

GOLDEN SANDS RESORT



Check out our newest listing at Golden Sands Resort on Okanagan Lake! Located across from the Splash BC Inflatable Park, just down the Okanagan Lake promenade from the Sicamous paddlewheel berth and 1 minute walk to Loco Landing! Enjoy the beautiful sandy beach, grab an ice cream from Lickety Splitz or rent out an e scooter, multi bike , paddleboard or kayak from Penticton Bike Rentals ...all at your fingertips. This is the perfect vacation home or BnB location.



RESORT MANAGED *see details pg 3

2 Bedrooms, Full Kitchen, Open Floor Plan with Dining Area and Living Room, 602 Sq Feet. This unit is on the lake side of the building with a 2nd floor view!

WORRY FREE VACATION HOME

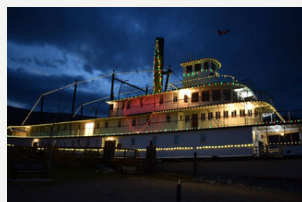


- NO AGE RESTRICTIONS
- HEATED POOL - OPEN BETWEEN VICTORIA DAY IN MAY AND THANKSGIVING IN OCTOBER
- PET FRIENDLY

\$504.48/MONTH

AMENITIES INCLUDE

- Resort Managed Rentals
- BBQ Picnic Area
- Sundeck
- Coin Laundry on site
- Caretaker, landscaping
- High Speed Internet and Cable
- Utilities: Water, Sewer, Garbage
- Ice Cream shop on Site
- 2 parking spots (all vehicles must be registered with office)
- RV and Trailers must be approved to stay



The Sicamous at Night



RESORT MANAGED

- Pet friendly; Pets approved by strata and cannot be on the property without approval
- Resort managed and must stay resort managed. Owners cannot manage rentals themselves. The fee is 40% and the management takes care of everything from advertising, booking, cleaning, etc. Everything.
- The unit has to stay in the rental pool and cant be taken out of the rental pool
- The owners in the strata currently follow the rule of only using the unit for 3 weeks from May - September & unlimited usage during off season. However, there is no formal bylaw, rule or rental agreement that states you have to follow the 21 days only during peak season. The owners follow this rule to capitalize on rents to ensure the unit pays for itself.
- The stay in your unit, you must give the office 6 mo notice to book your stay and use of management in the motel is still mandatory. The 21 days is not a registered rule so technically you can use it any time but owners follow the 21 day peak season rule to capitalize on rents.
- Owners cannot live in the unit full time
- All the lakefront 2 bedroom units are in the same rental pool and split all rent. So if one unit rents less, all people get less money so it's in all owners best interests to rent the unit. Renting the unit will also cover costs of owning the unit with some profit.
- Owners must book their stay within the unit 6 months ahead as most guests will re-book their stay before they leave so the unit is rented a lot of the time.
- Owners can stay in their unit but must pay \$10/day to stay in your unit.
- All units in the rental pool must be of a similar look. You cannot decorate the unit in any way you want, it must align with the rest of the units and discuss with strata before updating.
- All units in the resort are privately owned and rented, none are owned by the resort.
- taxes (2022) \$ 731.00. Monthly fees \$504.48

<https://goldensandspenticton.com/>
Golden Sands Resort Motel on facebook



ABOUT PENTICTON

Penticton is one of just two cities in the world situated between two lakes. Beaches and water fun are part of the summer culture here – dive in like a local and get wet.

Okanagan and Skaha beaches feature nearly 15 acres of premium, sandy beach and swimming areas. Along with the year round outdoor recreation activities available there are over 80 wineries in the Penticton area, 8 craft breweries, 2 cideries and 3 distilleries all within and easy walking or biking distance of the downtown core.

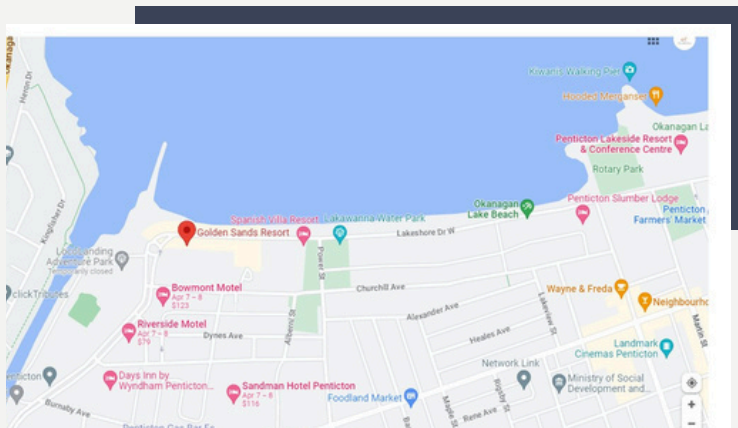
The average commute in Penticton is less than 15 minutes. No matter where you live, you can be at the shops, beach, school or job in very little time.

Located in the Okanagan Valley, home to the Penticton Regional Airport and 4.5 hr drive to Vancouver, Penticton offers terrific arts and culture events. Peachfest, South Okanagan Events Center, And the Penticton Farmer's Market bring visitors from all over.

Penticton is an iconic destination that all types of visitors have been exploring for generations and creating traditions that are carried on for years to come. With our city's deep roots of agriculture, craft and Indigenous culture and outdoor recreation, Penticton is one of the best places to visit in BC, and a destination that needs to be experienced multiple times throughout the year.

What we're known for is our endless list of things to do in Penticton! From beaches and lakes and the channel float, markets and orchards, and an incredible culinary scene, to arts and culture, family fun, cycling and mountain biking, and limitless outdoor recreation opportunities.

For More Info Contact Katie Amos
Katie.Amos@century21.ca
250-535-0509



Katie & Sara
THE AMOS TEAM



 \$199,000

CENTURY 21
Amos Realty