

SHUSWAP FALLS RV CLUB MEMBERSHIP LOT RESALES

The following lots are offered for sale by members of the Club who, for various reasons, wish to sell their membership. Some of these memberships were originally purchased as investments and now find themselves on the market. Membership re-sales are attractive for a potential buyer as the lots often are well developed with many improvements included in the price. When purchasing a re-sale, you will be dealing directly with the member listed. Some of these lots may be occupied, either by the member or by renters. If you feel you must enter the lot for a proper viewing, please introduce yourself to the occupants and ask their permission to have a quick look. Please respect their privacy.

Lot # 17

Price: \$194,711.00

Features: Rare WATERFRONT offering in the GATED Shuswap Falls RV Club! “Lot 17” is among the absolute best in the park for its location, improvements, and expansive square footage- easily accommodating a 40+ foot RV. Steps lead directly to the beach for endless river tubing, kayaking, boating, and fishing. Water, sewer, and 30amp power hookup are ready for your rig! Newer deck, retaining wall, and levelled crush- along with two large healthy trees. Community amenities include a heated swimming pool, gym, laundry, dog park/beach, basketball court, kids park, garden plots, boat storage, and more. Two additional structures may be built on Lot 17 if desired ie. gazebo, sun shelter, outdoor kitchen, shed. Fences and lawns are also permitted, perfect for children and dogs alike. This posting is for the re-sale of an exclusive membership licence and no tax will be applicable! Annual fee of only \$2,200+ GST per year covers ALL ownership expenses. Transfer of ownership is made via a simple \$250 fee. Your rig may also be stored on this lot during the winter months if desired, or towed south each season if you are a snowbird- thanks to easy access pulling in/out of this particular spot. Please note that the resort is currently CLOSED to visitors for the winter season, so we kindly ask that you Do Not attempt to visit the lot or caretakers office without a prior appointment.

Contact: Listing agent – Aidan Myhre at Jane Hoffman Realty Phone: 250-305-7652

Lot # 22

Price: \$248,900.00 LOT & TRAILER

Features (Lot):

privately set riverfront lot, wooden 6' x 6' garden shed, wooden custom deck with furnishings included, very productive gardening areas, outdoor cooking area including wood-fired pizza oven and adjustable wood-fired grill, outdoor stove/sink/fridge area

Features (Trailer):

2014 Coachmen Freedom Express 297 LRDS Trailer, 50th Anniversary Edition, rear living room/double slide, excellent condition

Enjoy your very private Shuswap River front lot, all set-up to just relax or change and make your own ideas become real.

Contact: Brian Rogers at 250-308-4255 or email: brian@vp3.ca

Lot # 27

Price: \$224,500.00 LOT & TRAILER
CREEK SIDE AND PRIVATE

Features: Lot 27 offers it all. Many conversation areas offering sun, filtered sun, and shade. Large cedar trees throughout the lot. Built on 2 levels, the lower with paving stones patio holds the trailer, dining area, fireplace hearth and shaded area waiting for an outside kitchen. The upper level has a patio with a 144sq.ft gazebo with French doors opening out to the grass lawn, creek and river. A 6'x8' shed is nestled under a cedar tree.

Included: 2008 38' Escalade 5th wheel with 3 slides, 17' bowrider Lund motorboat with 150 hp mercury motor, River kayaks...and much much more

Contact: Karen and Al Miller. 250 860 1099. kandacc1@gmail.com

Lot # 34

Price: \$175,000.00

Create your own landscape on this beautiful, private CREEKSIDE lot. Minimal development, low maintenance with a beautiful rock retaining wall, gravel, and small patch of grass. Backing onto the creek for optimal privacy, it receives a nice amount of sun and has plenty of mature trees to provide ample shade. Easily accommodates large RV units and is easy to back into. There is an upgraded electrical post with breakers on the post and there are services to the lot so you can hook up a telephone and internet. It is a short walk to the clubhouse, laundry facilities, gym and swimming pool.

Amenities: The resort offers many amenities such as a heated swimming pool, playground, volleyball and basketball courts, games room, gym, clubhouse, laundry facilities, wifi hut for members and guests, and washrooms with separate showers. Boat and cargo trailer storage is also available. If you like to garden, gardening plots are available to grow your own vegetables.

Resort: Gated community with year-round managers. The resort is beautifully maintained and open seasonally from April to October, water, sewer and 30 AMP service is provided.

Things to do: kayak, paddle board, float the river or enjoy time on the private beach with friends and family. Mabel lake is 10 minutes away for all of your boating and fishing needs or enjoy 9 holes at the beautiful Mabel Lake golf course.

