

Presented by:

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Active
R3176364
Board: V
House/Single Family

DL 2557 AGAMEMNON CHANNEL

Sunshine Coast
Pender Harbour Egmont
V0N 2H0

Residential Detached
$599,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$599,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**2004**
Frontage(feet):	**0.00**	Bathrooms:	**1**	Age:	**22**
Frontage(metres):		Full Baths:	**1**	Zoning:	**RU-2**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$894.10**
Lot Area (sq.ft.):	**31,363.00**	Rear Yard Exp:	**East**	For Tax Year:	**2019**
Lot Area (acres):	**0.72**	P.I.D.:	**017-133-432**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	**Virtual Tour URL**
View:	**Yes: Water and Beach View**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Unknown**				
Sewer Type:	**None**	Water Supply:	**Other-Licensed**		

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

Total Parking:	**0** 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: **BLOCK A DISTRICT LOT 2557 GROUP 1 NEW WESTMINSTER DISTRICT**

Amenities:

Site Influences: **Marina Nearby, Waterfront Property**
Features:

Finished Floor (Main):	**570**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**480**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,050 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,050 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions
Main	**Living Room**	**10' x10'**
Main	**Dining Room**	**10' x10'**
Main	**Kitchen**	**9' x9'**
Main	**Bedroom**	**12' x10'**
Above	**Bedroom**	**10' x10'**
Above	**Bedroom**	**10' x10'**
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		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**

RARE WATERFRONT RETREAT – AGAMEMNON CHANNEL Discover this west-facing .70-acre waterfront paradise featuring spectacular ocean views, sunsets, your own private level beach and protected cove for summer moorage. Charming 3-bedroom, two-level A-frame cabin built in 2004 and renovated in 2020, offering 750 sq.ft. of expansive decking. Turn-key with bathroom, shower, incinerator toilet, well water, solar power, hot water, propane. Bordering Agamemnon Channel Park, community of just 7 cabins offers exceptional privacy, with this property being the only one featuring beach and sheltered cove. 3 hours from Vancouver via Horseshoe Bay ferry, scenic drive to Pender Harbour and a short boat or water taxi ride. An affordable West Coast waterfront escape! Perfect for boating, kayaking and swimming!

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