

**Active**  
**R2271890**

**Block B SAKINAW LAKE-TURTLE BAY**

Residential Detached

Board: V  
House with Acreage

Sunshine Coast  
Pender Harbour Egmont  
VON 1V0

**\$998,000** (LP)

(SP) 



Sold Date: \_\_\_\_\_ Frontage (feet): **578.00** Original Price: **\$998,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1968**  
 Depth / Size: **1391xIrregul** Bathrooms: **1** Age: **50**  
 Lot Area (sq.ft.): **194,240.00** Full Baths: **1** Zoning: **SFD**  
 Flood Plain: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$2,006.89**  
 Rear Yard Exp: **Southeast** For Tax Year: **2017**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **017-492-998**  
 Tour: **Virtual Tour URL**

View: **Yes: Waterfront West Facing**  
 Complex / Subdiv: **Turtle Bay**  
 Services Connected: **None**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Other**  
 Rain Screen: \_\_\_\_\_  
 Renovations: **Partly** Reno. Year: \_\_\_\_\_  
 # of Fireplaces: **1** R.I. Plumbing: \_\_\_\_\_  
 Fireplace Fuel: **Wood** R.I. Fireplaces: \_\_\_\_\_  
 Water Supply: **Other**  
 Fuel/Heating: **Wood**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
 Parking: **Other**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** : \_\_\_\_\_  
 Fixtures Rmvd: \_\_\_\_\_ : \_\_\_\_\_  
 Floor Finish: **Laminate**

Legal: **PL LMP1151 BLK B DL 3249 LD 36. GROUP 1.**  
 Amenities: **Guest Suite**  
 Site Influences: **Private Setting, Rural Setting, Waterfront Property**  
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Master Bedroom	10' x 9'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Bedroom	12' x 10'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>700</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>700 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>		<b>6</b>							Door Height:
Grand Total:	<b>700 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

**Paradise Found. 1st offered in 35 years 4.4 acres, 3 bdrm cabin w/ 578 ft of water frontage and all day sunshine. Located in one of the most desired locations on the lake w/ frontage on both Ruggles and Turtle Bay. This magical property is completely flat and includes a guest cottage, huge lily pond and crown land island for added privacy. Many recent improvements including new roof, flooring, dock and water tower. This water access cabin is a 5 minute boat ride from Sakinaw Lake Rd boat launch. Sakinaw Lake is one of the warmest lakes in Canada with summer water temp of 26 C. Turtle Bay is a magical child safe swimming bay and shared w/ only 4 properties. Turtle and Loon watching, Trout fishing from your wharf, kayaking. 3 hrs from West Van. A family legacy to enjoy for years!**