



Presented by:
Tom Hassan

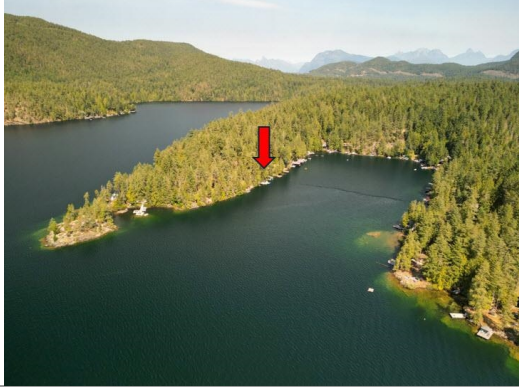
Royal LePage Sussex - Tom Hassan
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Active
R3087081
Board: V
House/Single Family

Lot 14 SAKINAW LAKE
Sunshine Coast
Pender Harbour Egmont
VON 1E0

Residential Detached
\$719,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$719,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet): 90.00	Bathrooms: 1	Age: 34
Frontage(metres): 27.43	Full Baths: 0	Zoning: RU1-A
Depth / Size: 204x95x215	Half Baths: 1	Gross Taxes: \$2,018.00
Lot Area (sq.ft.): 20,566.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.47	P.I.D.: 008-224-897	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Panoramic Waterfront		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: None		
Sewer Type: None	Water Supply: Other	

Style of Home: 1 1/2 Storey	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:	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: Wood	Fixtures Leased: No		
Fuel/Heating: Other	Fixtures Rmvd: No		
Outdoor Area: Sundeck(s)	Floor Finish:		
Type of Roof: Metal			

Legal: **LOT 14, PLAN VAP11997, DISTRICT LOT 3248, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Waterfront Property**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	700	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	7' x 10'			x	Above 2
Finished Floor (Below):	0	Main	Kitchen	10' x 10'			x	
Finished Floor (Basement):	0	Above	Primary Bedroom	12' x 15'			x	
Finished Floor (Total):	700sq. ft.	Above	Bedroom	10' x 10'			x	
Unfinished Floor:	0			x			x	
Grand Total:	700sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Sakinaw Lake Waterfront Boat Access. 1st time offered in 30 years, 2 bedroom westcoast style cabin. 1/2 acres located in Square Bay- known to be a great community for families! Ferry Horseshore Bay to Gibsons and 1 1/2 hr drive. Purchase price includes private waterfront parking lot, storage for tin boat/motor and 2 private docks for pick-up/loading and only 7 minute boat ride to your slice of heaven! Well maintained cabin has full kitchen w/ stove, fridge, washer dryer, solar power, dock and boat house. Sakinaw is one of warmest lakes in Canada. Water-ski, sailing, fishing, hiking. Best lake community in BC- enjoy lake concerts, water-ski club and social functions and even a water-ski tournament for kids and adults! Let the fun times begin...your family will love this legacy property.