

## 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 # 2

**Price:** \$150,000.00

**Features:** One of the best lots on the river.

**Contact:** Sharon Marleau 604-885-1968 Email: [smmarleau58@gmail.com](mailto:smmarleau58@gmail.com)

OR: Mike Marleau 604-741-3522 [mjmarleau1509@gmail.com](mailto:mjmarleau1509@gmail.com)

### Lot # 38

**Price:** LOT - \$260,000.00 TRAILER: \$41,000.00 MARINA SLIP: \$65,000.00

**Features:**

LOT: - Large corner lot across from the river, low drive by traffic, 12 x 12 ft cedar gazebo with fan, blinds and electrical. 8 x 8 shed built in 2021. Patio fire pit area. Decorative fence built in 2021 Large gravelled parking lot for 2 vehicles and golf cart. Upgraded electric box on power supply (breakers 15 & 20 amp) Watering system for plants.

TRAILER - The trailer is a 37 ft 2011 cedar creek fifth wheel with rear quad bunks, 2 washrooms \$41,000.00

BOAT SLIP - \$65,000.00 26 ft marina slip at Mabel Lake marina, state of the art facility.

Most contents on the lot and in the trailer could be available upon negotiation

**Contact:** Garry & Tommie Email: [gtbuckle@canadasurfs.net](mailto:gtbuckle@canadasurfs.net) or cell at 780-886-4315 Garry 780-886-4031 Tommie Home # Alberta 780-987-4402

### Lot # 44

**Price:** \$179,000

**Features:** Semi Riverfront, large corner lot on the river's walking path, and public showers.

Newly built custom cedar gazebo insulated with vaulted ceilings, cedar fully inside and out.

Beautiful picture window bringing the outdoors in, fan and fireplace.

Custom-built storage shed; fire pit included.

**Contact:** Jennalee @ 250-808-1998 or email: [schnurrjen@gmail.com](mailto:schnurrjen@gmail.com)

### Lot # 50

**Price:** \$144,000.00

**Features:** Relax and enjoy the natural beauty of Shuswap Falls Resort. Full time managers, gated pass card entry to resort. Members clubhouse, exercise room, game room, well maintained heated pool, washrooms with showers, laundry facility, nature trails, recreational area with volleyball, basketball, horseshoe, kids play area, off leash dog area, private beach, swimming, canoeing, and kayaking.

Mabel lake golf course and small airpark is located just down the road. – This beautiful well maintained 4,000 square foot shaded lot is located close to the river and features full hookup with hardwired telephone line for full communication services. Lot is currently rented for the season; possession date is negotiable.

**Contact:** Al (250) 558-9223 Email: [flybox@shaw.ca](mailto:flybox@shaw.ca)

**Lot # 60**

**Price:** \$135,000.00

**Features:** One of the largest lots situated near the middle of the park (approx. 5000sq feet). You are close to the water, Wi-fi shack and bathrooms. 400 sq foot deck built in 2020, double driveway with rocks and large tree for shade.

**Amenities:** Onsite Managers, meticulously maintained grounds, members clubhouse, games room, heated pool with washrooms and showers, laundry facilities, nature trailers, recreation area with volleyball and basketball. River with private beach, world class floating, dog park, playground and a short drive to either Mabel Lake or Enderby.

**Contact:** Jason 250-899-0110 - [jbouchard78@hotmail.com](mailto:jbouchard78@hotmail.com)

**Lot #89**

**Price:** \$280,000.00

**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 [ljfx@outlook.com](mailto:ljfx@outlook.com)

**Lots # 121, # 122**

**Price:** LOT #121 - \$135,000.00 LOT #122 - \$135,000.00

**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](mailto:schnurrjen@gmail.com)

**Lot # 131**

**Price:** \$175,000.00

**Features:** Corner lot. Shed and gazebo

**Contact:** Candace Dunn 778-809-2884 [Candace.ohs@outlook.com](mailto:Candace.ohs@outlook.com)