

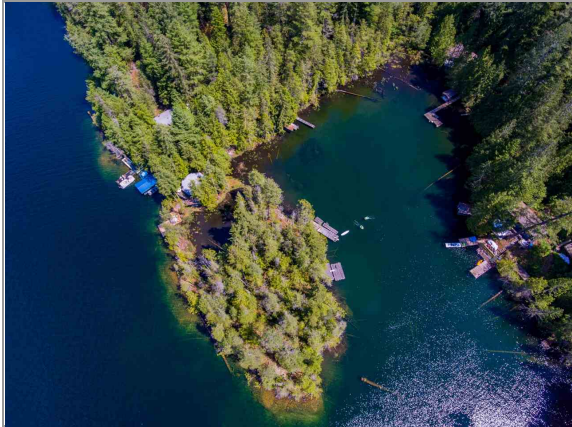


Presented by:
Tom A Hassan
 Royal LePage Sussex-Tom Hassan
 Phone: 604-809-9777
 www.tomhassan.com
 tomhassan@gmail.com

Active
R2357361
 Board: V
 House with Acreage

9BlockB SAKINAW LAKE
 Sunshine Coast
 Pender Harbour Egmont
 VON 1V0

Residential Detached
\$879,000 (LP)
 (SP)



Sold Date: Frontage (feet): **578.00** Original Price: **\$879,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1968**
 Depth / Size: **1391xIrregula** Bathrooms: **1** Age: **51**
 Lot Area (sq.ft.): **194,240.00** Full Baths: **1** Zoning: **SFD**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,006.89**
 Rear Yard Exp: **Southeast** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **017-492-998**
 Tour: **Virtual Tour URL**

View: **Yes: Waterfront West Facing**
 Complex / Subdiv: **Turtle Bay**
 Services Connected: **None**
 Sewer Type:

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Other**
 Rain Screen:
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **Other** Metered Water:
 Fuel/Heating: **Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Other**
 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: **Laminate**

Legal: **PL LMP1151 BLK B DL 3249 LD 36. GROUP 1.**

Amenities: **Guest Suite**

Site Influences: **Private Setting, Rural Setting, Waterfront Property**

Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9' x 8'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	7' x 8'			x			x
Main	Master Bedroom	10' x 9'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	700	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	700 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	3							Grg Dr Ht:
Grand Total:	700 sq. ft.	Basement:	None									

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

Paradise Found. 1st offered offered in 35 yrs 4.4 acres, 3 bdrm cabin w/ 578 ft of water frontage and all day sunshine. Located on most desired locations on the lake w/ frontage on both Ruggles and Turtle Bay. This magical property is completely flat and includes a guest cottage, huge lily pond and crown land island for added privacy. Many recent improvements including new roof, flooring, dock and water tower. Water access cabin is a 5 minute boat ride from Sakinaw Lake Rd boat launch. One of the warmest lakes in Canada with summer water temp of 26 C. Turtle Bay is a magical child safe swimming bay protected from wind and boats and shared w/ only 4 properties. Turtle and Loon watching, trout fishing from your wharf, kayaking. 3 hrs from West Van. A family legacy to enjoy for years!