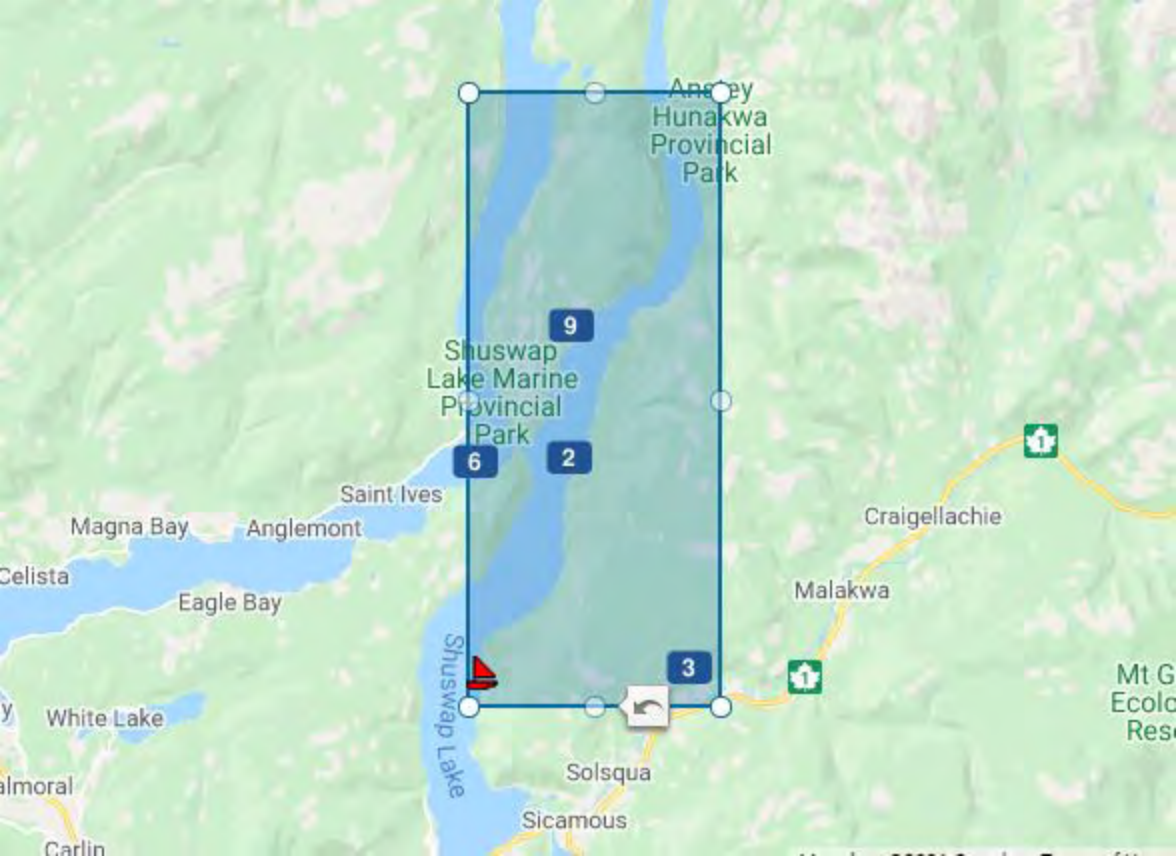


## Anstey Arm Comparables

#	PG #	Property Address	Location	Type	Access	Water Influence	Lot Size (Acres)	Cabin Size (SQFT)	List Price	Sold Price	List Date	Sold Date
<b>ACTIVE</b>												
1	3	18 QUEEST VILLAGE	QUEEST VILLAGE	STRATA	ROAD	SEMI-LAKESHORE	0.5	994	\$ 344,900		2021-04-23	
2	11	30 LIME BLUFFS BEACH	ISLAND SOUTHWEST OF YOUR LOTS	CO-OP	BOAT	LAKESHORE	N/A	1203	\$ 399,000		2021-05-18	
3	24	24 LMIE CLIFFS BEACH	ISLAND SOUTHWEST OF YOUR LOTS	CO-OP	BOAT	LAKESHORE	N/A	994	\$ 494,000		2021-06-05	
4	27	32 LIM CLIFFS BAY	ISLAND SOUTHWEST OF YOUR LOTS	CO-OP	BOAT	SEMI-LAKESHORE	N/A	1154	\$ 539,000		2021-05-25	
5	34	LOT 1 PETE MARTIN BAY	NORTH OF YOUR LOTS	FREEHOLD	BOAT	LAKESHORE	1.35	2307	\$ 958,000		2021-06-03	
6	36	7201 900 FOREST ROAD	ISLAND SOUTHWEST OF YOUR LOTS	FREEHOLD	BOAT	LAKESHORE	0.72	1520	\$ 1,195,000		2021-04-14	
7	42	LOT 2 QUEEST	2 LOT SOUTH OF YOUR LOTS	FREEHOLD	BOAT	LAKESHORE	1.7	1444	\$ 1,500,000		2021-05-21	
<b>SOLD</b>												
8	50	1 QUEEST CREEK	1 LOT SOUTH OF YOUR LOTS	FREEHOLD	CAR & BOAT	LAKESHORE	2.167	2217	\$ 690,000	\$ 600,000	2020-01-17	2020-05-04
9	59	7265 900 FSR (KALLI BAY)	ISLAND SOUTHWEST OF YOUR LOTS	LEASEHOLD	BOAT	LAKESHORE	0.7	784	\$ 209,000	\$ 195,000	2020-05-25	2020-06-23
10	67	0 NARROWS VILLAGE	SOUTH OF YOUR LOTS	FREEHOLD	CAR & BOAT	LAKESHORE	28	900	\$ 1,999,000	\$ 1,500,000	2019-07-13	2020-08-11
11	72	BLOCK C HUNGRY	HUNGRY COVE	LEASEHOLD	BOAT	LAKESHORE	1.67	1926	\$ 399,000	\$ 350,000	2020-08-07	2020-09-21
12	78	29 WILSON CREEK	SOUTH OF YOUR LOTS	FREEHOLD	BOAT	LAKESHORE	0.44	1328	\$ 535,000	\$ 530,000	2020-08-05	2020-10-01
13	85	13 QUEEST VILLAGE	QUEEST VILLAGE	STRATA	CAR & BOAT	SEMI-LAKESHORE	0.5	LOT ONLY	\$ 124,500	\$ 105,000	2020-10-09	2020-12-02
14	88	29 QUEEST VILLAGE	QUEEST VILLAGE	STRATA	CAR & BOAT	SEMI-LAKESHORE	0.5	LOT ONLY	\$ 137,000	\$ 128,000	2020-07-17	2020-12-02
15	95	7 QUEEST VILLAGE	QUEEST VILLAGE	STRATA	CAR & BOAT	SEMI-LAKESHORE	0.5	LOT ONLY	\$ 129,900	\$ 129,900	2020-07-27	2021-04-12
16	99	17 QUEEST VILLAGE	QUEEST VILLAGE	STRATA	CAR & BOAT	SEMI-LAKESHORE	0.5	1200	\$ 299,000	\$ 310,000	2020-06-08	2021-04-28
17	105	LOT G ANSTEY ARM BAY	ISLAND SOUTHWEST OF YOUR LOTS	FREEHOLD	CAR & BOAT	LAKESHORE	0.75	1068	\$ 499,000	\$ 475,000	2021-05-18	2021-05-31
18	112	25 LIME CLIFFS BEACH	ISLAND SOUTHWEST OF YOUR LOTS	CO-OP	BOAT	LAKESHORE	N/A	1518	\$ 529,000	\$ 529,000	2021-05-26	2021-06-02

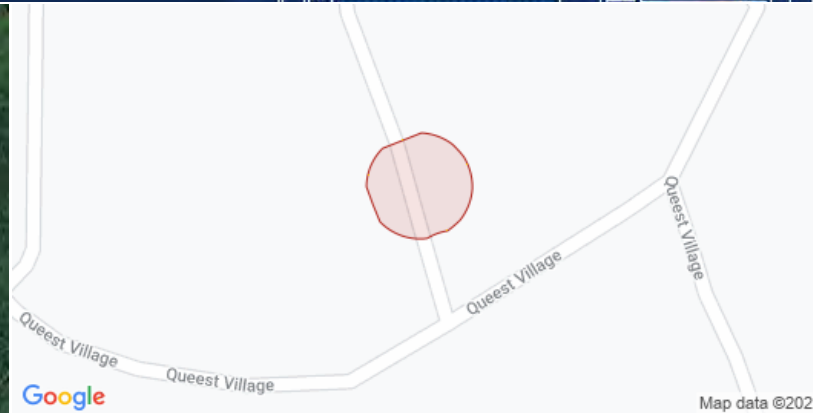




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## 18 QUEEST VILLAGE Rural BC

PID

002-080-311

Legal Description

STRATA LOT 18, PLAN KAS611, SECTION 8, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Zoning

RemR, Remote Residential

Community Plans(s)

OCP: RR2 - Rural Residential 2, not in ALR

Registered Owner

LU\*, W\*

Floor Area

864 Ft<sup>2</sup>

Max Elevation

401.62 m

Year Built

1998

Transit Score

-

Lot Size

-

Min Elevation

396.13 m

Bedrooms

3

WalkScore

-

Dimensions

-

Annual Taxes

-

Bathrooms

-

Structure

SEASONAL DWELLING

### MLS HISTORY

MLS history not available

QUEEST VILLAGE. LOCATED BELOW YOUR PROPERTY. 0.5 ACRES LOT WITH 994 SF CABIN. LISTED AT \$344,900. HAS ROAD ACCESS. \$600/YEAR STRATA FEES.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$240,000	966.67 %
Sales History	15/09/1997	\$22,500	212.50 %
	30/09/1992	\$7,200	

### ASSESSMENT

	2020	2021	% Change
Building	\$100,000	\$117,000	17.00 %
Land	\$127,000	\$123,000	-3.15 %
Total	\$227,000	\$240,000	5.73 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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**18 QUEEST VILLAGE ROAD**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Active</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>4</b>
Type Dwelling	<b>Single Family</b>	Bathrooms	<b>1</b>
Storeys	<b>One and a half</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>002-080-311</b>	List Price	<b>\$344,900</b>
MLS®	<b>10230460</b>		
Year Blt	<b>1999</b>	Date Listed	<b>Apr 23/21</b>
Year Blt Desc	<b>Approximate</b>	Date Sold	
Postal Code	<b>VOE 2V0</b>		
Taxes	<b>\$1,055 (2020)</b>		

**Rooms (SqFt Finished: 994 )**

	Bsmt	Main	Above	Other
Totals Sqft		<b>686</b>	<b>308</b>	

**Lot Information**

Frontage	Irregular	<b>Yes</b>
Depth	View	
Acres	<b>0.52</b>	Water Frontage
Water Influence	<b>Semi-Lakeshore</b>	

**Parking**

Parking Types		
Covered		RV
Uncovered	<b>6</b>	Add Park Avail
Garage Opt		Garage Desc

**Listing Information**

Listing Date	<b>Apr 23/21</b>	Cancellation Type		Last Modified	<b>2021-06-11 10:32:41</b>
Act Date	<b>Apr 23/21</b>	Cancellation Date		X List Farm	
Permit Pub		TC Length		X List Comm	

**Features**

Rentals	<b>Yes</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Yes</b>
Ext Finish	<b>Wood Siding</b>	Const	<b>Frame - Wood</b>	Water	<b>Creek/Stream</b>	Sewer	<b>Septic</b>
Foundation	<b>Other (See Remarks)</b>	Roof	<b>Metal</b>	Fireplace	<b>Free-standing Metal</b>	Basement	
Pool Type		Heat	<b>Stove</b>	Fin./Rough-In	<b>2</b>	Bsmnt Dev	
Pool Feat		Fuel	<b>Other (See Remarks)</b>	Gated		Bsmnt Feat	
Int Features	<b>Island</b>			Ext Features	<b>One Balcony, Private Yard</b>		
Flooring	<b>Partial Wood</b>			Structures	<b>Covered Deck, Shed, Wharf</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl	<b>Microwave Oven, Refrigerator, Stove - Gas, Washer, Window Coverings</b>						
Site Influence	<b>Easy Access, Family Oriented, Flat Site, Quiet Area, Recreation Nearby, Treed Site, Wharf</b>						

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Conventional</b>		

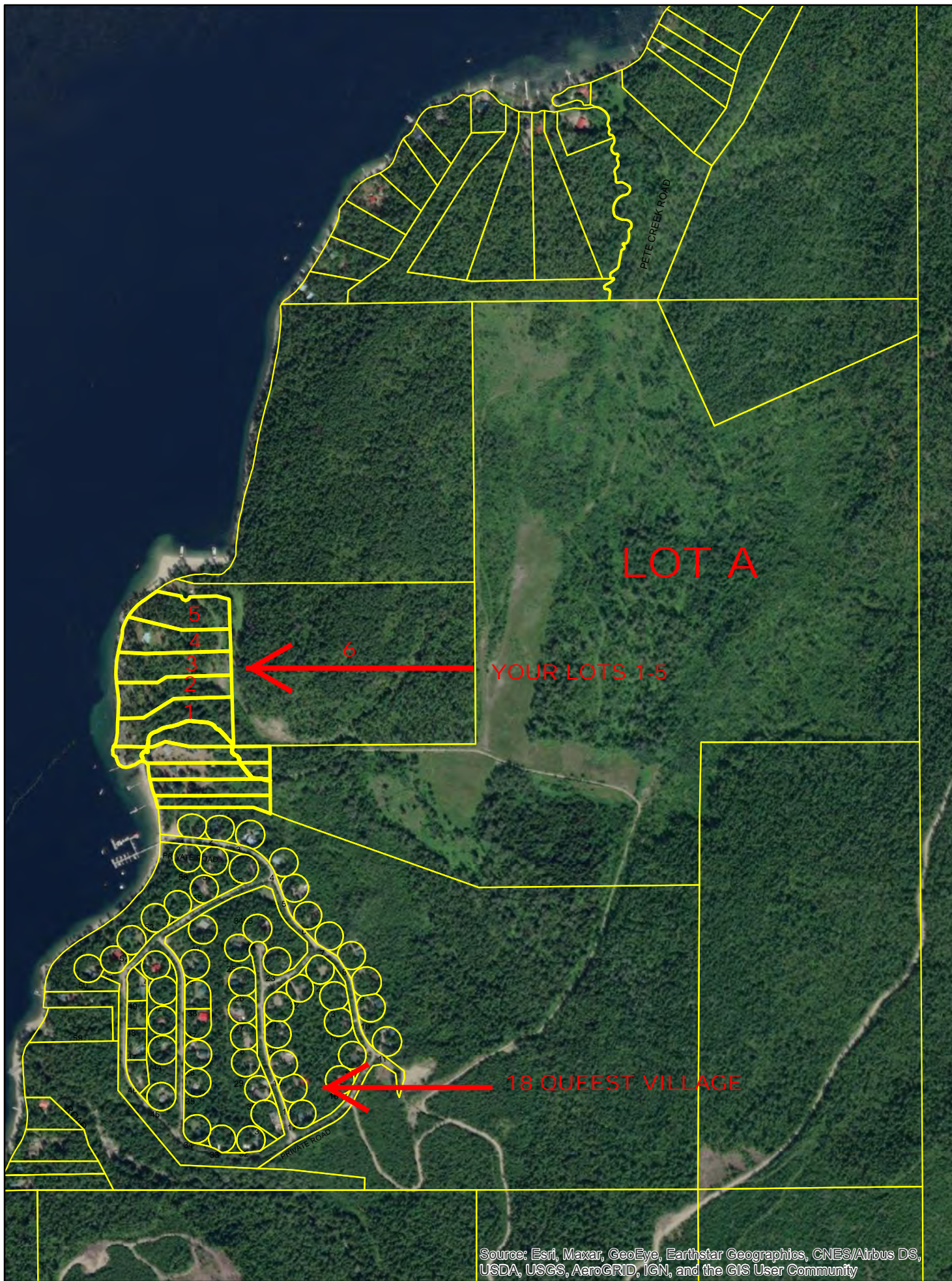
**Legal**

Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax	<b>Assessed</b>	Improv	<b>100000.0</b>	Re-Zone	
Spc Improv		Fin Stmt		Occupied By	<b>Vacant</b>	Zone Code	<b>RemR</b>
Sellers Disc				Non-Fin Enc	<b>Covenants</b>	Zone Sub	
Seller Name				Ttl Asmnt	<b>227000.0</b>	Land Asmnt	<b>127000.0</b>
Legal Desc	<b>STRATA LOT 18 SECTION 8 TOWNSHIP 24 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION ...</b>						

**Remarks**

Own this QUIET piece of PARADISE away from the global pandemic, city noise, and rat race. This 4-bedroom, 1-bath cabin offers fun and excitement for the entire family nearby Shuswap Lake. Extremely quiet and heavily nature-inspired cabin development features circular lots, ensuring unparalleled privacy from neighbours. The cabin is perfect for weekend and summer usage for lots of fun activities, such as sledding, boating, fishing, and other great activities. The deck screens are custom-built and help ensure a cool and fun place for family activities. Cabin includes propane fridge, stove and a surround sound system. Propane stove in living room with wood stove on screened deck. Short walk, cart, or quad ride to the beach. Included is a HUGE shared private beach and newer updated marina (unallocated boatslips, first come first serve), community water system, all for only \$600/year strata fees. Contact listing REALTOR for all inquiries and questions. Listed By: Re/Max At Mara Lake

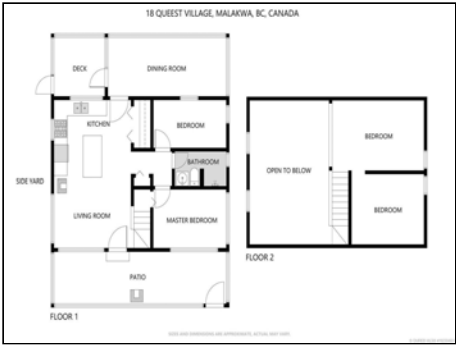




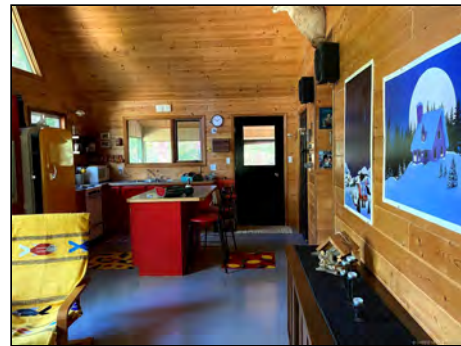
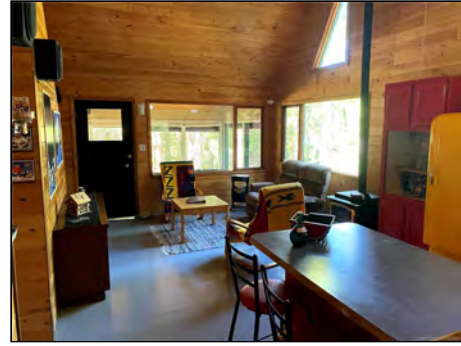


18 QUEEST VILLAGE ROAD,

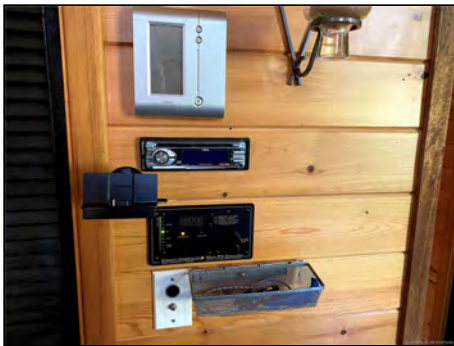
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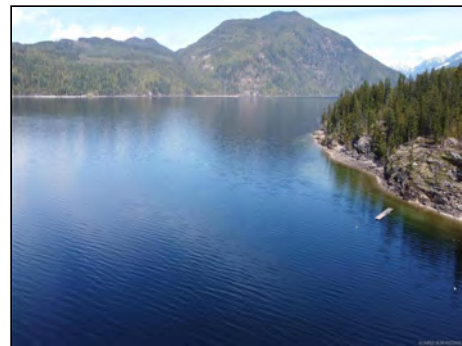
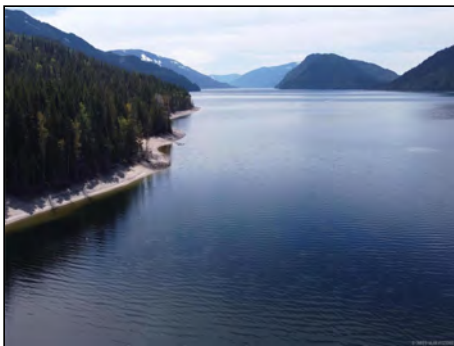
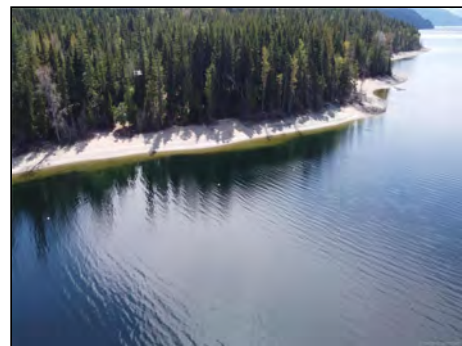
















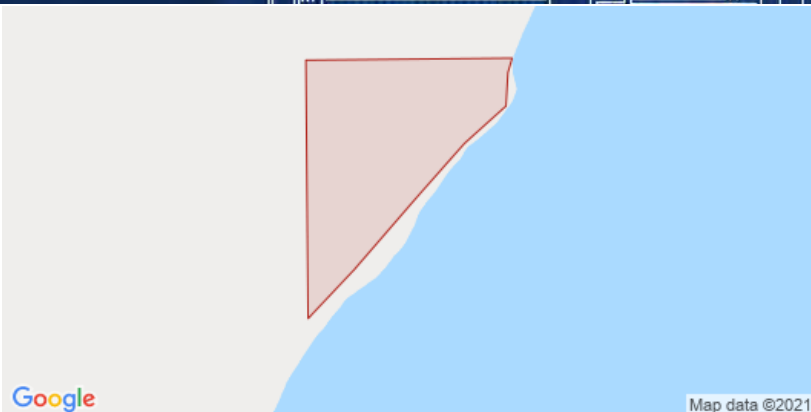
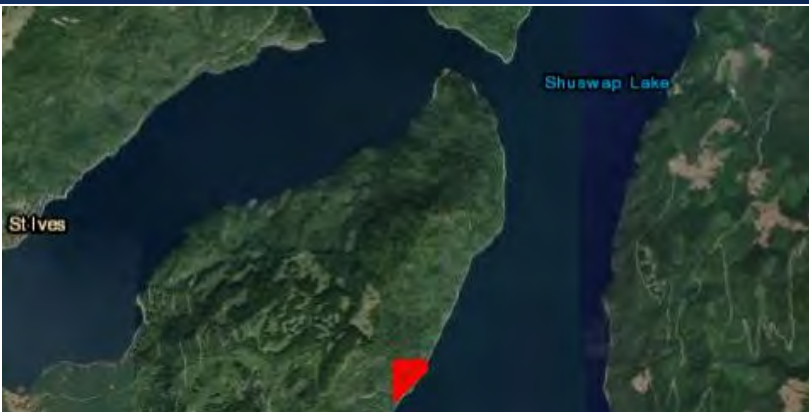
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## 30 LIME CLIFF BLUFFS BEACH CO-OP Rural BC

PID	013-857-118			Legal Description	PART SW1/4, SECTION 14, TOWNSHIP 23, RANGE 8, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT		
Zoning	-			Community Plans(s)	OCP: LH - Large Holdings, not in ALR		
Registered Owner	SA*						
Floor Area	1261 Ft²	Max Elevation	668.99 m	Year Built	1976	Transit Score	-
Lot Size	28.72 acres	Min Elevation	351.24 m	Bedrooms	5	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	-	Structure	SEASONAL DWELLING

### MLS HISTORY

MLS history not available

ON THE ISLAND SOUTHWEST OF YOUR LOTS. LAKEFRONT PROPERTY. 1203 SF CABIN.CO-OP LISTED AT \$399,000. BOAT ACCESS ONLY

"Completely turn key comes with everything you need to enjoy your very own retreat. this property is a cash only sale, cannot be mortgaged."

