



Presented by:  
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**Active**  
**R2360960**  
 Board: V  
 House with Acreage

**Lot 51 SAKINAW LAKE**  
 Sunshine Coast  
 Pender Harbour Egmont  
 VON 2H0

Residential Detached  
**\$499,000** (LP)  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size: **398**  
 Lot Area (sq.ft.): **52,272.00**  
 Flood Plain:  
 Rear Yard Exp: **West**  
 Council Apprv?:  
 If new, GST/HST inc?:

Frontage (feet): **144.00**  
 Bedrooms: **2**  
 Bathrooms: **0**  
 Full Baths: **0**  
 Half Baths: **0**

Original Price: **\$725,000**  
 Approx. Year Built: **1988**  
 Age: **31**  
 Zoning: **R2**  
 Gross Taxes: **\$1,547.67**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?:  
 P.I.D.: **008-975-787**  
 Tour:

View: **Yes: Waterfront**  
 Complex / Subdiv: **Sakinaw Lake**  
 Services Connected: **None**  
 Sewer Type:

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Other**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Other**  
 Fuel/Heating: **Wood**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 Metered Water:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**

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:

Legal: **LOT 51 DL 3248 PLAN 11997**

Amenities:

Site Influences: **Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'			x			x
Main	Kitchen	6' x 10'			x			x
Main	Bedroom	8' x 9'			x			x
Above	Bedroom	9' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>600</b>	# of Rooms:	<b>4</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1				Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3				Pool:
Finished Floor (Total):	<b>600 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Grand Total:	<b>600 sq. ft.</b>	Basement: <b>None</b>		6				
				7				
				8				

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

**Sakinaw Lake Waterfront Cabin. Enjoy 1.2 acres of paradise with approx. 158 ft. of water frontage. First time offered for sale this 2-3 bedroom boat access cabin built in 1988 was completed to studs but not finished. Sunny SE exposure, privacy and stunning water views. Great opportunity to finish cabin and start enjoying the lake this summer while you plan an addition, renovation or build your dream cabin as zoning allows for 2 dwellings on the property. Purchase price includes 1 parking spot in a gated parking lot with boat and motor storage at the end of Sakinaw Lake Rd. Sakinaw Lake has one of the warmest water temperatures in Canada and allows waterski boat enjoyment. Priced at lot value as neighbouring property recently sold for \$1.23M. A family legacy property to enjoy for years.**