



Presented by:
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Mission, Hatzic Residential Detached
320 8400 SHOOK RD, V2V 7N1 **MLS# F1118850**
Active



List Price: \$119,900 Previous Price: **\$130,000**
 Original Price: **\$130,000**

Complex/Subdiv: **EVERGLADES RESORT**

Frontage: **35.00 ft** Bedrooms: **1** PID: **900-559-770**
 Depth/Size: **55** Bathrooms: **1** Type: **Recreational**
 Lot Area SqFt: **1,925** Full Baths: **1** Approx Yr Blt: **2002**
 Rear Yard Exp: Half Baths: **0** Age at List Date: **9**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$1,000 (2009)**
 Flood Plain: Zoning: **REC**

View:
 Serv. Connected: **Community, Lagoon, Sanitary Sewer**

Style of Home: 1 Storey	Total Parking: Covered Parking:
Construction: Other	Parking Access:
Foundation: Other	Parking Facilities: Open
Exterior: Other	
Rainscreen:	R/I Plumbing:
Type of Roof: Other	Dist to Public Trans:
Renovations:	Possession:
Flooring:	Reno Year:
Water Supply: Community	Title to Land: Undivided Interest
Heat/Fuel: Other	Seller's Interest: Registered Owner
No. of Fireplaces: 0	Mortgage Info: \$0
Fireplace Fuel:	R/I Fireplaces:
Outdoor Area: Patio(s) & Deck(s)	Property Disclosure: N - RECREATIONAL PROP.
Pad Rental:	Out Buildings:
Fixtures Leas: N	
Fixt Removed:	

Legal: **UNDIV 265/100000 PCL A LT 3 SEC 25 T 17 PL 9621 EX PL20065 NWD 019-006-608 DL 6498 G 1 019-006-616**

Amenities:

Site Influences: **Gated Complex, Marina Nearby, Recreation Nearby, Waterfront Property**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'			X			X
Main F.	Kitchen	7' X 16'			X			X
Main F.	Master Bedroom	10'5 X 7'10			X			X
Main F.	Solarium	10' X 8'			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms:
Main Floor Area SqFt: 480	Total # Rooms: 4	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 480	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 480		8

Listing Broker(s): **RE/MAX All Points Realty Grp., Park Georgia Realty Ltd.(Coq)**

Your cosy cabin, with a new roof, on lot #45 awaits you on your very own waterfront. Very quiet and private setting located on Hatzic Lake. If you love waterskiing, boating, fishing, canoeing or kayaking is the place to be. BONUS: Lot #320 included! This gated community provides a hall that holds up to 100 people for your private events. Also has planned functions throughout the year for everyone to join in. Kick back and relax in front of a campfire or venture out for a nearby day trip. Call today!