

**5120 Sunnybrae Canoe Point Rd.
, BC V0E 2X1**



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MLS# MLS# 10352281



\$1,800,000

Drive out the Sunnybrae Tappen Rd to the park at Heralds Bay. On the east side of the park is a new subdivision of 14 waterfront lots. These are very high quality lots and here are some of the reasons. The close proximity makes these lots very attractive to Salmon Arm residents which is the story of Paradise Point. The lots all face south with a minimum of 100 of beautiful beach. With the lot comes a very large acreage across the road to the north which is common property and there will be no homes constructed other than the lakefront. The overall average of the lots with the common property is over 4 acres. With the park on the west this is a very private quiet location. The paved strata road accessing the lots is private and controlled by the lot owners. The septic disposal fields are located across the road and the main is installed at the lot line for easy connections for each lot. Hydro and telephone are underground and connections are at the lot lines. The building sites are all engineered and the elevations will protect against flooding in the spring. There is a building scheme attached to the lots limiting the use to residential. There are very reasonable restrictions on the quality of construction and the value of the properties will be enhanced because the entire subdivision will be new construction creating its own flavor. The strata fees are only \$191. per



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