

## 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 # 38

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

**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

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: [schnurrijen@gmail.com](mailto:schnurrijen@gmail.com)

### 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 #86

**Price:** \$140,000.00 LOT & TRAILER

**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 5<sup>th</sup> 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 Piper 250-377-7713 [pipergurl@hotmail.com](mailto:pipergurl@hotmail.com)

**Lot #89**

**Price:** LOT: \$230,000.00 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 [ljfx@outlook.com](mailto:ljfx@outlook.com)

**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](mailto:lisa@talcan.ca)

**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)