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$89,300	-70.72 %
Sales History	31/10/2006	\$305,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$53,200	\$89,300	67.86 %
Land	\$0	\$0	
Total	\$53,200	\$89,300	67.86 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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**30 LIME CLIFF BLUFFS BEACH**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Active</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>5</b>
Type Dwelling	<b>Single Family</b>	Bathrooms	<b>1</b>
Storeys	<b>Split (3 level)</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>013-857-118</b>	List Price	<b>\$399,000</b>
MLS®	<b>10232014</b>		
Year Blt	<b>1976</b>	Date Listed	<b>May 18/21</b>
Year Blt Desc	<b>Approximate</b>	Date Sold	
Postal Code	<b>VOE 2V0</b>		
Taxes	<b>\$994 (2020)</b>		

**Rooms (SqFt Finished: 1,203 )**

	Bsmt	Main	Above	Other
Totals Sqft		<b>580</b>	<b>623</b>	
Hall				<b>4'7x12'3</b>
Living Room		<b>19'11x19'7</b>		
Storage		<b>4'9x6'7</b>		
Bedroom		<b>9'4x8'7</b>		
Bedroom		<b>9'4x8'7</b>		
Kitchen			<b>14'8x13</b>	
Bedroom				<b>9'4x8'3</b>
Bathroom - Full				<b>4-Piece</b>
Bedroom				<b>10x9'9</b>
Mstr Bedrm				<b>9'10x10</b>

**Lot Information**

Frontage	Irregular	<b>View, Lake View, Mountain View</b>
Depth	View	
Acres	Water Frontage	
Water Influence	<b>Lakeshore</b>	

**Parking**

Parking Types	
Covered	RV
Uncovered	Add Park Avail
Garage Opt	Garage Desc

**Listing Information**

Listing Date	<b>May 18/21</b>	Cancellation Type		Last Modified	<b>2021-06-06 17:07:46</b>
Act Date	<b>May 19/21</b>	Cancellation Date		X List Farm	
Permit Pub		TC Length		X List Comm	

**Features**

Rentals	<b>No</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Not Applicable</b>
Ext Finish	<b>Wood Siding</b>	Const	<b>Frame - Wood</b>	Water	<b>Lake Intake</b>	Sewer	<b>Septic</b>
Foundation	<b>Other (See Remarks)</b>	Roof	<b>Metal</b>	Fireplace	<b>Free-standing Metal</b>	Basement	
Pool Type		Heat	<b>Stove</b>	Fin./Rough-In	<b>1</b>	Bsmnt Dev	
Pool Feat		Fuel	<b>Propane, Solar, Wood</b>	Gated		Bsmnt Feat	
Int Features				Ext Features	<b>Two Balconies</b>		
Flooring	<b>Floor Vinyl, Laminate, Partial Carpet</b>			Structures	<b>Deck, Dock, Shed, Wharf, Workshop</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Apppl	<b>Refrigerator, Stove - Gas, Window Coverings</b>						
Site Influence	<b>Recreational</b>						

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)	<b>No</b>	Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Co-operative</b>		

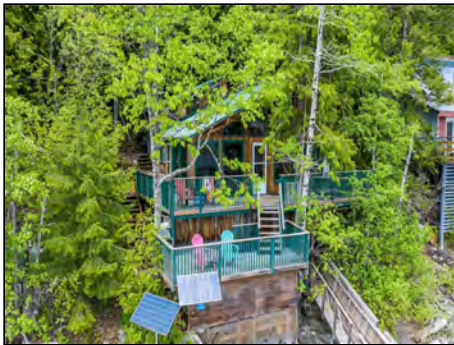
**Legal**

Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax	<b>Assessed</b>	Improv		Re-Zone	
Spc Improv		Fin Strmts		Occupied By	<b>Seller</b>	Zone Code	<b>FM1/LH</b>
Sellers Disc				Non-Fin Enc		Zone Sub	
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>1 SHARE OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 14 TOWNSHIP 23 RANGE 8 W6M KDYD</b>						

**Remarks**

**Your very own private retreat at a turn key BOAT ACCESS ONLY cabin. Located at Lime Cliffs Bluff, approx 15k from Sicamous by boat. Once you step off the dock and make your way up the double decks and look back at the lake views you will forget the world you left behind. This off the grid cabin is complete with 5 bedrooms, 1 bath, and a vintage style kitchen including a propane stove, and 2 propane fridges. Vaulted ceilings to capture the lake views. Updated flooring and Gravity fed lake intake, Solar power and generator back up for electricity. Two large propane tanks. Permanent gangplank in place to connect to dock. Buoy in place as well. Completely turn key comes with everything you need to enjoy your very own retreat. this property is a cash only sale, cannot be mortgaged. Check out the 3D tour and Video. All measurements carefully taken but should be verified if deemed important. Viewings by appointment only. Listed By: Fair Realty**

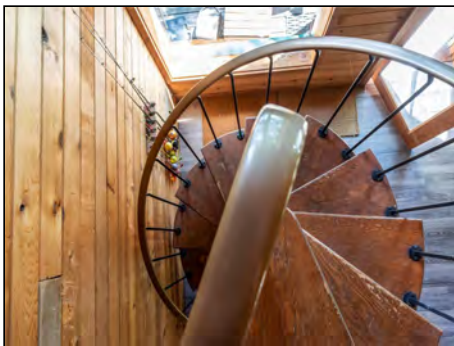


**30 LIME CLIFF BLUFFS BEACH,****MLS# 10232014**

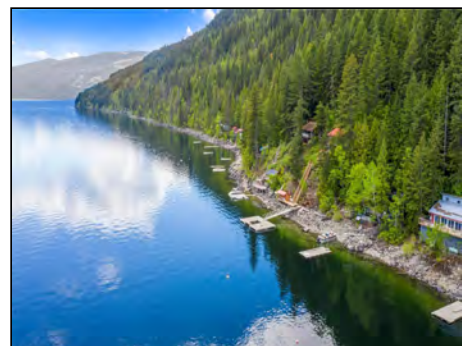




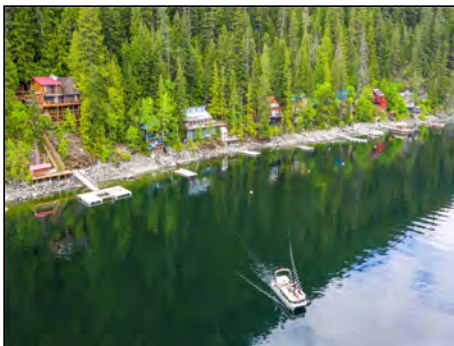












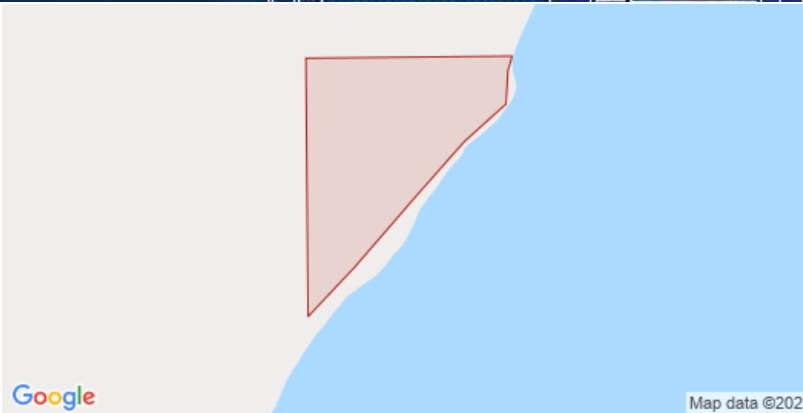
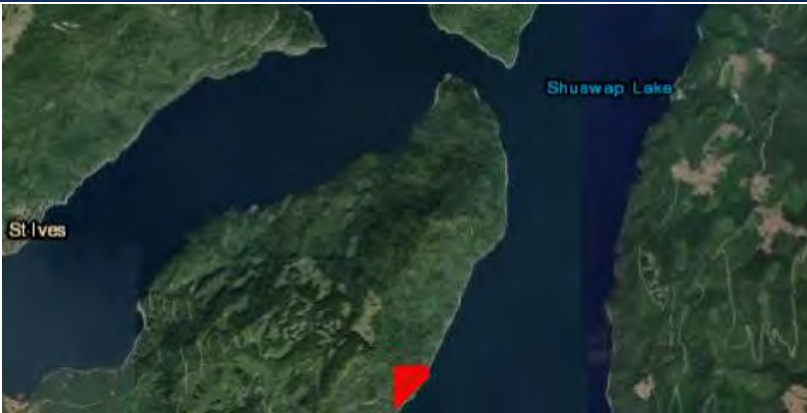
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## 24 LIME CLIFFS BEAC CO-OP Rural BC

PID	013-857-118			Legal Description	PART SW1/4, SECTION 14, TOWNSHIP 23, RANGE 8, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT		
Zoning	-			Community Plans(s)	OCP: LH - Large Holdings, not in ALR		
Registered Owner	SA*						
Floor Area	1116 Ft²	Max Elevation	668.99 m	Year Built	1997	Transit Score	-
Lot Size	28.72 acres	Min Elevation	351.24 m	Bedrooms	-	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	-	Structure	SEASONAL DWELLING

### MLS HISTORY

MLS history not available

LAKEFRONT PROPERTY LOCATED SOUTHWEST OF YOUR LOTS. ON THE ISLAND, BOAT ACCESS ONLY. CO-OP. CURRENTLY LISTED AT \$494,000.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$2,750,000	
No data available			

### ASSESSMENT

	2020	2021	% Change
Building	\$53,200	\$0	-100.00 %
Land	\$0	\$2,750,000	
Total	\$53,200	\$2,750,000	5069.17 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

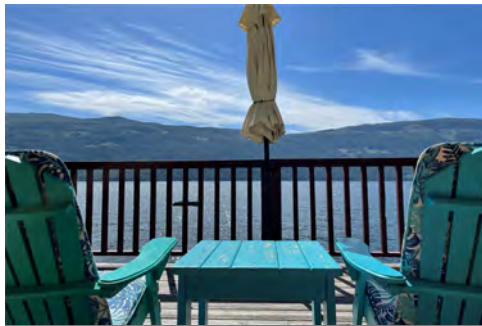
### DEVELOPMENT APPLICATIONS

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®.



**24 LIME CLIFFS BEACH**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Active</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>3</b>
Type Dwelling	<b>Single Family - Bare Land Strata</b>	Bathrooms	<b>1</b>
Storeys		Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>013-857-118</b>	List Price	<b>\$494,000</b>
MLS®	<b>10233220</b>		
Year Blt	<b>1996</b>	Date Listed	<b>Jun 5/21</b>
Year Blt Desc	<b>Actual</b>	Date Sold	
Postal Code	<b>VOE 2V0</b>		
Taxes	<b>\$1,031 (2021)</b>		

**Rooms (SqFt Finished: 994 )**

	Bsmt	Main	Above	Other
Totals Sqft		<b>512</b>	<b>482</b>	
Bedroom			<b>11'8x9'2</b>	
Mstr Bedrm			<b>11x9'2</b>	
Bathroom - Full			<b>4-Piece</b>	
Living Room		<b>16x12</b>		
Dining Room		<b>16x10</b>		
Kitchen		<b>16x10</b>		
Loft			<b>12x12</b>	
Bedroom			<b>9'2x6'4</b>	

**Lot Information**

Frontage	<b>100</b>	Irregular	<b>Yes</b>
Depth		View	
Acres		Water Frontage	<b>100.0</b>
Water Influence			

**Parking**

Parking Types		RV	
Covered		Add Park Avail	
Uncovered		Garage Desc	
Garage Opt			

**Listing Information**

Listing Date	<b>Jun 5/21</b>	Cancellation Type		Last Modified	<b>2021-06-08 12:17:13</b>
Act Date	<b>Jun 6/21</b>	Cancellation Date		X List Farm	
Permit Pub		TC Length		X List Comm	

**Features**

Rentals	<b>No</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Yes</b>
Ext Finish		Const		Water	<b>Lake Intake</b>	Sewer	<b>Other (See Remarks)</b>
Foundation	<b>Treated Wood</b>	Roof	<b>Frame - Wood Asphalt/Fibreglass Shingles</b>	Fireplace	<b>Free-standing Metal</b>	Basement	<b>Full</b>
Pool Type		Heat	<b>Stove</b>	Fin./Rough-In		Bsmnt Dev	
Pool Feat		Fuel	<b>Wood</b>	Gated		Bsmnt Feat	
Int Features				Ext Features	<b>Enclosed Balcony, Garden, Two Balconies</b>		
Flooring				Structures	<b>Covered Deck, Deck, Dock, Fire Pit, Patio(s), Shed, Sundeck, Workshop</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl	<b>Refrigerator, Stove - Gas, Washer, Window Coverings</b>						
Site Influence							

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Conventional</b>		

**Legal**

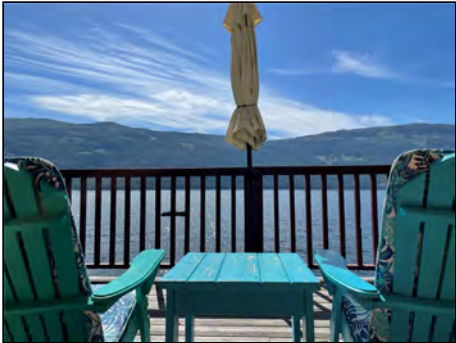
Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax		Improv		Re-Zone	
Spc Improv		Fin Stmt		Occupied By	<b>Seller</b>	Zone Code	<b>FM1</b>
Sellers Disc				Non-Fin Enc		Zone Sub	
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>1 CLASS A SHARE OF; THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 14 TOWNSHIP 23 RANGE 8 WEST 6TH M. KDYD</b>						

**Remarks**

**Virtual Tour click Multimedia or more Photos link. Pride in Ownership shows throughout this Beautiful Home away from Home on the Shuswap Lake. This one owner, Boat access Only cabin has the fit and finish like non other. This property starts just off the water line with Two well organized work/storage sheds and a Great fire pit area on the shore line to the North. A few Steps up you will find two wonderful social decks. The sun deck is 24x14 with the million dollar View. The covered deck is 12x12 with bbq/dinning area, exercise bike, very clean/tidy, work/storage area under the first floor of the cabin. Once inside you walk into the open concept main floor with kitchen ,dining and family room with huge windows along the front, side door for a nice cross breeze and wood stove for early/late season use. Propane appliances, lake view double sink, triple stool countertop, Rainfresh gravity drinking water system and custom cabinets. 3 bedrooms, bathroom ,loft upstairs. MUST SEE! Listed By: Re/Max At Mara Lake**

24 LIME CLIFFS BEACH,

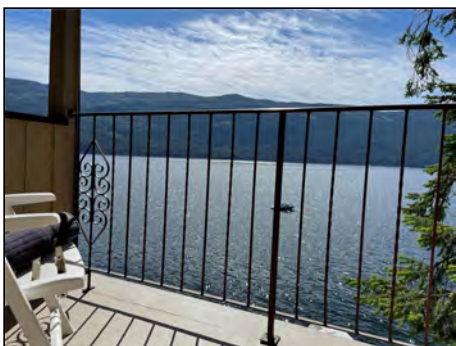
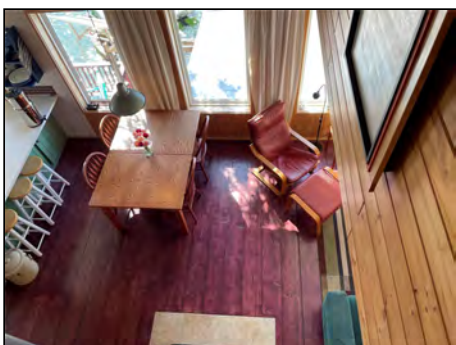
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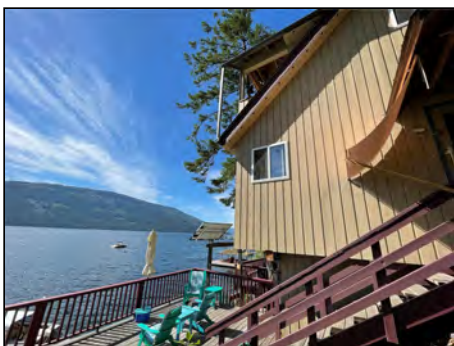
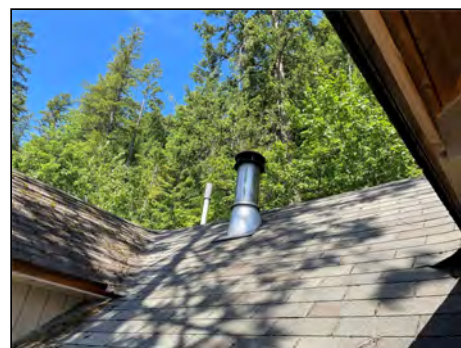
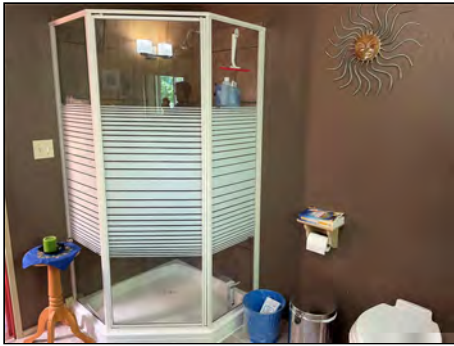




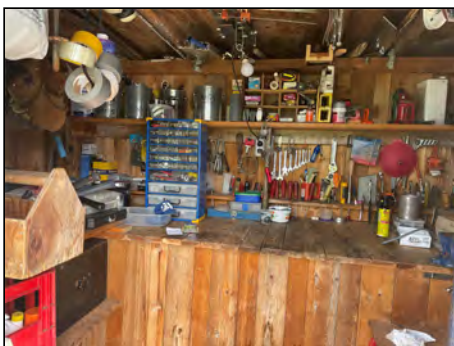
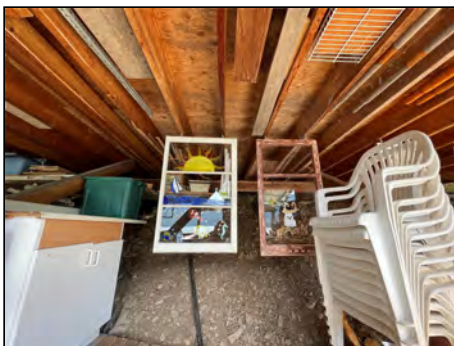














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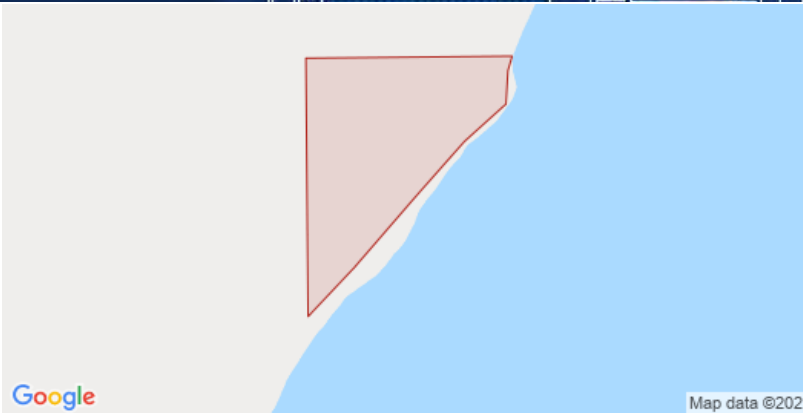




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## 32 LIME CLIFFS BAY CO-OP Rural BC

PID	013-857-118			Legal Description	PART SW1/4, SECTION 14, TOWNSHIP 23, RANGE 8, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT		
Zoning	-			Community Plans(s)	OCP: LH - Large Holdings, not in ALR		
Registered Owner	SA*						
Floor Area	936 Ft²	Max Elevation	668.99 m	Year Built	1980	Transit Score	-
Lot Size	28.72 acres	Min Elevation	351.24 m	Bedrooms	3	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	-	Structure	SEASONAL DWELLING

### MLS HISTORY

MLS history not available

**SEMI-LAKEFRONT LOCATED SOUTHWEST OF YOUR LOTS ON THE ISLAND. CO-OP. CURRENTLY LISTED AT \$539,000. BOAT ACCESS ONLY**

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$2,750,000	1471.43 %
Sales History	01/05/2004	\$175,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$53,200	\$0	-100.00 %
Land	\$0	\$2,750,000	
Total	\$53,200	\$2,750,000	5069.17 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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**32 LIME CLIFFS BAY**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Active</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>4</b>
Type Dwelling	<b>Single Family</b>	Bathrooms	<b>1</b>
Storeys	<b>Two and a half</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>013-857-118</b>	List Price	<b>\$539,000</b>
MLS®	<b>10232441</b>		
Year Blt	<b>1981</b>	Date Listed	<b>May 25/21</b>
Year Blt Desc	<b>Approximate</b>	Date Sold	
Postal Code	<b>VOE 2V0</b>		
Taxes	<b>\$1,012 (2020)</b>		

**Rooms (SqFt Finished: 1,154 )**

	Bsmt	Main	Above	Other	Lot Information	
Totals Sqft		<b>974</b>	<b>180</b>		Frontage	<b>100</b>
Boathouse		<b>20x10'6</b>			Depth	<b>400</b>
Deck		<b>14x30</b>				Irregular View
Deck		<b>12x46</b>				<b>View, Lake View, Mountain View, Valley View</b>
Storage		<b>9x8</b>			Acres	<b>27.03</b>
Bedroom		<b>8x8</b>			Water Influence	<b>Lakeshore, Semi-Lakeshore, Waterfront Nearby</b>
Bedroom		<b>8x9'3</b>				Water Frontage
4		<b>4-Piece</b>				
Living Room		<b>19'6x13'6</b>			Parking	
Bedroom		<b>7'11x9'2</b>			Parking Types	
Mstr Bedrm		<b>11'8x8'8</b>			Covered	RV
Dining Room		<b>5x7'11</b>			Uncovered	Add Park Avail
Kitchen		<b>13'7x11'4</b>			Garage Opt	Garage Desc
					Listing Information	
					Listing Date	<b>May 25/21</b>
					Act Date	<b>May 25/21</b>
					Last Modified	<b>2021-06-08 14:49:45</b>
					X List Farm	TC Length
					Permit Pub	X List Comm

**Features**

Rentals	<b>No</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Yes</b>
Ext Finish	<b>Wood Siding</b>	Const	<b>Frame - Wood</b>	Water	<b>Gravity Intake</b>	Sewer	<b>Other (See Remarks)</b>
Foundation	<b>No Foundation</b>	Roof	<b>Asphalt/Fibreglass Shingles</b>	Fireplace	<b>Free-standing Metal</b>	Basement	
Pool Type		Heat	<b>A/C Wall Units, Stove</b>	Fin./Rough-In	<b>1</b>	Bsmnt Dev	
Pool Feat		Fuel	<b>Electricity, Propane, Solar, Wood</b>	Gated		Bsmnt Feat	
Int Features	<b>Security System</b>			Ext Features	<b>One Balcony</b>		
Flooring	<b>Wall to Wall Carpet, Linoleum</b>			Structures	<b>Boathouse, Covered Deck, Deck, Dock, Equipment Shed, Outbuilding, Patio(s), Porch, Shed, Workshop</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl	<b>Dishwasher</b>						
Site Influence	<b>Hillside, Park Setting, Private Setting, Quiet Area, Recreational, Rural Setting, Shopping Nearby, Storage, Treed Site,</b>						

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Conventional</b>		

**Legal**

Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax	<b>Assessed</b>	Improv		Re-Zone	
Spc Improv		Fin Strmts		Occupied By	<b>Seller</b>	Zone Code	<b>No Zoning</b>
Sellers Disc				Non-Fin Enc		Zone Sub	
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 14 TOWNSHIP 23 RANGE 8 WEST OF THE 6TH MERIDIAN ...</b>						

