



Presented by:
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Active
R2925776

Board: V
House with Acreage

Lot 2 SAKINAW LAKE

Sunshine Coast
Pender Harbour Egmont
VON 2H0

Residential Detached

\$1,395,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,395,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1978**
Frontage(feet): **109.00** Bathrooms: **1** Age: **46**
Frontage(metres): **33.22** Full Baths: **1** Zoning: **RU-1**
Depth / Size: **226x111236** Half Baths: **0** Gross Taxes: **\$1,804.51**
Lot Area (sq.ft.): **26,745.00** Rear Yard Exp: **East** For Tax Year: **2023**
Lot Area (acres): **0.61** P.I.D.: **008-975-191** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Panoramic Waterfront Views**
Complex/Subdiv: **Ruggles Bay**
First Nation Reserve:
Services Connected: **Septic, Water**
Sewer Type: **Septic** Water Supply: **Other**

Style of Home: **Cabin**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other Post**

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:
R.I. Plumbing:

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

Amenities:

Site Influences: **Waterfront Property**

Features: **Free Stand F/P or Wdstove, Refrigerator, Stove**

Finished Floor (Main): 1,028	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Living Room	12' x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Dining Room	13' x 7'			x	Main 3
Finished Floor (Below): 150	Main	Kitchen	13' x 8'			x	
Finished Floor (Basement): 0	Main	Primary Bedroom	11'6 x 10'			x	
Finished Floor (Total): 1,178sq. ft.	Main	Bedroom	8' x 9'2			x	
Unfinished Floor: 0	Main	Bedroom	10' x 17'6			x	
Grand Total: 1,178sq. ft.			x			x	
Flr Area (Det'd 2nd Res): sq. ft.			x			x	
Suite:			x			x	
Basement: None			x			x	
Crawl/Bsmt. Height: # of Levels: 1	Manuf Type:	Registered in MHR?:	Registered in MHR?:	PAD Rental:			
# of Kitchens: 1 # of Rooms: 6	MHR#:	CSA/BCE:	CSA/BCE:	Maint. Fee:			
	ByLaw Restrictions:						

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

Westcoast Style Lakeside Waterfront on Sakinaw Lake with Private Boat house, parking and wharf on Sakinaw Lake Rd. 3 bedroom boat access cabin is a rare gem not on market since 1977, west facing 26,000 sq.ft. lot has over 100 feet of water frontage. Cabin boasts vaulted ceilings and open plan kitchen, dining and living room area, 2 bedrooms and 3 piece bathroom. Spacious deck and covered eating area surrounds the cabin for great indoor outdoor living. Detached guest bunk house (3rd bdrm) at waters edge for extended family. Large stationary dock with covered boathouse. Extras include: septic system, solar power, hot water on demand, generator power. Purchase also include share in 2nd parking lot w/ boat storage. This family legacy property is only 2 hours from West Vancouver via HB ferry.