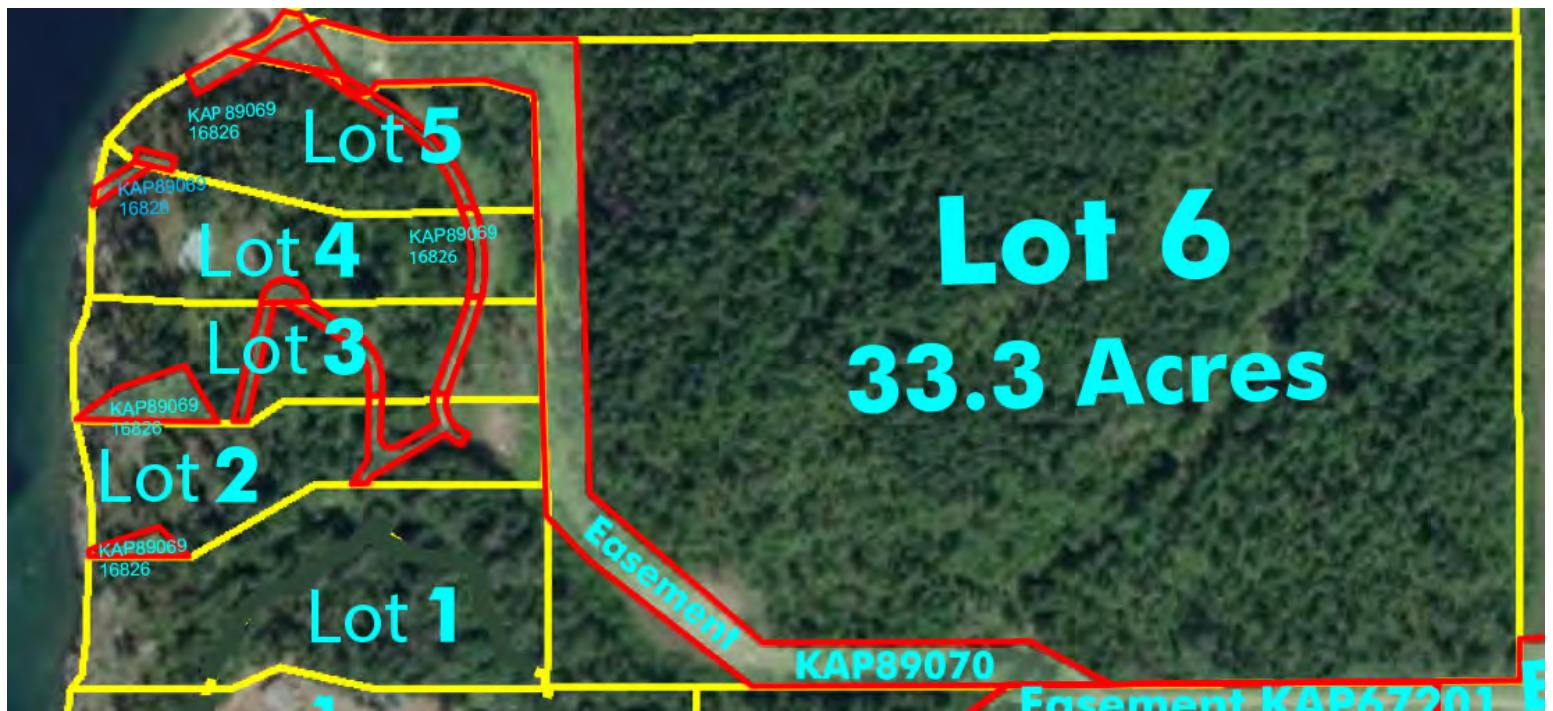




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For Sale

Anstey Arm 6 Waterfront Lots



Subject Property

NOTE: Lot Boundaries On Map Not To Scale

Anstey Arm Shuswap Lots 1 to 6

Pete Martin Bay

Pete Martin
Residential Lots

Pete Creek
Forestry Rd.

