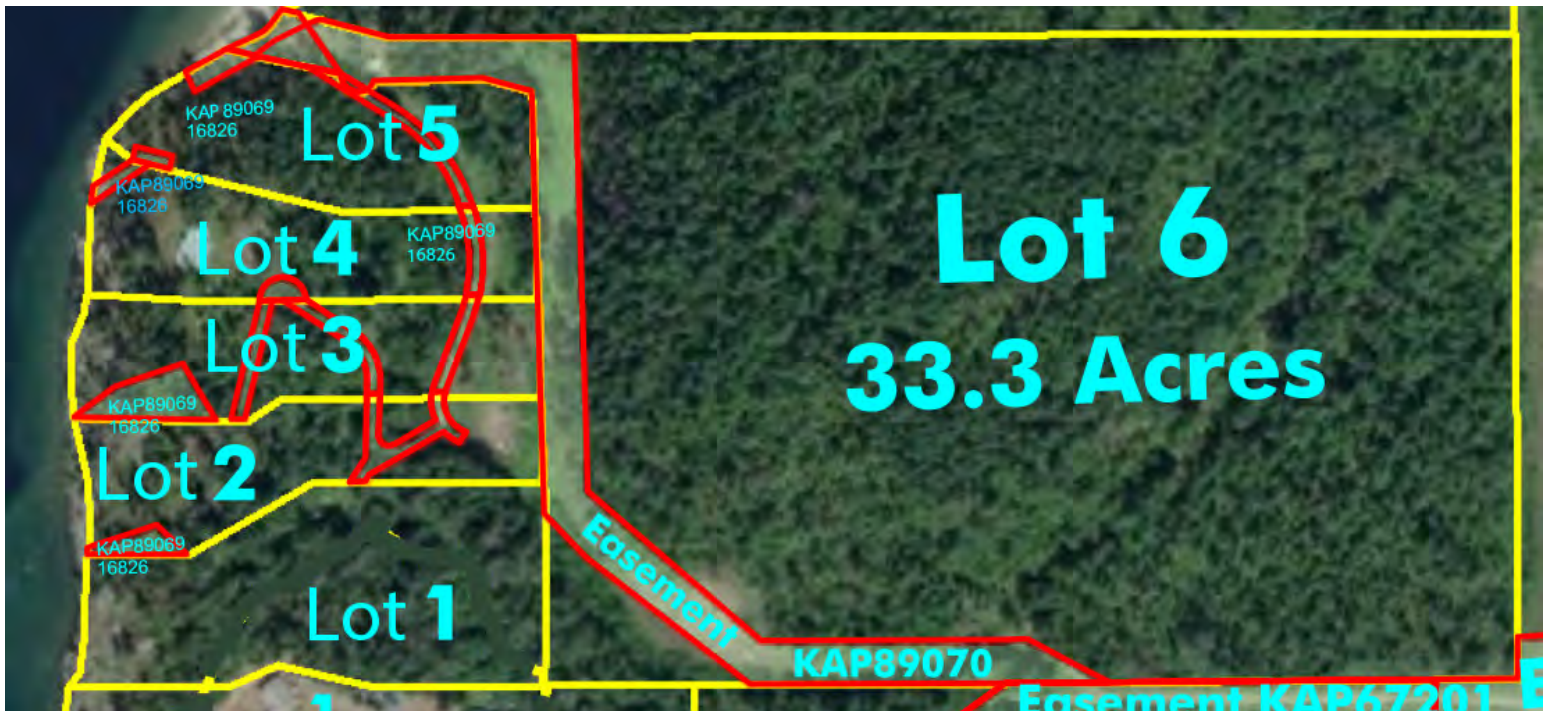




604.706.1710

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



For Sale

Anstey Arm 6 Waterfront Lots



Subject Property

NOTE: Lot Boundaries On Map Not To Scale

Anstey Arm Shuswap Lots 1 to 6

Pete Martin Bay

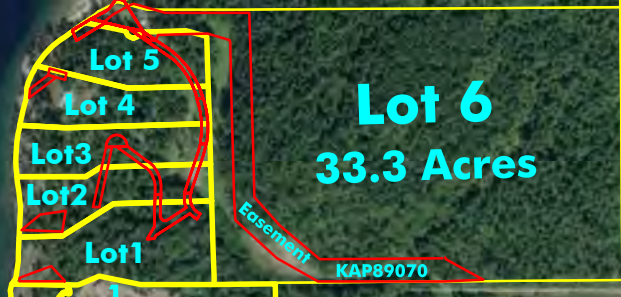
Pete Martin
Residential Lots

Pete Creek
Forestry Rd.

Roberts Bay
Provincial
Park

Lot A Sec. 8
175 Acres

Pete Creek



Lot 6
33.3 Acres

- LOT 1 (3.85 Acres)
PID: 027-933-270 - \$400,000
- LOT 2 (2.49 Acres)
PID: 027-933-288 - \$350,000
- LOT 3 (2.48 Acres)
PID: 027-933-296 - \$350,000
- LOT 4 (2.39 Acres w/cabin)
PID: 027-933-300 - \$550,000
- LOT 5 (2.37 Acres)
PID: 027-933-318 - \$400,000
- LOT 6 (33.33 Acres)
PID: 027-933-326 - \$650,000

Queest
Private
Docks

Queest
Creek Lots
(Info Bottom Right)

Queest
Village
Land

Queest Village
50 - 1/2 Acre Lots
Bare Land Strata

Forestry Road

Forestry Road

1 Queest Creek Sold \$600,000
2 Queest Creek For Sale \$1.5 M

Les & Sonja
TWAROG PEDERSEN
VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS
604.671.7000 www.6717000.com
LT6046717000 les@6717000.com

RE/MAX COLLECTION

R2675678

Active

Other

Land

LOT 1 N QUEEST ANSTEY ARM

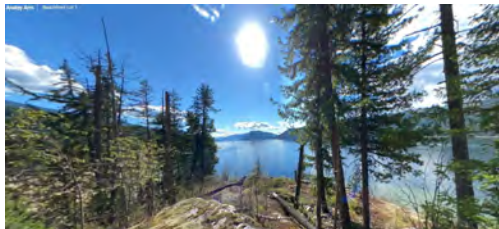