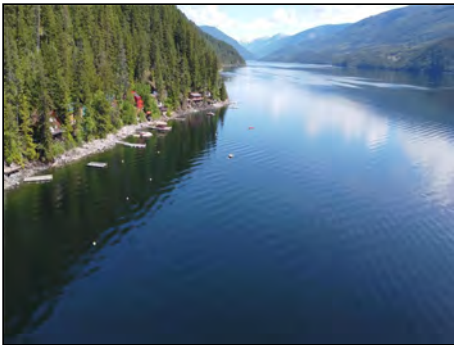
**Remarks**

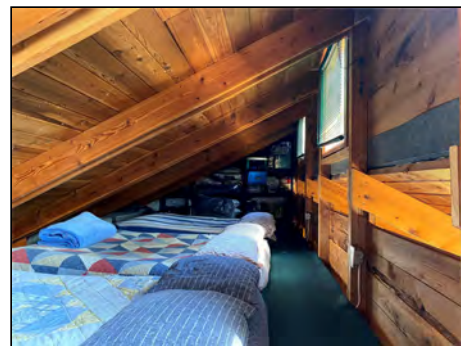
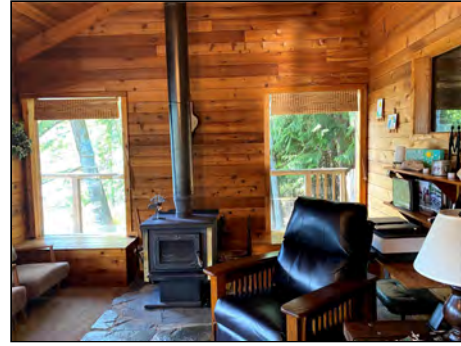
**Come experience the GREAT OUTDOORS in the Shuswap Cabin Community! Create everlasting memories in this turn-key cabin. This incredible 4-bedroom + loft (sleeps 14), 1-bathroom cabin has everything you could need for a relaxing vacation on the water. Your kids will LOVE jumping into the warm lake off your dock while you enjoy the breathtaking views of Shuswap Lake and the mountains. This cabin has an oversized boathouse for storage and /or a bedroom, an amazing solar system that easily powers the entire house, and a back-up Propane Generator for your convenience. Listed By: Re/Max At Mara Lake**



32 LIME CLIFFS BAY,

MLS# 10232441





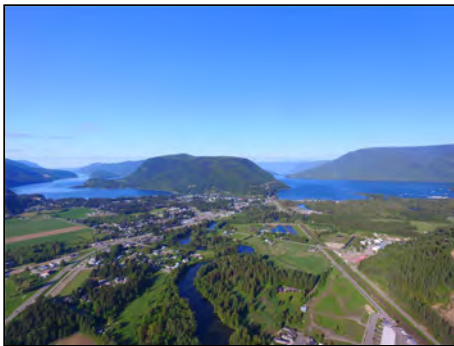
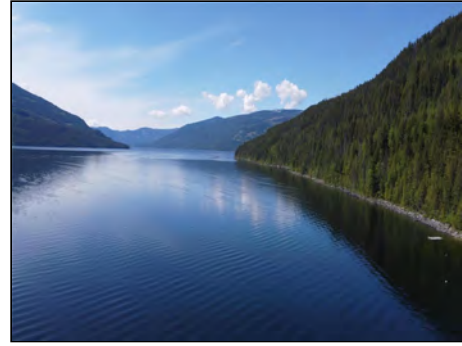
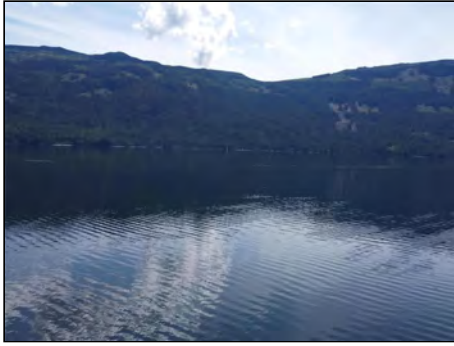












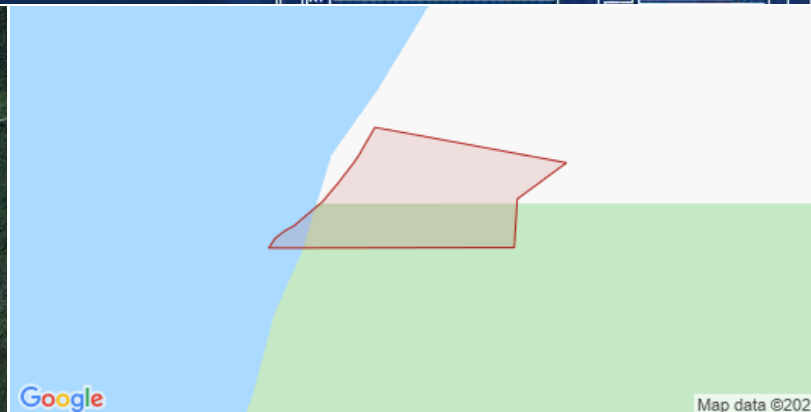
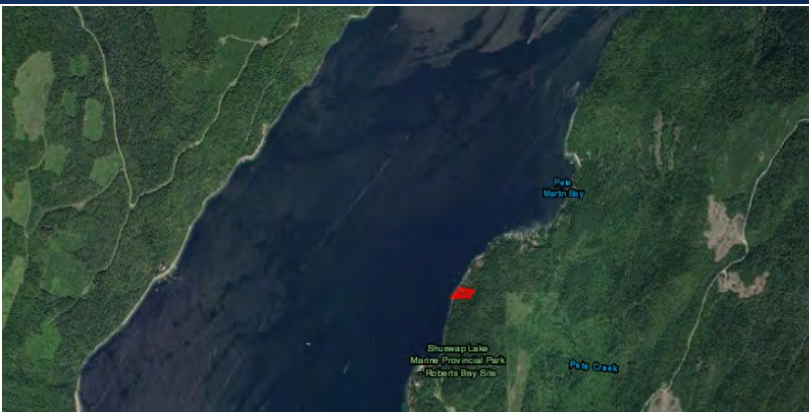
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## LOT 1 PETE MARTIN BY Rural BC

PID	002-138-522			Legal Description	LOT 1, PLAN KAP33761, SECTION 17, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, & AN UNDIVIDED 1/14TH SHARE IN LOT 15		
Zoning	RemR, Remote Residential			Community Plans(s)	OCP: RR2 - Rural Residential 2, not in ALR		
Registered Owner	OM*						
Floor Area	707 Ft²	Max Elevation	388.76 m	Year Built	1993	Transit Score	-
Lot Size	1.29 acres	Min Elevation	347.00 m	Bedrooms	-	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	-	Structure	SEASONAL DWELLING

### MLS HISTORY

MLS history not available

LAKEFRONT. NORTH OF YOUR LOTS. ACTIVE. 1.35 ACRES WITH 2307 SF CABIN. CURRENTLY LISTED AT \$958,000. HOUSE COMES FULLY FURNISHED, NO BOAT.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$519,000	
Sales History	12/08/2015	\$522,500	1436.76 %
	18/12/1996	\$34,000	-20.00 %
	24/10/1991	\$42,500	

### ASSESSMENT

	2020	2021	% Change
Building	\$173,000	\$186,000	7.51 %
Land	\$419,000	\$333,000	-20.53 %
Total	\$592,000	\$519,000	-12.33 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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Photo Not  
Available

**Lot 1 PETE MARTIN BAY**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Active</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>8</b>
Type Dwelling	<b>Single Family</b>	Bathrooms	<b>1</b>
Storeys	<b>Rancher</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>002-138-522</b>	List Price	<b>\$958,000</b>
MLS®	<b>10233127</b>		
Year Blt	<b>1993</b>	Date Listed	<b>Jun 3/21</b>
Year Blt Desc	<b>Unknown/Mixed</b>	Date Sold	
Postal Code	<b>V0E 2V0</b>		
Taxes	<b>\$2,318 (2021)</b>		

Rooms (SqFt Finished: 2,307 )				Lot Information	
	Bsmt	Main	Above	Other	
Totals Sqft		<b>2,307</b>			
				Frontage	<b>243</b>
				Depth	<b>274</b>
				Acres	<b>1.35</b>
				Water Influence	<b>Lakeshore</b>
				Parking	
				Parking Types	
				Covered	RV
				Uncovered	Add Park Avail
				Garage Opt	Garage Desc

Listing Information		
Listing Date	<b>Jun 3/21</b>	Cancellation Type
Act Date	<b>Jun 4/21</b>	Cancellation Date
Permit Pub		TC Length
		Last Modified <b>2021-06-07 12:58:37</b>
		X List Farm
		X List Comm

Features			
Rentals	<b>Not Applicable</b>	B&B	<b>No</b>
Ext Finish	<b>Aluminum</b>	Const	<b>Frame - Wood</b>
Foundation		Roof	
Pool Type		Heat	
Pool Feat		Fuel	<b>Propane, Solar, Wood</b>
Int Features	<b>Drywall</b>		
Flooring			
Itms Not Incl	<b>Kitchen Island, Telescope, Large Speaker in Bedroom, Boats, 2 Paddleboards</b>		Suites Desc
Equip/Apppl	<b>Refrigerator, Stove - Gas, Washer, Window Coverings</b>		Water
Site Influence	<b>Easy Access, Family Oriented, Private Setting, Quiet Area, Recreation Nearby, Storage, Visual Exposure, Wharf, Wooded Area</b>		Fireplace
			Fin./Rough-In
			Gated
			Ext Features
			Structures
			Additional Residential Unit, Covered Deck, Deck, Equipment Shed, Fire Pit, Sundeck, Wharf, Workshop
			Handicap Eq
			No

Title		Assign Cont	
<b>Title</b>	<b>Freehold</b>	Court Sale	<b>No</b>
Terms Sale		Trades (Y/N)	
Trades Desc		Possession	<b>Immediate</b>
Fract Interest		Contingency Desc	
		Title Form	<b>Conventional</b>

Legal			
Native Res	<b>No</b>	Levies	<b>No Levies</b>
LR Own	<b>No</b>	Stat Tax	<b>Assessed</b>
Spc Improv		Fin Stmt	
Sellers Disc	<b>No Disclosures</b>		
Seller Name			
Legal Desc	<b>LOT 1 AND AN UNDIVIDED 1/14 SHARE IN LOT 15 SECTION 17 TOWNSHIP 24 RANGE 7 W6M KDYD Plan33761</b>		

**Remarks**

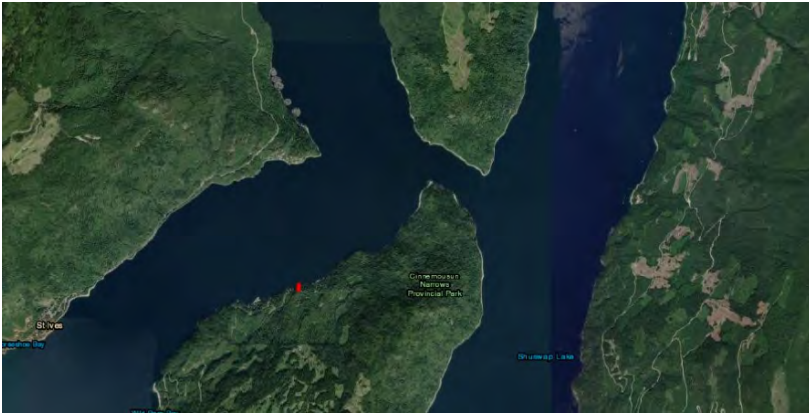
**WHERE MEMORIES ARE MADE!** Located at one of the nicest parts of Shuswap Lake at Pete Martin Bay. A hidden gem that offers extreme privacy to get away from it all and surround yourself in its natural surroundings and breath taking lake views. 2 bedrooms and full bathroom in the main home and family and friends can stay in one of the additional 7 large one room cabins. Just bring your boat because it comes fully furnished with everything you need to enjoy lakeside family fun or to start your own BnB or Lakeside Resort. 5000-watt solar system provides power to all of the buildings. Additional 500-gal propane tank to run the new kitchen stove. Lake intake water with 2000-gal water holding tank that gravity feeds the home. 1.35 acres of Freehold land that borders Crown land. In the evening enjoy the fire pit and view the beautiful sunsets. All this located on the east side of Anstey Arm, 5 minutes from the narrows & only about 30 minutes from Sicamous by boat. Listed By: Century 21 Executives Realty Ltd.



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## 7201 900 FOREST Rural BC

PID	001-557-441	Legal Description	LOT 5, PLAN KAP32666, SECTION 27, TOWNSHIP 23, RANGE 8, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, PLUS 1/9 OF UNDIVIDED SHARE IN LOT 10				
Zoning	-	Community Plans(s)	OCP: <a href="#">RR2 - Rural Residential 2</a> ; <a href="#">FW - Foreshore Water</a> , not in ALR				
Registered Owner	BU*, G*						
Floor Area	1520 Ft²	Max Elevation	375.52 m	Year Built	2001	Transit Score	-
Lot Size	31419.87 ft²	Min Elevation	347.00 m	Bedrooms	3	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	2	Structure	SINGLE FAMILY DWELLING

### MLS HISTORY

MLS history not available

**LAKESHORE PROPERTY. BOAT ACCESS ONLY. NORTHWEST OF YOUR LOTS ON THE ISLAND. ACTIVE 0.72 ACRES LOT WITH 1520 SF HOUSE CURRENTLY LISTED AT \$1,195,000.**

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$521,000	479.53 %
Sales History	30/04/1998	\$89,900	72.88 %
	25/09/1992	\$52,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$234,000	\$268,000	14.53 %
Land	\$252,000	\$253,000	
Total	\$486,000	\$521,000	7.20 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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**7201 900 FOREST ROAD**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Active</b>
Sub Area	<b>EB - Eagle Bay</b>	Shop/Den	<b>/ Yes</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>3</b>
Type Dwelling	<b>Single Family</b>	Bathrooms	<b>2</b>
Storeys	<b>Grade Level Entry</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>001-557-441</b>	List Price	<b>\$1,195,000</b>
MLS®	<b>10229627</b>		
Year Blt	<b>2006</b>	Date Listed	<b>Apr 14/21</b>
Year Blt Desc	<b>Actual</b>	Date Sold	
Postal Code	<b>VOE 1T0</b>		
Taxes	<b>\$2,039 (2020)</b>		

**Rooms (SqFt Finished: 1,520 )**

	Bsmt	Main	Above	Other
Totals Sqft		<b>1,064</b>	<b>456</b>	

**Lot Information**

Frontage	<b>97</b>	Irregular View	<b>View, Lake View, Mountain View</b>
Depth	<b>334</b>		
Acres	<b>0.72</b>	Water Frontage	<b>97.0</b>
Water Influence	<b>Lakeshore</b>		

**Parking**

Parking Types	<b>Double garage</b>	RV	<b>Yes</b>
Covered	<b>2</b>	Add Park Avail	
Uncovered	<b>3</b>	Garage Desc	
Garage Opt			

**Listing Information**

Listing Date	<b>Apr 14/21</b>	Cancellation Type		Last Modified	<b>2021-06-14 10:31:13</b>
Act Date	<b>Apr 15/21</b>	Cancellation Date		X List Farm	
Permit Pub		TC Length		X List Comm	

**Features**

Rentals	<b>Yes</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Yes</b>
Ext Finish	<b>Brick, Stucco, Wood Siding</b>	Const	<b>Frame - Wood</b>	Water	<b>Lake Intake</b>	Sewer	<b>Septic</b>
Foundation	<b>Concrete</b>	Roof	<b>Asphalt/Fibreglass Shingles</b>	Fireplace	<b>Conventional</b>	Basement	<b>Crawl</b>
Pool Type		Heat		Fin./Rough-In		Bsmnt Dev	<b>Fully finished</b>
Pool Feat		Fuel	<b>Electricity, Propane, Wood</b>	Gated		Bsmnt Feat	
Int Features	<b>Drywall</b>			Ext Features	<b>Enclosed Balcony</b>		
Flooring	<b>Hardwood, Partial Carpet, Tile</b>			Structures			
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl							
Site Influence	<b>High Speed Internet</b>						

**Title**

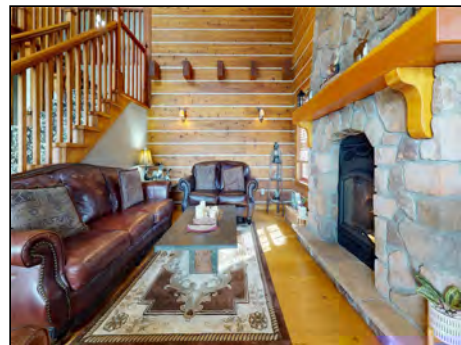
Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Conventional</b>		

**Legal**

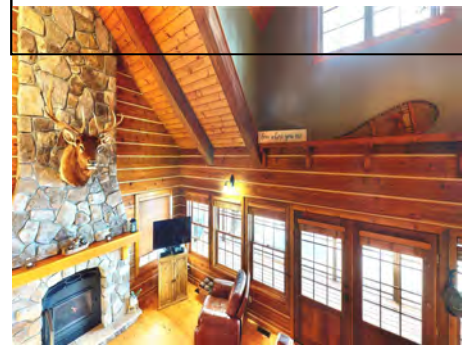
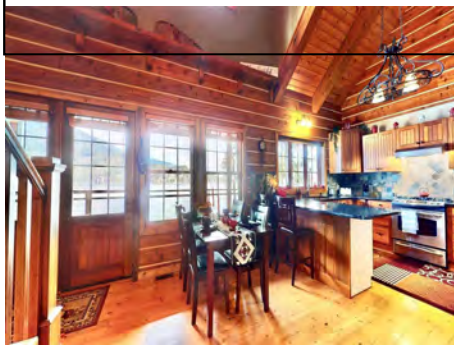
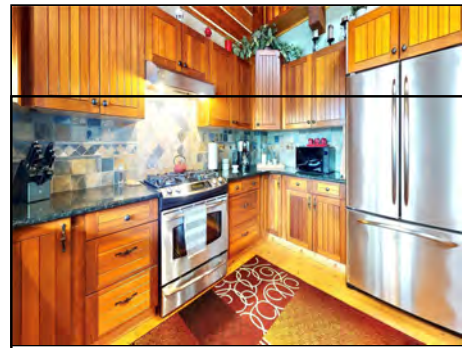
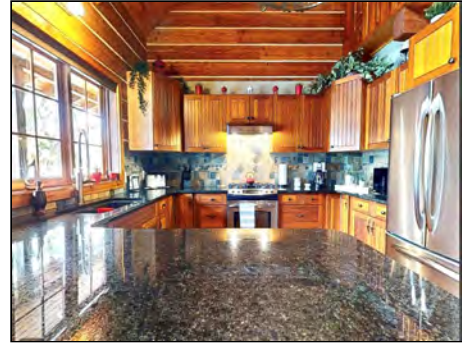
Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax		Improv		Re-Zone	
Spc Improv		Fin Strmts		Occupied By	<b>Seller</b>	Zone Code	<b>RR2</b>
Sellers Disc				Non-Fin Enc		Zone Sub	
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>Lot 5 Plan KAP32666 Section 27 Township 23 Range 8 Meridian Land District 25 PLUS 1/9 OF UNDIVIDED</b>						

**Remarks**

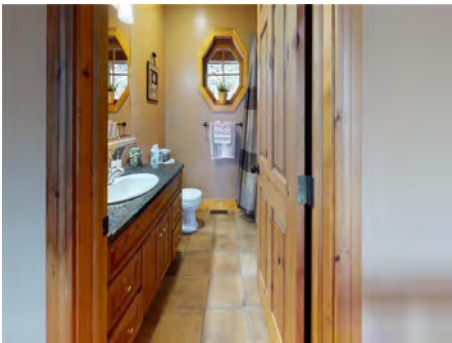
**More than a getaway....it's an adventure! You've admired it from your boat and now it can be yours. Located near the popular "Narrows" on Shuswap Lake, this magazine perfect post and beam lodge blends quietly into the super-natural landscape. With ample parking you can comfortably host your group with room for 3 queen beds and a pullout in the den. Your new local friends can tie up on your dock for the afternoon and share in the fireside laughter. Powered by a 200 Amp BC Hydro service and 2 large 300 lb propane storage tanks, the forced air furnace and all-gas range provide the comfort and convenience you're accustomed to. For added protection there's a sophisticated inverter and battery bank tied in for automatic back-up assurance. A simple lake source water system delivers endless crystal clean water that promises to keep your appliances and linens sparkling clean with healthy, naturally sun balanced water. It's time to set your clock to Shuswap Time! Listed By: Homelife Salmon Arm Realty.Com**

**MLS# 10229627**













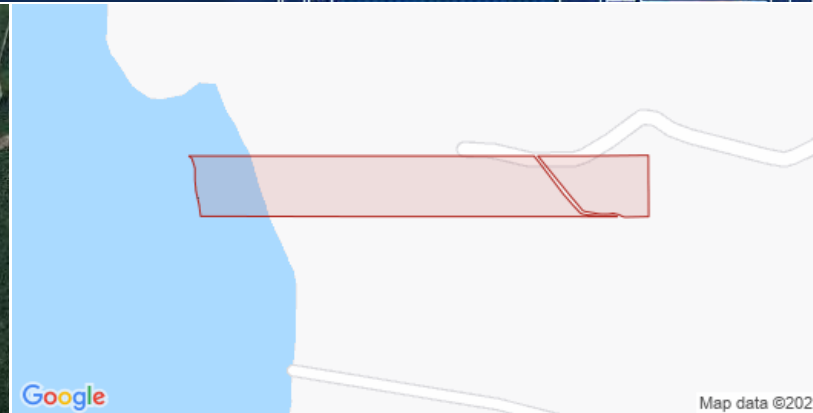
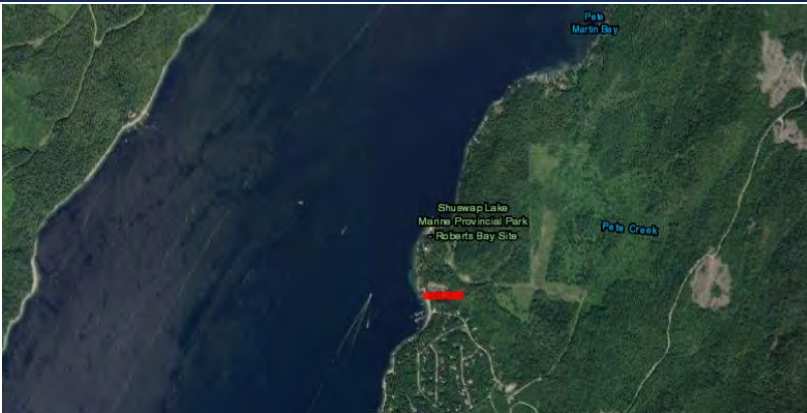
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Google

Map data ©2021

## LOT 2 QUEEST Rural BC

PID	024-824-810			Legal Description	LOT 2, PLAN KAP67200, SECTION 8, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT		
Zoning	RemR, Remote Residential			Community Plans(s)	OCP: RR2 - Rural Residential 2, not in ALR		
Registered Owner	AL*, D*						
Floor Area	1307 Ft²	Max Elevation	361.33 m	Year Built	2003	Transit Score	-
Lot Size	1.61 acres	Min Elevation	347.00 m	Bedrooms	3	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	1	Structure	SINGLE FAMILY DWELLING

### MLS HISTORY

MLS history not available

**LAKESHORE PROPERTY. SOUTH OF YOUR LOTS ACTIVE 1.70 ACRES LOT WITH 1444 SF HOUSE CURRENTLY LISTED AT \$1,500,000. Includes most furniture, equipment, servery items for a turn-key sale along with a non-reg pick up truck, a 17 Ft Campion boat & a guest RV!**

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$519,000	-3.35 %
Sales History	21/10/2008	\$537,000	246.45 %
	31/08/2001	\$155,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$160,000	\$193,000	20.63 %
Land	\$325,000	\$326,000	
Total	\$485,000	\$519,000	7.01 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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**Lot 2 QUEEST BAY**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Active</b>
Sub Area	<b>SL - Shus./Anstey/Sey.</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>2</b>
Type Dwelling	<b>Single Family w/Acreage</b>	Bathrooms	<b>1</b>
Storeys	<b>One and a half</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>024-824-810</b>	List Price	<b>\$1,500,000</b>
MLS®	<b>10232240</b>		
Year Blt	<b>2003</b>	Date Listed	<b>May 21/21</b>
Year Blt Desc	<b>Actual</b>	Date Sold	
Postal Code	<b>V0E 1H1</b>		
Taxes	<b>\$2,236 (2020)</b>		

Rooms (SqFt Finished: 1,444 )					Lot Information			
	Bsmt	Main	Above	Other	Frontage	102	Irregular	
Totals Sqft		1,140	304		Depth	707	View	View, Lake View, Mountain View
Bathroom - Full		4-Piece			Acres	1.70	Water Frontage	102.0
Deck		42x10			Water Influence	Lakeshore		
Loft			22x15					
Deck		22x10			Parking			
Storage		7x5						
Bedroom		10x12			Parking Types			
Living Room		18x21			Covered		RV	Yes
Dining Room		10x12			Uncovered		Add Park Avail	
Kitchen		14x12			Garage Opt		Garage Desc	
Mstr Bedrm		14x12						

