



Presented by:
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Active
R2883109
Board: V
House with Acreage

Lot 2 SAKINAW LAKE
Sunshine Coast
Pender Harbour Egmont
VON 2H0

Residential Detached
\$1,098,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,098,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1978
Frontage(feet): 109.00	Bathrooms: 1	Age: 46
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: Virtual Tour URL
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**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other Post**
Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

Total Parking: Covered Parking: Parking Access:
Parking: **Other**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

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	12' x 13'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 7'			x	Main 3
Finished Floor (Below):	150	Main	Kitchen	13' x 8'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	11'6" x 10'			x	
Finished Floor (Total):	1,178sq. ft.	Main	Bedroom	8' x 9'2"			x	
Unfinished Floor:	0	Main	Bedroom	10' x 17'6"			x	
Grand Total:	1,178sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						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 west coast style boat access cabin which includes a share in private parking lot with common dock launch and parking spot. 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.