



Presented by:

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**Active**
R2816906Board: V
House/Single Family**Lot 24 SAKINAW LAKE**Sunshine Coast
Pender Harbour Egmont
VON 2H0

Residential Detached

\$1,450,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,450,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1981**
 Frontage(feet): **110.00** Bathrooms: **1** Age: **42**
 Frontage(metres): **33.53** Full Baths: **1** Zoning: **RU-1**
 Depth / Size: **317x162x216** Half Baths: **0** Gross Taxes: **\$1,977.72**
 Lot Area (sq.ft.): **35,283.60** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.81** P.I.D.: **008-975-451** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Watfront South Views**
 Complex/Subdiv: **Square Bay**
 First Nation Reserve:
 Services Connected: **Septic, Water**
 Sewer Type: **Septic** Water Supply: **Other**

Style of Home: **2 Storey**
Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Other**

Post

Renovations: **Partly**# of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Wood**Fuel/Heating: **Wood**Outdoor Area: **Sundeck(s)**Type of Roof: **Metal**Reno. Year: **2010**

Rain Screen:

Metered Water:

R.I. Plumbing:

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 24, PLAN VAP11997, DISTRICT LOT 3248, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Rural Setting, Waterfront Property**Features: **Freezer, Refrigerator, Stove, Vaulted Ceiling**

Finished Floor (Main):	700	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	400	Main	Living Room	20' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'			x	Above 3
Finished Floor (Below):	120	Main	Kitchen	12' x 8'			x	
Finished Floor (Basement):	0	Above	Primary Bedroom	12' x 12'			x	
Finished Floor (Total):	1,220sq. ft.	Above	Loft	9' x 7'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 10'			x	
Grand Total:	1,220sq. ft.	Below	Bedroom	12' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: Part								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Stylish Westcoast Contemporary on Sakinaw Lake. You will love this .83 acre boat access property in highly desirable Square Bay. 3 bedroom cabin built in 1980s is steps away from waterfront and faces due south! Meticulously maintained with updates over the years. Vaulted ceilings, open floor plan, spacious living room with fireplace + dining room + white cabinetry kitchen + new solar fridge + propane range + on demand hot water. Upstairs: 2 large bedrooms, 3 piece bathroom + loft. Down: 3rd bedroom with 2 queens side beds. Sundecks, covered boat house w/ deck above, new wharf, septic system, new top notch solar lithium battery system, water pump, generator, new storage shed. Includes share in private parking lot for 1 car and storage for tin boat + motor near Sakinaw Rd boat launch.