**Listing Information**

Listing Date	<b>May 21/21</b>	Cancellation Type		Last Modified	<b>2021-05-21 11:51:49</b>
Act Date	<b>May 21/21</b>	Cancellation Date		X List Farm	
Permit Pub		TC Length		X List Comm	

**Features**

Rentals	<b>Not Applicable</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Not Applicable</b>
Ext Finish		Const	<b>Log</b>	Water	<b>Lake Intake</b>	Sewer	<b>Septic</b>
Foundation	<b>Concrete</b>	Roof	<b>Metal</b>	Fireplace	<b>Free-standing Metal</b>	Basement	<b>Crawl</b>
Pool Type		Heat	<b>Stove</b>	Fin./Rough-In	<b>1</b>	Bsmnt Dev	
Pool Feat		Fuel	<b>Propane, Solar, Wood</b>	Gated		Bsmnt Feat	
Int Features				Ext Features	<b>Garden, Private Yard</b>		
Flooring	<b>Hardwood</b>			Structures	<b>Coverall, Deck, Dock, Fire Pit, Outbuilding, Shed</b>		
Itms Not Incl	<b>See supplements for exclusions.</b>			Handicap Eq	<b>No</b>		
Equip/Apppl	<b>Dryer, Microwave Oven, Other (See Remarks), Refrigerator, Stove - Gas, Washer</b>						
Site Influence	<b>Park Setting, Private Setting, Quiet Area, Recreational, Wharf</b>						

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Conventional</b>		

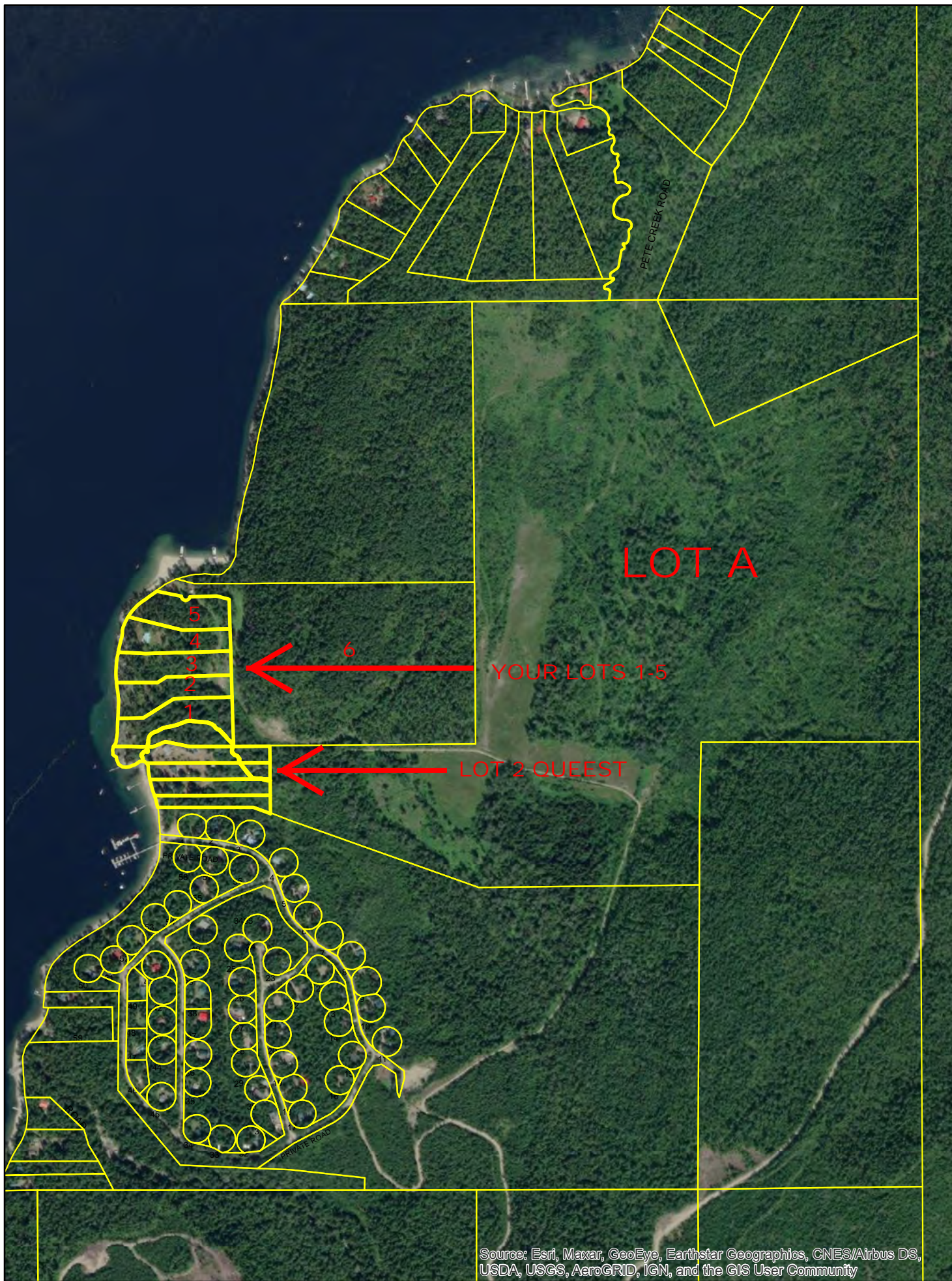
**Legal**

Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax		Improv		Re-Zone	
Spc Improv		Fin Strmts		Occupied By	<b>Seller</b>	Zone Code	<b>RR2</b>
Sellers Disc				Non-Fin Enc	<b>Covenants, Easement</b>	Zone Sub	<b>Residential</b>
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>Lot 2, Sec 8, Twp 24, Rng 7, W6M KDYD, Plan KAP67200.</b>						

**Remarks**

**WATERFRONT ACREAGE on Shuswap Lake! This dream home offers the perfect waterfront retreat located near Pete Martin Bay on the Anstey Arm. Legally described as 'boat access only' however there is a gated forestry road too & the seller has the keys for the gates. Stunning log home with vaulted ceilings is totally off the grid with its own power, water & septic services. Very peaceful & quiet remote location that is one with nature. Includes most furniture, equipment, servery items for a turn-key sale along with a non-reg pick up truck, a 17 Ft Champion boat & a guest RV! Over 100 ft of private sandy beach, floating dock, buoy & pristine crystal clear water. Several out buildings include another full bathroom, Utility room, wood shed, tool shed & cover canopies. Flat level lot, garden & plenty of sunshine. The solar panels manually rotate to take advantage of the sun all day & power the 'Outback' power system that easily runs the entire property. Listed By: Homelife Salmon Arm Realty.Com**







**LOT 2 QUEEST BAY,****MLS# 10232240**

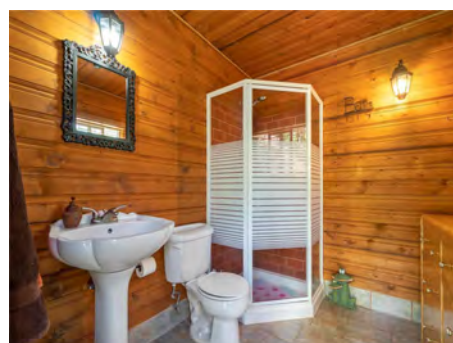
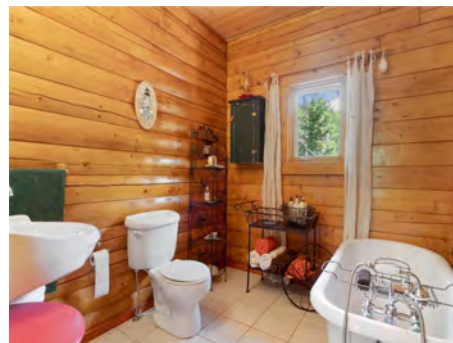
















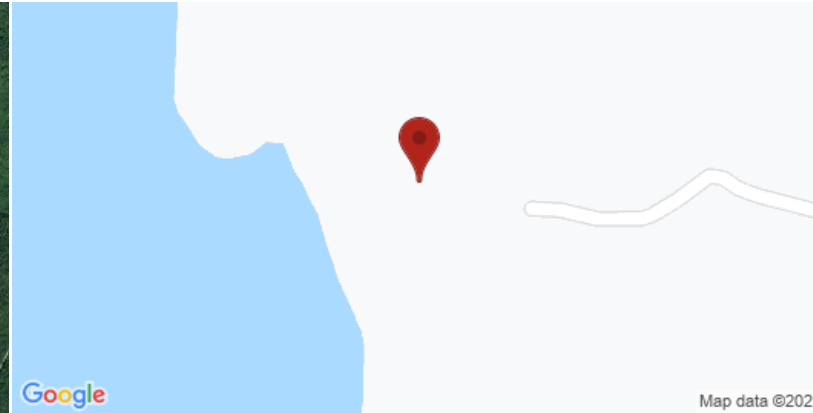
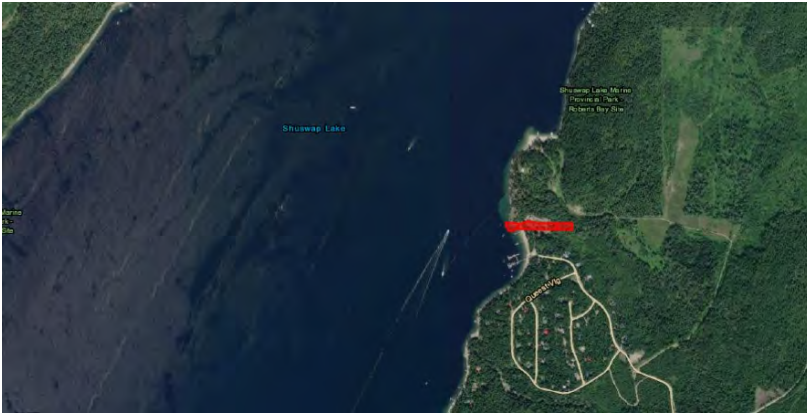
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## LOT 1 QUEEST CREEK N Rural BC

PID	027-339-131	Legal Description	LOT 1, PLAN KAP85581, SECTION 8, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT		
Zoning	RemR, Remote Residential	Community Plans(s)	OCP: RR2 - Rural Residential 2, not in ALR		
Registered Owner	RE*, A*				
Floor Area	2098 Ft <sup>2</sup>	Max Elevation	365.44 m	Year Built	2002
Lot Size	2.19 acres	Min Elevation	359.03 m	Bedrooms	4
Dimensions	-	Annual Taxes	-	Bathrooms	2
				Transit Score	-
				WalkScore	-
				Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)

### MLS HISTORY

MLS history not available

**LAKESHORE PROPERTY. SOUTH OF YOUR LOTS. CURRENTLY ACTIVE. 2.167 ACRES LOT WITH 2217 SF HOUSE. LIST PRICE WAS \$690,000. SOLD FOR \$600,000.**

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$631,000	5.17 %
Sales History	22/05/2020	\$600,000	1100.00 %
	13/12/2007	\$50,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$0	\$300,000	
Land	\$330,000	\$331,000	
Total	\$330,000	\$631,000	91.21 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### 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®.



**1 QUEEST CREEK**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Sold</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>Yes / No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>4</b>
Type Dwelling	<b>Single Family w/Acreage</b>	Bathrooms	<b>3</b>
Storeys	<b>Two Storey</b>	Ensuite Pce	<b>3-PCE</b>
PID Number	<b>027-339-131</b>	List Price	<b>\$690,000</b>
MLS®	<b>10197794</b>		
Year Blt	<b>2002</b>	Date Listed	<b>Jan 17/20</b>
Year Blt Desc	<b>Actual</b>	Date Sold	<b>May 4/20</b>
Postal Code	<b>VOE 2V0</b>		
Taxes	<b>\$4,011 (2019)</b>		

Rooms (SqFt Finished: 2,217 )					Lot Information		
	Bsmt	Main	Above	Other	Frontage	Irregular	No
Totals Sqft		<b>1,295</b>	<b>922</b>		Depth	View	<b>Lake View, Mountain View</b>
Entrance					Acres	Water Frontage	<b>103.0</b>
Living Room		<b>13'3x21'10</b>			Water Influence		<b>Lakeshore</b>
Dining Room		<b>13'x7'</b>			Parking		
Kitchen		<b>13'x12'</b>			Parking Types		
Master Bdrm		<b>12'6x12'10</b>			Covered	RV	<b>Yes</b>
Bathroom		<b>4pc</b>	<b>4pc</b>		Uncovered	Add Park Avail	<b>Yes</b>
Utility Rm		<b>5'7x9'3</b>			Garage Opt	Garage Desc	<b>Detached</b>
Bedroom		<b>13'x10'9</b>	<b>18'8x18'10</b>		Listing Information		
Ensuite		<b>3pc</b>			Listing Date	Cancellation Type	
Bedroom			<b>18'8x13'9</b>		Act Date	Cancellation Date	
Other		<b>14'x10'</b>	<b>7'2x16'6</b>		Last Modified	TC Length	
Deck		<b>52'x6'</b>			X List Farm	X List Comm	
Deck		<b>30'x16'2</b>			Permit Pub		<b>Yes</b>
Workshop		<b>24'x20'6</b>					
Other		<b>24'x12'</b>					

**Features**

Rentals	<b>Yes</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Yes</b>
Ext Finish	<b>Vinyl</b>	Const	<b>Manufactured</b>	Water	<b>Well</b>	Sewer	<b>Septic</b>
Foundation	<b>Concrete</b>	Roof	<b>Asphalt/Fibreglass Shingles</b>	Fireplace		Basement	<b>Crawl</b>
Pool Type		Heat	<b>Forced Air</b>	Fin./Rough-In		Bsmnt Dev	
Pool Feat		Fuel	<b>Propane, Solar</b>	Gated		Bsmnt Feat	
Int Features	<b>Drywall</b>			Ext Features	<b>One Balcony, Underground Sprinkler</b>		
Flooring	<b>Hardwood, Linoleum</b>			Structures	<b>Covered Deck, Deck, Equipment Shed, Fire Pit, Outbuilding, Pole Barn, Shed, Sundeck, Wharf, Workshop</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl	<b>Dishwasher, Dryer, Refrigerator, Stove - Gas, Washer, Window Coverings</b>						
Site Influence	<b>Creek Through, Easy Access, Family Oriented, Flat Site, Landscaped, No Thru Road, Park Setting, Private Setting, Quiet Area, Rural Setting, Storage, Treed Site, Visual Exposure, Wharf</b>						

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Conventional</b>		

**Legal**

Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>Yes</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax		Improv		Re-Zone	
Spc Improv		Fin Stmt		Occupied By	<b>Seller</b>	Zone Code	<b>RemR</b>
Sellers Disc				Non-Fin Enc		Zone Sub	
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>Lot 1, Section 8, Township 24, Range 7, West of the 6th Meridian, Plan KAP85581, KDYD.</b>						

**Manufactured**

Park Name			MH Make	<b>SRI Homes Inc.</b>			
Pad Number		Appl Fee	MH Model	<b>CU-3763</b>			
Pad Rental		Elect Insp	MH Reg #			MH Width	<b>28.0</b>
Elect Lbl	<b>41177</b>	MH Ser #				MH Length	<b>46.6</b>
Age Restr	<b>No</b>						

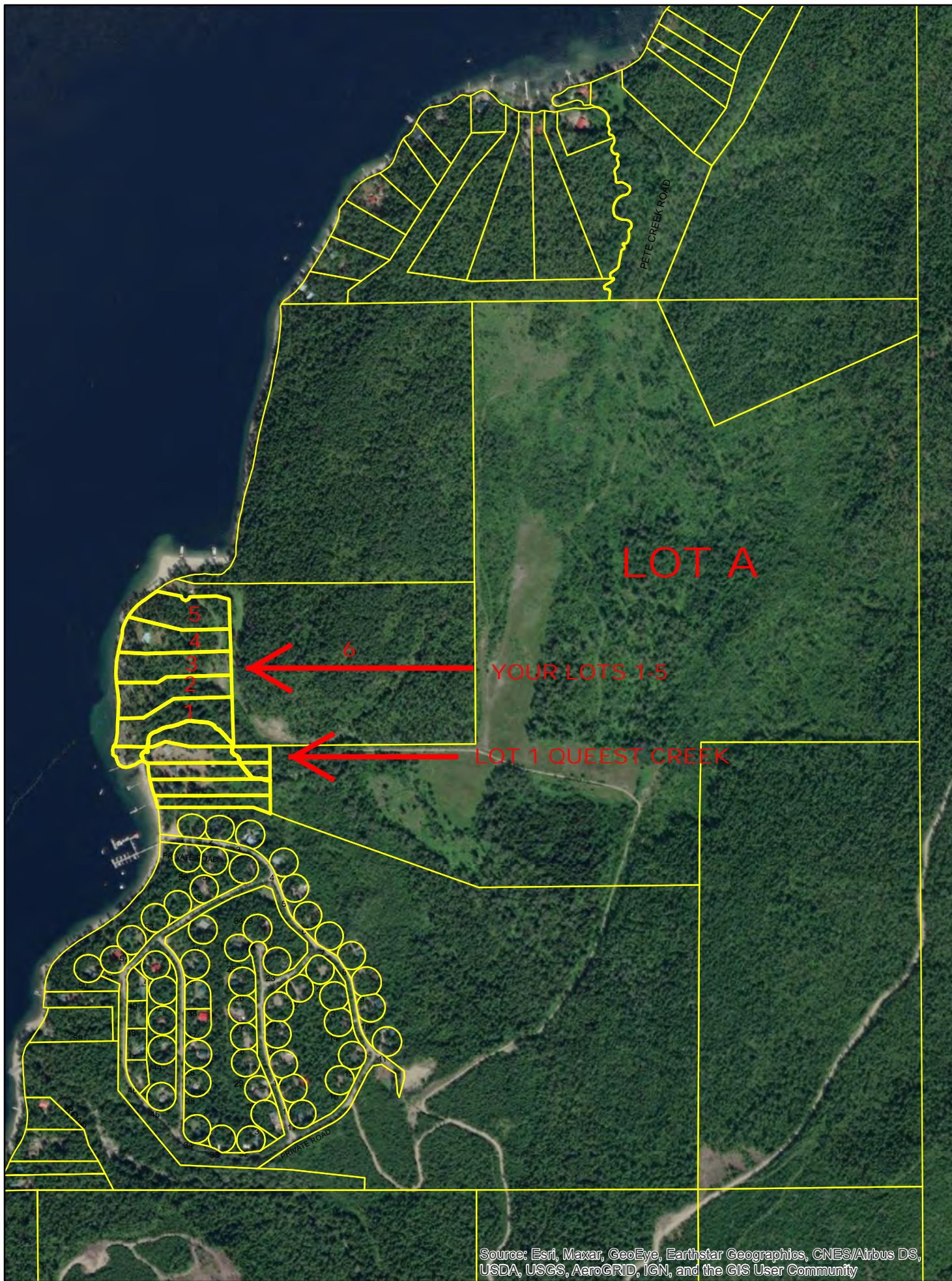
**Sale Information**

Date Sold	<b>May 4/20</b>	Sold Price	<b>\$600,000</b>		
Buyer	<b>Privacy Consent</b>				
Office/Agent Info		Phone		Email	
Selling Office	<b>RE/MAX Shuswap Realty</b>	<b>250-832-7051</b>			
Selling Agent	<b>Deb Archambault</b>	<b>250-803-2133</b>		<b>debbie@homeswithdeb.ca</b>	

**Remarks**

**Waterfront Cabin on Shuswap Lake! This freehold title cabin was built in 2002 on 2.16 acres and will Truly be the best deal on the Shuswap Lake. This cabin has a large enough Solar System to easily power everything in the cabin + 14'x10' Tool Shed, and 24'x20'6" garage. Large wrap around deck with outdoor kitchen. With 2 X-Large Bedrooms, Bathroom and a Large Breezeway upstairs and Master bedroom with Ensuite and another Bedroom on the main level there is enough room to easily sleep 12 people or more if needed. All the features of a regular home are packed into this amazing cabin. Over 100' of Waterfront and no neighbour to the North allows for plenty of Privacy. 1250 Gallon Water holding Tank, Underground sprinkler system/ fire suppression. Enjoy walking on the endless trails on this property. Please keep in mind that this cabin has car and boat access. Should you desire a Turn Key cabin, then seller will sell his Pontoon Boat, Rhino 660, 8.0 Hp Shredder, 5Hp Pump and many other i Listed By: Re/Max At Mara Lake**

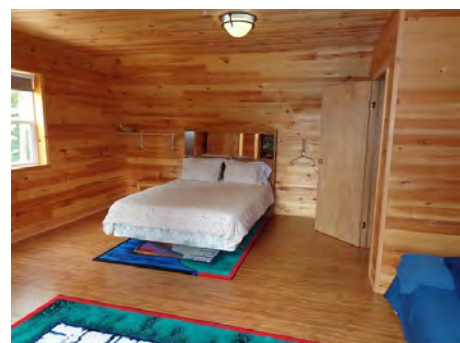
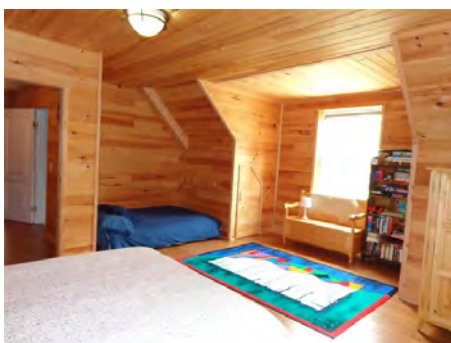
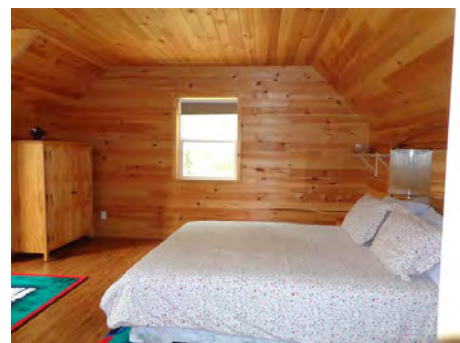
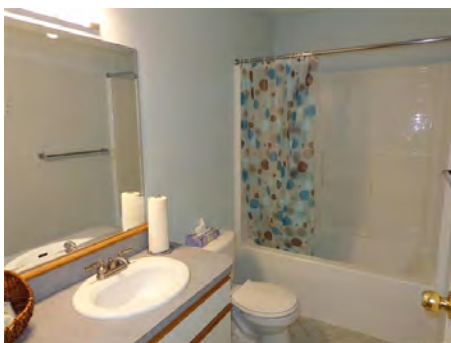
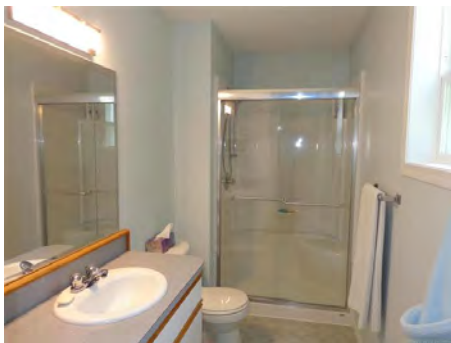
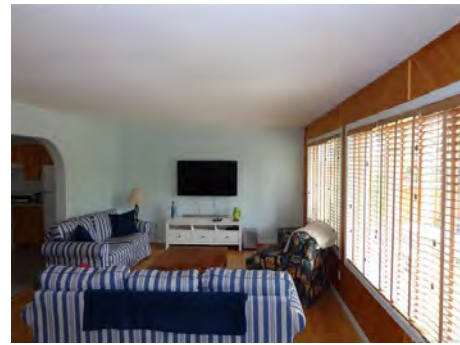




Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



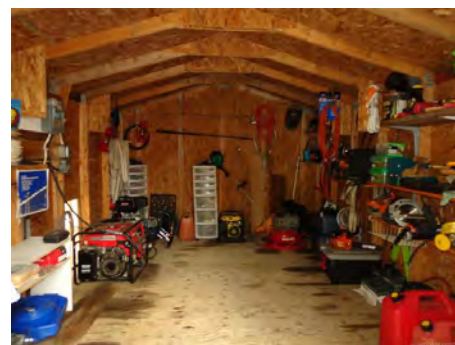
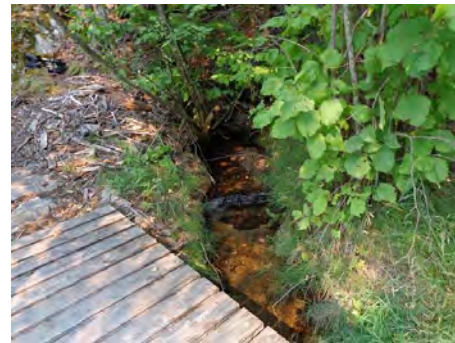
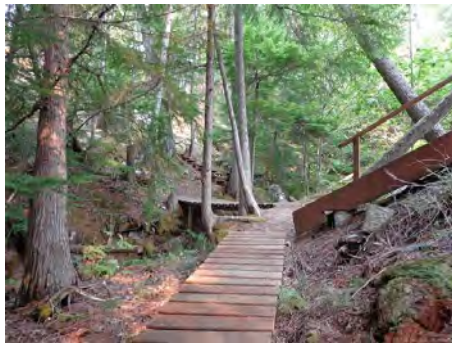
**1 QUEEST CREEK,****MLS# 10197794**





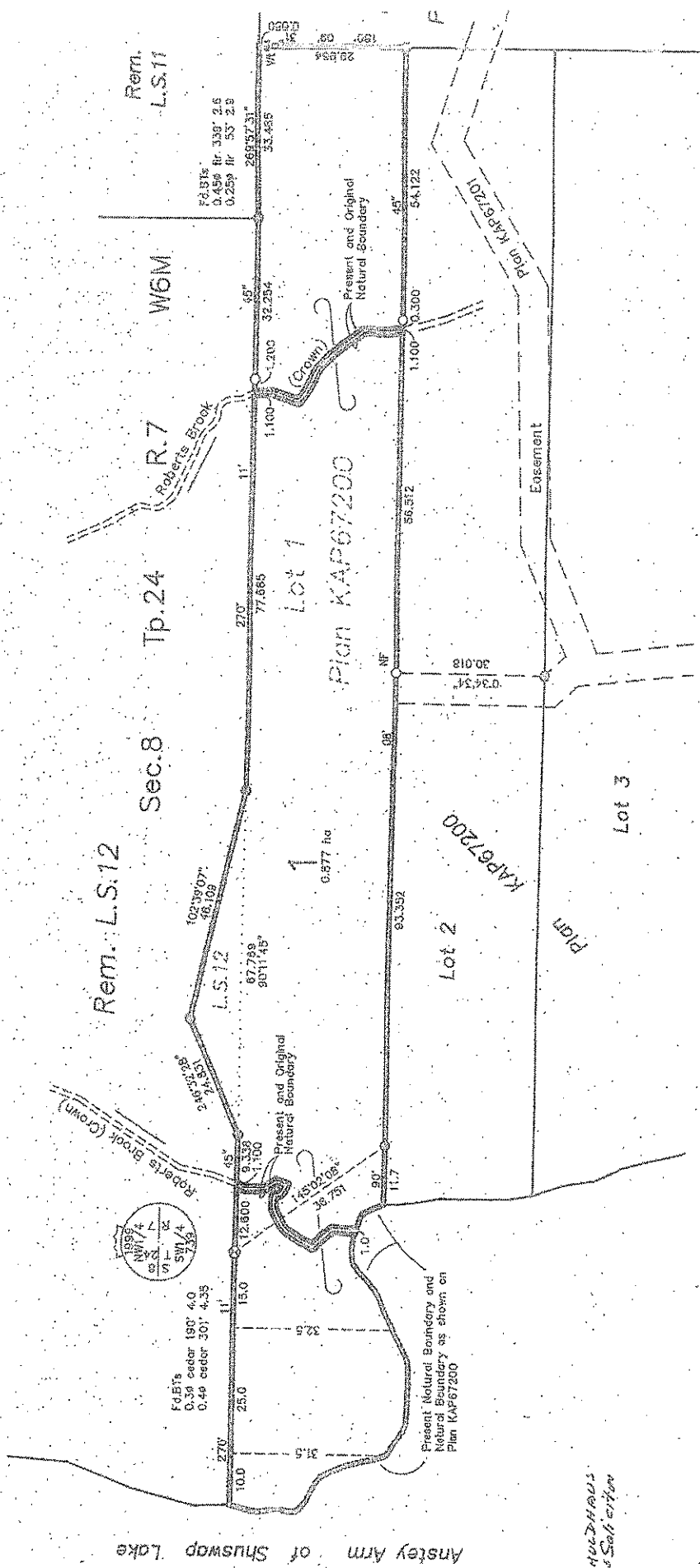












Anstey Arm of Shuswap Lake

J. G. Schepers  
notary & Solicitor

4/3

where  
47245 Alberta Ltd.

The registered owners designated hereon hereby declare that they have entered into a covenant in favour of the Crown in right of the Province of British Columbia as represented by the Minister of Transportation and the Columbia-Shuswap Regional District, pursuant to Section 219 of the Land Title Act.

The registered owners designated hereon hereby declare that they have entered into a covenant in favour of Her Majesty the Queen in right of Canada as represented by the Minister of Fisheries and Oceans Canada pursuant to Section 219 of the Land Title Act.

Witness my hand and seal this 13th day of April, 2007.

Notary Public for the Province of British Columbia

### APPROVAL

Approved pursuant to the Land Title Act this 13th day of April, 2007 with access by water only Pursuant to B.C. Regulation 334/79

Approving Officer for the Ministry of Transportation

### LEGEND

Bearings are astronomic and are derived from Plan KAP67200.

- Standard Iron Post Found
- Standard Iron Post Placed
- Standard Capped Post Found

BT bearings are magnetic.

This plan lies within Columbia-Shuswap Regional District.

I, J. C. Johnson, a British Columbia Landlord of the District of Salmon Arm, in British Columbia, certify that I was present at and person intended the survey represented by this plan that the survey and plan are correct. The plan was completed and checked, at the time of the survey, on the 18th day of May, 2007. The plan was completed and checked, at the time of the survey, on the 29th day of May, 2007.

J. C. Johnson  
BROWNE JOHNSON  
B.C. AND CANADA  
SALMON ARM, B.C.



**7265 900 FSR (KALLI BAY) ROAD**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Sold</b>
Sub Area	<b>EB - Eagle Bay</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>3</b>
Type Dwelling	<b>Single Family</b>	Bathrooms	<b>2</b>
Storeys	<b>Cottage/Cabin</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>000-000-000</b>	List Price	<b>\$209,000</b>
MLS®	<b>10205595</b>		
Year Blt	<b>1992</b>	Date Listed	<b>May 25/20</b>
Year Blt Desc	<b>Approximate</b>	Date Sold	<b>Jun 23/20</b>
Postal Code	<b>VOE 1T0</b>		
Taxes	<b>\$1,668 (2020)</b>		

**Rooms (SqFt Finished: 784 )**

	Bsmt	Main	Above	Other
Totals Sqft		<b>784</b>		
Entrance				
Living Room		<b>16'x13'11</b>		
Dining Room				
Kitchen		<b>13'5x9'10</b>		
Master Bdrm		<b>9'5x8'10</b>		
Bathroom		<b>3pc</b>		
Bedroom		<b>8'10x8'4</b>		
Bedroom		<b>8'10x8'8</b>		
Bathroom		<b>1pc</b>		
Deck		<b>34'5x13'8</b>		
Deck		<b>33'4x13'8</b>		

**Lot Information**

Frontage	<b>100</b>	Irregular View	<b>Lake View, Mountain View</b>
Depth	<b>300</b>	Water Frontage	<b>100.0</b>
Acres	<b>0.70</b>		
<b>Water Influence Lakeshore</b>			

**Parking**

Parking Types		RV	
Covered		Add Park Avail	
Uncovered		Garage Desc	
Garage Opt			

**Listing Information**

Listing Date	<b>May 25/20</b>	Cancellation Type		Last Modified	<b>2020-06-23 11:37:23</b>
Act Date	<b>May 26/20</b>	Cancellation Date		X List Farm	
Permit Pub	<b>Yes</b>	TC Length		X List Comm	

**Features**

Rentals	<b>Not Applicable</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Not Applicable</b>
Ext Finish	<b>Cedar</b>	Const	<b>Frame - Wood</b>	Water	<b>Lake Intake</b>	Sewer	<b>Septic</b>
Foundation		Roof	<b>Other (See Remarks)</b>	Fireplace	<b>Free-standing Metal</b>	Basement	
Pool Type		Heat	<b>Space Heater, Stove</b>	Fin./Rough-In	<b>1</b>	Bsmnt Dev	
Pool Feat		Fuel	<b>Propane, Wood</b>	Gated		Bsmnt Feat	
Int Features	<b>Skylights</b>			Ext Features			
Flooring	<b>Linoleum, Partial Carpet, Tile</b>			Structures	<b>Boathouse, Deck, Dock, Shed</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl							
Site Influence							

**Title**

Title	<b>Leasehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Other (See Remarks)</b>		

**Legal**

Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>Yes</b>	Stat Tax		Improv		Re-Zone	
Spc Improv		Fin Stmts		Occupied By	<b>Other</b>	Zone Code	<b>Recreation</b>
Sellers Disc				Non-Fin Enc		Zone Sub	
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>Block G, S27, T23, R8, W6M, KDYD - and containing 0.2848 hectares, Lease #346955</b>						

**Sale Information**

Date Sold	<b>Jun 23/20</b>	Sold Price	<b>\$195,000</b>
Buyer	<b>Privacy Consent</b>		
<b>Office/Agent Info</b>			
Selling Office	<b>Century 21 Executives Realty Ltd.</b>	Phone	<b>250-833-9921</b>
Selling Agent	<b>Annette Cosens</b>	Email	<b>acosens@kadrea.com</b>

**Remarks**

**AFFORDABLE WATERFRONT** - Ideal location for this **boat access cabin**, at the narrows, not far from the Sea-Stores & easy access to all the Arms of Shuswap Lake! 3 bedrm 1 full bath cabin + flushing outhouse. **Cabin comes fully furnished.** Vaulted ceilings. floor to ceiling windows ensure lots of light and you never lose site of the view. NEW wrap around deck (approx 700 sq ft) w partial glass railings, provides unobstructed view and lots of space to sit and enjoy the Shuswap Sunsets. Wood burning fireplace for cool days,& the space heater, H2O tank, fridge and stove all run off propane (buyer would need to apply to assume rental). Down at the beach you have your own Boat House with winch line and rails & Large 2yr old Dock (\$25,000). Water in this part of the lake is inviting & clear. Imagine spending your days floating on the water, relaxing in the sun and listening to the sounds of nature. Yearly Crown lease paid every Nov. this year \$8730. 15 yr lease next renewal 2028 Listed By: RE/MAX Shuswap Realty



Shuswap  
Lake Marine  
Provincial  
Park

Cinnemousun  
Narrows  
Provincial  
Park

Saint Ives

Magna Bay

Anglemont

Eagle Bay

Bn V0E 1T0

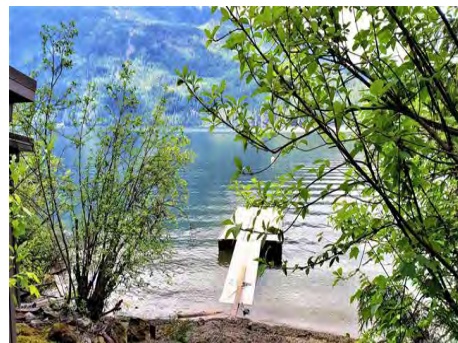
White Lake

Shuswap Lake



**7265 900 FSR (KALLI BAY) ROAD,****MLS# 10205595**





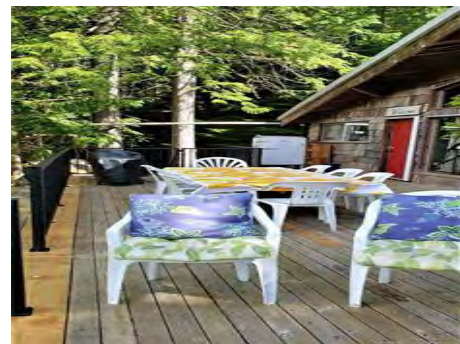














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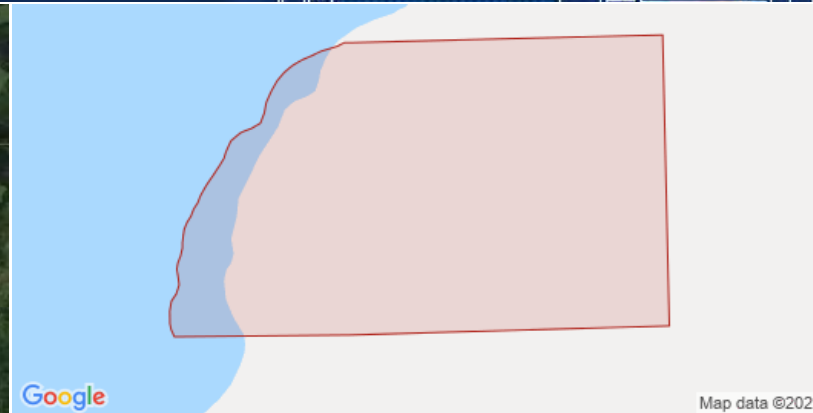
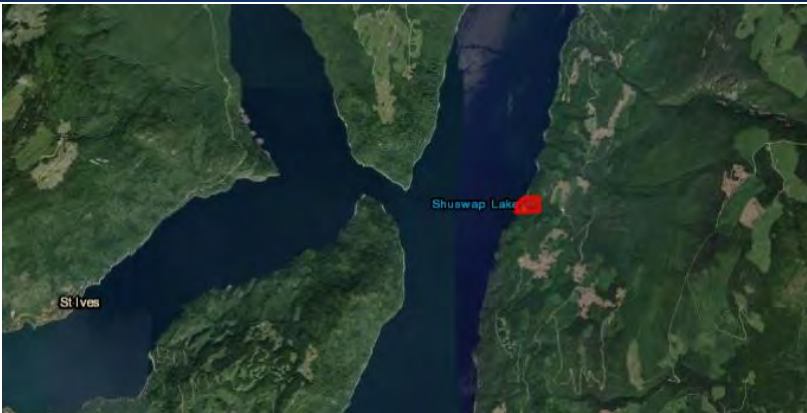




604.706.1710

# Condos & Homes Team

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Google

Map data ©2021

## 0 NARROWS VILLAGE Rural BC

PID	010-546-723			Legal Description	DISTRICT LOT 4661, KAMLOOPS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 22673		
Zoning	WC, Waterfront Commercial			Community Plans(s)	OCP: WC - Waterfront Commercial, not in ALR		
Registered Owner	TE*						
Floor Area	-	Max Elevation	460.76 m	Year Built	1972	Transit Score	49 / Some Transit
Lot Size	31.00 acres	Min Elevation	347.00 m	Bedrooms	-	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	-	Structure	SEASONAL RESORT

### MLS HISTORY

MLS history not available

LAKESHORE PROPERTY. SOUTH OF YOUR LOTS. 28 ACRE LOT WITH 900 SF HOUSE. SOLD. LIST PRICE WAS \$1,999,000. SOLD FOR \$1,500,000. SOLD AUG. 11, 2020

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$1,034,200	-27.61 %
Sales History	14/08/2020	\$1,428,571	852.38 %
	17/11/1989	\$150,000	
	07/04/1988	\$150,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$109,400	\$115,400	5.48 %
Land	\$915,400	\$918,800	
Total	\$1,024,800	\$1,034,200	

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### 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®.



## 0 NARROWS VILLAGE

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Sold</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>Yes / No</b>
Property Type	<b>Recreation</b>	Bedrooms	<b>1</b>
Type Dwelling	<b>Rec'l - w/ Imp</b>	Bathrooms	
Storeys	<b>One Storey</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>010-546-723</b>	List Price	<b>\$1,999,000</b>
MLS®	<b>10187851</b>		
Year Blt	<b>1989</b>	Date Listed	<b>Jul 13/19</b>
Year Blt Desc	<b>Approximate</b>	Date Sold	<b>Aug 11/20</b>
Postal Code	<b>V0E 2V1</b>		
Taxes	<b>\$5,675 (2019)</b>		

Rooms (SqFt Finished: 900 )					Lot Information		
Totals Sqft	Bsmt	Main	Above	Other	Frontage	Irregular View	Lake View, Mountain View
Entrance		900			Depth		
Living Room		10x10			Acres	28.00	
Dining Room					Water Influence	Lakeshore	
Kitchen		10x10			Parking		
Master Bdrm		10x10			Parking Types		
Bathroom					Covered	3	RV
					Uncovered	10	Add Park Avail
					Garage Opt	Triple	Garage Desc
							Yes Yes Detached, Workshop

### Listing Information

Listing Date	<b>Jul 13/19</b>	Cancellation Type	Last Modified	<b>2020-08-11 08:03:20</b>
Act Date	<b>Jul 19/19</b>	Cancellation Date	X List Farm	
Permit Pub	<b>Yes</b>	TC Length	X List Comm	

## Features

Rentals	<b>Yes</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Yes</b>
Ext Finish	<b>Wood Siding</b>	Const	<b>Frame - Wood</b>	Water	<b>Other (See Remarks)</b>	Sewer	<b>No Sewage Disposal</b>
Foundation	<b>No Foundation</b>	Roof	<b>Metal</b>	Fireplace	<b>Conventional</b>	Basement	<b>Grade Level Entry, Other (See Remarks)</b>
Pool Type		Heat	<b>Electric Baseboards, Stove</b>	Fin./Rough-In	<b>2</b>	Bsmnt Dev	
Pool Feat		Fuel	<b>Electricity, Wood</b>	Gated		Bsmnt Feat	
Int Features				Ext Features	<b>Private Yard, Two Balconies</b>		
Flooring	<b>Partial Wood</b>			Structures	<b>Coverall, Covered Deck, Greenhouse, Outbuilding</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl	<b>Refrigerator, Stove - Gas</b>						
Site Influence	<b>Private Setting, Recreational, Rolling, Rural Setting, Treed Site, Wooded Area</b>						

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)	<b>No</b>	Assign Cont	<b>No</b>
Terms Sale				Possession	<b>TBD</b>		
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Non-Strata</b>		

## Legal

Native Res	No	Levies	No Levies	Survey	No	Zone Type	
LR Own	No	Stat Tax	Assessed	Improv	111000.0	Re-Zone	Unknown
Spc Improv		Fin Stmt	Not Available	Occupied By	Vacant	Zone Code	FC4
Sellers Disc				Non-Fin Enc	Covenants	Zone Sub	Commercial mixed use
Seller Name				Ttl Asmnt	1092200.0	Land Asmnt	981200.0
Legal Desc	District Lot 4661 KDYD except plan 22673						

## Utilities

Cable TV	<b>No Cable TV</b>	Power	<b>Available</b>	Phone	<b>No Telephone</b>	Hookup
Gas	<b>No Gas</b>	Sewer	<b>No Sewer</b>	Water		

### Sale Information

Date Sold	Aug 11/20	Sold Price	\$1,500,000
Buyer	Privacy Consent		
Office/Agent Info		Phone	Email
Selling Office	MLS? Manager	250-491-4560	
Selling Agent	Out Of Board Licensee	250-491-4560	

### Remarks

**Self Sufficient Lakefront.** The Narrows Village...long ago & far away a winking frog visited man. His domaine was the crystal pure waters of Shuswap Lake and the mystical forest beyond and he invited man to carve out a dream. A destination for hungry travelers, an oasis for inquiring minds and a focus on solitude and serenity. The trees are the strength on this land and the hand built cabins, tree house and additional structures all come from the land. Mother Earth supplied off the grid power and endless water/fall energy so there could be light. Vintage RV's housed the staff who accepted the honour of sharing the experience. Rainforest trails weave through the 28 acres and 1600 ft of waterfront reflect on the history of the ages on this lake. A green house for sustenance and shops for self sufficiency, all so that the impact is to walk lightly on the land. And on your travels here, watch quietly for the winking frog and open your mind to your dreams. Listed By: Sotheby's Int'l Realty Canada



**0 NARROWS VILLAGE,****MLS# 10187851**









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Area	<b>Shuswap / Revelstoke</b>	Status	<b>Sold</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Recreation</b>	Bedrooms	<b>3</b>
Type Dwelling	<b>Rec'l - w/ Imp</b>	Bathrooms	<b>2</b>
Storeys	<b>Two Storey</b>	Ensuite Pce	<b>3-PCE</b>
PID Number	<b>000-000-000</b>	List Price	<b>\$399,000</b>
MLS®	<b>10212881</b>		
Year Blt	<b>2006</b>	Date Listed	<b>Aug 7/20</b>
Year Blt Desc	<b>Approximate</b>	Date Sold	<b>Sep 21/20</b>
Postal Code	<b>VOE 2V0</b>		
Taxes	<b>\$2,029 (2020)</b>		

Rooms (SqFt Finished: 1,926 )					Lot Information			
Totals Sqft	Bsmt	Main	Above	Other	Frontage Depth	1	Irregular View	Lake View, Mountain View, Valley View
		1,350	576		Acres	1.67	Water Frontage	250.0
					Water Influence	Lakeshore		
					Parking			
					Parking Types			
					Covered		RV	
					Uncovered		Add Park Avail	
					Garage Opt		Garage Desc	

Listing Date	<b>Aug 7/20</b>	Cancellation Type	Last Modified	<b>2020-09-21 11:03:14</b>
Act Date	<b>Aug 7/20</b>	Cancellation Date	X List Farm	
Permit Pub		TC Length	X List Comm	

Rentals	<b>Yes</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Yes</b>
Ext Finish	<b>Cedar, Wood Siding</b>	Const	<b>Frame - Wood</b>	Water	<b>Lake Intake</b>	Sewer	<b>Septic</b>
Foundation	<b>Concrete</b>	Roof	<b>Metal</b>	Fireplace	<b>Free-standing Metal</b>	Basement	<b>Crawl</b>
Pool Type		Heat		Fin./Rough-In	<b>2</b>	Bsmnt Dev	
Pool Feat		Fuel	<b>Propane</b>	Gated		Bsmnt Feat	
Int Features	<b>Island, Skylights</b>			Ext Features	<b>One Balcony, Private Yard</b>		
Flooring	<b>Ceramic Tile, Partial Wood, Tile</b>			Structures	<b>Additional Residential Unit, Deck, Equipment Shed, Other, Outbuilding, Wharf</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl							
Site Influence							

Title	Leasehold	Court Sale	No	Trades (Y/N)	Assign Cont	No
Terms Sale				Possession		
Trades Desc				Contingency Desc		
Fract Interest				Title Form		
						<b>Other (See Remarks)</b>

Native Res	No	Levies	No Levies	Survey	No	Zone Type
LR Own	No	Stat Tax		Improv		Re-Zone
Spc Improv		Fin Stmt		Occupied By	<b>Seller</b>	Zone Code
Sellers Disc				Non-Fin Enc		Zone Sub
Seller Name				Ttl Asmnt		Land Asmnt
Legal Desc	<b>BLOCK C SECTION 22 TOWNSHIP 22 RANGE 8 W6M KDYD. LEASE/PERMIT/LICENCE 348171</b>					

Cable TV	Power	<b>Generated On-Site Septic</b>	Phone	Hookup
Gas	Sewer		Water	

Date Sold	Sep 21/20	Sold Price	\$350,000
Buyer	Privacy Consent		
Office/Agent Info		Phone	Email
Selling Office	Century 21 Executives Realty Ltd.	250-833-9921	
Selling Agent	Paige Whiting	250-804-9222	paige.whiting@century21.ca

**LAKESHORE PARADISE ON SHUSWAP LAKE!** Remarkable Lakefront Property just minutes from Sicamous! Boat access cabin in Hungry Cove features a like-new 2006 built Primary cabin with 3 bedrooms and 2 full baths with the original 24x30" cabin still in sound condition. All set on the pristine shoreline of 1.67 private Acres on Stunning Shuswap Lake. Fully equipped with GenSet power, propane services, and indoor plumbing. An ideal private retreat on the Shuswap for you and the family. A massive great room with floor to ceiling windows greets you as you enter this amazing Summer retreat. Furnishings can be included and cabin is currently set up to accommodate over 10 guests. Large Master Suite offers privacy with a large walk-in closet and private ensuite (even features a jetted tub!). Annual Provincial lease, in place till Aug 2031. Boat Access only on the Sunny East side of the lake. Listed By: Century 21 Executives Realty Ltd.