Roberts Bay
Provincial
Park

Lot A Sec. 8
175 Acres

Pete Creek

Lot 5
Lot 4
Lot 3
Lot 2
Lot 1

Lot 6
33.3 Acres

Easement
KAP89070

1

2

3

4

**Queest
Creek Lots**
(Info Bottom Right)

**Queest
Private
Docks**

Queest Village
50 - 1/2 Acre Lots
Bare Land Strata

**Queest
Village
Land**

LOT 1 (3.85 Acres)
PID: 027-933-270 - \$400,000
LOT 2 (2.49 Acres)
PID: 027-933-288 - \$350,000
LOT 3 (2.48 Acres)
PID: 027-933-296 - \$350,000
LOT 4 (2.39 Acres w/cabin)
PID: 027-933-300 - \$550,000
LOT 5 (2.37 Acres)
PID: 027-933-318 - \$400,000
LOT 6 (33.33 Acres)
PID: 027-933-326 - \$650,000

1 Queest Creek Sold \$600,000
2 Queest Creek For Sale \$1.5 M



R2675654

Active

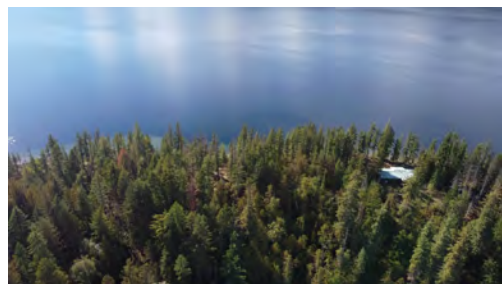
Other
Land

LOT 6 N QUEEST ANSTEY ARM

Out of Town
Out of Town

\$650,000 (LP)
(SP)

Sold Date:



Type Other
Prop Type Land Only
Zoning R1
Title to Land Freehold NonStrata
Permitted Land Use
Development Permit? Yes
Sellers Interest Registered Owner

Lot Sz (Sq.Ft.) 0.00
Depth
Frontage - Feet
Front Dir Exposure North
Access to Property Water Access
Cable Service Not Available
Flood Plain

Days On Market 31
Gross Taxes \$2,687.24
Building Plans Not Available
Trees (Logged in last 2yr) No
View Yes
View - Specify Water, Mountain

Boat Access only (33.33 Acres-LOT 6) on the east side of Anstey Arm - Shuswap Lake, North Queest, Sicamous, BC. This property is one of Five Waterfront Lots and a 6th Lot locate behind the five on 33 Acres. All lots are being sold individually by some owner. Six PID's. See location map in MLS Listing Pictures or go to realtor's website, aerial drone video and feature sheet. Rare opportunity to live on spectacular Anstey Arm at an affordable price. Enjoy beautiful sandy beaches of Roberts Bay Provincial Park. Property next door (Lot A. 175 Acres also for sale-call LB for more Details)- Current access only by boat that takes 20 mins from Sicamous to this so called paradise.



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**R2675654****Active****Other****Land****LOT 6 N QUEEST ANSTEY ARM**

Out of Town

Out of Town

\$650,000 (LP)

(SP)

Sold Date:



Sold Date:

Frontage (feet):

Meas. Type: **Feet**

Frontage (metres):

Depth:

Price/SqFt:

Sub-Type:

Flood Plain:

Exposure:

Permitted Use:

Title to Land:

Subdiv/Complex:

P.I.D.:

027-933-326

Taxes:

\$2,687.24

For Tax Year:

Zoning:

R1

Rezoneable?

North**Freehold NonStrata**Lot AreaAcres: **33.33**Hect: **13.49**SqFt: **0.00**SqM: **0.00**

Sanitary Sewer:

None

Storm Sewer:

None

Water Supply:

None

Electricity:

None Available

Natural Gas:

Not Available

Telephone Service:

Not Available

Cable Service:

Not Available

Prospectus:

Available Through

Develop Permit?:

Yes

Bldg Permit Apprv:

Yes

Building Plans:

Not Available

Perc Test Avail:

Perc Test Date:

Property Access:

Water Access

Parking Access:

Fencing:

Property in ALR:

No

Seller's Interest:

Registered Owner

Information Pkg:

Yes

Sign on Property:

Sketch Attached:

No

Property Disclosure:

Yes

Trees Logged:

No

Legal:

LOT 6 SECTION 8 TOWNSHIP 24 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP89068

Site Influences:

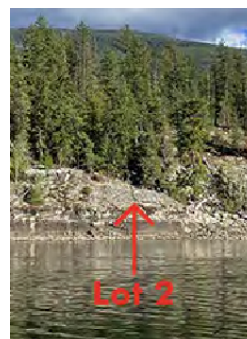
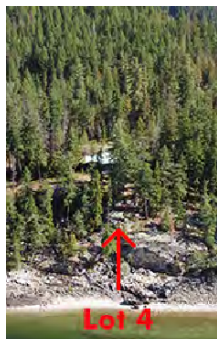
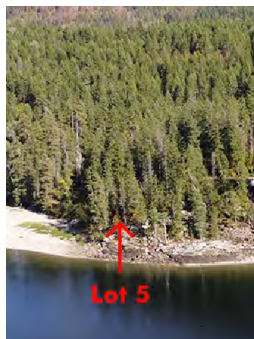
Restrictions: **None**Listing Broker 1: **RE/MAX Crest Realty**

Listing Broker 2:

Listing Broker 3:

Boat Access only (33.33 Acres-Lot 6) on the east side of Anstey Arm - Shuswap Lake, North Queest, Sicamous, BC. This property is one of Five Waterfront Lots and a 6th Lot locate behind the five on 33 Acres. All lots are being sold individually by some owner. Six PID's. See location map in MLS Listing Pictures or go to realtor's website, aerial drone video and feature sheet. Rare opportunity to live on spectacular Anstey Arm at an affordable price. Enjoy beautiful sandy beaches of Roberts Bay Provincial Park. Property next door (Lot A. 175 Acres also for sale-call LB for more Details)- Current access only by boat that takes 20 mins from Sicamous to this so called paradise.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

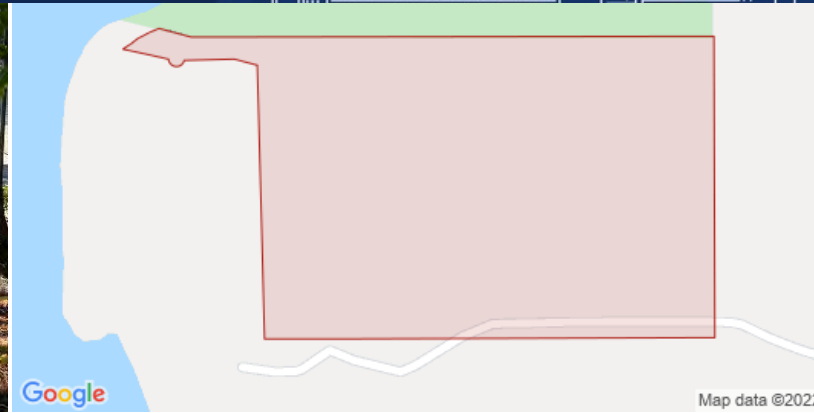
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QUEEST N Rural BC

PID

027-933-326

Legal Description

LOT 6 SECTION 8 TOWNSHIP 24 RANGE 7 WEST
OF THE 6TH MERIDIAN KAMLOOPS DIVISION
YALE DISTRICT PLAN KAP89068 (SEE PLAN AS TO
LIMITED ACCESS)

Zoning

MH - Medium Holdings Zone

Plan

KAP89068

Registered Owner

11*

Community Plans(s)

OCP: MH - Medium Holdings, not in ALR

Floor Area

-

Max Elevation

382.64 m

Year Built

-

Transit Score

-

Lot Size

33.35 acres

Min Elevation

353.54 m

Bedrooms

-

WalkScore

-

Dimensions

-

Annual Taxes

-

Bathrooms

-

Structure

2 ACRES OR MORE (VACANT)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2675654	Active 08/04/2022	16	\$650,000 / -	RE/MAX Crest Realty
R2614177	Terminated 20/12/2021	110	\$650,000 / -	RE/MAX Crest Realty
R2341056	Expired 31/12/2019	335	\$1,000,000 / -	RE/MAX Crest Realty

