sewer

**Driveway:** Gravel/dirt

**Foundation:**

Concrete Poured

**Roof:** Asphalt  
shingle

**Ext Fin:** Wood

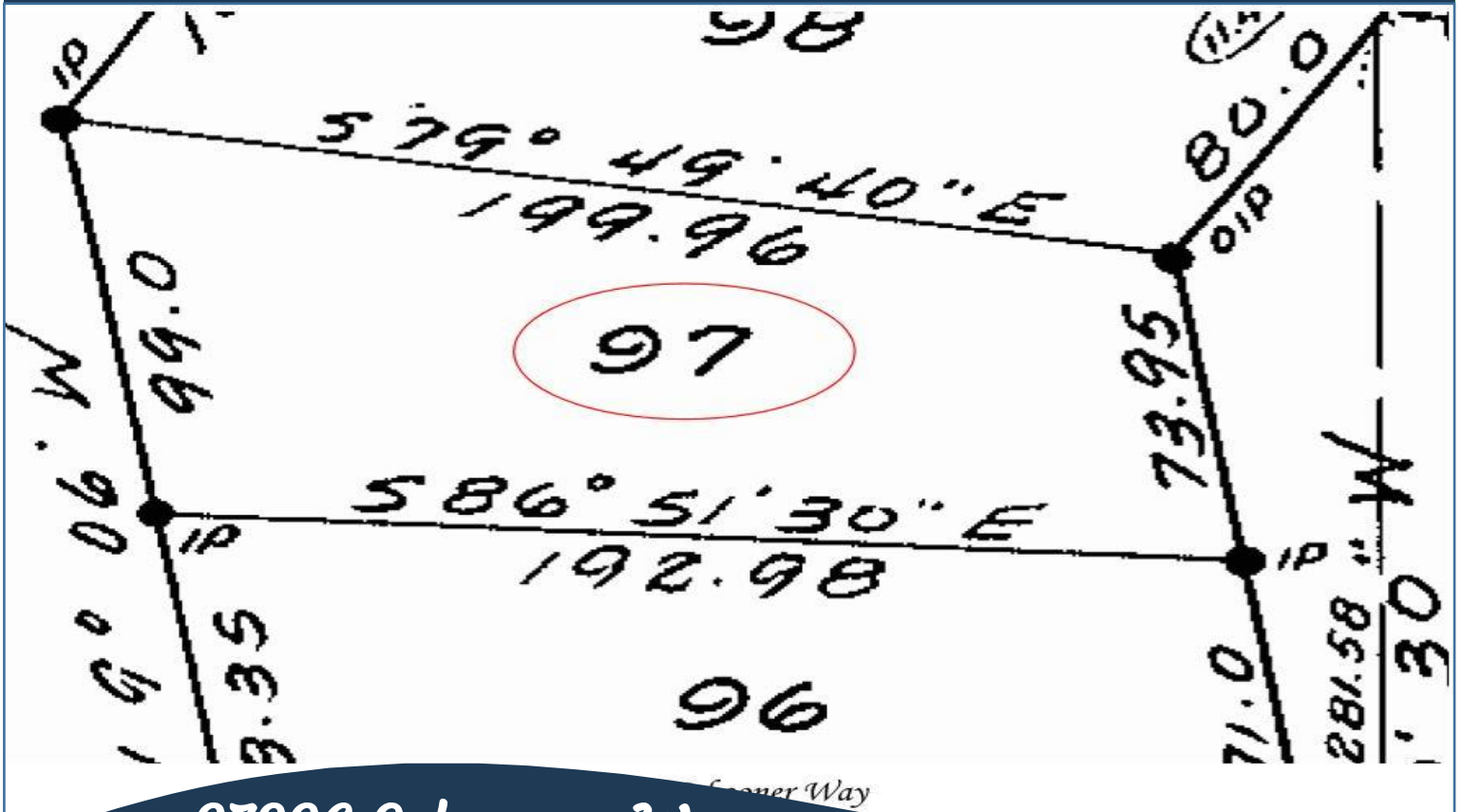
**Heat:** Baseboard  
electric, propane,  
radiant

