



Presented by:
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Active
R2770844
 Board: V
 House with Acreage

6079 WATSON ISLAND
 Sunshine Coast
 Pender Harbour Egmont
 V0N 1S1

Residential Detached
\$2,599,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,599,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1992**
 Frontage(feet): Bathrooms: **2** Age: **31**
 Frontage(metres): Full Baths: **2** Zoning: **RU1-B**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$5,218.55**
 Lot Area (sq.ft.): **178,596.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **4.10** P.I.D.: **015-792-510** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Waterfront Island 360 degree**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Septic, Water**
 Sewer Type: **Septic** Water Supply: **Other**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Other Post**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Propane Gas**
 Fuel/Heating: **Forced Air, Oil, Propane Gas**
 Outdoor Area: **Patio(s), Sundeck(s)**
 Type of Roof: **Metal**

Reno. Year:
 Rain Screen:
 Metered Water:
 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: **Wall/Wall/Mixed**

Legal: **DISTRICT LOT 6079, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Sauna/Steam Room, Storage, Workshop Attached**

Site Influences: **Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Vaulted Ceiling**

Finished Floor (Main):	1,797	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'7 x 16'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'7 x 10'6			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	17'4 x 9'5			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	16'2 x 15'1			x	
Finished Floor (Total):	1,797 sq. ft.	Main	Walk-In Closet	6'10 x 4'9			x	
Unfinished Floor:	0	Main	Bedroom	11'4 x 14'1			x	
Grand Total:	1,797 sq. ft.	Main	Bedroom	11'4 x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	15'4 x 20'10			x	
		Main	Laundry	9'1 x 7'7			x	
		Main	Foyer	12'4 x 3'6			x	
Suite:							x	
Basement: Crawl, Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Own your own 4 acre private island located on Sakinaw Lake on the Sunshine Coast. Family cherished for 60+ years, 360-degree picturesque views of the lake, one of the warmest in Canada. Westcoast styled 3 bedroom home built with permits in 1992. Enjoy modern appliance+mechanical services for holiday or year round living with septic system, furnace, propane fireplace, cable, internet, solar+ generator power, endless supply of water and steam shower. 5 minute boat ride from Bear Bay Road and 2 hours from West Vancouver via Horseshoe Bay ferry to Gibsons. Secondary small cabin from 1960s, bunk house and storage buildings. Fully furnished with a pontoon boat for immediate use. Zoning allows 2 dwellings so share with family. Move in and start enjoying it this summer. Truly a rare opportunity.