APPRECIATION

	Date	(\$)	% Change
List Price	08/04/2022	\$650,000	420.00 %
Sales History	06/11/2013	\$125,000	

ASSESSMENT

	2021	2022	% Change
Building	\$0	\$0	
Land	\$530,000	\$747,000	40.94 %
Total	\$530,000	\$747,000	40.94 %

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Catchment	Parkview	Shuswap Middle	Eagle River
District	SD 83	SD 83	SD 83
Grades	K - 6	6 - 9	8 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

I'm more than a real estate agent. I'm a REALTOR®.



Columbia Shuswap Regional District

555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1
Phone: 250.832.8194 | Fax: 250.832.3375
Web: www.csr.d.bc.ca | E-Mail: inquiries@csr.d.bc.ca

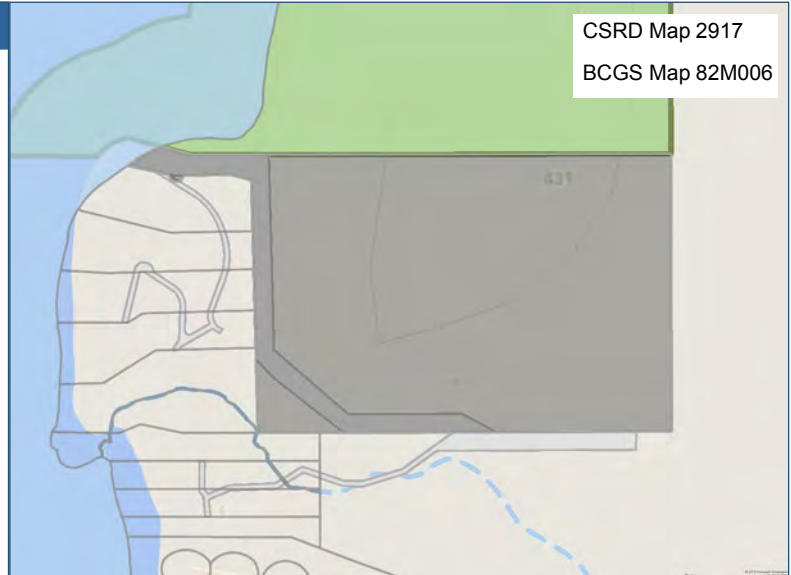
Property Report

Parcel Number (PID): 027-933-326
IDParcel: eqcp0167
Report Date: 2/8/2019

Property Details

Address: QUEEST N
PID: 027-933-326
Roll: 78901180045
Electoral Area: E
Local Area: Queest Creek
Ownership: Private
GIS Lot Size: 13.49 HA | 33.33 Acres *
Percent in ALR: 0
Legal Description:

* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSR D if there is a discrepancy between the CSR D lot size data and another authority.



Planning and Development

Building: Bylaw 660: Building Regulation and Inspection
Zoning: Bylaw 900 - FR1 - Foreshore Residential 1
Bylaw 2000: RemR - Remote Residential
OCP: Bylaw 2000: RR2 - Rural Residential 2

Related Planning Files and Permits:

Application Type - Status	File Number	Entered
---------------------------	-------------	---------

Property potentially in one or more of the following CSR D permit application areas:

Floodplain

* This information is generated automatically from various sources. Contact the CSR D to verify requirements for this property.

BCAA - Property Details

Roll Number: 78901180045
Assess Area: 20 - Vernon
Jurisdiction: 789 - Salmon Arm Rural
Neighbourhood: 810 - WF SHUSWAP LK (BOAT ACCESS)
School District: 83 - North Okanagan-Shuswap
Hospital District: 03 - North Okanagan/Columbia Shuswap
Class: 01 - Residential
Subclass: 0101 - Residential Vacant
Actual Use: 061 - 2 Acres Or More (Vacant)
Manual Class:

Minor Taxing:

Okanagan Reg Library LSA#28
Shuswap Watershed Council SRVA#69
Sicamous Rec Centre SA#22
Sicamous Refuse Disp SA#19

Assessment:

Land	\$566,000
Improvements	\$0
Gross Value	\$566,000
Exempt:	\$0
Net Value	\$566,000

Sale History:

Date	Value
2013/11/06	\$125,000
2009/05/15	\$0

* This information is generated and provided by the BC Assessment Authority. Please contact BCAA if you have any questions.