**BLOCK C HUNGRY COVE,****MLS# 10212881**













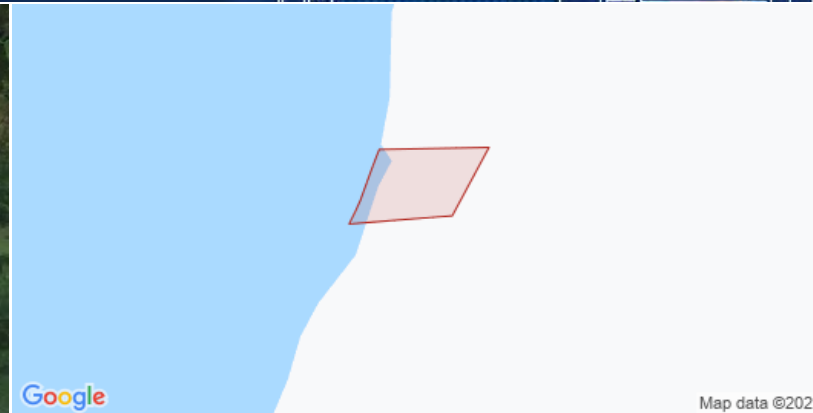
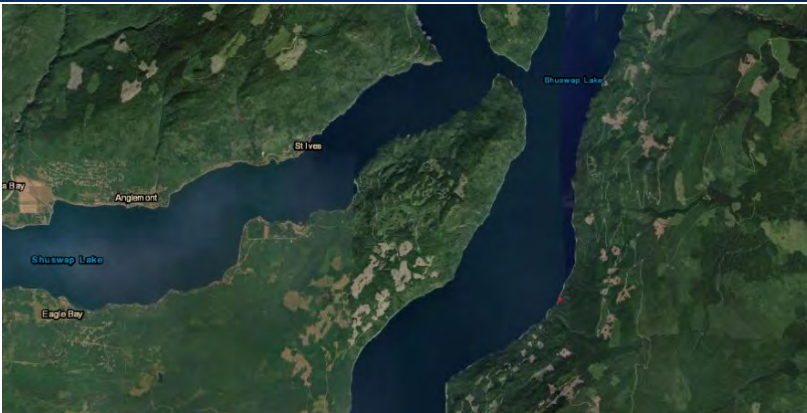
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# Condos & Homes Team

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## 29 WILSON CREEK N Rural BC

PID	025-381-555	Legal Description	BLOCK C, DISTRICT LOT 6049, KAMLOOPS DIV OF YALE LAND DISTRICT, (SEE CROWN GRANT KT31533 AS TO LIMITED ACCESS)				
Zoning	RemR, Remote Residential	Community Plans(s)	OCP: RR2 - Rural Residential 2, not in ALR				
Registered Owner	NE*, T*						
Floor Area	868 Ft <sup>2</sup>	Max Elevation	378.20 m	Year Built	1998	Transit Score	-
Lot Size	19136.91 ft <sup>2</sup>	Min Elevation	347.00 m	Bedrooms	3	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	-	Structure	SEASONAL DWELLING

### MLS HISTORY

MLS history not available

**LAKESHORE PROPERTY. SOUTH OF YOUR LOTS. 0.44 ACRE LOT WITH 1328 SF CABIN. SOLD. WAS LISTED FOR \$535,000. SOLD FOR \$530,000. 3 separate cabins all connected with outdoor decking**

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$294,500	-44.43 %
Sales History	16/10/2020	\$530,000	356.90 %
	26/03/2002	\$116,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$86,700	\$92,500	6.69 %
Land	\$201,000	\$202,000	
Total	\$287,700	\$294,500	2.36 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### 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®.



**29 WILSON CREEK**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Sold</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>4</b>
Type Dwelling	<b>Single Family</b>	Bathrooms	<b>1</b>
Storeys	<b>Cottage/Cabin</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>025-381-555</b>	List Price	<b>\$535,000</b>
MLS®	<b>10212975</b>		
Year Blt	<b>1970</b>	Date Listed	<b>Aug 5/20</b>
Year Blt Desc	<b>Approximate</b>	Date Sold	<b>Oct 1/20</b>
Postal Code	<b>VOE 2V0</b>		
Taxes	<b>\$1,363 (2019)</b>		

Rooms (SqFt Finished: 1,328 )					Lot Information	
	Bsmt	Main	Above	Other	Frontage	Irregular
Totals Sqft		<b>1,328</b>			Depth	View
					Acres	<b>0.44</b>
					Water Influence	<b>Lakeshore</b>
					Water Frontage	
					Parking	
					Parking Types	
					Covered	RV
					Uncovered	Add Park Avail
					Garage Opt	Garage Desc

**Listing Information**

Listing Date	<b>Aug 5/20</b>	Cancellation Type		Last Modified	<b>2020-10-01 10:48:09</b>
Act Date	<b>Aug 5/20</b>	Cancellation Date		X List Farm	
Permit Pub		TC Length		X List Comm	

**Features**

Rentals	<b>Not Applicable</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Not Applicable</b>
Ext Finish	<b>Wood Siding</b>	Const	<b>Frame - Wood</b>	Water	<b>Lake Intake</b>	Sewer	<b>Septic</b>
Foundation		Roof	<b>Metal</b>	Fireplace	<b>Free-standing Metal</b>	Basement	
Pool Type		Heat	<b>Stove</b>	Fin./Rough-In	<b>1</b>	Bsmnt Dev	
Pool Feat		Fuel	<b>Propane</b>	Gated		Bsmnt Feat	
Int Features				Ext Features	<b>Two Balconies</b>		
Flooring	<b>Other (See Remarks)</b>			Structures	<b>Breakwall, Deck, Dock, Fire Pit, Shed, Sundeck</b>		
Itms Not Incl	<b>Personal and sentimental items</b>			Handicap Eq	<b>No</b>		
Equip/Apppl	<b>Other (See Remarks), Refrigerator, Stove - Gas</b>						
Site Influence	<b>Wharf</b>						

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Conventional</b>		

**Legal**

Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax		Improv		Re-Zone	
Spc Improv		Fin Stmt		Occupied By	<b>Seller</b>	Zone Code	<b>Recreation</b>
Sellers Disc				Non-Fin Enc		Zone Sub	<b>Recreational</b>
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>Block C, District Lot 6049, KDYD, (Lot No 29)</b>						

**Sale Information**

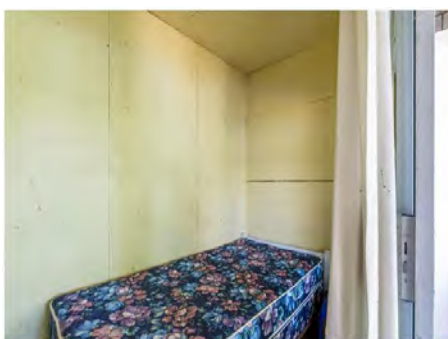
Date Sold	<b>Oct 1/20</b>	Sold Price	<b>\$530,000</b>
Buyer	<b>Privacy Consent</b>		
<b>Office/Agent Info</b>		Phone	Email
Selling Office	<b>Homelife Salmon Arm Realty.Com</b>	<b>250-832-7871</b>	
Selling Agent	<b>Aaron Priebe</b>	<b>250-463-9777</b>	<b>aaron@myBCproperties.com</b>

**Remarks**

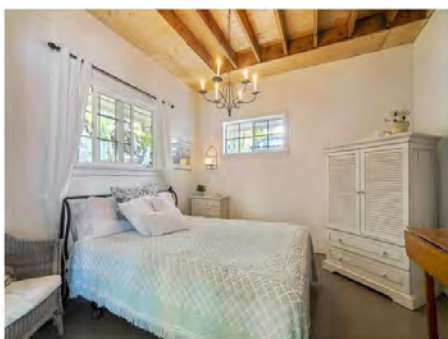
**DREAM CABIN** with boat access only just outside of Sicamous at Marble Point. This is FREEHOLD and there is no lease, no strata, no coop, no fees! You own the property..... it doesn't get any better than this. Relax and enjoy all the Shuswap has to offer with your own lakeside cabin that offers a total rustic naturistic feel with 3 separate cabins all connected with outdoor decking. The main cabin offers vaulted ceilings, a loft, full kitchen and 2 bedrooms. The master bedroom is in a separate cabin and the wash house with bunk room in the 3rd cabin. Off the grid totally, Propane stove & fridge, Gas generator, Stream fed filtered water system, water license, Septic tank and field; this property is done right. Floating dock and boat buoy. Fully furnished, ready to go... Listed By: Homelife Salmon Arm Realty.Com

**29 WILSON CREEK,****MLS# 10212975**















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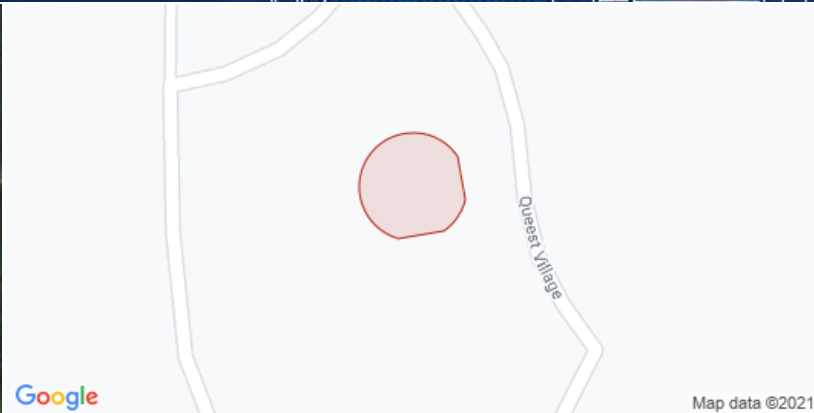
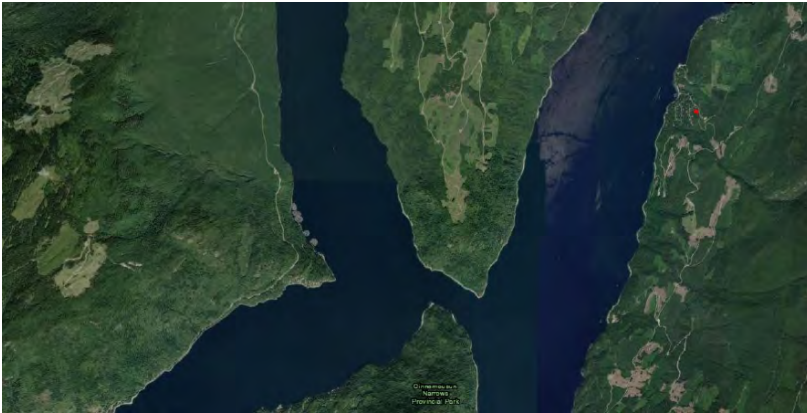




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## 13 QUEEST VILLAGE Rural BC

PID

002-080-265

Legal Description

STRATA LOT 13, PLAN KAS611, SECTION 8, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Zoning

RemR, Remote Residential

Community Plans(s)

OCP: RR2 - Rural Residential 2, not in ALR

Registered Owner

AY\*, J\*

Floor Area

560 Ft<sup>2</sup>

Max Elevation

392.65 m

Year Built

1993

Transit Score

-

Lot Size

-

Min Elevation

386.51 m

Bedrooms

2

WalkScore

-

Dimensions

-

Annual Taxes

-

Bathrooms

1

Structure

SINGLE FAMILY DWELLING

### MLS HISTORY

MLS history not available

SEMI LAKEFRONT ACCESS PROPERTY. LOCATED IN QUEEST VILLAGE. 0.51 ACRE LOT. EMPTY LOT. SOUTH OF YOUR LOTS. SOLD. LISTED FOR \$124,500. SOLD FOR \$105,000. STRATA FEES \$600/YEAR.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$165,600	57.71 %
Sales History	10/12/2020	\$105,000	75.00 %
	19/12/2011	\$60,000	1233.33 %
	24/09/1986	\$4,500	

### ASSESSMENT

	2020	2021	% Change
Building	\$40,000	\$42,600	6.50 %
Land	\$127,000	\$123,000	-3.15 %
Total	\$167,000	\$165,600	

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

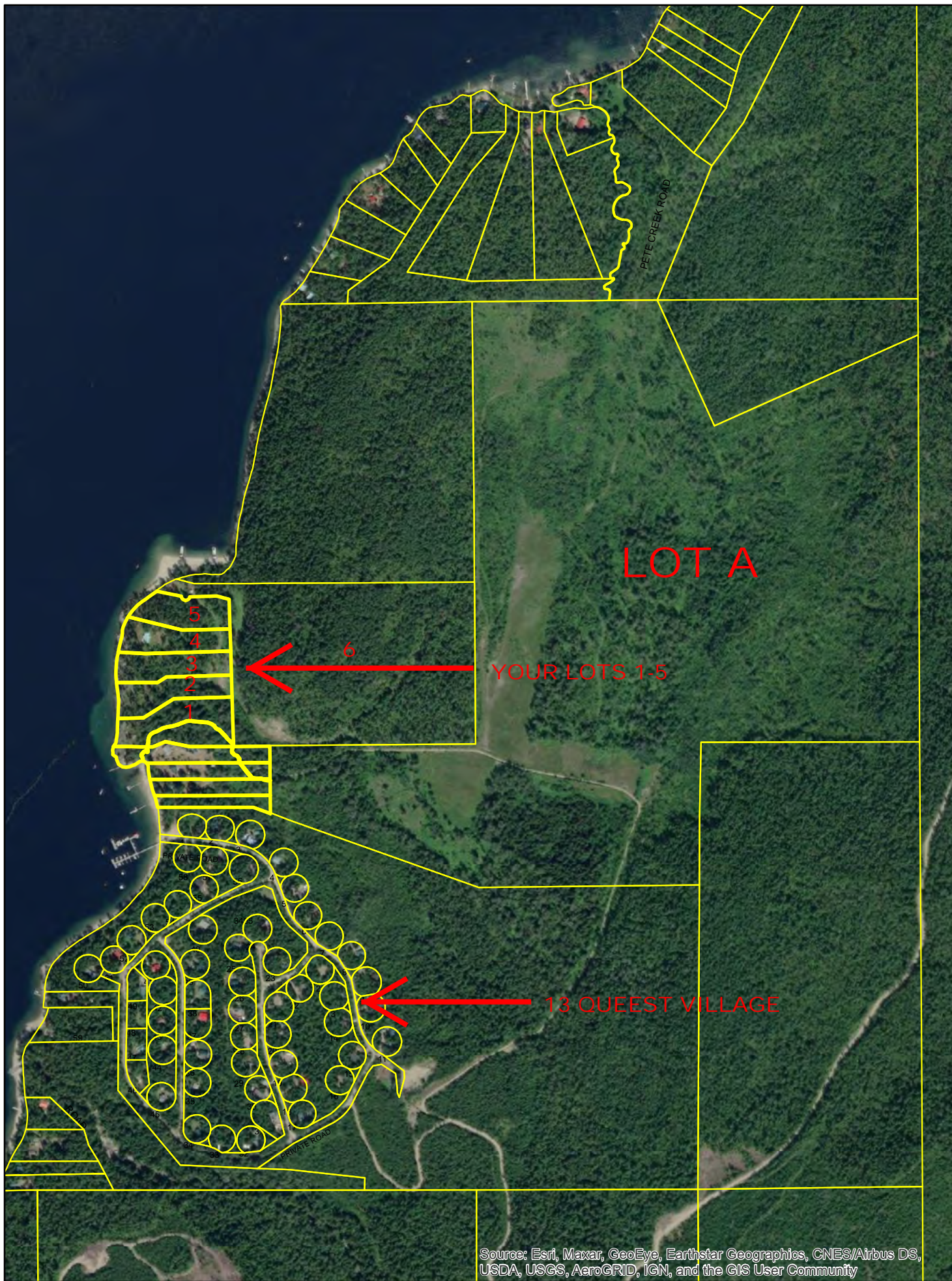
No records found for this parcel

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

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[https://rebqv.xposureapp.com/portal/okanagan\\_mainline/PrintEmail?automaticPrint=1&printOrEmail=print&mIsId=10230460&mIsId=10232014&mIsL...](https://rebqv.xposureapp.com/portal/okanagan_mainline/PrintEmail?automaticPrint=1&printOrEmail=print&mIsId=10230460&mIsId=10232014&mIsL...) 15/21





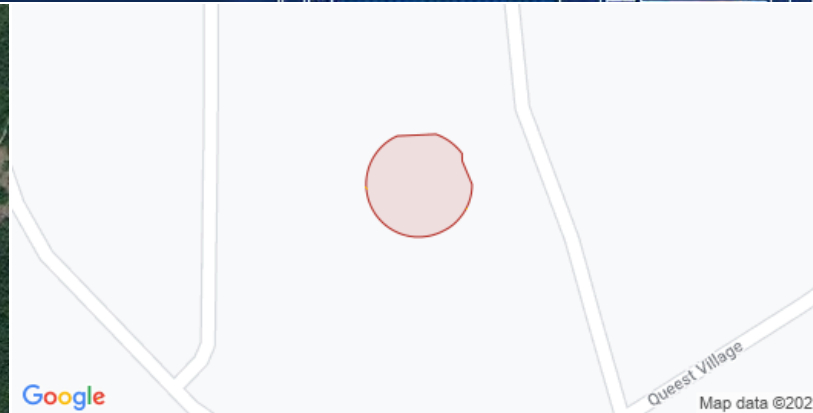
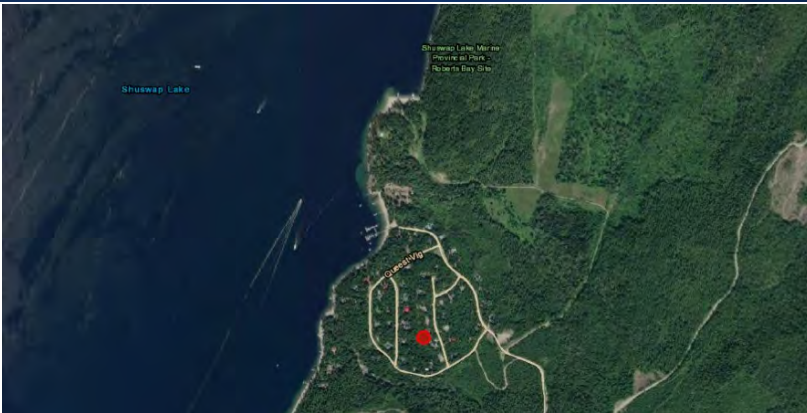




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## 29 QUEEST VILLAGE Rural BC

PID

002-080-427

Legal Description

STRATA LOT 29, PLAN KAS611, SECTION 8, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Zoning

RemR, Remote Residential

Community Plans(s)

OCP: RR2 - Rural Residential 2, not in ALR

Registered Owner

BR\*, E\*

Floor Area

445 Ft<sup>2</sup>

Max Elevation

389.99 m

Year Built

1990

Transit Score

-

Lot Size

-

Min Elevation

380.37 m

Bedrooms

1

WalkScore

-

Dimensions

-

Annual Taxes

-

Bathrooms

1

Structure

SINGLE FAMILY DWELLING

### MLS HISTORY

MLS history not available

**SEMI LAKEFRONT ACCESS PROPERTY. LOCATED IN QUEEST VILLAGE. 0.50 ACRE LOT. EMPTY LOT. SOUTH OF YOUR LOTS. SOLD. LISTED FOR \$137,000. SOLD FOR \$128,000. LOW STRATA FEES.**

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$174,600	36.41 %
Sales History	17/12/2020	\$128,000	-42.98 %
	29/04/2008	\$224,500	3981.82 %
	10/10/1991	\$5,500	

### ASSESSMENT

	2020	2021	% Change
Building	\$48,500	\$51,600	6.39 %
Land	\$127,000	\$123,000	-3.15 %
Total	\$175,500	\$174,600	

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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**29 QUEEST VILLAGE ROAD**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Sold</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Lots and Acreages</b>	Bedrooms	<b>1</b>
Type Dwelling	<b>Lot Waterfront</b>	Bathrooms	<b>1</b>
Storeys	<b>Rancher</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>002-080-427</b>	List Price	<b>\$137,000</b>
MLS®	<b>10210878</b>		
Year Blt	<b>1989</b>	Date Listed	<b>Jul 17/20</b>
Year Blt Desc	<b>Approximate</b>	Date Sold	<b>Dec 2/20</b>
Postal Code	<b>VOE 2V0</b>		
Taxes	<b>\$800 (2020)</b>		

**Lot Information**

Frontage	<b>83</b>	Irregular View	<b>Yes</b>
Depth	<b>83</b>	Water Frontage	<b>Mountain View</b>
Acres	<b>0.501</b>		
Water Influence	<b>Semi-Lakeshore</b>		

**Parking**

Parking Types		RV	<b>Yes</b>
Covered		Add Park Avail	<b>Yes</b>
Uncovered	<b>6</b>	Garage Desc	
Garage Opt			

**Listing Information**

Listing Date	<b>Jul 17/20</b>	Cancellation Type	Last Modified	<b>2020-12-02 11:52:45</b>
Act Date	<b>Jul 17/20</b>	Cancellation Date	X List Farm	
Permit Pub		TC Length	X List Comm	

**Features**

Rentals		B&B	<b>No</b>	Suites Desc		Sewer	<b>Septic</b>
Ext Finish	<b>Vinyl</b>	Const	<b>Frame - Wood</b>	Water	<b>Shared Community Water</b>	Basement	
Foundation	<b>No Foundation</b>	Roof	<b>Metal</b>	Fireplace		Bsmnt Dev	
Pool Type		Heat		Fin./Rough-In		Pets	
Pool Feat		Fuel	<b>Propane</b>	Gated	<b>Yes</b>		
Itms Not Incl				Equip/Appl			
Flooring	<b>Laminate, Linoleum</b>			Structures			
Int Features	<b>Drywall</b>			Site Influence	<b>Family Oriented, Quiet Area, Recreation Nearby, Recreational, Sloping Site, Treed Site</b>		
Ext Features	<b>One Balcony, Private Yard</b>			Handicap Eq	<b>No</b>		

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Bare Land Strata</b>		

**Legal**

Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax		Improv		Re-Zone	
Spc Improv		Fin Stmt		Occupied By	<b>Vacant</b>	Zone Code	<b>R</b>
Sellers Disc				Non-Fin Enc	<b>Covenants</b>	Zone Sub	
Seller Name				Ttl Asmnt	<b>175500.0</b>	Land Asmnt	
Legal Desc	<b>SL 29 S8 T24 R7 W6M KDYD STRATA PLAN K611, together with an interest in common property</b>						

**Lots and Acreage**

Roads	<b>Gravel</b>	# of Parcels		Area Cleared		Area Covered	
Access	<b>Public Road</b>	# Titles		Area Cultivated		Trees Rmv	
Pros Discl	<b>Subsequent Sale -- Not Avail</b>			Area Treed		Restrict	

**Utilities**

Cable TV	<b>No Cable TV</b>	Power	<b>No Power</b>	Phone	<b>No Telephone</b>	Hookup	
Gas	<b>No Gas</b>	Sewer	<b>Septic</b>	Water			

