

## 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> \$120,000.00 <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>
<b>Lot # 3</b>
<b>Price:</b> \$120,000.00 <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>
<b>Lot # 21</b>
<b>Price:</b> \$ 150,000.00 obo for LOT \$25,000.00 obo for TRAILER <b>Features:</b> Very desirable fully developed river lot. Large low maintenance deck (16'x22') with separate hexagonal cedar gazebo immediately overlooking river and chiminea fireplace. Low maintenance yard with natural stonewall and crushed gravel parking for two vehicles and golf cart. Montana 5 <sup>th</sup> wheel (38') with 4 slides and all modern conveniences available, fully equipped, move in ready, for an additional \$25,000.00. <b>Contact:</b> Roger & Harriet Bowles – 250-768-5558 <a href="mailto:roger.harriet@hotmail.com">roger.harriet@hotmail.com</a>
<b>Lot # 51 &amp; 52</b>
<b>Price:</b> \$176,000.00 for two lots. <b>Features:</b> Two extra large lots (51 & 52) in a quiet corner of a great family oriented R.V. park are offered for sale as a pair making this a perfect opportunity for a side by side family setting. Price for the two lots as pair totals \$176K. These lots are over 4200 square feet each measuring 50 feet across and 85 feet in depth making room for the largest destination trailers or 5th wheels (compare with other lots in the park that are 42 ft. x 72 ft.). These lots have a blend of full sun and shade from mature cedar trees. The lots are ready for your development plans with plenty of space for outdoor living. The access to common areas along the river is right across the street for great convenience. <b>Contact:</b> Ian via email at: <a href="mailto:i.mackay@shaw.ca">i.mackay@shaw.ca</a>
<b>Lot # 59</b>
<b>Price:</b> \$110,000.00 <b>Features:</b> Large lot with mature trees and landscaping. 10x10 screened cedar gazebo, and a large slate patio. <b>Contact:</b> Denise via email at: <a href="mailto:denise.m.abbey@protonmail.com">denise.m.abbey@protonmail.com</a>
<b>Lot # 66</b>
<b>Price:</b> \$110,000.00 for LOT <b>Features:</b> Fully serviced 45' x 75' landscaped with sprinkler system, fence all around, safe for kids and pets. Lot includes 8'x8' wooden shed, 10'x11' cedar gazebo, screens and sliding glass windows, carpet, furniture, 10'x20' deck with railings, heavy-duty electrical box, many extras including golf cart! Natural setting RV Resort with lots of family amenities including private riverfront beach, full time managers, clubhouse, exercise room, laundry, gate entry, swimming pool, volleyball, basketball, play area, canoeing, kayaking. <b>Contact:</b> Call Jim or Lois at 250-861-9375
<b>Lot # 92</b>
<b>Price:</b> \$108,900.00 LOT ONLY <b>Features:</b> MLS#10225377 <b>Contact:</b> John S. Rogers, Alliance Realty Telephone: 250-307-7221 Email: <a href="mailto:jrogers@telus.net">jrogers@telus.net</a>

**Lot # 119, # 120, # 121, # 122**

**Price:** \$110,000.00 Each

**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/quading trails, and many great fishing areas.

*Beautiful RV Resort welcoming all families.* **Contact:** Jen 250-808-1998 [schnurrien@gmail.com](mailto:schnurrien@gmail.com)

**Lot # 129**

**Price:** \$106,500.00 for LOT only – Trailer \$16,000.00 OBO (Owner willing to remove trailer for lot sale)

**Features:** Smaller community with a secure and safe gated entrance. Boat storage. Full hook ups and all amenities, clubhouse and pool. The park has socials and gatherings throughout the season, which really brings people together. Private lot with no one behind you. Nice grass areas on this lot as well as gravel for around the fire pit area to feel a bit more like camping. Small storage shed. Path that leads to the dog park. Nice large deck with outdoor lights and plenty of room for outdoor dining and entertaining. Trailer is really great, new Smaller flat screen TV and Wi-Fi is available at this lot. Nice comfortable Bed with a separate bedroom at the back and a ton of storage and closet space. Everything works and has been taken care of. Nice Big shower. Not far from the 180 feet of riverfront that you get to swim in or set a chair in and read. Dogs have a section they also can enjoy. This end of the park is very nice and quiet. Great neighbours on both sides, which is a real benefit. Fee has been paid for the season and is included in the price. Please contact me for any more info.

**Contact:** Sheri Schupsky 250-215-1837 [sheri.schup@gmail.com](mailto:sheri.schup@gmail.com)