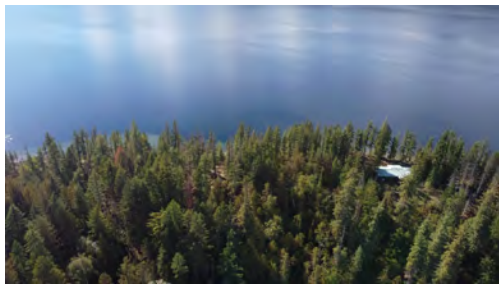
Out of Town

Out of Town

\$400,000 (LP)

(SP)

Sold Date:



Type Other
Prop Type Land Only
Zoning FR1
Title to Land Freehold NonStrata
Permitted Land Use House/Single Family
Development Permit? Yes
Sellers Interest Registered Owner

Lot Sz (Sq.Ft.) 0.00
Depth
Frontage - Feet
Front Dir Exposure North
Access to Property Water Access
Cable Service Not Available
Flood Plain

Days On Market 24
Gross Taxes \$1,928.51
Building Plans Not Available
Trees (Logged in last 2yr) No
View Yes
View - Specify Water, Mountain

Boat Access Only! (3.85 Acres – LOT 1) on the east side of Anstey Arm Shuswap Lake – North Queest , Sicamous, BC. This property is one of Five Waterfront Lots + a 6th Lot located behind the five that is on 33 Acres. All lots are being sold individually by same owner (Six PID's). See location map in MLS listing pictures or go to realtor's web site for aerial drone video and feature sheet. Rare opportunity to live on spectacular Anstey Arm at an affordable price. Enjoy beautiful sandy beaches of Roberts Bay Provincial Park. Property next door (Lot A, 175 Acres that is also for sale – call LB for more details)– Current access only by boat that takes 20 mins from Sicamous to this so called paradise.



