

Presented by:

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Active
R3167745
Board: V
House with Acreage

8444 WEST SAKINAW LAKESHORE WAY

Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached
$799,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$799,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**2020**
Frontage(feet):	**95.00**	Bathrooms:	**1**	Age:	**6**
Frontage(metres):	**28.96**	Full Baths:	**1**	Zoning:	**RU-1**
Depth / Size:	**207**	Half Baths:	**0**	Gross Taxes:	**$2,917.00**
Lot Area (sq.ft.):	**22,215.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.51**	P.I.D.:	**008-975-230**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	**Virtual Tour URL**
View:	**Yes: Panoramic Waterfront Views**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**None**				
Sewer Type:	**Septic**	Water Supply:	**Other**		

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**

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

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access:
Parking: **None**
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 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**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,300 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,300 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions
Main	**Living Room**	**15' x15'**
Main	**Dining Room**	**10' x8'**
Main	**Kitchen**	**11' x10'**
Main	**Pantry**	**5' x5'**
Main	**Primary Bedroom**	**11'6 x14'**
Main	**Bedroom**	**10' x15'2**
Main	**Bedroom**	**10' x11'7**
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**

Manuf Type: Registered in MHR?: PAD Rental:
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 contemorary 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. Irreplaceable at the price range!

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