



Presented by:
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Active **R2730226** **8444 WEST SAKINAW LAKESHORE WAY** Residential Detached
 Board: V Sunshine Coast **\$1,785,000** (LP)
 House with Acreage Pender Harbour Egmont (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,785,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2020**
 Frontage(feet): **95.00** Bathrooms: **1** Age: **2**
 Frontage(metres): **28.96** Full Baths: **1** Zoning: **RU-1**
 Depth / Size: **207** Half Baths: **0** Gross Taxes: **\$1,021.65**
 Lot Area (sq.ft.): **22,215.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.51** P.I.D.: **008-975-230** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: Panoramic Waterfront Views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **None**
 Sewer Type: **Septic** Water Supply: **Other**

Style of Home: **Rancher/Bungalow** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **None**
 Exterior: **Wood** Driveway Finish:
 Foundation: **Concrete Slab** Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: Reno. Year: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
 Fireplace Fuel: **Wood** Metered Water: **No**
 Fuel/Heating: **Wood** R.I. Plumbing: Fixtures Rmvd: **No** :
 Outdoor Area: **Sundeck(s)** Floor Finish:
 Type of Roof: **Metal**

Legal: **LOT 5, PLAN VAP11997, DISTRICT LOT 3248, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Golf Course Nearby, Shopping Nearby, Waterfront Property**
 Features:

Finished Floor (Main):	1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 8'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 10'			x	
Finished Floor (Basement):	0	Main	Pantry	5' x 5'			x	
Finished Floor (Total):	1,300sq. ft.	Main	Master Bedroom	11'6 x 14'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 15'2			x	
Grand Total:	1,300sq. ft.	Main	Bedroom	10' x 11'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 1	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**

One of Sakinaw Lake's newest boat access waterfront cabins. Located in Ruggles Bay, west facing 3 bedroom cabin. 1/2 acre, freehold title, 95 ft of waterfront, cabin was done with permits by quality builder- Ajia. Modern systems: septic, 48 volt Conex solar electrical system, electric fridge, propane stove, pressure water pump holding tank from lake and dock for your waterski boat. Modern contemporary post and beam cabin with oversized 750 sqft sundeck, aluminum hot tub, incline lift system for transport supplies from lake to cabin, lakeside day hut, home warranty. Purchase includes share in private gated parking lot and pickup wharf at end of Sakinaw Lake Road w/ secure storage for your outboard. A family legacy property to enjoy for years on one of the warmest lakes in Canada.