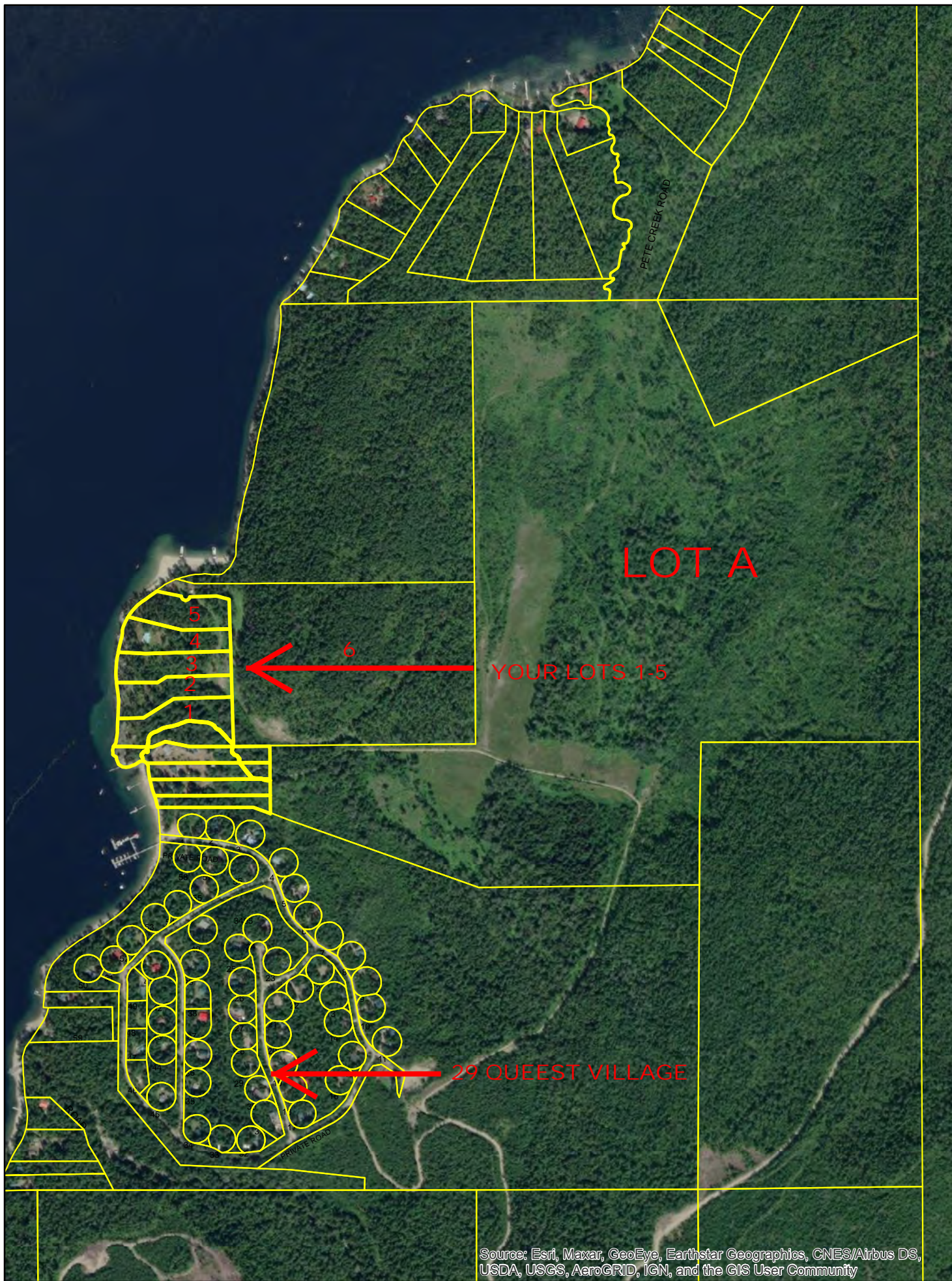
**Sale Information**

Date Sold	<b>Dec 2/20</b>	Sold Price	<b>\$128,000</b>
Buyer	<b>Privacy Consent</b>		
Office/Agent Info		Phone	
Selling Office	<b>Sotheby's Int'l Realty Canada</b>	<b>250-578-7773</b>	Email
Selling Agent	<b>Darla Miller</b>	<b>250-371-1251</b>	<b>dmiller@sothebysrealty.ca</b>

**Remarks**

**QUEEST VILLAGE, A SERENE LAKESHORE COMMUNITY ON THE SHORES OF SHUSWAP LAKE. LISTED AT 20% BELOW ASSESSED VALUE! Lot 29 offers excellent value to the family looking to get away from the daily grind of the city and retreat to the lakeside paradise of the Shuswap. This lovely setting offers remoteness and privacy with your very own Half-Acre (round) lot set within the canopy of old-growth timbers. Many recreational opportunities here from exploring the backroads of BC by ATV/Dirtbike, enjoying the lake on a warm summer day, or Snowmobiling over the peaks of Queest Mountain. The quaint 1 bedroom cabin (former houseboat) requires some work and attention but offers an excellent opportunity to improve on. Or, remove it entirely and build your own custom cabin or park your RV to enjoy. A friendly and welcoming community with low fees, a seasonal water supply, and modern dock system to park your boat. Make Queest Village your own private paradise to enjoy. Listed By: Century 21 Executives Realty Ltd.**





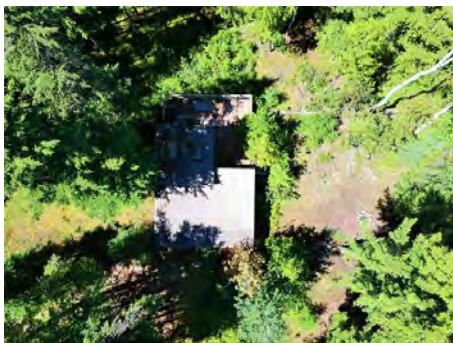


**29 QUEEST VILLAGE ROAD,**

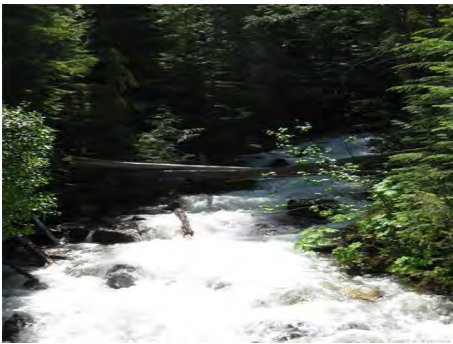
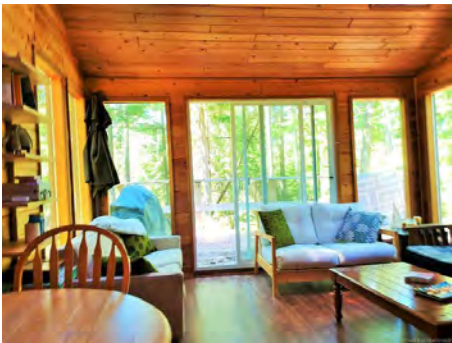
**MLS# 10210878**











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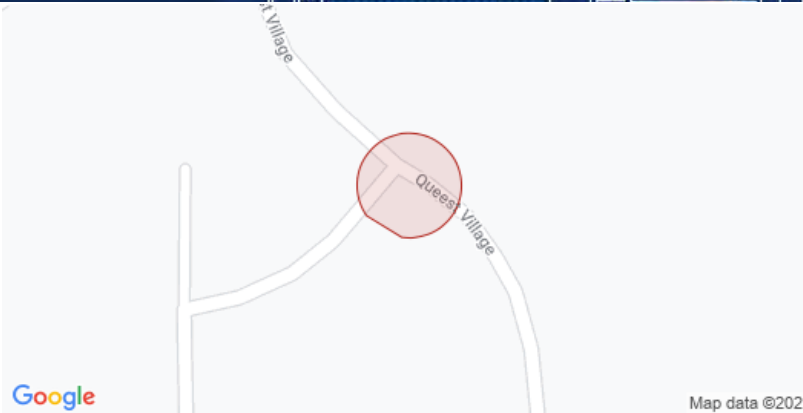
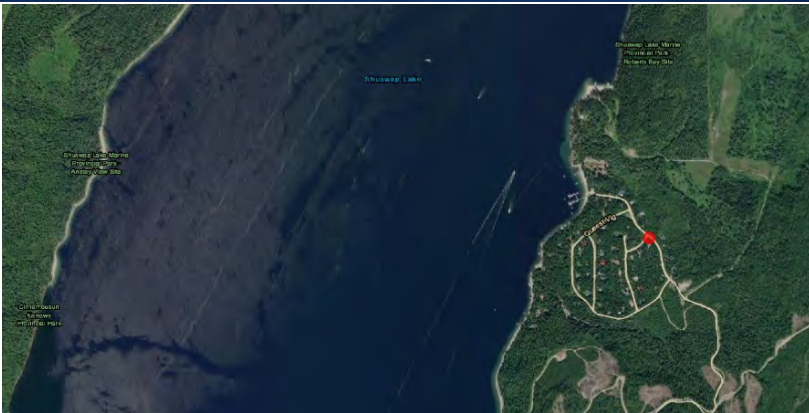




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## 7 QUEEST VILLAGE Rural BC

PID 002-080-117

**Legal Description** STRATA LOT 7, PLAN KAS611, SECTION 8, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

**Zoning** RemR, Remote Residential  
**Registered Owner** OL\*, T\*

**Community Plans(s)** OCP: RR2 - Rural Residential 2, not in ALR

<b>Floor Area</b>	-	<b>Max Elevation</b>	384.76 m	<b>Year Built</b>	-	<b>Transit Score</b>	-
<b>Lot Size</b>	-	<b>Min Elevation</b>	378.23 m	<b>Bedrooms</b>	-	<b>WalkScore</b>	-
<b>Dimensions</b>	-	<b>Annual Taxes</b>	-	<b>Bathrooms</b>	-	<b>Structure</b>	VACANT RESIDENTIAL LESS THAN 2 ACRES

### MLS HISTORY

MLS history not available

**SEMI LAKEFRONT ACCESS PROPERTY. LOCATED IN QUEEST VILLAGE. 0.50 ACRE LOT. SOUTH OF YOUR LOTS. SOLD. LISTED AT \$129,900. UNDEVELOPED LOT. STRARA FEE \$600/YEAR.**

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$123,000	-5.31 %
Sales History	29/04/2021	\$129,900	136.18 %
	16/12/2009	\$55,000	48.65 %
	16/07/2002	\$37,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$0	\$0	
Land	\$127,000	\$123,000	-3.15 %
Total	\$127,000	\$123,000	-3.15 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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**7 QUEEST VILLAGE ROAD**

Area **Shuswap / Revelstoke**  
 Sub Area **SL - Shus./Anstey/Sey.**  
 Property Type **Recreation**  
 Type Dwelling **Rec'l - w/o Imp**  
 Storeys  
 PID Number **002-080-117**  
 MLS® **10212387**  
 Year Blt  
 Year Blt Desc  
 Postal Code **V0E 2V0**  
 Taxes **\$590 (2020)**

Status **Sold**  
 Shop/Den **/ No**  
 Bedrooms  
 Bathrooms  
 Ensuite Pce  
 List Price **\$129,900**  
 Date Listed **Jul 27/20**  
 Date Sold **Apr 12/21**

**Rooms (SqFt Finished: )**

	Bsmt	Main	Above	Other
Totals Sqft				

**Lot Information**

Frontage  
 Depth  
 Acres **0.501**  
 Water Influence **Lakeshore**  
 Irregular View  
 Water Frontage

**Parking**

Parking Types  
 Covered  
 Uncovered  
 Garage Opt  
 RV  
 Add Park Avail  
 Garage Desc

**Listing Information**

Listing Date **Jul 27/20**  
 Act Date **Jul 28/20**  
 Permit Pub  
 Cancellation Type  
 Cancellation Date  
 TC Length  
 Last Modified **2021-04-12 09:02:58**  
 X List Farm  
 X List Comm

**Features**

Rentals <b>With Restrictions</b>	B&B <b>No</b>	Suites Desc	Pets <b>With Restrictions</b>
Ext Finish	Const	Water <b>Creek/Stream</b>	Sewer <b>No Sewage Disposal</b>
Foundation	Roof	Fireplace	Basement
Pool Type	Heat	Fin./Rough-In	Bsmnt Dev
Pool Feat	Fuel	Gated	Bsmnt Feat
Int Features		Ext Features	
Flooring		Structures	
Itms Not Incl		Handicap Eq <b>No</b>	
Equip/Appl			
Site Influence			

**Title**

Title <b>Freehold</b>	Court Sale <b>No</b>	Trades (Y/N)	Assign Cont <b>No</b>
Terms Sale		Possession	
Trades Desc		Contingency Desc	
Fract Interest		Title Form <b>Bare Land Strata</b>	

**Legal**

Native Res <b>No</b>	Levies <b>No Levies</b>	Survey <b>No</b>	Zone Type
LR Own <b>No</b>	Stat Tax <b>Assessed</b>	Improv	Re-Zone
Spc Improv	Fin Stmt	Occupied By <b>Vacant</b>	Zone Code
Sellers Disc		Non-Fin Enc <b>Covenants, Easement</b>	Zone Sub
Seller Name		Ttl Asmnt <b>123000.0</b>	Land Asmnt <b>127000.0</b>
Legal Desc <b>SL 7 SEC 8 TWNSP 24 RANGE 7 W OF THE 6TH MERIDIAN KDYD, STRATA PLAN K611, TOGETHER W AN INTEREST IN.</b>			

**Utilities**

Cable TV	Power	Phone	Hookup
Gas	Sewer	Water	

**Strata**

Complex	Units in Proj	Laundry
Strata Fees	Units in Bldg	Bylaws
Age Restr <b>No</b>	Stry in Bldg	Strg Lkr
Park Type	Stry in Unit	
Fee Incl		
Amenities		

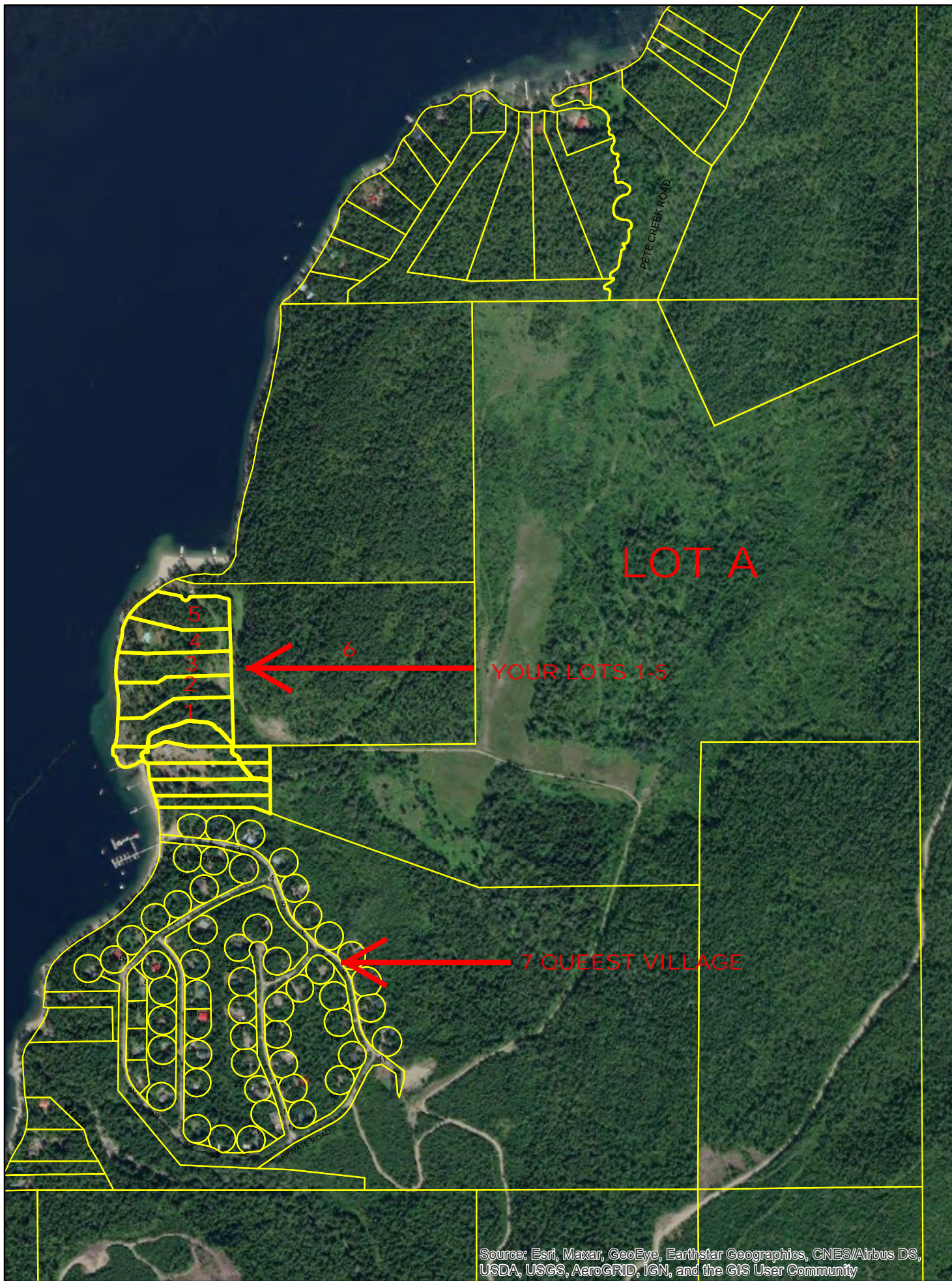
**Sale Information**

Date Sold <b>Apr 12/21</b>	<b>Sold Price</b>	<b>\$129,900</b>
Buyer <b>Privacy Consent</b>		
<b>Office/Agent Info</b>	<b>Phone</b>	<b>Email</b>
Selling Office <b>Re/Max At Mara Lake</b>	<b>250-836-2223</b>	
Selling Agent <b>Howard Sundby</b>	<b>250-833-6564</b>	<b>howardsundby@gmail.com</b>

**Remarks**

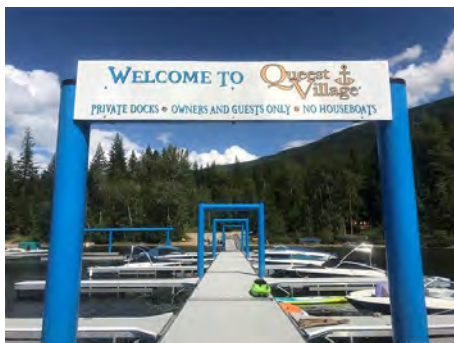
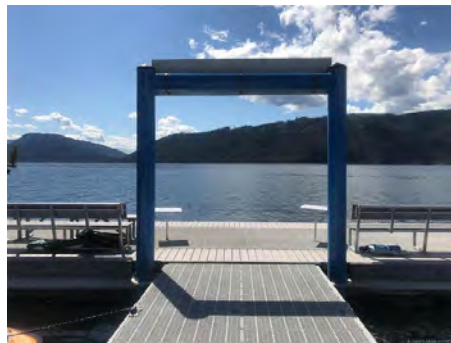
**Half acre undeveloped lot, Fantastic dock and boat launch, boat slips for day use. Water station for drinking water, open up the lot, ready for your ideas! Strata fee \$600/year Listed By: Value Plus 3% Real Estate Inc.**





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**7 QUEEST VILLAGE ROAD,****MLS# 10212387**

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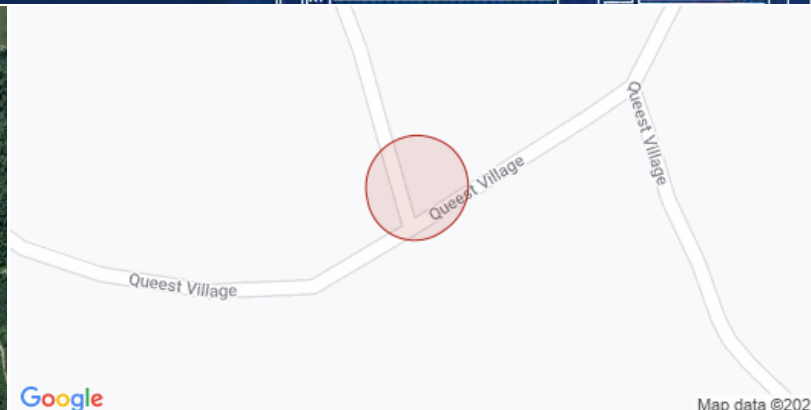
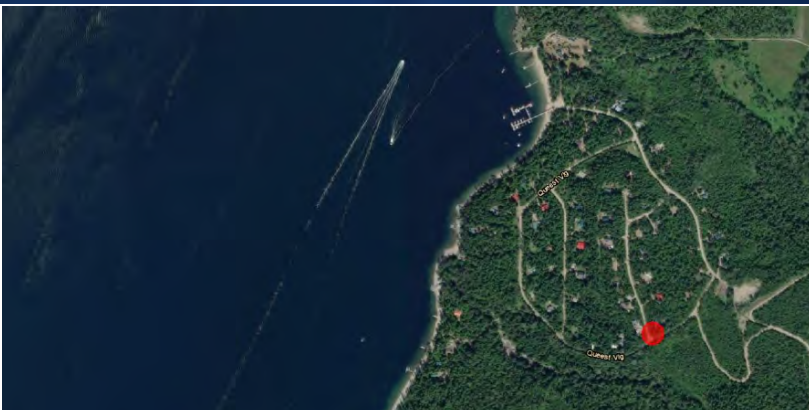




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# Condos & Homes Team

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## 17 QUEEST VILLAGE Rural BC

PID

002-080-303

Legal Description

STRATA LOT 17, PLAN KAS611, SECTION 8, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Zoning

RemR, Remote Residential

Community Plans(s)

OCP: RR2 - Rural Residential 2, not in ALR

Registered Owner

TH\*, T\*

Floor Area

1134 Ft<sup>2</sup>

Max Elevation

406.99 m

Year Built

1998

Transit Score

-

Lot Size

-

Min Elevation

400.30 m

Bedrooms

2

WalkScore

-

Dimensions

-

Annual Taxes

-

Bathrooms

1

Structure

SEASONAL DWELLING

### MLS HISTORY

MLS history not available

SEMI LAKEFRONT ACCESS PROPERTY. LOCATED IN QUEEST VILLAGE. 0.50 ACRE LOT WITH 1200 SF CABIN. SOUTH OF YOUR LOTS. SOLD. LISTED FOR \$299,000. SOLD FOR \$310,000. LOW STRATA FEES.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$253,000	854.72 %
Sales History	24/06/1993	\$26,500	

### ASSESSMENT

	2020	2021	% Change
Building	\$123,000	\$130,000	5.69 %
Land	\$127,000	\$123,000	-3.15 %
Total	\$250,000	\$253,000	1.20 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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**17 Queest Village Road**

PLEASE BOOK VIEWINGS APRIL 24 FROM 1-5 PM AND APRIL 25 FROM 1-4 PM  
SELLERS WILL LOOK AT OFFERS SUNDAY APRIL 25, 2021 AT 5 PM

**\$299,000**

**Roberta GILLGATER**  
214-844-2222  
Roberta.Gillgater@century21.ca  
CENTURY21

**17 QUEEST VILLAGE ROAD**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Sold</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>Yes / No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>4</b>
Type Dwelling	<b>Single Family - Bare Land Strata</b>	Bathrooms	<b>3</b>
Stores	<b>Cottage/Cabin</b>	Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>002-080-303</b>	List Price	<b>\$299,000</b>
MLS®	<b>10207411</b>	Date Listed	<b>Jun 8/20</b>
Year Blt	<b>1998</b>	Date Sold	<b>Apr 28/21</b>
Year Blt Desc	<b>Actual</b>		
Postal Code	<b>V0E 2V0</b>		
Taxes	<b>\$1,160 (2019)</b>		

Rooms (SqFt Finished: 1,200 )				Lot Information			
	Bsmt	Main	Above	Other	Frontage	Irregular View	Yes View
Totals Sqft		<b>1,000</b>		<b>200</b>	Depth		
Bathroom - Full		<b>4-Piece</b>			Acres	<b>0.504</b>	<b>Water Frontage</b>
Walk out level	<b>7x10</b>				Water Influence	<b>Lakeshore, Semi-Lakeshore, Waterfront Nearby</b>	
Under House	<b>30x20</b>				Parking		
Walk out level	<b>4-Piece</b>				Parking Types	<b>Single garage</b>	
Guest Cabin Bath		<b>4-Piece</b>			Covered	<b>1</b>	RV
Living Room		<b>10x15</b>			Uncovered	<b>4</b>	Ad Park Avail
Screened Porch		<b>20x10</b>			Garage Opt		Garage Desc
Kitchen		<b>10x8</b>			Listing Information		
Mstr Bedrm		<b>12x10</b>			Listing Date	<b>Jun 8/20</b>	Cancellation Type
Guest Cabin		<b>20x10</b>			Act Date	<b>Jun 8/20</b>	Cancellation Date
Walk out level	<b>7x10</b>				Last Modified	<b>2021-04-28 13:27:11</b>	TC Length
Guest Cabin		<b>10x12</b>			X List Farm		X List Comm
Dining Room		<b>10x8</b>			Permit Pub	<b>Yes</b>	