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R2675678

Active
Other
Land

LOT 1 N QUEEST ANSTEY ARM

Out of Town
Out of Town

\$400,000 (LP)
(SP)

Sold Date:



Sold Date:	Subdiv/Complex:
Frontage (feet):	P.I.D.: 027-933-270
Meas. Type: Feet	Taxes: \$1,928.51
Frontage (metres):	For Tax Year: 2018
Depth:	Zoning: FR1
Price/SqFt:	Rezoneable?
Sub-Type:	
Flood Plain:	
Exposure: North	
Permitted Use: House/Single Family	
Title to Land: Freehold NonStrata	

<u>Lot Area</u>	
Acres:	3.85
Hect:	1.56
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **Unknown**
 Storm Sewer: **None**
 Water Supply: **None**
 Electricity: **None Available**
 Natural Gas: **Not Available**
 Telephone Service: **Not Available**
 Cable Service: **Not Available**
 Prospectus: **Available Through**
 Develop Permit?: **Yes**
 Bldg Permit Apprv: **Yes**
 Building Plans: **Not Available**
 Perc Test Avail: **Not Available**
 Perc Test Date:

Property Access: **Water Access**
 Parking Access:
 Fencing:
 Property in ALR: **No**
 Seller's Interest: **Registered Owner**
 Information Pkg: **No**
 Sign on Property:
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **LOT 1 SECTION 8 TOWNSHIP 24 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP89068**

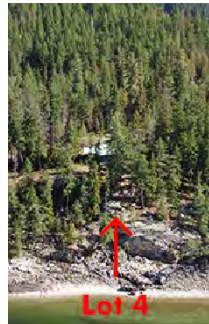
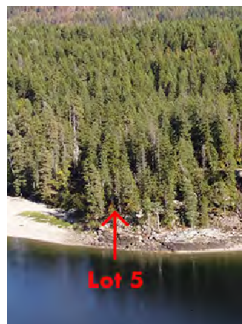
Site Influences:
Restrictions: **None**

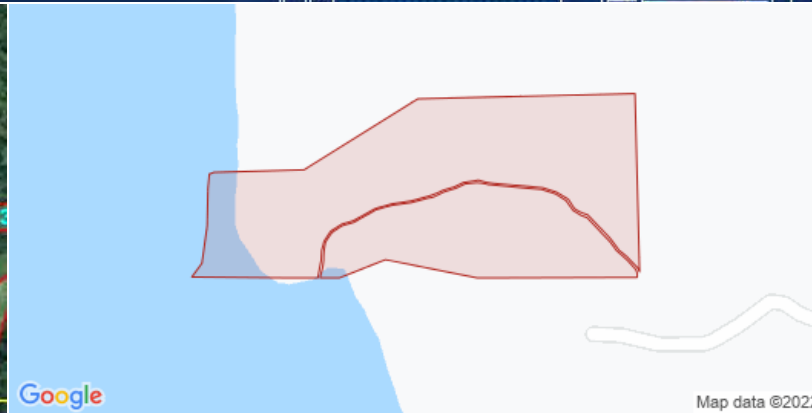
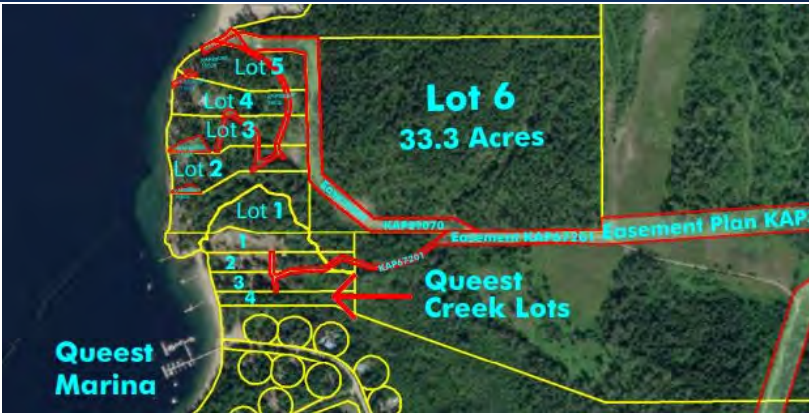
Listing Broker 1: **RE/MAX Crest Realty**
Listing Broker 2:
Listing Broker 3:

