



Presented by:  
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**Active**  
**R2429164**  
 Board: V  
 House/Single Family

**DL 2557 AGAMEMNON CHANNEL**  
 Sunshine Coast  
 Pender Harbour Egmont  
 VON 2H0

Residential Detached  
**\$185,000** (LP)  
 (SP)



**Sold Date:**  
**Meas. Type: Feet**  
**Depth / Size:**  
**Lot Area (sq.ft.): 31,363.00**  
**Flood Plain:**  
**Rear Yard Exp: East**  
**Council Apprv?:**  
**If new, GST/HST inc?:**

**Frontage (feet): 0.00**  
**Bedrooms: 1**  
**Bathrooms: 0**  
**Full Baths: 0**  
**Half Baths: 0**

**Original Price: \$185,000**  
**Approx. Year Built: 2004**  
**Age: 16**  
**Zoning: RU-2**  
**Gross Taxes: \$487.37**  
**For Tax Year: 2019**  
**Tax Inc. Utilities?:**  
**P.I.D.: 017-133-432**  
**Tour:**

**View: Yes: Water and Beach View**  
**Complex / Subdiv:**  
**Services Connected: Unknown**  
**Sewer Type: None**

**Style of Home: Cabin**  
**Construction: Frame - Wood**  
**Exterior: Wood**  
**Foundation: Other**  
**Rain Screen:**  
**Renovations:**  
**# of Fireplaces: 1**  
**Fireplace Fuel: Wood**  
**Water Supply: Other-Licensed**  
**Fuel/Heating: Other**  
**Outdoor Area: Patio(s)**  
**Type of Roof: Other**

**Total Parking:**  
**Parking: None**  
**Covered Parking:**  
**Parking Access:**  
**Dist. to Public Transit:**  
**Title to Land: Freehold NonStrata**  
**Dist. to School Bus:**  
**Property Disc.: Yes**  
**PAD Rental:**  
**Fixtures Leased: No :**  
**Fixtures Rmvd: :**  
**Floor Finish:**

**Legal: BLOCK A DISTRICT LOT 2557 GROUP 1 NEW WESTMINSTER DISTRICT**

**Amenities:**

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

**Features:**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	9' x 9'			x			x
Main	Bedroom	12' x 10'			x			x
Above	Loft	20' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>570</b>	# of Rooms:	<b>5</b>	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>260</b>	# of Kitchens:	<b>1</b>		2				Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		3				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			4				Pool:
Finished Floor (Total):	<b>830 sq. ft.</b>	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Bed	6				Grg Dr Ht:
Grand Total:	<b>830 sq. ft.</b>	Basement:	<b>None</b>	Bed	7				
				Bed	8				

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

**Waterfront Agememnon Channel. Boat access property on the ocean only a short water taxi ride from Pender Harbour. West facing .70 acres with your own level private beach and protected cove for summer moorage. Livable cabin built in 2004 but treat as land value. Located directly next to Agememnon Channel Park and just around the corner of the stream that exits Sakinaw Lake to the ocean. Here is your chance to own an affordable summer cabin and only 3 hours from Vancouver. Take the Horseshoe Bay ferry to Gibson (45 minutes); drive 1 hour to Pender Harbour and load up your boat in the Pender Harbour Marina or catch the water taxi for a 20 minute ride to your own paradise! 12 neighbouring properties in this small community of cabins and this is the only one with a beach and private cove.**