



Presented by:  
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**Active**  
**R2871166**  
Board: V  
House/Single Family

**Lot 24 SAKINAW LAKE**  
Sunshine Coast  
Pender Harbour Egmont  
V0N 2H0

Residential Detached  
**\$1,250,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1981</b>
Frontage(feet): <b>110.00</b>	Bathrooms: <b>1</b>	Age: <b>43</b>
Frontage(metres): <b>33.53</b>	Full Baths: <b>1</b>	Zoning: <b>RU-1</b>
Depth / Size: <b>317x162x216</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,977.72</b>
Lot Area (sq.ft.): <b>35,283.60</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.81</b>	P.I.D.: <b>008-975-451</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Watfront South Views</b>		
Complex/Subdiv: <b>Square Bay</b>		
First Nation Reserve:		
Services Connected: <b>Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Other</b>	

Style of Home: <b>2 Storey</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Other</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Other</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Wood</b>	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Wood</b>	Fixtures Rmvd: <b>No</b>		
Outdoor Area: <b>Sundeck(s)</b>	Floor Finish:		
Type of Roof: <b>Metal</b>			

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	400	Main	Living Room	20' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'			x	Above 3
Finished Floor (Below):	120	Main	Kitchen	12' x 8'			x	
Finished Floor (Basement):	0	Above	Primary Bedroom	12' x 12'			x	
Finished Floor (Total):	1,220sq. ft.	Above	Loft	9' x 7'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 10'			x	
Grand Total:	1,220sq. ft.	Below	Bedroom	12' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: <b>Part</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	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 highly desirable Square Bay. 3 bedrooms, built in 1980s is steps away from waterfront and faces due south! Meticulously maintained with updates over the years. Vaulted 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 queens side beds. Sundecks, covered boat house w/ deck above, new wharf, septic system, new solar lithium battery system, water pump, generator, new storage shed. Includes share in private parking lot for 1 car and storage for tin boat + motor near Sakinaw Rd boat launch.**