

## 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 # 19

**Price:** \$227,000 LOT & TRAILER

**Features:** This gorgeous river lot comes complete with a well maintained 2005 Everest 5th wheel 294L-34ft, this is a high end aluminum construction unit. The lot includes a Falkland cedar cook house with a marble counter workspace and standup bar. There is a rock barbeque table on the patio which offers a complete outdoor dining experience. The patio, with its 10 x14 custom gazebo provides lots of room for seating and separate conversation areas. This low maintenance lot is completely finished with slate paving tiles that lead to a professionally installed block wall with a wide staircase entering the grassy common area. Included is an attractive 9x7 vinyl shed with custom inside plywood walls complete with a work bench and shelving. One side of the lot is bordered by a custom cedar fence that includes a privacy screen for the cookhouse and dining area. Please note the furniture and gas grill are not included. This is a quality vacation lot, no expense has been spared, it is a turn key opportunity. Lot #19 is located within the Shuswap Falls RV Resort.

**Amenities:** This gated community offers a clubhouse complete with gym, outside volleyball, basketball, horse shoes, kids park, dog park, laundry facility and a beautiful heated pool complete with social area. Shuswap Falls has a beautiful large private beach, with amazing Kayaking and tubing. This year a large community vegetable garden has been added with private plots available. The renowned Mabel Lake golf course is 10 minutes down the road. come and enjoy this friendly RV community.

**Contact:** Pat Wheatcroft 250-241-8585 or 250-307-2222 or house phone 250-549-6070

Email: [pwheat@shaw.ca](mailto:pwheat@shaw.ca)

### Lot # 22

**Price:** \$268,900.00 LOT & TRAILER

**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

Enjoy your very private Shuswap River front lot, all set-up to just relax or change and make your own ideas become real.

**Contact:** Brian Rogers at 250-308-4255 or email: [brian@vp3.ca](mailto:brian@vp3.ca)

**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 250-517-0024 or email: [schnurrjen@gmail.com](mailto:schnurrjen@gmail.com)

**Lot # 60**

**Price:** \$129,900.00

**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:** \$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 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:** Linda Rohlf RE/MAX Shuswap 250-833-2155 [Linda@lindar.ca](mailto:Linda@lindar.ca)

**Lot #89**

**Price:** LOT: \$250,000.00 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 #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](mailto: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](mailto:lisa@talcan.ca)

#### **Lots # 121, # 122**

**Price:** LOT #121 - \$135,000.00 LOT #122 - \$135,000.00 (These lots are seasonally rented and the renters are aware and would be given two weeks' notice if sold).

**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 # 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](mailto:decalgirl72@gmail.com) call or text 250-859-0331

**Price:** \$125,000.00 TRAILER ONLY

**Features:** 2020 Montana High Country 5<sup>th</sup> 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](mailto:kgandlrwilson@hotmail.com)

**Lot #127**

**Price:** \$295,000.00 LOT & TRAILER

**Features:** Move in ready, 2016 Jayco Pinnacle 5<sup>th</sup> Wheel 36KPTS (total of 40 ft long, immaculate condition and excellent layout), 10'x14' Insulated Gazebo with house windows and metal door, trailer and gazebo on concrete slab. 8'x8' storage shed on a 100 sq/ft foot slab, composite decking patio, upgraded TV's in Living Room (55" Sony) and Master Bedroom (32" Samsung), landscape curbing, flower gardens, fire pit, lawn well cared for and maintained. Parking for two full size vehicles on newly laid gravel base. Upgraded electrical panel. Great neighbours on 3 sides then backs on to common space on the back side offering some privacy. Wired for Telus internet and TV Services or Satellite ready. Brand new trailer cover to protect trailer unit during winter park closure.

**Amenities:** Gated park, full time managers, members club house, washrooms with showers, heated swimming pool, laundry, exercise room, play ground, basketball/volleyball courts, horseshoe pits, community gardens, Wi-Fi shack for members and guests, 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 friends.

**Contact:** [breebalaski@royalpage.ca](mailto:breebalaski@royalpage.ca) 204-898-5060

or [dunbarj03@gmail.com](mailto:dunbarj03@gmail.com) 250-488-8370