

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: \$245,000.00 LOT ONLY (most contents of lot available upon negotiations)

Features: This beautiful low maintenance, river front lot features an unobstructed view of Shuswap River and includes a retaining wall, 525 sq ft, 2 year old cedar deck with cook shelter, fresh gravel, 2 stunning maple trees and parking for two vehicles. Lot dimensions are 38.39ft wide at riverside and 86.89ft in length.

Amenities: This is a wonderful, gated resort that is well taken care of by full time managers and features a heated pool, well equipped exercise room, playground, member clubhouse, laundry facility, private beach, off leash dog park and beach and much more. Mabel Lake is a short drive.

Contact: Heather at 604-454-4691 or hinglis63@yahoo.ca

Lot # 22

Price: \$309,800.00 LOT, TRAILER & GOLF CART (or separately – see below)

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

Features (Golf Cart):

2014 ClubCar Electric Resort Cart, lift kit with custom wheels, four seater with fold down work platform, 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.

Lot #22 comes with a 2014 Coachmen Trailer and a 2014 Club Car Resort Cart included, but we would sell lot without trailer and cart, just make an offer.

Contact: Mike at 250 878-8856 masidor@telus.net

Lot # 44

Price: \$165,000

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 250-517-002 or email: schnurrien@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

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: Linda Rohlf RE/MAX Shuswap 250-833-2155 Linda@lindar.ca

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

Lot #92

Price: LOT: \$145,000.00 TRAILER: \$25,000.00

Features: One of the largest lots situated perfectly in the middle of the park with easy access to Shuswap River, the playground, the pool & Wi-Fi Hut. The lot includes a 12' x 12' Gazebo, low profile deck, plenty of parking for two vehicles + golf cart; all beautifully landscaped with grass, rocks and large trees for shade.

Amenities: Onsite Managers, meticulously maintained grounds, members clubhouse, gym, games room, heated pool with washrooms and showers, laundry facilities, nature trails, recreation area with volleyball and basketball and an active Social Committee! River with private beach ideal for kayaking, swimming, floating, fishing; dog park, playground and a short drive to either Mabel Lake or Enderby.

Contact: Linda 250-212-4543 lindakweninger@gmail.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

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

Lot # 124

Price: \$215,000.00 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: \$125,000.00 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. Asking price \$125,000 includes 2013 golf cart with new batteries last year and all patio furniture.

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

Lot # 131

Price: \$175,000.00

Features: Corner lot. Shed and gazebo

Contact: Candace Dunn 778-809-2884 Candace.ohs@outlook.com