



Presented by:

# Tom Hassan

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**Active**  
**R3058560**

Board: V  
Other

## 122 7101 SAKINAW WOODS

Sunshine Coast  
Pender Harbour Egmont  
V0N 2H0

Land

**\$1,350,000** (LP)

(SP)



Sold Date:		Original Price:	<b>\$1,350,000</b>
Frontage (feet):	<b>140.00</b>	Subdiv/Complex:	<b>Sakinaw Woods</b>
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>012-335-746</b>
Frontage (metres):		Taxes:	<b>\$3,442.62</b>
Depth:		For Tax Year:	<b>2022</b>
Price/SqFt:		Zoning:	<b>RU 1-A</b>
Sub-Type:		Rezoneable?	<b>No</b>
Flood Plain:			
Exposure:	<b>West</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold Strata</b>		
Tour:	<b>Virtual Tour URL</b>		
View - Specify	<b>Waterfront</b>		

Lot Area

Acres:	<b>1.36</b>
Hect:	<b>0.55</b>
SqFt:	<b>59,241.00</b>
SqM:	<b>5,503.67</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **Other**  
Electricity: **Available**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access: **Front**  
Fencing:  
Property in ALR/FLR:  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **Yes**  
Property Disclosure: **Yes**  
Trees Logged in last 2yr?: **No**  
First Nation Reserve:

Legal: **STRATA LOT 18, PLAN VAS1414, DISTRICT LOT 4696, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EX PL 19244 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**  
Site Influences: **Cul-de-Sac, Golf Course Nearby, Gravel Road, Waterfront Property**  
Restrictions: **Right of Way, Easement, Restrictive Covenant**

Listing Broker 1: **Royal LePage Sussex - Tom Hassan**  
Listing Broker 2:  
Listing Broker 3:

**Best Priced Road Access Building Lot on Sakinaw Lake!** Located in highly desirable Sakinaw Woods, this 1.36 Acre road access property has SW exposure for year-round sunshine! 1st time offered since 1993, 140 ft of water frontage and 3 cleared building sites. RU- 1A Zoning allows for 1 primary dwelling and second auxillary building. Current property has driveways to building sites, wharf, fully walkable water frontage and rarely available level access into water. Gently sloping trail from the water to main building site where current owner has RV. Property features power pole by lot line. Sakinaw Lake is only 2 hours from Vancouver using the Horseshoe Bay ferry to Gibsons on Sunshine Coast. Fishing, water skiing, kayaking and sailing. A legacy property your family will love for years!