



Presented by:
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Active
R3073961

Board: V
House with Acreage

8444 WEST SAKINAW LAKESHORE WAY

Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached

\$899,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$899,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet): 95.00	Bathrooms: 1	Age: 6
Frontage(metres): 28.96	Full Baths: 1	Zoning: RU-1
Depth / Size: 207	Half Baths: 0	Gross Taxes: \$1,021.65
Lot Area (sq.ft.): 22,215.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.51	P.I.D.: 008-975-230	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Panoramic Waterfront Views		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: None		
Sewer Type: Septic	Water Supply: Other	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Total Parking: Covered Parking: 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: **LOT 5, PLAN VAP11997, DISTRICT LOT 3248, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Golf Course Nearby, Shopping Nearby, Waterfront Property**
Features:

Finished Floor (Main):	1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 8'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 10'			x	
Finished Floor (Basement):	0	Main	Pantry	5' x 5'			x	
Finished Floor (Total):	1,300sq. ft.	Main	Primary Bedroom	11'6 x 14'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 15'2			x	
Grand Total:	1,300sq. ft.	Main	Bedroom	10' x 11'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

One of Sakinaw Lake's newest boat access waterfront cabins. Located in Ruggles Bay, west facing 3 bedroom cabin. 1/2 acre, freehold title, 95 ft of waterfront, cabin was done with permits by quality builder- Ajia. Modern systems: septic, 48 volt Conex solar electrical system, electric fridge, propane stove, pressure water pump holding tank from lake and dock for your waterski boat. Modern contemporary post and beam cabin with oversized 750 sqft sundeck, aluminum hot tub, incline lift system for transport supplies from lake to cabin, lakeside day hut, home warranty. Purchase includes share in private gated parking lot and pickup wharf at end of Sakinaw Lake Road w/ secure storage for your outboard. A family legacy property to enjoy for years. Irreplaceable at the price range!