Boat Access Only! (3.85 Acres – LOT 1) on the east side of Anstey Arm Shuswap Lake – North Queest, Sicamous, BC. This property is one of Five Waterfront Lots + a 6th Lot located behind the five that is on 33 Acres. All lots are being sold individually by same owner (Six PID's). See location map in MLS listing pictures or go to realtor's web site for aerial drone video and feature sheet. Rare opportunity to live on spectacular Anstey Arm at an affordable price. Enjoy beautiful sandy beaches of Roberts Bay Provincial Park. Property next door (Lot A, 175 Acres that is also for sale – call LB for more details)– Current access only by boat that takes 20 mins from Sicamous to this so called paradise.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

05/03/2022 02:50 PM





QUEEST N Rural BC

PID	027-933-270	Legal Description	LOT 1 SECTION 8 TOWNSHIP 24 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP89068 (SEE PLAN AS TO LIMITED ACCESS)				
Zoning	RR1 - Rural Residential 1 Zone	Plan	KAP89068				
Registered Owner	11*	Community Plans(s)	OCP: RR - Rural Residential, not in ALR				
Floor Area	-	Max Elevation	361.88 m	Year Built	-	Transit Score	-
Lot Size	3.84 acres	Min Elevation	349.27 m	Bedrooms	-	WalkScore	-
Dimensions	-	Annual Taxes	\$1,688.93	Bathrooms	-	Structure	2 ACRES OR MORE (VACANT)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2675678	Active 08/04/2022	24	\$400,000 / -	RE/MAX Crest Realty
R2614097	Terminated 20/12/2021	110	\$400,000 / -	RE/MAX Crest Realty
R2340925	Expired 31/12/2019	335	\$600,000 / -	RE/MAX Crest Realty

APPRECIATION

	Date	(\$)	% Change
List Price	08/04/2022	\$400,000	220.00 %
Sales History	06/11/2013	\$125,000	

ASSESSMENT

	2021	2022	% Change
Building	\$0	\$0	
Land	\$380,000	\$536,000	41.05 %
Total	\$380,000	\$536,000	41.05 %

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Catchment	Parkview	Shuswap Middle	Eagle River
District	SD 83	SD 83	SD 83
Grades	K - 6	6 - 9	8 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

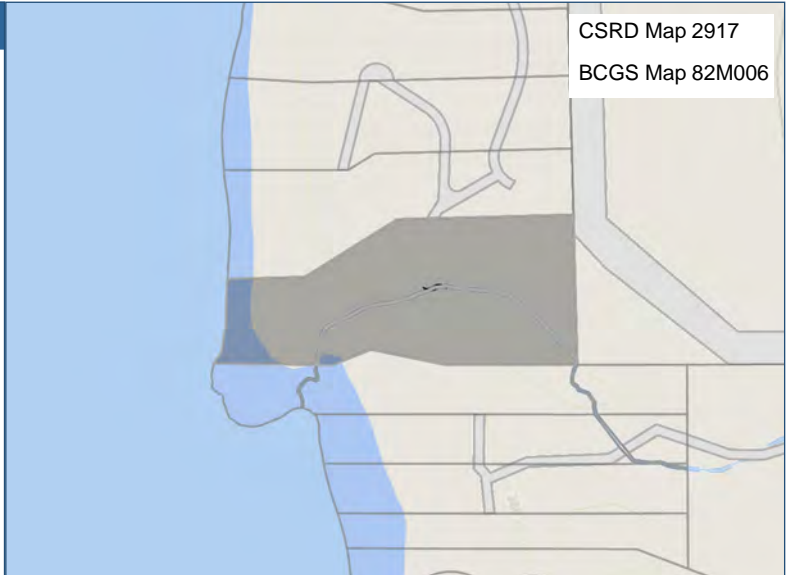
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Property Details

