



Presented by:
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Active **Lot 2 SAKINAW LAKE** Residential Detached
R2827218 Sunshine Coast **\$1,550,000** (LP)
 Board: V Pender Harbour Egmont (SP) **M**
 House with Acreage VON 2H0



Sold Date: If new, GST/HST inc?: Original Price: **\$1,550,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1978**
 Frontage(feet): **109.00** Bathrooms: **1** Age: **45**
 Frontage(metres): **33.22** Full Baths: **1** Zoning: **RU-1**
 Depth / Size: **226x111236** Half Baths: **0** Gross Taxes: **\$1,804.51**
 Lot Area (sq.ft.): **26,745.00** Rear Yard Exp: **East** For Tax Year: **2023**
 Lot Area (acres): **0.61** P.I.D.: **008-975-191** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: Panoramic Waterfront Views**
 Complex/Subdiv: **Ruggles Bay**
 First Nation Reserve:
 Services Connected: **Septic, Water**
 Sewer Type: **Septic** Water Supply: **Other**

Style of Home: **Cabin** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Other**
 Exterior: **Wood** Driveway Finish:
 Foundation: **Other** Dist. to Public Transit: Dist. to School Bus:
Post Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: Reno. Year: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
 Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **No**
 Fuel/Heating: **Wood** R.I. Plumbing: Floor Finish:
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Metal**

Legal: **LOT 2, PLAN VAP11997, DISTRICT LOT 3248, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Waterfront Property**
 Features: **Free Stand F/P or Wdstove, Refrigerator, Stove**

Finished Floor (Main):	1,028	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 3
Finished Floor (Below):	150	Main	Kitchen	10' x 9'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	10' x 12'			x	
Finished Floor (Total):	1,178sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	15' x 15'			x	
Grand Total:	1,178sq. ft.						x	
							x	
							x	
							x	
							x	
							x	
Suite:							x	
Basement:None							x	

Crawl/Bsmt. Height: # of Levels: **1** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **6** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

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

Muskoka Style Lakeside Waterfront on Sakinaw Lake. 3 bedroom westcoast style boat access cabin which includes a coveted private boat house on Sakinaw Lake Road and trailer storage. A rare gem not on market since 1977, this west facing 26,000 square foot lot has over 100 feet of water frontage. Main cabin boasts vaulted ceilings and open plan kitchen, dining and living room area, 2 bedrooms and 3 piece bathroom. Spacious deck and covered eating area surrounds the cabin for great indoor outdoor living. Detached guest bunk house (3rd bdrm) at waters edge for extended family or guests. Large stationary dock with covered boathouse. Extras include: septic system, solar power, hot water on demand, generator power, This family legacy property is only 2 hours from West Vancouver via HB ferry.