Features							
Rentals	<b>Yes</b>	B&B	<b>No</b>	Suites Desc	<b>Legal</b>	Pets	<b>Yes</b>
Ext Finish	<b>Vinyl</b>	Const	<b>Frame - Wood</b>	Water	<b>Shared Community Water</b>	Sewer	<b>Septic</b>
Foundation		Roof	<b>Metal</b>	Fireplace	<b>Free-standing Metal</b>	Basement	<b>Grade Level Entry</b>
Pool Type		Heat	<b>Other (See Remarks)</b>	Fin./Rough-In	<b>Yes</b>	Bsmnt Dev	<b>Partly finished</b>
Pool Feat		Fuel	<b>Electricity, Other (See Remarks), Propane, Solar, Wood</b>	Gated		Bsmnt Feat	
Int Features				Ext Features	<b>Enclosed Balcony, Private Yard, Two Balconies</b>		
Flooring	<b>Hardwood</b>			Structures	<b>Additional Residential Unit, Outbuilding, Patio(s), Playground, Playhouse, Shed</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl	<b>Dryer, Other (See Remarks), Refrigerator, Satellite Dish (Residential), Washer</b>						
Site Influence	<b>Cablevision Available, High Speed Internet, Park Setting, Private Setting, Recreation Nearby, Treed Site, Wharf, Wooded Area</b>						

Title				Assign Cont			
Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Bare Land Strata</b>		

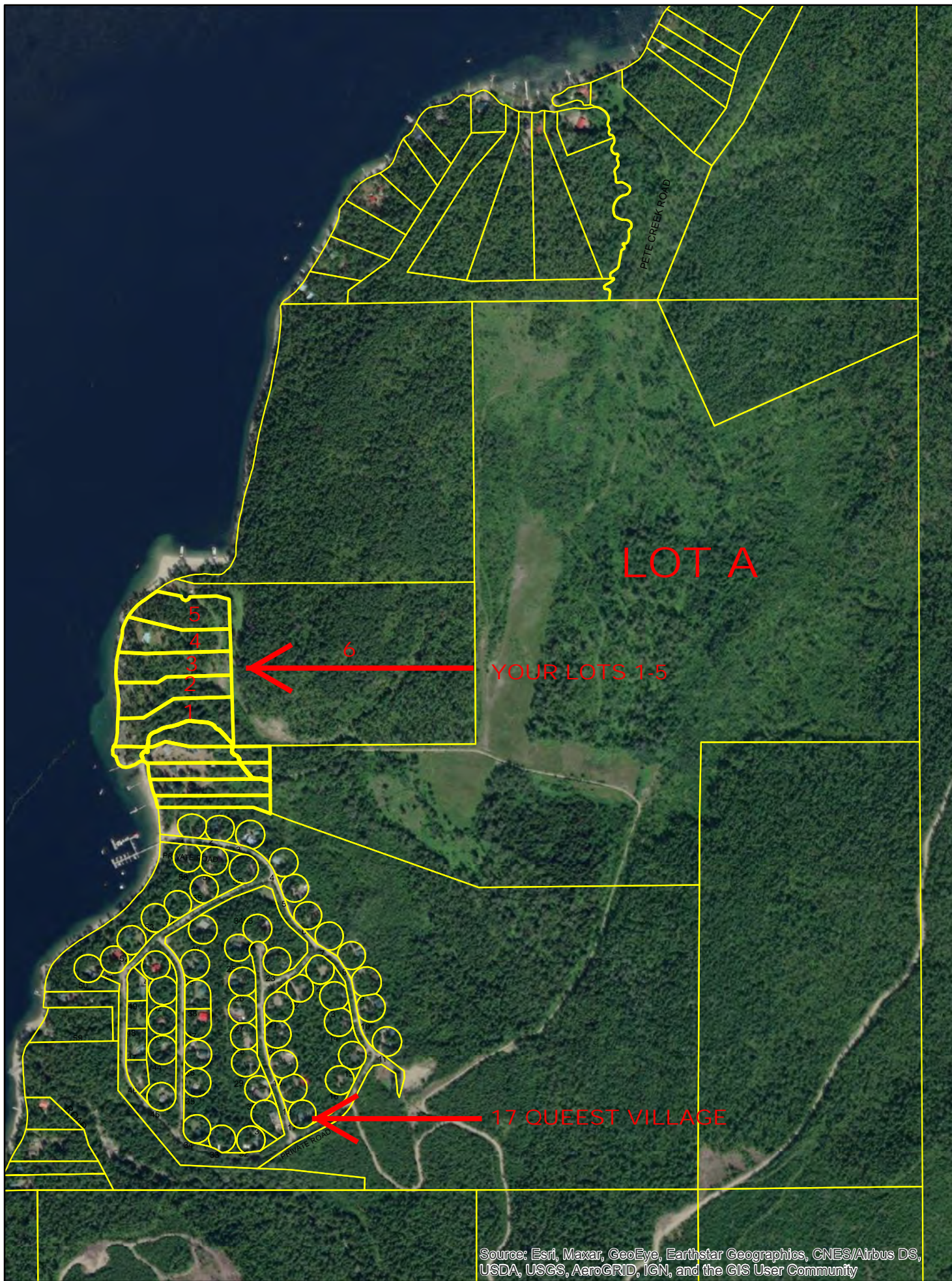
Legal							
Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax		Improv		Re-Zone	
Spc Improv		Fin Stmt		Occupied By	<b>Seller</b>	Zone Code	<b>Non zoned</b>
Sellers Disc				Non-Fin Enc	<b>Covenants, Easement</b>	Zone Sub	<b>Other</b>
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>Strata Lot 17 S8 Twp 24 R7 W6M KDYD, Strata Plan K611, with an interest in common property</b>						

Strata							
Complex	<b>Queest Village</b>			Units in Proj		Laundry	
Strata Fees	<b>\$50.00</b>	Approv		Units in Bldg		Bylaws	
Age Restr	<b>No</b>	Stalls		Stry in Bldg		Strg Lkr	
Park Type				Stry in Unit			
Fee Incl	<b>Road Maintenance, Snow Removal</b>						
Amenities	<b>Bar-B-Que Allowed, Cable TV, Common Entry, Playground, Storage Area, Workshop</b>						

Sale Information							
Date Sold	<b>Apr 28/21</b>	Sold Price	<b>\$310,000</b>	Phone		Email	
Buyer	<b>Privacy Consent</b>			250-833-9921			
Office/Agent Info				250-833-2062		<b>marg.kentel@century21.ca</b>	
Selling Office	<b>Century 21 Executives Realty Ltd.</b>						
Selling Agent	<b>Marg Kentel</b>						

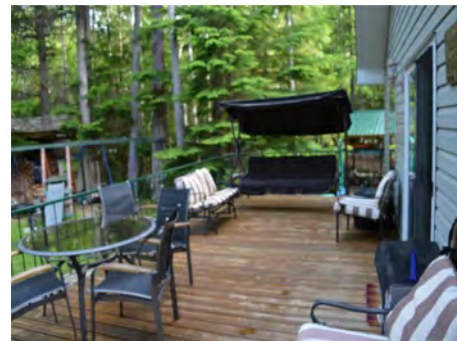
Remarks							
<b>SOLD! Cabin &amp; Guest Cabin w/ state of the art docks on Shuswap Lake! Built in 1998 w/refinished birch &amp; fir flooring plus a guest cabin built in 2008 all on .5 acre &amp; will truly be the best deal on the Shuswap Lake. Solar System to easily power everything in the cabin &amp; guest cabin with a back up generator. Massive SCREENED PORCH that could be converted to 1 or 2 BEDROOMS &amp; a large deck on the Main Cabin.. Master bedroom on the main floor with 2 smaller bedrooms on walkout level, 2 full Bathrooms in the Main Cabin and the GUEST CABIN easily sleeps 4 adults &amp; all the GRANDKIDS in the LOFT, another Full bathroom.. Live off the grid with a woodstove, propane, solar panels/generator and community water.. Cabin Open from April 15 to October 15 yearly due to community water supply shut off during winter months and logging road closed. Shaw &amp; xplorenet available. Listed By: RE/MAX Kelowna</b>							





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**MLS# 10207411**







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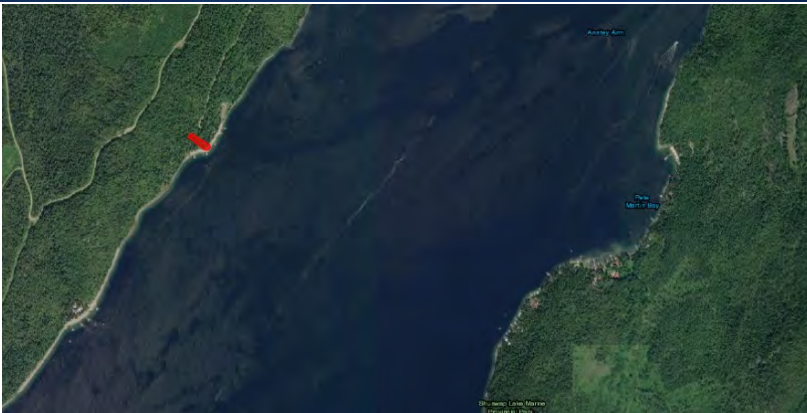




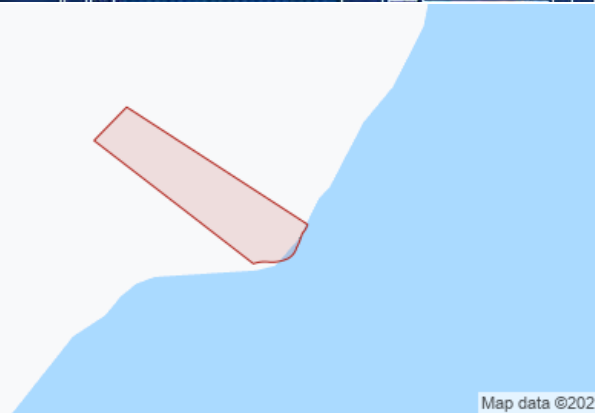
604.706.1710

**Condos & Homes Team**

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Map data ©2021

## LOT G ANSTEY ARM BAY Rural BC

PID	027-045-251			Legal Description	BLOCK G, SECTION 18, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT		
Zoning	-			Community Plans(s)	OCP: <a href="#">RSC - Rural and Resource</a> , not in ALR		
Registered Owner	JO*, S*						
Floor Area	1144 Ft²	Max Elevation	377.85 m	Year Built	1976	Transit Score	-
Lot Size	30969.15 ft²	Min Elevation	347.19 m	Bedrooms	2	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	-	Structure	SEASONAL DWELLING

### MLS HISTORY

MLS history not available

LAKEFRONT ACCESS PROPERTY. BOAT ACCESS ONLY. LOCATED ON THE ISLAND ACROSS FROM PETE MARTIN BAY. 0.75 ACRE LOT WITH 1018 SF CABIN. SOLD. LISTED FOR \$499,000. SOLD FOR \$475,000. "Includes floating dock, buoy, furnishings ready to go for your summer enjoyment."

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$266,600	26.95 %
Sales History	02/05/2007	\$210,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$63,200	\$66,600	5.38 %
Land	\$199,000	\$200,000	
Total	\$262,200	\$266,600	1.68 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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[https://rebcv.xposureapp.com/portal/okanagan\\_mainline/PrintEmail?automaticPrint=1&printOrEmail=print&mIsId=10230460&mIsId=10232014&mIsI...](https://rebcv.xposureapp.com/portal/okanagan_mainline/PrintEmail?automaticPrint=1&printOrEmail=print&mIsId=10230460&mIsId=10232014&mIsI...) 20/21



**LOT G ANSTEY ARM BAY,****MLS# 10232070**















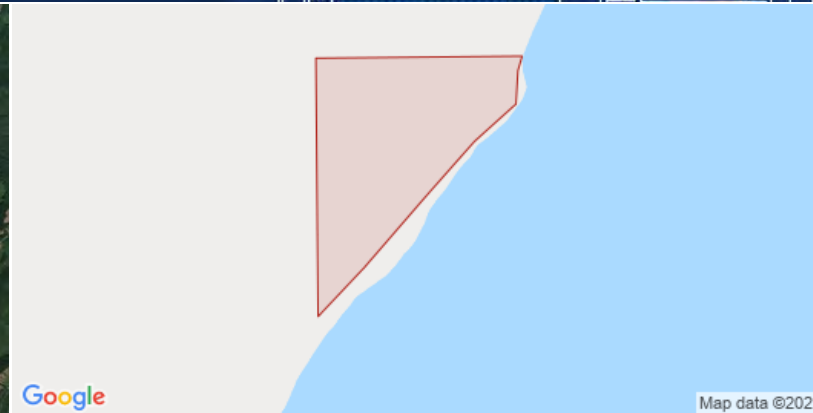
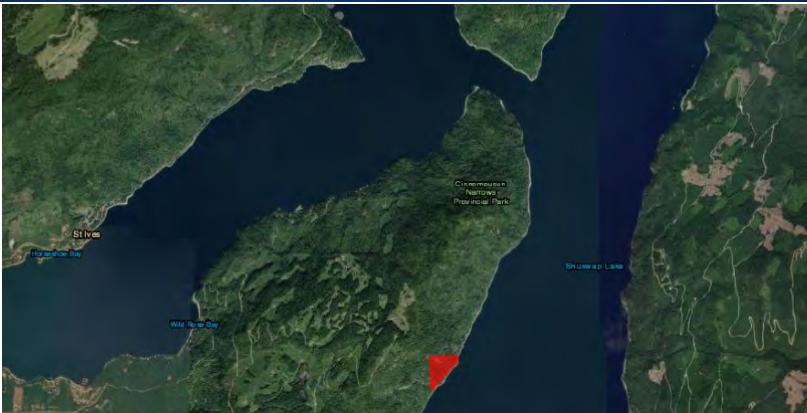
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## 25 LIME CLIFFS BEACH CO-OP Rural BC

PID	013-857-118			Legal Description	PART SW1/4, SECTION 14, TOWNSHIP 23, RANGE 8, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT		
Zoning	-			Community Plans(s)	OCP: LH - Large Holdings, not in ALR		
Registered Owner	SA*						
Floor Area	1505 Ft²	Max Elevation	668.99 m	Year Built	1980	Transit Score	-
Lot Size	28.72 acres	Min Elevation	351.24 m	Bedrooms	2	WalkScore	-
Dimensions	-	Annual Taxes	-	Bathrooms	-	Structure	SEASONAL DWELLING

### MLS HISTORY

MLS history not available

LAKEFRONT PROPERTY. BOAT ACCESS ONLY. ON ISLAND. 1518 SF CABIN. CO-OP. SOUTHEAST OF YOUR LOTS. SOLD. LISTED FOR \$529,000. SOLD FOR \$529,000. ONE OF THE NICER CABINS.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$89,300	
No data available			

### ASSESSMENT

	2020	2021	% Change
Building	\$53,200	\$89,300	67.86 %
Land	\$0	\$0	
Total	\$53,200	\$89,300	67.86 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Parkview	Eagle River
2017-18 F.I. Rating	5.5	n/a
2017-18 F.I. Rank	596/955	n/a
Special Notes	-	-

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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**25 LIME CLIFFS BEACH**

Area	<b>Shuswap / Revelstoke</b>	Status	<b>Sold</b>
Sub Area	<b>SM - Sicamous</b>	Shop/Den	<b>/ No</b>
Property Type	<b>Single Family Residential</b>	Bedrooms	<b>3</b>
Type Dwelling	<b>Single Family</b>	Bathrooms	<b>2</b>
Storeys		Ensuite Pce	<b>No Ensuite Bathrooms</b>
PID Number	<b>013-857-118</b>	List Price	<b>\$529,000</b>
MLS®	<b>10232584</b>		
Year Blt	<b>1987</b>	Date Listed	<b>May 26/21</b>
Year Blt Desc	<b>Approximate</b>	Date Sold	<b>Jun 2/21</b>
Postal Code	<b>VOE 2V0</b>		
Taxes	<b>\$1,214 (2020)</b>		

Rooms (SqFt Finished: 1,518 )					Lot Information		
	Bsmt	Main	Above	Other	Frontage	Irregular View	Yes
Totals Sqft		<b>778</b>	<b>540</b>		<b>100</b>		<b>Lake View, Mountain View</b>
Deck		<b>24x6'8</b>			Depth	Water Frontage	
Great Room		<b>12'5x10</b>			Acres		
Living Room		<b>18x10</b>			<b>Water Influence Lakeshore</b>		
Kitchen		<b>15'9x15'9</b>			Parking		
Utility	<b>8x6</b>				Parking Types		
Mstr Bedrm			<b>16x15'4</b>		Covered	RV	
Bedroom		<b>15'9x9'2</b>			Uncovered	Add Park Avail	
Bedroom			<b>13'4x11'4</b>		Garage Opt	Garage Desc	
Bathroom - Full			<b>4-Piece</b>				
Bathroom - Half		<b>5'8x2'10</b>					

**Listing Information**

Listing Date	<b>May 26/21</b>	Cancellation Type		Last Modified	<b>2021-06-02 12:34:53</b>
Act Date	<b>May 26/21</b>	Cancellation Date		X List Farm	
Permit Pub		TC Length		X List Comm	

**Features**

Rentals	<b>No</b>	B&B	<b>No</b>	Suites Desc		Pets	<b>Yes</b>
Ext Finish		Const		Water	<b>Gravity Intake</b>	Sewer	<b>Septic Tank and Field</b>
Foundation		Roof	<b>Metal</b>	Fireplace	<b>Free-standing Metal</b>	Basement	
Pool Type		Heat	<b>A/C Wall Units</b>	Fin./Rough-In		Bsmnt Dev	
Pool Feat		Fuel	<b>Propane, Solar, Wood</b>	Gated		Bsmnt Feat	
Int Features	<b>Sauna</b>			Ext Features	<b>Two Balconies</b>		
Flooring				Structures	<b>Deck, Dock, Sundeck, Workshop</b>		
Itms Not Incl				Handicap Eq	<b>No</b>		
Equip/Appl	<b>Refrigerator, Satellite Dish (Residential), Stove - Gas, Window Coverings</b>						
Site Influence	<b>Wharf</b>						

**Title**

Title	<b>Freehold</b>	Court Sale	<b>No</b>	Trades (Y/N)		Assign Cont	<b>No</b>
Terms Sale				Possession			
Trades Desc				Contingency Desc			
Fract Interest				Title Form	<b>Conventional</b>		

**Legal**

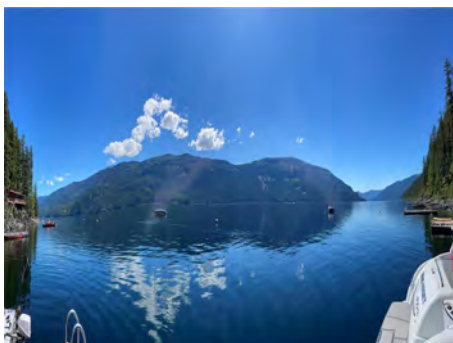
Native Res	<b>No</b>	Levies	<b>No Levies</b>	Survey	<b>No</b>	Zone Type	
LR Own	<b>No</b>	Stat Tax		Improv		Re-Zone	
Spc Improv		Fin Strmts		Occupied By	<b>Seller</b>	Zone Code	<b>NO ZONING</b>
Sellers Disc				Non-Fin Enc		Zone Sub	
Seller Name				Ttl Asmnt		Land Asmnt	
Legal Desc	<b>1 CLASS A SHARE OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 14 TOWNSHIP 23 RANGE 8 OF THE 6TH M. KDYD</b>						

**Sale Information**

Date Sold	Jun 2/21	Sold Price	\$529,000
Buyer	Privacy Consent		
Office/Agent Info		Phone	Email
Selling Office	Re/Max At Mara Lake	250-836-2223	
Selling Agent	Howard Sundby	250-833-6564	howardsundby@gmail.com

**Remarks**

**Virtual Tour in Multimedia Link.** Turn Key Property. This beautiful one owner, boat access only cabin is really a home with all the amenities. This is a **MUST SEE** to appreciate how user friendly it really is. It starts with one of the most beautiful docks I on the Shuswap. 20 x 40 , steel pontoon with composite decking, 10 x 20 Tiki Hut with Mystic sink, LED lighting, BOSE speakers, Granite top bar with stools for seven, built in BBQ and mooring ball to handle 40 foot boat. The cabin has 3 bedrooms, master loft, two bathrooms, one with huge glass shower, bidet toilet, granite top with dual sinks and new hot water on demand. Beautiful open kitchen with granite, electric fridge , gas stove and a million dollar view. There is a large living room with wood stove for early or late season enjoyment. A newer massive solar system with a new lithium battery bank, 20 KW generac propane generator, cell phone booster for great service. **Selling everything with this property, just bring your bedding** Listed By: Re/Max At Mara Lake

**25 LIME CLIFFS BEACH,****MLS# 10232584**

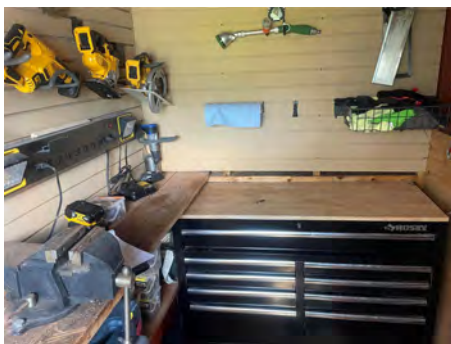
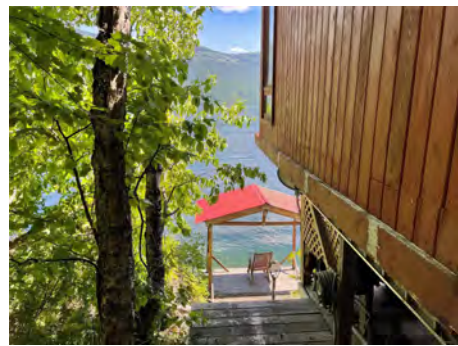
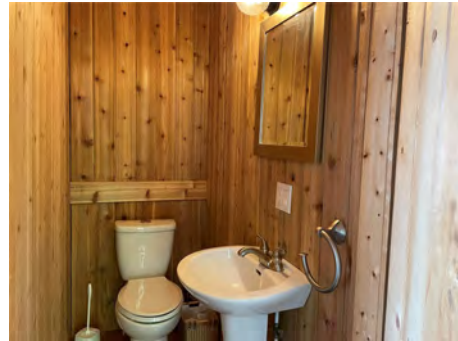




















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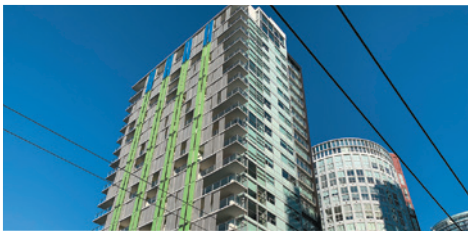


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**DOWNTOWN - NELSON & SEYMOUR**  
2003-999 Seymour \$899,000

999 Seymour by Townline Homes built in 2016, best South/West corner 711 s/f, 2 bedroom + den unit in building. Features large balcony and I/S air conditioning.



**SOUTHLANDS 4200 SF 3 LEVEL TH**  
7353 Yew Street \$3,800,000

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.



**YALETOWN SPECTRUM TOWER 1**  
3101-111 W. Georgia \$958,000

Located on the best water view side of Spectrum complex, upgraded 2 bedroom + den, 814 s/f unit with amazing water view. Market rent \$3500/mo.



**WEST END CONCRETE SUB P/H**  
1804-1277 Nelson \$1,295,000

Welcome to "The Jetson". Totally renovated 935 s/f, 2 bedroom, 2 bathroom sub-pehouse (\$150k spent in 2020). Features h/w floors, stainless appliances, ceasarstone waterfall counters & huge 270 s/f South/West view deck.



**MOUNT PLEASANT DEV. SITE**  
2016 Ontario \$2,228,000

Two homes, side by side with option for a third home. Potential for a 3 storey mixed use development. Ad is for this house only.



**CASH COW - HASTINGS & MAIN**  
337-339 E. Hastings \$2,245,000

6166 s/f mixed use 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.



**WEST OF DENMAN**  
2101-1850 Comox \$415,000

534 s/f fabulous executive style one bedroom unit with fantastic view. Leasehold - prepaid non strata. Totally renovated with stainless steel appliances, granite counters & custom built-ins - need 35% down.



**41ST & GRANVILLE DEV. SITE**  
5800 Block Granville \$16M

Rental development site with a 2.2 FSR. Currently there are 4 homes on 8500 s/f lots. There is a potnetial to aquire 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