



Presented by:

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Active
R2337639

Board: V
House with Acreage

Lot 49 SAKINAW LAKE

Sunshine Coast
Pender Harbour Egmont
VON 2H0

Residential Detached

\$1,298,000 (LP)

(SP)



Sold Date:	Frontage (feet):	232.00	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1984
Depth / Size:	Bathrooms:	2	Age: 35
Lot Area (sq.ft.): 45,218.00	Full Baths:	2	Zoning: SFD
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,234.31
Rear Yard Exp: North			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 008-975-744
			Tour: Virtual Tour URL
View:	Yes: Stunning waterfront views		
Complex / Subdiv:	Sakinaw Lake		
Services Connected:	Septic, Water		

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

Reno. Year: **2008**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **1** Covered Parking: Parking Access:
Parking: **Other**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Legal: **LOT 49 DISTRICT LOT 3248 PLAN 11997**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Waterfront Property**
Features: **Refrigerator, Satellite Dish, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 11'3			x			x
Main	Dining Room	9' x 8'4			x			x
Main	Kitchen	15'4 x 11'4			x			x
Main	Bedroom	11'5 x 11'4			x			x
Main	Bedroom	15'7 x 7'4			x			x
Above	Master Bedroom	14' x 13'9			x			x
Above	Bedroom	13'11 x 10'1			x			x
Above	Family Room	17'11 x 13'8			x			x
Above	Loft	10'3 x 7'9			x			x
		x			x			

Finished Floor (Main): 883	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 955	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,838 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 1,838 sq. ft.		7				
		8				

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

Sakinaw Lake front Cabin Perfection! In all my 40 years living on the lake this is truly one of the best off the grid cabins I have ever seen. From Vancouver take the 45 minute ferry from Horseshoe Bay- drive 1 hour- park your car 20 feet from your boat garage- cruise 3 minutes in your boat and you have arrived in paradise. Custom built 4 bedroom cabin built with permits in 1984 with a secondary connecting cabin addition with permits in 2016 (ideal for joint owners or inlaws). Cabin has all the modern conveniences- solar lighting-propane appliances- licensed clean water source from the lake- generator- satellite TV and high speed internet- engineered septic system- fully insulated for year round use. Enjoy the south facing 1 acre lot with over 200 feet of frontage. Ultimate retreat!