Address:	QUEEST N
PID:	027-933-270
Roll:	78901180020
Electoral Area:	E
Local Area:	Queest Creek
Ownership:	Private
GIS Lot Size:	1.56 HA 3.85 Acres *
Percent in ALR:	0
Legal Description:	

* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSR D if there is a discrepancy between the CSR D lot size data and another authority.



Planning and Development

Building:	Bylaw 660: Building Regulation and Inspection
Zoning:	Bylaw 900 - FR1 - Foreshore Residential 1 Bylaw 2000: RemR - Remote Residential
OCP:	Bylaw 2000: RR2 - Rural Residential 2

Related Planning Files and Permits:		
Application Type - Status	File Number	Entered

Property potentially in one or more of the following CSR D permit application areas:

Floodplain

* This information is generated automatically from various sources. Contact the CSR D to verify requirements for this property.

BCAA - Property Details

Roll Number:	78901180020
Assess Area:	20 - Vernon
Jurisdiction:	789 - Salmon Arm Rural
Neighbourhood:	810 - WF SHUSWAP LK (BOAT ACCESS)
School District:	83 - North Okanagan-Shuswap
Hospital District:	03 - North Okanagan/Columbia Shuswap
Class:	01 - Residential
Subclass:	0101 - Residential Vacant
Actual Use:	061 - 2 Acres Or More (Vacant)
Manual Class:	

Minor Taxing:	Assessment:
Okanagan Reg Library LSA#28	Land \$406,000
Shuswap Watershed Council SRVA#69	Improvements \$0
Sicamous Rec Centre SA#22	Gross Value \$406,000
Sicamous Refuse Disp SA#19	Exempt: \$0
	Net Value \$406,000

Sale History:	
2013/11/06	\$125,000
2009/05/15	\$0

* This information is generated and provided by the BC Assessment Authority. Please contact BCAA if you have any questions.

Detailed Tax Report

Property Information

Prop Address	N QUEEST	Jurisdiction	SALMON ARM RURAL
Municipality	SALMON ARM RURAL	Neighborhood	WATERFRONT SHUSWAP LAKE BOAT ACCESS
Area		SubAreaCode	
PropertyID	027-933-270	BoardCode	
PostalCode			

Property Tax Information

TaxRoll Number	01180020	Gross Taxes	
Tax Year		Tax Amount Updated	
More PIDS			
027-933-270			
More PIDS2			

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
KAP89068	1			25	8	24	7	6

Legal FullDescription

LOT 1, PLAN KAP89068, SECTION 8, TOWNSHIP 24, RANGE 7, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, SEE PL AS TO LIMITED ACCESS

Land & Building Information

Width		Depth	
Lot Size	4.127 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (VACANT)	Zoning	
Year Built			
BCA Description			
WaterConn			
BCAData Update	01/05/2022		

Supplementary Property Info

BedRooms		Foundation	
Full Bath		Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$536,000.00	\$0.00	\$536,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$536,000.00	\$0.00	\$0.00	\$0.00	\$536,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$536,000.00	\$0.00	\$0.00	\$0.00	\$536,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/6/2013	\$125,000.00	CA3444147	REJECT - NOT SUITABLE FOR SALES ANALYSIS
5/15/2009	\$0.00	LB309185	REJECT - NOT SUITABLE FOR SALES ANALYSIS



