

# 2020 Custom Built Home!



4604 Mate Rd.



***This 2-bedroom, 1 bathroom rancher style home with a lower-level workshop/ laundry room comes with 2-5-10 Warranty. Low maintenance metal siding & roof. In-floor heating in the bathroom. Baseboard heating throughout. Wood stove for cozy winter nights. Handy backup 12-volt electric lighting circuit set up lights your home if the power goes out. On municipal water & septic. On .49 acres. Bring the unfinished backyard bunkie to life for guest accommodations or a fun playhouse for kids. Partially fenced yard. Comes with four large cisterns for extra water for your gardens. Cisterns can be converted as potable water. On a quiet, no through road. Close to walking trails & short drives, 7 minutes or less to disc golf, tennis/pickleball courts and The Driftwood Centre for all your amenities. Thieves Bay Marina, 5 min car ride away and boasts low moorage rates for Magic Lake residents only. Measurements are approx. Buyer to verify.***





# Property Details



4604 Mate Rd.



**Year Built (est):**  
2020

**Lot Acres:** 0.49

**Bedrooms:** 2

**Bathrooms:** 1

**Fin SqFt:** 778

**Bsmt:** 7'4" ft partially  
finished

**Water:** Municipal

**Waste:** Septic  
System

**Detached unfinished  
bunkie**

**Foundation:**  
Concrete Poured

**Roof:** Metal

**Ext Fin:** Metal

**Fuel:** Wood, Electric

**Heat:** Wood Stove,  
Baseboard, Electric,  
Radiant Floor in BA

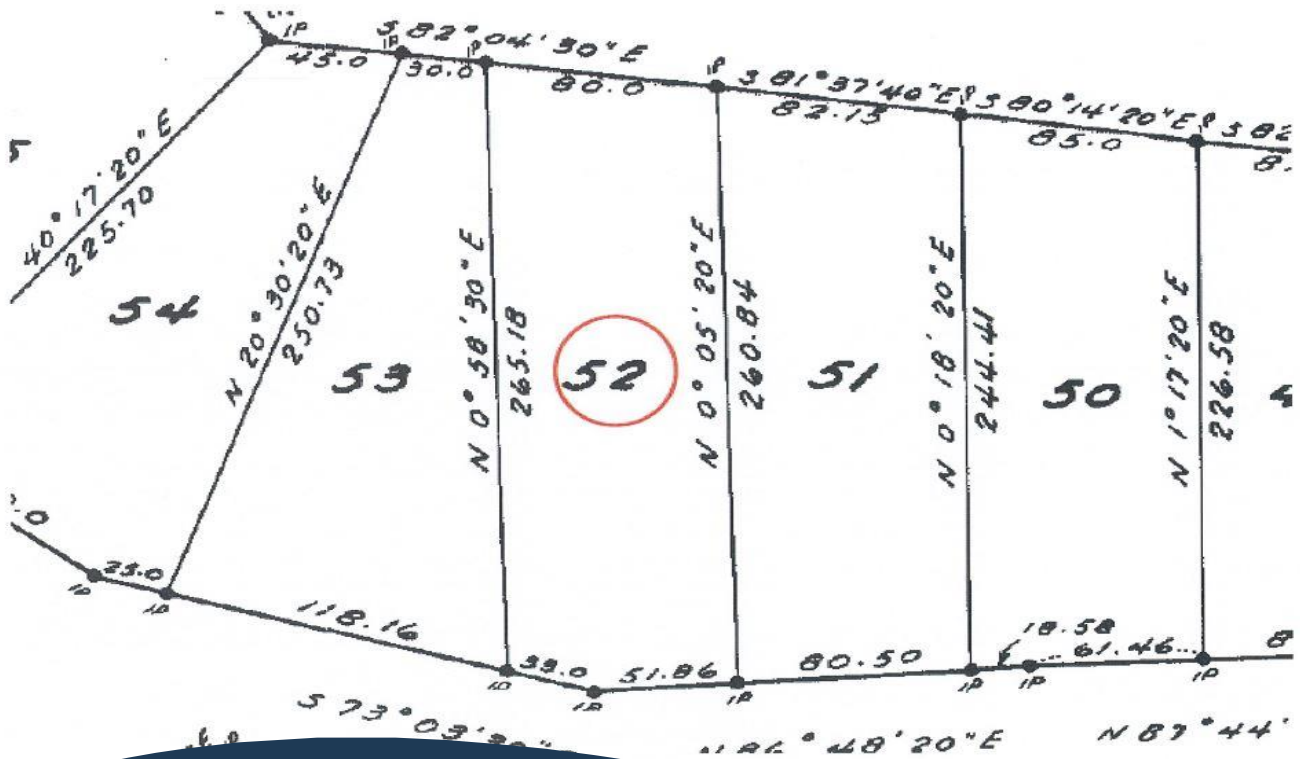
**FP Location:** Living  
Room

**Lot Features:**

- Cul de sac
- 4 large cisterns
- Partially Fenced  
Garden



# Plot Plan and Aerial View



4604 Mate Rd.



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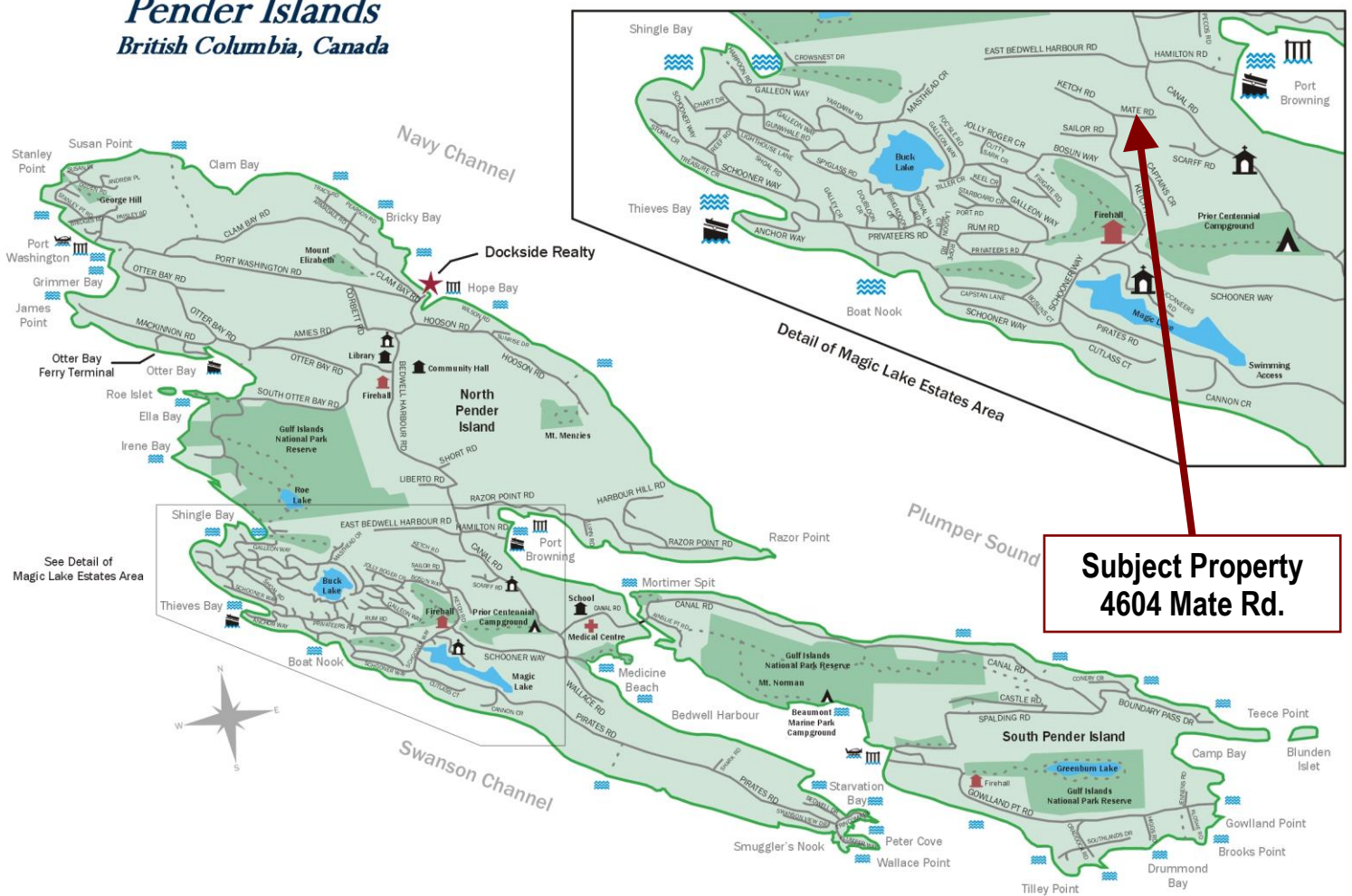
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# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
4604 Mate Rd.**

- 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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**DISCLAIMER:** While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.

All measurements are approximate and the buyer is responsible for verifying all data provided.



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