



## 3624 Foc-sle Rd Pender Island BC

\$199,000

This half acre, south facing property is located on the corner of Galleon Way and Foc-sle, a no-thru Road. The lot itself is fully treed, raw land, that has some flat areas and sloped areas. With developed properties on either side, you will know where your neighbours are, allowing you to carefully choose the building site while maintaining the privacy you seek. There is an eco-sensitive (DPA) area at the rear of the lot. You'll be able to connect to the Magic Lake Estates Water and Sewer system. Current Bylaws (RR1 Zoning) allow you to build a house and accessory buildings (studio or workshop etc), allowing you no more than 5382 sqft combined. Secondary Suites are also permitted. This is a nice location in that it is a short walk to the trail that takes you by Buck Lake. Local property owners have discount moorage rates at Thieves Bay Marina. There are multiple ocean access points, trails, a disc golf park, baseball park, tennis courts and playground and all within walking distance.

Listing Presented By:



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