Detailed Tax Report

Property Information			
Prop Address	N QUEEST	Jurisdiction	SALMON ARM RURAL
Municipality	SALMON ARM RURAL	Neighborhood	WATERFRONT SHUSWAP LAKE BOAT ACCESS
Area		SubAreaCode	
PropertyID	027-933-326	BoardCode	
PostalCode			

Property Tax Information	
TaxRoll Number	01180045
Tax Year	Gross Taxes
More PIDS	Tax Amount Updated
027-933-326	
More PIDS2	

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
KAP89068	6			25	8	24	7	6
Legal FullDescription								

LOT 6, PLAN KAP89068, SECTION 8, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, SEE PL AS TO LIMITED ACCESS

Land & Building Information	
Width	Depth
Lot Size	Land Use
Actual Use	
Year Built	
BCA Description	Zoning
WaterConn	
BCADData Update	04/12/2021

Supplementary Property Info			
BedRooms		Foundation	
Full Bath		Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$530,000.00	\$0.00	\$530,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$530,000.00	\$0.00	\$0.00	\$0.00	\$530,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$530,000.00	\$0.00	\$0.00	\$0.00	\$530,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
11/6/2013	\$125,000.00	CA3444152	REJECT - NOT SUITABLE FOR SALES ANALYSIS
5/15/2009	\$0.00	LB309190	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Arm | Beachfront in front of Lot 5 & 6







Les Twarog

Breaking News: Check out the most popular website in the Lower Mainland

NOW WITH
SOLD HISTORY

www.BCCondosandhomes.com

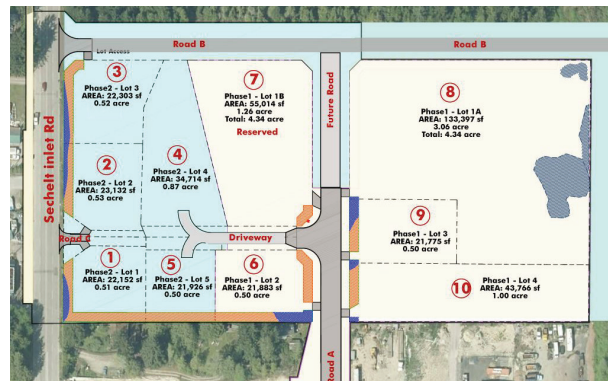
SECHELT INDUSTRIAL LAND - 9A

5980 Sechelt Inlet Road | \$12,000,000

Approved site with 9 Acres, 9 Lots (Pending Subdivision)
 Zoned I-6. One of the last industrial properties on the
 market in Sechelt. Located 2 km north of town.

Lots 7 & 8 are currently running "Big Foot Storage"
 with \$21k/mo. income and growing. Seller will consider
 a \$6M Vendor Take Back Mortgage

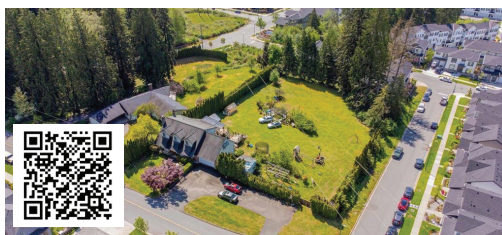
More info: www.bigfootstorage.sechelt.com



1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800SF lot | Custom
 built home for luxurious lifestyle

