

# *Serviced Lot and More!*



*4616 Mate Rd*



**Located at the end of a no through road in a very quiet area of the Magic Lake neighbourhood, this nearly 1/2 acre lot offers so much potential! Driveway is roughed in to a sweet auxiliary building where you can plan your dream home. Value added improvements include: 200 Amp Service, Septic System, hooked up facilities, Heat Pump, and much more. A nearby, somewhat steep, trail leads to a short walk to Port Browning beach access, Marina and Pub. Driftwood Center (Downtown Pender) is also nearby. Property owners in this neighbourhood may apply for affordable moorage at Thieves Bay Community Marina. Disc Golf and public access to Magic Lake are also minutes away.**

# Property Details



4616 Mate Rd



**Lot Acres:** 0.47

**Water:** Municipal

**Waste:** Septic system

**Driveway:** Roughed-in

**Services:** 200 amp electrical installed; sewer system connected

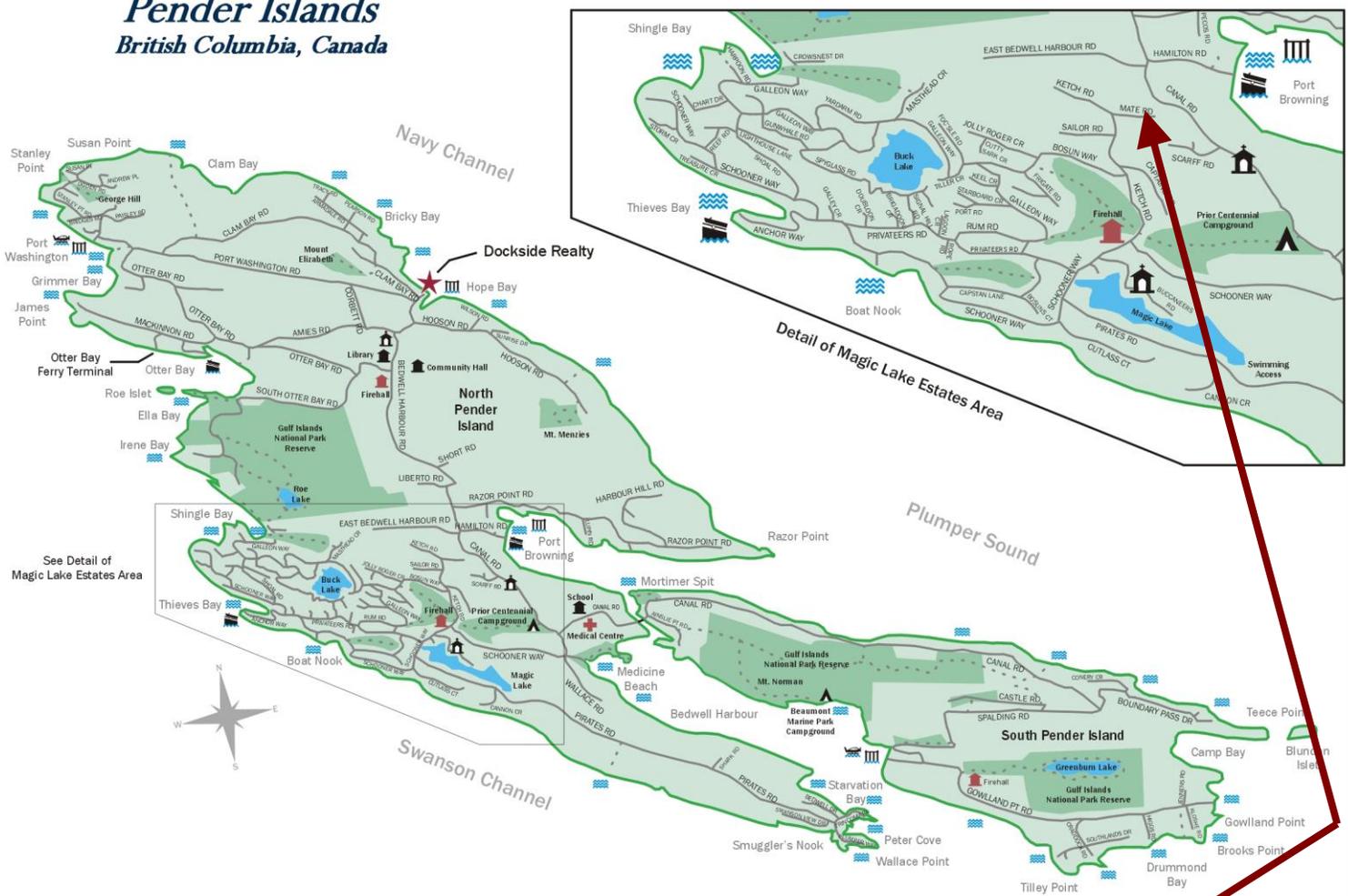
**Lot Features:**

- Private
- No-through road
- Serviced
- Auxiliary building with shower, toilet, kitchen sink, loft and heat pump
- Magic Lake Estates with access to Thieves Bay marina & tennis court
- Walking trails nearby



# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
4616 Mate Rd**

- 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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