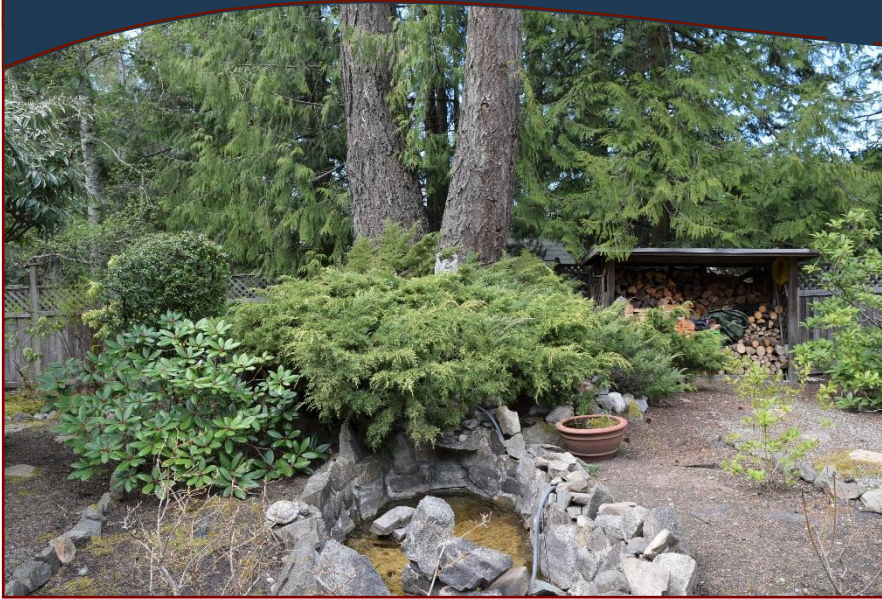


Immaculate Custom Home!



3822 Cutlass Court



This one owner, custom built Rancher style home has been lovingly maintained to the highest standard. Open plan living and family rooms enjoy vaulted ceilings and a wood stove to keep you cozy. Spacious kitchen leads to ample dining area & lovely sun-room. Primary bedroom enjoys full ensuite & two more bedrooms offer options for home office or space for family and friends. Beautifully landscaped .5 acre, south facing property is level, usable & features several varieties of mature plantings and productive fruit trees: Apple, Pear, Plum, Magnolias, Roses and Japanese Maple to name a few. Rounding out this perfect package is a separate studio complete with 3 piece bathroom and European style wood stove. Property is located on a quiet street close to Magic Lake and ocean access at Boat Nook. Make your dream of Island living come true!