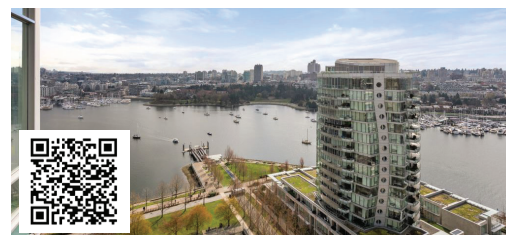
\$6,500,000



3520 Baycrest (Burke Mtn – COQ)

1 Acre corner lot zoned RS-2 with 2 road
 accesses. Potential to rezone to 5 lots or MF.

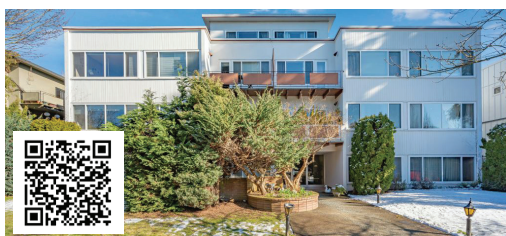
\$2,999,000



2105-1483 Homer (Yaletown)

1,340 sqft | 3 Bed | 2 Bath
 Semi Waterfront Unit at Waterford

\$2,500,000



5850 Vine (Kerrisdale)

22 Unit Apt Building | \$311k/yr Income
 Future Potential to increase rents

\$11,900,000



1133 W 70th (Marpole)

26 Units Strata, 12 have been remodelled,
 Income 32k/mo, Potential for 40k/mo

\$11,900,000



1080 Wolfe (Shaughnessy)

6,000 sqft House | 26,000 sqft Lot with plans
 to add another 9000sqft | Shovel Ready

\$11,000,000



1775 Cedar Cres (Shaughnessy)

ATTN Developers – Builders | Post 1940 Building
 lot 100 x 125 | .38 FSR – Can built 7000sf home

\$6,200,000



5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 sqft Totalling
 17,000 sqft | 2.4 FSR Purpose Built Rental

\$8,600,000



2302 - 1228 W Hasting (Coal Harbour)

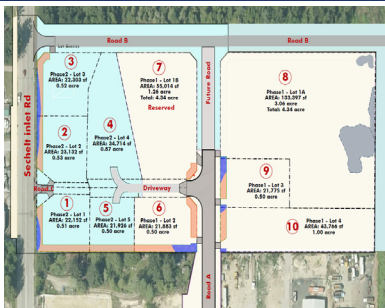
1200 sq.ft | 2 bed, 2 bath | Completely
 Renovated suite at The Palladio

\$1,899,000



Sechelt Industrial Land 9 Acres, \$5M VTB Mortgage available

3980 Sechelt
Approved 9A site
(pending subdivision)
Zoned I-6, 2km
North of town
Lots 7 & 8 are
currently running
"Bigfoot Storage"
VTB Available for \$5M



www.bigfootstoragesechelt.com **\$12 M**

5850 Vine - Kerrisdale

22 Unit building
in heart of
Kerrisdale, 12,000
s/f Lot, New Roof & Boiler,
20-678 s/f 1 bed (\$1000-\$1200/
mo), 2-800 s/f 2 bed
(\$1500/mo), gross income
\$311k/yr
Rents under market, future
upside potential to future buyer

\$11,900,000

Miracle Valley Estates (Seux & Sylvester)

44A land parcel, zoned RS-2
rural residential in
Durieu - North Mission
Zoning allows for 16 - 1
Hectare view lots (2.2A) or re-
zone for smaller parcels Road
access & on city water, all lots
on septic, Alluvial Fan Area

\$9,500,000

West Van Building Lot

266 Stevens Drive
Rare opportunity to own
one of the last remaining
West Van 23,000 s/f lots with
125' of frontage
Shovel ready with all services
connected & plans for
an 8500 s/f home
\$5,100,000

41st & Granville Dev Site

5770-5790 Granville
Two side by side
8500 s/f lots totalling
17,000 s/f, FSR 2.4 -
Ground floor has to be
retail - can only build
"purpose built rental"
(non strata development)
\$8.6M

Coquitlam West

Development site -
700 block Quadling -
2.35 FSR. Various
lots to choose from
more info at:
www.quadling.ca
Call for price

Waterfront Lots

**Shuswap Lake -
Anstey Arm**
3 Waterfront lots with
boat access only
lot sizes are between
two to four acres
Prices range between
\$350K-\$650K

La Paz - Mexico

500 Home development
site on 71 acres
overlooking the
Malecón and La Paz Bay.
All properties will have
water views and are ten
mins from downtown
www.6717000.com/lapaz
\$2.29M USD



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all above
listings



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Les Twarog 604.671.7000
 Sonja Pedersen 604.805.1283
www.lestwarog.com



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VANCOUVER LUXURY HOMES

www.shaughnessyproperties.com

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SHAUGHNESSY 27,000 S/F LOT
 1080 Wolfe **\$11,000,000**

27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf coach house. Go to website for more info.



