



Presented by:
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Active Residential Detached
R2483126 **\$229,000** (LP)
 Board: V (SP)
 House/Single Family **Block B AGAMEMNON CHANNEL**
 Sunshine Coast
 Pender Harbour Egmont
 VON 2H0



Sold Date: Frontage (feet): **0.00** Original Price: **\$229,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2005**
 Depth / Size: Bathrooms: **1** Age: **15**
 Lot Area (sq.ft.): **30,492.00** Full Baths: **0** Zoning: **RU-2**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$501.05**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **016-973-712**
 Tour:

View: **Yes: Oceanfront Island Views**
 Complex / Subdiv:
 Services Connected: **None**
 Sewer Type:

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

Legal: **BLOCK B, DISTRICT LOT 2557, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Waterfront Property**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 10'			x			x
Main	Living Room	10' x 10'			x			x
Main	Dining Room	8' x 10'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	8' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 635 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 635 sq. ft.	# of Rooms: 5 # of Kitchens: 1 # of Levels: 1 Suite: Crawl/Bsmt. Height: Beds in Basement: 0 Beds not in Basement: 2 Basement: None	Bath: 1 Floor: Main # of Pieces: 1 Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Unfinished Floor: 0 Grand Total: 635 sq. ft.			

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

Waterfront Agamemnon Channel. Ever dream of owning waterfront but just find it too expensive. The dream can be had! .70 acre SW facing oceanfront. Boat access 15 minute water taxi or private boat ride from Pender Harbour on Sunshine Coast. 2 bedroom cabin built in 2005. Vertical ramp wharf system allows for water access for your boat. Located just north of the river that exits Sakinaw Lake across from Nelson Island. Here is your chance to own an affordable summer cabin and only 3 hours from Vancouver. Take the Horseshoe Bay ferry to Gibsons (45 minutes); drive 1 hour to Pender Harbour and load up your boat in the Pender Harbour Marina or catch one of the local water taxis. Sundecks, hot tub, rain collection system, fishing, kayaking, cliff jumping. Amazing opportunity.