



Presented by:  
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**Active**  
**R2841270**  
Board: V  
House with Acreage

**DL6707 SAKINAW LAKE**

Sunshine Coast  
Pender Harbour Egmont  
VON 2H1

Residential Detached

**\$1,098,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,350,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1960</b>
Frontage(feet): <b>110.00</b>	Bathrooms: <b>2</b>	Age: <b>64</b>
Frontage(metres): <b>33.53</b>	Full Baths: <b>2</b>	Zoning: <b>RU-1</b>
Depth / Size: <b>415x110x395</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,021.30</b>
Lot Area (sq.ft.): <b>52,252.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2023</b>
Lot Area (acres): <b>1.20</b>	P.I.D.: <b>015-813-665</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Waterfront Southerly</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>None</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Other</b>	

Style of Home: <b>Cabin</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>None</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Other Post</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations: <b>Completely</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Wood</b>	Fixtures Leased: <b>No :</b>		
Fuel/Heating: <b>Wood</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Sundeck(s)</b>	Floor Finish:		
Type of Roof: <b>Other</b>			

Legal: **BLOCK A, DISTRICT LOT 6707, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (SEE CROWN GRANT GD83103 AS TO LIMITED ACCESS)**

Amenities:

Site Influences: **Waterfront Property**

Features:

Finished Floor (Main):	1,100	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 8'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	15' x 12'			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	10' x 12'			x	
Finished Floor (Total):	1,100sq. ft.	Main	Bedroom	10' x 8'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,100sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>5</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Sakinaw Lake- Bergman Bay. Completely renovated to perfection, this 2 bedroom low bank boat access waterfront cabin is situated on 1.2 acres facing south. Approximately 1100 sq.ft. of living space in post and beam design cabin. Everything new including: roof, windows, sliding glass doors, siding, insulation, flooring, kitchen cabinets and island, deck and railings, septic system, water pump, storage tank, 3 piece master bathroom and 3 piece guest bathroom, hot water demand, propane range and fridge, solar system, 48 vdc battery bank, inverter, generator and so much more! Removable summer guest tent, hot tub. Great family legacy cabin on one of the warmest lakes in Canada. Get ready for summer this is a must see!**