

## 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.

<b>Lot # 2</b>
<b>Price:</b> \$150,000.00 <b>Features:</b> One of the best lots on the river. <b>Contact:</b> Sharon Marleau 604-885-1968 Email: <a href="mailto:smmarleau58@gmail.com">smmarleau58@gmail.com</a> OR: Mike Marleau 604-741-3522 <a href="mailto:mjmarleau1509@gmail.com">mjmarleau1509@gmail.com</a>
<b>Lot # 44</b>
<b>Price:</b> \$179,000 <b>Features:</b> 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. <b>Contact:</b> Jennalee @ 250-808-1998 or email: <a href="mailto:schnurrjen@gmail.com">schnurrjen@gmail.com</a>
<b>Lot # 50</b>
<b>Price:</b> \$144,000.00 <b>Features:</b> 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. <b>Contact:</b> Al (250) 558-9223 Email: <a href="mailto:flybox@shaw.ca">flybox@shaw.ca</a>
<b>Lot # 56</b>
<b>Price:</b> \$142,000.00 <b>Features:</b> Large lot close to beach access. Has 12' X 28' deck, 8'6" X 10' shed, and 10' X 12' gazebo. (approximate measurements). Power to shed and gazebo. Graveled pad and mature cedar tree. This is a very attractive lot in a 5-star RV resort. Small slice of paradise. <b>Contact:</b> Rolly Cell: (250)503-5103 Email: <a href="mailto:rolly.delange@outlook.com">rolly.delange@outlook.com</a>
<b>Lot # 60</b>
<b>Price:</b> \$135,000.00 <b>Features:</b> 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 # 84**

**Price:** \$135,000.00

**Features:** This full serviced premiere lot is in a quiet location of the park, treed with cedars and can accommodate almost all RV's. The lot is in natural state for your personal development and styling. The Shuswap Falls RV park is a premiere park, well maintained with all the amenities you require for your RV venture, clubhouse, showers, Wi-Fi shack, pool, laundry, minutes to beach on the Shuswap River. Park is privately owned by members and limited number of rental lots available. Also in the park is a playground, basketball court and dog friendly with off leash area. The lot has border fencing on one side and fenced on opposite side.

This very desirable park has been very well managed with our team of Karen and Allan.

**Contact:** Don for inquiry, [drisselldon@gmail.com](mailto:drisselldon@gmail.com)

**Lot # 86**

**Price:** \$149,900.00 LOT & TRAILER (*subject to Probate*)

**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)

**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)