
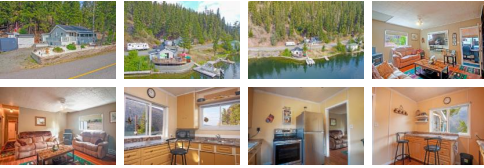


2081 LOON LAKE RD		MLS® 172090																																														
Area South West Sub Area Loon Lake City Loon Lake Cross Street Property Type Single Family Dwelling Style Bungalow Taxes \$1,481 (2022) Year Built 1964 Year Built 1964 Postal Code V0K 1H1 Zoning RL-1 Zoning Jurisdiction	Listing Status Sold Title Freehold Assessment \$359,000 (2023) Possession PID# 014-006-936 Current Price \$549,900 Original Price \$579,900 Jul 27/23 \$549,900 Sale Price \$500,000 DOM 161																																															
Bedrooms 2 Bathrooms 1 Ensuite Sub/Complex	# of Rooms Total Sqft Finished Sqft 866 Unfin Sqft																																															
Flooring Mixed Basement None Bsmt Dev Insulation Heating Other, Baseboard Fuel Electric, Pellet Water Well, Shallow	Exterior Vinyl Roof Asphalt Shingle Construction Frame, Insul Ceiling, Insul Walls Foundation Post & Pad # Fireplaces 1 Fireplace Type Pellet Sewer Septic Installed																																															
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">Floors</th> <th style="width:25%;">Down</th> <th style="width:25%;">Main</th> <th style="width:25%;">Up</th> <th style="width:25%;">Other</th> </tr> </thead> <tbody> <tr> <td>Fin. Sqft</td> <td></td> <td style="text-align: center;">866</td> <td></td> <td></td> </tr> <tr> <td>Bathroom</td> <td></td> <td style="text-align: center;">4pc</td> <td></td> <td></td> </tr> <tr> <td>Kitchen</td> <td></td> <td style="text-align: center;">10x10</td> <td></td> <td></td> </tr> <tr> <td>Living</td> <td></td> <td style="text-align: center;">15x13</td> <td></td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td style="text-align: center;">10x9</td> <td></td> <td></td> </tr> <tr> <td>Mast BR</td> <td></td> <td style="text-align: center;">12x10'8</td> <td></td> <td></td> </tr> <tr> <td>Porch</td> <td></td> <td style="text-align: center;">17'4x6'1</td> <td></td> <td></td> </tr> <tr> <td>Mudroom</td> <td></td> <td style="text-align: center;">5'8x17'3</td> <td></td> <td></td> </tr> </tbody> </table>		Floors	Down	Main	Up	Other	Fin. Sqft		866			Bathroom		4pc			Kitchen		10x10			Living		15x13			Bedroom		10x9			Mast BR		12x10'8			Porch		17'4x6'1			Mudroom		5'8x17'3				
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Lot Acres 2.82 Lot Sqft 122,839	Lot Width (ft) Lot Depth (ft)	Elementary Schl Middle Schl High Schl																																														
Parking Garage (1 car), Open, RV Parking																																																
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities	Units in Bldg Units Projects Patio(s), Sun Deck(s) Paved Road	Storeys Levels of Suite # Covered Park Spc 1	Laundry Air Cond.																																													
Chattels Amenities Appliance: Refrigerator, Appliance: Washer & Dryer, Tub, Hot, Storage Shed, Window Coverings, Appliance: Stove Site Influences View: Mountain, Waterfront Property, View: Panoramic, Waterfront: Lake Legal Desc District Lot 8438, Lillooet Land District Mortgage Info																																																
Realtor Remarks 2 docks stay, 2 storage sheds, grey shelter stays Agent Info Lockbox Date Listed Apr 6/23																																																
		Commission Split	3% on the 1st \$100K and 1.5% on balance. Coop Agent must attend all showings or comm. reduced by 25% Expiry Date Seller																																													
Listing Office/Salesperson Info.		Pager	Phone																																													
Listing Office EXP REALTY Listing Slsp 1 KEVIN SCHARFENBERG* Co-List Office Listing Slsp2 Listing Slsp3		1-833-817-6506 250-457-1795	Selling Office/Salesperson Info. Selling Office ROYAL LEPAGE NORTHSTAR Selling Slsp1 DUBAR, RUSSELL Selling Ofc 2 Selling Slsp2 Selling Slsp3																																													
<p>Here is your opportunity to own a waterfront property at Loon Lake. Current owners live here year round or it makes a perfect weekend getaway! 2 Bedroom 1 bathroom home sitting on 2.82 acres of property. The home has seen updates such as the Fridge/Stove in 2017, Hot water tank, and deck on the house redone in 2019. The roofs, Pellet Stove, and Washer (front load) in 2020. Large deck outside the home. Multiple storage sheds stay with the property. On the waterfront side of the property, you get a single-car garage with a workshop on one side with a second pellet stove to keep warm in the winter months while you tinker, and on the other side is the craft room/laundry room. On the back of the garage, the sellers have customized the perfect area for entertaining with a bar space, and a large patio area to enjoy views of the whole lake. Large dock to park your pontoon boat and tie up your water toys and friends' boats, a second dock, wood fired hot tub and your own private boat launch.</p>																																																