Property Details



3822 Cutlass Court



Year Built (est):
2004

Lot Acres: 0.52

Bedrooms: 3

Bathrooms: 2

Fin SqFt: 1700

Bsmt: None

Water: Municipal

Waste: Sewer
Connected

**Separate studio with
3-piece bathroom
and woodstove**

Foundation:
Concrete Poured

Roof: Asphalt
Shingle

Ext Fin: Cement
Fibre, Wood

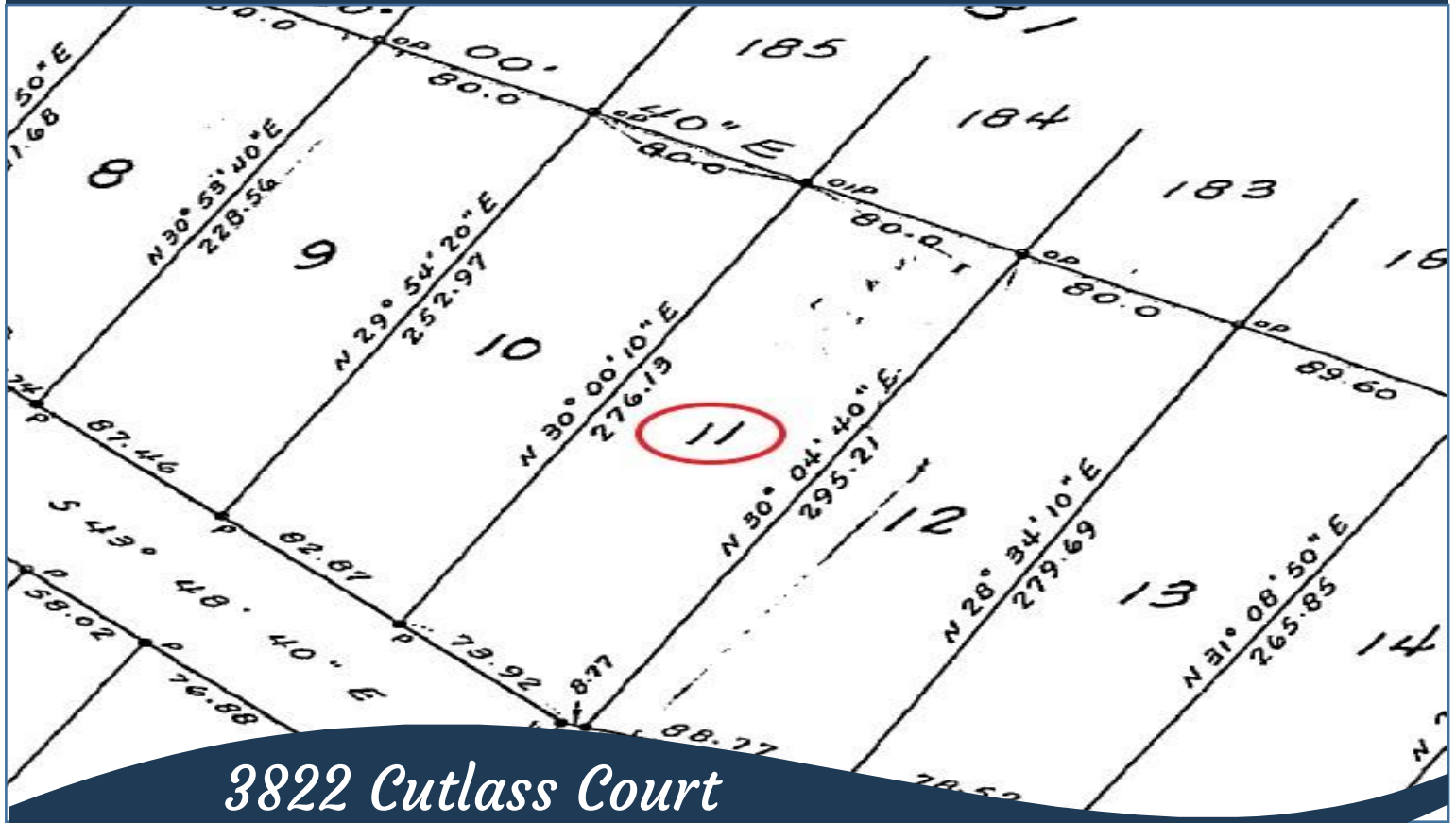
Fuel: Wood, Electric

Heat: Wood Stove,
Baseboard, Radiant
Floor

FP Location: Living
Room

Lot Features:
- Easy Access
- Partial Fencing
- South Facing
- No Thru Road

Plot Plan and Aerial View



3822 Cutlass Court



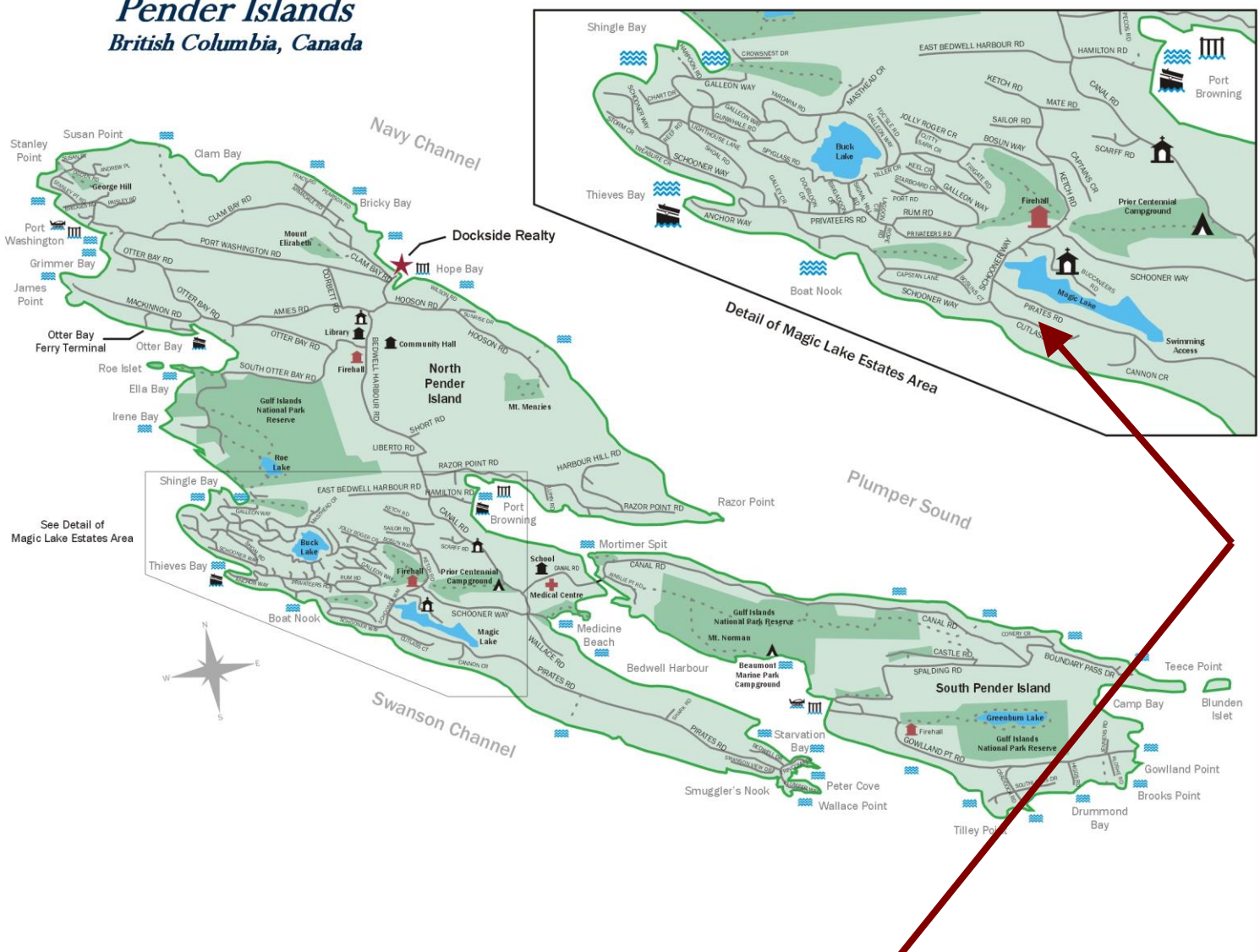
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Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
3822 Cutlass Court**

-  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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