

## 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 <a href="mailto:b9marleau@hotmail.com">b9marleau@hotmail.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 # 112

**Price:** Just \$129,900

Beautiful Large Lot For Sale.

**Features:** The perfect location in the Park, with gorgeous views of Isobel Falls & Mountains. Backing onto the Dog Park, Volleyball and Playground area. And seconds away from the office, Pool, and Laundry. This lot comes complete with a large raised deck and privacy fence on deck, Beautiful new metal Gazebo, BBQ Gazebo. The lot is fully fenced to keep pets and little ones safe. Complete with a great Cedar & Metal Roof Shed with Lean-to. Fire Pit area & a gorgeous vintage Wooden Swing. We are leaving behind everything you need for the yard, a mower, weed wacker, and the shed has loads of tools. There is even a single pontoon fishing boat in the shed. The lot is wired with Shaw Satellite & Telus Internet. Tandem parking on the lot and nearby boat storage area, floating on the river & golfing close by. This lot fits a huge trailer. So you will feel like it's home. The trailer on the site now has sold.

Please call Realtor Hope @ Century 21 Telephone: 1-778-220-3959

#### 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 # 125

**Price:** \$349,900.00 LOT & TRAILER

**Features:** Large, private, beautifully landscaped lot, situated in the back corner of Shuswap Falls RV Park backing on to the pasture beyond the fence of the park. With only one neighbor, the other side of the lot is bordered by a small creek and access to the hiking trails. Lot upgrades include shed, large deck with raised gazebo (storage below), outdoor covered kitchen and BBQ space. The shed measures 8x8, is cedar paneled and insulated. The 12x12 gazebo is insulated, has residential quality windows with screens and blinds. The outdoor kitchen is a cook's dream with a propane stove, hot and cold water at the sink and a dishwasher, large concrete counter makes for great prep space. The yard is tiered with a rock retaining wall, matching fire pit and plumbed with underground irrigation. Spacious 2 car parking, gravel driveway bordered with flowered boxes. Wi-fi is at the lot. Included with this incredible lot is a 2019 Cottage by Cedar Creek destination trailer, model 40CRS. Trailer is in perfect condition with a layout that matches the lot and has every option available.

**Contact:** Rene 250-718-7990 or Dean 250-863-6343 Email: [rene.larusson@gmail.com](mailto:rene.larusson@gmail.com)

**Lot # 127**

**Price:** \$132,000.00

**Features:** Large lot backing onto greenspace, mountain view, watch Shuswap Falls when they are running from the back of your lot, very private, a minute walk to the Shuswap River, looking over park gardens, gravel driveway, trees on the lot, fire ring, dining set, 2 wooden decks ready to be installed as desired. Concrete in place that will hold a 40-foot RV, concrete in place for a 144 square foot gazebo! 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, Mabel Lake Golf & Airpark close by, dirt bike/quadding trails, and many great fishing areas. Very welcoming!!

**Contact:** Glen 250-550-6679 [polarinc3@gmail.com](mailto:polarinc3@gmail.com)