



6432 Sunnybrae Canoe Point Road Tappen British Columbia

\$499,000

Dreams do come true! If you're looking for a waterfront cabin with your own private beach, dock and buoy for a reasonable price, look no further. This 2020 3 Bedrm, 2 Bathrm cabin, fully furnished inside & out provides the perfect get away spot located along the Sunnybrae Arm of Shuswap Lake just past Heralds Park & right on the shores of the Shuswap Lake. Made affordable with a co-op share sale structure whereby the Title that includes 11 exclusive lots & common property is owned by Steamboat Shores Holdings Ltd. You purchase the share from the sellers that gives you the exclusive use of Lot #11, your private beach with floating dock & boat buoy. Cash or alternate financing only with this purchase and that factors into the affordability too. All the furniture, linens, kitchen servery, patio furniture, beach chairs, dock & buoy are included. Fridge, stove, microwave, washer & dryer. Custom built with pine walls & vaulted ceiling, split bedroom to make 3 total, vinyl plank floors & a 2 pce ensuite bathrm. Elect forced air furnace w/air conditioning, updated septic & a private coop lake intake water system. Huge sundeck w/lounge chairs, dining table & metal gazebo. Lot #11 has a beautiful naturistic setting, plenty of room for parking including an RV. Annual coop fees are \$3500/yr which include the water system, road maintenance, property taxes & contingency fund. See the virtual tour & floor plan! Thanks for your interest. (id:6769)

Other 14' x 40'

Laundry room 3' x 3'

4pc Bathroom 5'1" x 7'5"

Bedroom 8'3" x 6'4"

Bedroom 8'3" x 6'6"

2pc Ensuite bath 7'8" x 3'2"

Primary Bedroom 10'9" x 10'9"

Kitchen 10'3" x 13'

Living room 10'4" x 13'

Listing Presented By:



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<http://www.bigrob.ca/>



Royal

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