SECOND SHAUGHNESSY 4500 S/F NEW HOME
 1050 W. 26th Avenue **\$7,980,000**

Coming Soon - Brand new 4500 s/f home on a 7650 s/f lot in 2nd Shaughnessy. Features 4500 s/f of luxurious living with 4 beds up (all with ensuite), beautiful open kitchen with high ceilings + 800 s/f coach house and 2 car garage - builders own house with high end finishings. This is a must see property.



1138 MATTHEWS **OFFERED AT \$16,900,000**

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



1975 W 18th – SHAUGHNESSY Lot **\$7,800,000**

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at \$5500/mo. Call for more info.



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**Breaking News: Check out the most popular website in the Lower Mainland**

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jenny Wu 778.776.7190

**BEAUTIFUL GEM IN YALETOWN**
1707-1188 Howe Street \$758,000

This Yaletown beautiful find is 800sf with 2 Bed, 2 Bath plus den and renovated bathrooms. An open concept living area with great building amenities including swimming pool, hot tub, gym, party room. Unit includes 1 parking & 1 storage locker and laundry facilities on the 2nd floor, rental allowed.

**SOUTHLANDS 4200 SF 3 LEVEL TH**
7353 Yew Street \$3,200,000

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



Welcome aboard to the growing BC Condos and Homes Team. Our new web site with the same name is gaining huge traffic, we get 4,000-5,000 unique Visitors per day from the 13,000 buildings that we have on line (and growing) Call any of us for all your real estate needs at 604-706-1710.

**COAL HARBOUR - HARBOURSIDE PARK**
702-588 Broughton Street \$1,290,000

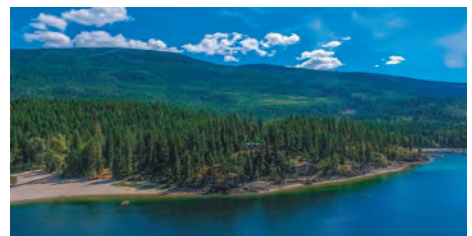
NW corner 942 SF 2 BD 2 BA w/views of water. Finishing's incl. granite countertops, wood cabinets, SS appliances & expansive windows. Avail. fully furnished w/high quality custom furniture. Luxury amenities incl. gym, ID pool, and hot tub.

**"WOODWARDS" IN GASTOWN**
2710-128 W. Cordova Street \$1,290,000

Modern 2 BD 2 BA NW corner 1150 SF Unit with breathtaking views of the city, water & mountains. Finishes/Features incl. S/S appliances, gas cooktop, HW Flrs, spa-like master bath w/soaker tub, separate shower & spacious outdoor view balcony.

**CASH COW - HASTINGS & MAIN**
337-339 E. Hastings \$2,100,000

6166 s/f mixed use 3 level building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll info.

**WATERFRONT LOTS, SHUSWAP**
FIVE 2A LOTS + ONE 33A LOT (\$350-\$650K)

Total of 6 Waterfront Lots available - most are approximately 2 Acres in size. All are waterfront. They also have road access via a forestry logging road. More Info at www.ansteyarm.ca

**41ST & GRANVILLE DEV. SITE**
5800 Block Granville \$20M

Rental development site with a 2.2 FSR. Currently there are 5 homes on 8500 s/f lots. There is a potential to acquire the other 2 homes on either side. Call for more details.

**COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES**
700 BLK QUADLING & 700 BLK ALDERSON

Coquitlam West Multi-Storey Medium Density Development Site - Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca



Crest Realty, 1428 W 7th Avenue, Vancouver, BC

info@6717000.com



604.671.7000