



Presented by:  
**Tom Hassan**

Royal LePage Sussex - Tom Hassan  
Phone: 604-809-9777  
http://www.tomhassan.com  
tomhassan@gmail.com



**Active**  
**R2860037**

**117 7101 SAKINAW WOODS DRIVE**

Residential Detached

Board: V  
House with Acreage

Sunshine Coast  
Pender Harbour Egmont  
VON 2H1

**\$3,298,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,298,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2001</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>23</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RU1-A</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,367.00</b>
Lot Area (sq.ft.): <b>53,578.00</b>	Rear Yard Exp:	For Tax Year: <b>2023</b>
Lot Area (acres): <b>1.23</b>	P.I.D.: <b>012-335-797</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>Yes: waterfront views</b>		
Complex/Subdiv: <b>Sakinaw Woods</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Other</b>	

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Floor Finish:

Legal: **STRATA LOT 23 DISTRICT LOT 4696 STRATA PLAN VR.1414 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATALOT AS SHOWN ON FORM 1.**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	946	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 20'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 10'			x	Above 4
Finished Floor (Below):	806	Main	Kitchen	15' x 9'			x	Below 4
Finished Floor (Basement):	0	Main	Games Room	20' x 15'			x	
Finished Floor (Total):	1,752sq. ft.	Main	Foyer	10' x 15'			x	
Unfinished Floor:	0	Below	Bedroom	20' x 12'			x	
Grand Total:	1,752sq. ft.	Below	Bedroom	20' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	10' x 15'			x	
		Below	Laundry	10' x 8'			x	
							x	
							x	
							x	
Suite:							x	
Basement: <b>Crawl, Part</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:		CSA/BCE:	Maint. Fee: <b>\$0.00</b>			
		ByLaw Restrictions: <b>No Restrictions</b>						

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

**Sakinaw Lake Luxury Cape Cod Waterfront Home in highly desirable Sakinaw Woods development. First time offered! You will absolutely fall in love with southwest facing spacious 3 bedroom home custom built to the highest standards in 2001. This 2000 sq.ft. home is situated on 1.3 acres and has road access and power. Fantastic family floor plan featuring 3 oversized bedrooms to accommodate up to 4 family members in each room. Main floor level entry with open plan living, dining, kitchen and games room all facing the waterfront views. Covered porch off the living room with hot tub. Gentle steps down to the low bank waterfront with dock and new boathouse for your waterski and pontoon. This cabin is truly one of the nicest on the lake and sure to impress. What a great family legacy.**