Contact: Call/text Rachael @ 780-720-4300 Email: rpurchases@telus.net

Lot # 43

Price: \$185,000 FOR LOT \$39,000.00 FOR TRAILER

Features: Less than a stones throw from the Shuswap lawned River front and close to washrooms and showers this well-shaded lot with 2 large cedar trees for shade, is just a short walk to the lawned River/Beach Front areas, showers & washrooms. This is a large lot with great neighbours, it has a large decked area and 12ft by 10ft steal gazebo with net curtains and privacy curtains, a paved covered BBQ area, block and wood fencing to the front and sides with parking spot for two cars and storage shed. Open fire pit and wood picnic bench. The lot has all main services connected. All fees are paid for 2024.

The is a change of ownership transfer fee of \$250 (plus GST) to be paid by the purchaser.
Price is \$185,000

Northwood Nash B29 travel trailer 2017:

The Nash 29S is a fantastic option for adventurers seeking an RV that can handle rugged terrain and extended off-grid trips while maintaining a high level of quality and comfort.

The 29S utilizes a classic, practical, family-friendly layout. The floor plan features a double-over-double bunkhouse, making the RV ideal for families or groups of friends.

This family-friendly focus is also highlighted in the U-shaped dinette, which provides ample seating and converts into a bed if necessary. One standout feature of the Nash 29S is a direct-entry bathroom, which is currently less common in the RV industry. This practical entrance reduces foot traffic through the RV, keeping it cleaner over time, which is particularly valuable for families who prefer not to track dirt and debris into their living space. Price \$39,000 trailer is in perfect condition, never been cooked in or smoked in.

EXTRAS included in sale:

Beautiful high quality Gas fire pit, Patio table, couch & love seat with matching x2 ottomans / seat, Two large waterproof area mats, (for the decking), Water hose, selection of Tools, indoor/outdoor Games, Lawnmower, Trailer accessories, Dishes, BBQ, Gazebo for BBQ.

Park Amenities:

Gated park, full time managers, members club house, washrooms with showers, heated swimming pool, laundry, exercise room, play ground, basketball/volleyball courts, horseshoe pits, community gardens, Wi-Fi shack for members and guests, huge off leash dog park. Lot is just minutes away from the river with private beach with a dog area. Mabel Lake is close by for your boating needs or simply float down the river with friends.

Contact: Diana at 604-785-3945 or email: diana.nyman48@gmail.com

Lot # 44

Price: \$165,000 Financing available – contact seller

Features: Large corner lot across the Shuswap River and close to washrooms and showers. Fully winterized gazebo 12 x 12 with cedar siding insulated with cedar vaulted ceilings. Fan and fireplace with large front window bringing the outdoors in on those rainy days. Stained glass window and high-end Mohawk vinyl floors. Shed for storage and perimeter fences yard.

Contact: Shawn at 250-517-0024 or email: schnurrjen@gmail.com

Lot #86

Price: \$139,000.00

Features: Private, well-shaded lot with 2 large cedar trees in the front. Short walk to the river/beach area, swimming pool, and washrooms with Wi-Fi phone area. This lot comes with a 1999 Glendale Golden Falcon 5th Wheel with a fenced in deck. Everything is hooked up and ready to go. Storage shed, beautiful cedar gazebo, wood picnic table and fire pit also included in this sale.

Resort: Full time managers, gated resort (pass card for entry) member's clubhouse, exercise room, games room, recreational area with volleyball, basketball, horseshoe pit, kids play area, heated pool, washrooms and showers, laundry facility, nature trail, off-lease dog area, private beach (swimming, kayaking, and fishing).

Contact: Franca 250-320-5986 Email: pipergurl@hotmail.com

Lot #89

Price: LOT: \$250,000.00 TRAILER: \$50,000.00

Features: One of the best pet and kid friendly lots in the park. Move in ready, 2015 Grand Design Reflection 303RLS, 12'x12' Cedar Gazebo with house windows and screen door. 8'x8' storage shed, 475 sq/ft of composite decking, 4' black chain link fencing plus 3 huge cedar trees for the perfect amount of sun and shade. Parking for two full size vehicles and a golf cart.

Amenities: Gated park, full time managers, members club house, washrooms with showers, heated swimming pool, laundry, exercise room, play ground, huge off leash dog park. Lot is just minutes away from the river with private beach with a dog area. Mable Lake is close by for your boating needs or simply float down the river with your new friends.

Contact: Lloyd @ 250-863-3588 or email ljffx@outlook.com

Lot #101

Price: \$140,000.00 LOT ONLY \$20,500.00 TRAILER ONLY

Features: This is one of the nicest, quietest lots in the park which has three mature trees providing optimum shade for you RV and outdoor dining. This lot has minimal development with some gravel, grass area and comes with a quality 8 x 8 x10 hardy plank shed with shelving. This lot allows you to be creative with your development plans for decking, gazebo, kitchen shelter etc. SFRV park offers so many amenities including restricted access to park with full-time managers who are on site year round.