**Lot Features:**

- Across the street  
from Magic Lake
- B&B potential
- Private
- Access to Thieves  
Bay Marina & tennis  
courts in Magic Lake  
Estates



# Plot Plan and Aerial View



37236 Schooner Way

Aerial - 37236 Schooner

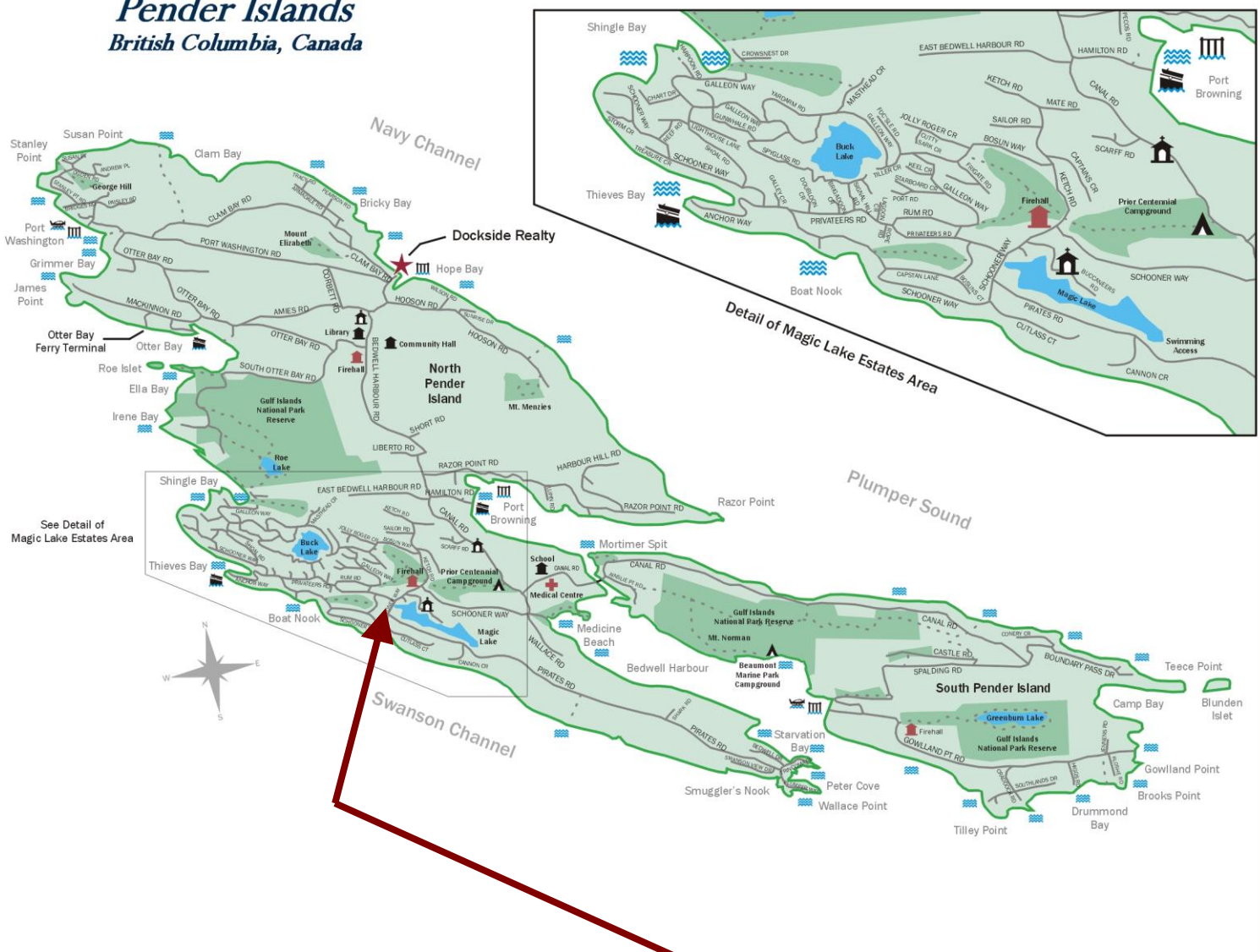


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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
37236 Schooner 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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All measurements are approximate and the buyer is responsible for verifying all data provided.



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