

Presented by:

Tom Hassan

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



Active
R3141651
Board: V
House/Single Family

Lot 24 SAKINAW LAKE

Sunshine Coast
Pender Harbour Egmont
V0N 2H0

Residential Detached
$1,098,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,250,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1981**
Frontage(feet):	**110.00**	Bathrooms:	**1**	Age:	**45**
Frontage(metres):	**33.53**	Full Baths:	**1**	Zoning:	**RU-1**
Depth / Size:	**317x162x216**	Half Baths:	**0**	Gross Taxes:	**$1,977.72**
Lot Area (sq.ft.):	**35,283.60**	Rear Yard Exp:	**North**	For Tax Year:	**2023**
Lot Area (acres):	**0.81**	P.I.D.:	**008-975-451**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	**Virtual Tour URL**

View: **Yes: Watefront South Views**
Complex/Subdiv: **Square Bay**
First Nation Reserve:
Services Connected: **Septic, Water**
Sewer Type: **Septic** Water Supply: **Other**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Post
Renovations: **Partly** Reno. Year: **2010**
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Wood** R.I. Plumbing:
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

Total Parking: **1** Covered Parking: **0** Parking Access:
Parking: **Other**
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 24, PLAN VAP11997, DISTRICT LOT 3248, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Rural Setting, Waterfront Property**
Features: **Freezer, Refrigerator, Stove, Vaulted Ceiling**

Finished Floor (Main):	**700**
Finished Floor (Above):	**400**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**120**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,220 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,220 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **Part**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions
Main	**Living Room**	**20' x10'**
Main	**Dining Room**	**12' x10'**
Main	**Kitchen**	**12' x8'**
Above	**Primary Bedroom**	**12' x12'**
Above	**Loft**	**9' x7'**
Above	**Bedroom**	**10' x10'**
Below	**Bedroom**	**12' x8'**
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms

Floor	#Pcs
Above	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Stylish Westcoast Contemporary Cabin on Sakinaw Lake. You will love this .83 acre boat access waterfront property in Square Bay. 3 bedrooms, built in 1980s is steps away from waterfront and faces due south! Meticulously maintained with updates over the years. Valulted ceilings, open floor plan, spacious living room w/ fireplace +dining room + white cabinetry kitchen + new solar fridge + propane range + on demand hot water. Upstairs: 2 large bdrms, 3 piece bathroom + loft. Down: 3rd bedroom with 2 beds. Sundecks, covered boat house w/ deck above, new wharf, septic system, new solar lithium battery system, water pump, generator, new storage shed. Bonus: new bunk house 4th bdrm. Includes share in private parking lot for 1 car and storage for tin boat + motor near Sakinaw Rd boat launch.

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