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8929 Swanshore Road Swansea Point V0E 2K2 Price: **\$1,195,000**
 MLS® #: **10006511** Status: **Active** PID: **010-049-444** ADOM: **412**
 Division: **Shuswap / Revelstoke** Sub-Area: **SM - Sicamous**



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Rancher**
 Year Built: **1960**
 Yr Blt Dsc: **Approximate**
 Grg Opt: **Single**
 Grg Dsc: **Attached, Detached**
 Carport: **Double**
 Shop: **Yes**

Layout

Beds: **3** Main: **1194**
 Full Baths: **2** Above Main:
 Half Baths: **0** Below Main:
 En Suite: **None** Basement:
 Ttl Baths: **2** Total: **1194**

Finished Floor Area

Lot Information

Frontage: **52.13** Prk Cov: **1**
 Depth: **187.40** Prk Uncov: **2**
 Irregular: **Yes** Add Prk: **Yes**
 Acres: **0.22** RV Park: **Yes**
 Wtr Frnt: **50**
 Wtr Infl: **Lakeshore**
 View: **View, Lake View**

Features

Rentals: Yes	B&B: No	Pets: Yes
Water: Private Utility	Fuel: Electricity, Mixed, Propan	Sewage: Septic
Fireplace: 1,Wood,Decorative	Bsmt: Crawl	
Construct: Frame - Wood	Roof: Metal	
Foundation: Concrete	Suites Dsc: Not Legal	
Exterior Fin: Cedar	Heat/Cool: A/C Window Units, Forced Air	
Equip/App: Dishwasher, Oven Built-In		
Flooring: Linoleum, Partial Carpet		
Structures: Deck, Patio(s), Wharf		
Exterior Feat: Private Yard		
Interior Feat: Security System, Skylights, Smoke Detector(s)		
Site Infl: Flat Site, Landscaped, Level, No Thru Road, Paved Roads, Private Setting, Quiet Area, Recreation Nearby, Wharf		

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	22'6X13'4	Dining Room	L1	13'4X9'8	Kitchen	L1	9'X9'8
Master Bedroom	L1	14'X9'10	Bedroom	L1	10'X8'11	Bathroom - Full	L1	8'9X4'7
Laundry	L1	16'4X5'8	Storage	L1	11'X5'8	Storage	L1	16'6X4'5
Carport	L1	31'6X12'4	Bedroom	L1	12'6X9'6	Bathroom - Full	L1	10'4X2'3
Sauna / Cottage	L1	5'10X5'	Garage	L1	20'5X15'4			

Finance/Tax

Native Res: **Yes** LR Owner: **Yes** Taxes: **\$4,069.00** Tax Yr: **2009**
 Title Held: **Freehold** Terms Sale: **All Cash** Court Sale: **No**
 Trades: **Home in Delta or ?**
 Legal Dsc: **Lot 4, Section 11, Twp 21, Range 8 West of the 6th Meridian, KDYD, Plan 6906**

Remarks

Pub Rmks: **Mara Lake waterfront home at Swansea Point. Fabulous summer cabin or a great year round home. Flat property with a sandy gently sloping beach. Detached garage with 1 bdrm guest suite. West facing exposure. Dock & moorage buoy. Rare find**