The park offers a swimming pool and change rooms, washroom, as well as separate showers and washrooms, laundry facility, Wi-Fi shack with covered picnic tables, a clubhouse and gym, outdoor basketball and horseshoe pit. The park offers a trail system and dog friendly, with an off leash area for your dogs to run, there is also a dog beach area and member beach area along the Shuswap River which borders along the park.

Most of the 132 sites are privately owned so pride in ownership is very evident with the park managers keeping the park in pristine shape and very well maintained. The park is seasonal and open from mid April to early October. The park owns ten rental sites so easy to book through office for friends to visit. This lot currently has a 2016 Bullet 22RBPR Trailer on site that is for sale separately. Asking \$20,500 for trailer The lot is being offered for \$140,000.

Contact: Don Drissell if interested Email: drissellon@gmail.com Call/text 250-826-5395

Lot #118

Price: \$230,000.00 LOT ONLY

Features: Beautifully situated lot steps away from Shuswap River. This mature lot is at far end of park and backs onto agriculture area. This is a low maintenance lot with no grass, cement pad and large deck with 12x12 gazebo that includes vinyl plank floor, window coverings, ceiling fan and electrical outlets. Large back yard with fire pit perfect for entertaining and privacy.

Amenities: This is a wonderful, gated resort that is well taken care of by full time managers and features a pool, well equipped exercise room, playground, member clubhouse, laundry facility, private beach and much more. Mabel Lake is a short drive away for boating or golfing.

Contact: Taud @ 780-831-9164 or Lisa @ 780-831-9564 or email: lisa@talcan.ca

Lots # 121, # 122

Price: LOT #121 - \$135,000.00 LOT #122 - \$135,000.00 (These lots are seasonally rented and the renters are aware and would be given two weeks' notice if sold).

Features: Large Lot backed on to large agriculture space, private, a minute walk to The Shuswap River, looking over park gardens, gravel driveway, trees on the lot, fire ring and wooden picnic table.

Close walk to all amenities: Onsite managers, gated entry, clubhouse, exercise room, games room, laundry facility, very well-maintained large swimming pool, volleyball court, basketball court, kids play area, Wi-Fi hut, canoeing/kayaking/float the river, Enderby Drive-In is near, close by natural waterslides, Mabel Lake Golf & Airpark close by, dirt bike/quadding trails, and many great fishing areas. *Beautiful RV Resort welcoming all families.*

Contact: Jen 250-808-1998 schnurrjen@gmail.com

Lot # 124

Price: \$205,000.00 LOT ONLY

Features: Mature fenced lot with gazebo, shed, firepit. This property is one of the most private locations in the resort that backs onto an agriculture space if you're looking for peace and nature. The cedar gazebo was built in 2019 and has screen/glass windows and electrical. The cedar shed is approximately 8ft x 8ft. There is a telephone line to the lot as well as internet and cable service (the dish is included). The resort provides amenities suited for everyone and is pet friendly (see office for pet rules).

Contact: Kiersten email: decalgirl72@gmail.com call or text 250-859-0331

Price: \$79,900.00 TRAILER ONLY

Features: 2020 Montana High Country 5th Wheel, Model 373 RD, 41'4". Rear living room, residential fridge with ice maker, King Bed, free standing dinette, washer/dryer, dual pane frameless windows, four season living package, toppers on all slides, automatic levelling system, exterior gel coating. On-site warranty until 2027. No travel miles, only towed from the dealer to the lot. Many more features. Can be viewed at Lot 124.

Contact: Call 250-961-4330 or e-mail kgandlrwilson@hotmail.com

Lot #127

Price: \$295,000.00 LOT & TRAILER

Features: Move in ready, 2016 Jayco Pinnacle 5th Wheel 36KPTS (total of 40 ft long, immaculate condition and excellent layout), 10'x14' Insulated Gazebo with house windows and metal door, trailer and gazebo on concrete slab. 8'x8' storage shed on a 100 sq/ft foot slab, composite decking patio, upgraded TV's in Living Room (55" Sony) and Master Bedroom (32" Samsung), landscape curbing, flower gardens, fire pit, lawn well cared for and maintained. Parking for two full size vehicles on newly laid gravel base. Upgraded electrical panel. Great neighbours on 3 sides then backs on to common space on the back side offering some privacy. Wired for Telus internet and TV Services or Satellite ready. Brand new trailer cover to protect trailer unit during winter park closure.

Amenities: Gated park, full time managers, members club house, washrooms with showers, heated swimming pool, laundry, exercise room, play ground, basketball/volleyball courts, horseshoe pits, community gardens, Wi-Fi shack for members and guests, huge off leash dog park. Lot is just minutes

away from the river with private beach with a dog area. Mable Lake is close by for your boating needs or simply float down the river with friends.

Contact: breebalaski@gmail.com 204-898-5060

or dunbarj03@gmail.com 250-488-8370