



Presented by:
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Active
R2986529
Board: V
House with Acreage

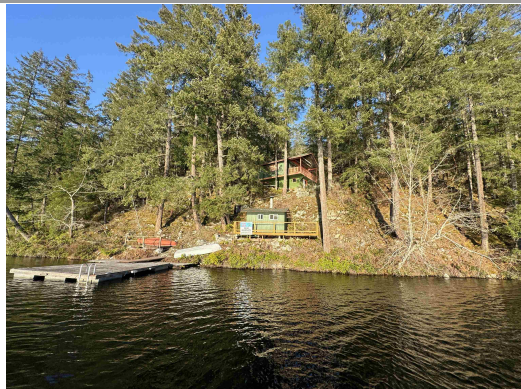
15133 COWELL ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 2H1

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,599,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1972**
Frontage(feet): **165.00** Bathrooms: **0** Age: **53**
Frontage(metres): **50.29** Full Baths: **0** Zoning: **RU-1A**
Depth / Size: **1075** Half Baths: **0** Gross Taxes: **\$5,124.51**
Lot Area (sq.ft.): **182,952.00** Rear Yard Exp: **East** For Tax Year: **2023**
Lot Area (acres): **4.20** P.I.D.: **011-984-104** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Panoramic Waterfront West Face**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **None**
Sewer Type: **None** 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: **No**
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Rear**
Parking: **Open**
Driveway Finish: **Gravel**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **BLOCK G DISTRICT LOT 3254 PLAN 3975**

Amenities:

Site Influences: **Waterfront Property**

Features:

Finished Floor (Main): 500	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Living Room	8' x 5'			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Kitchen	5' x 5'			x	
Finished Floor (Below): 0	Main	Living Room	7' x 9'			x	
Finished Floor (Basement): 0	Main	Bedroom	9' x 9'			x	
Finished Floor (Total): 500sq. ft.	Main	Bedroom	9' x 9'			x	
Unfinished Floor: 0			x			x	
Grand Total: 500sq. ft.			x			x	
Flr Area (Det'd 2nd Res): sq. ft.			x			x	
Suite:			x			x	
Basement: Crawl			x			x	
Crawl/Bsmt. Height: # of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1 # of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
	ByLaw Restrictions:						

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

Sakinaw Lake Waterfront rarely available road access on 4 acres. First time offered, this family legacy 2 bedroom cabin is perfect for renovation, addition or build your dream cabin with over 160 feet of water frontage facing west. Built in 1972, the property features a gently sloping driveway, boat shed at waters edge, wharf and large parking area which is also suitable for future extension or development of new cabin. RU-1A zoning allows for TWO dwellings so perfect for Take Sakinaw Lake Road to boat launch, turn right and then right again on Cowell Road. Sakinaw Lake is one of the warmest lakes in Canada and located 2 hours from West Vancouver via Horseshoe Bay Ferry Gibsons.