



Presented by:
Rod Friesen
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 info@rodriesen.com

Active
R2121916

Board: V
 Other

LOT 3 5665 SALMON DRIVE

Sunshine Coast
 Sechelt District
 V0N 3A6

Land
\$99,900 (LP)
 (SP)



Sold Date: Original Price: **\$99,900**
 Frontage (feet): Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **025-796-879**
 Frontage (metres): Taxes: **\$1,033.77**
 Depth: For Tax Year: **2016**
 Price/SqFt: Zoning: **R4B**
 Sub-Type: Rezoneable? **Not Known**
 Flood Plain: **No**
 Exposure: **East**
 Permitted Use: **Mixed**
 Title to Land: **Freehold NonStrata**
 Tour:

<u>Lot Area</u>	
Acres:	0.29
Hect:	0.12
SqFt:	12,632.00
SqM:	1,173.55

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **At Lot Line**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **At Lot Line**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR: **No**
 Information Pkg: **No**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **LOT 3, DL 304, LD 36, GROUP 1, RPBCP7903, PLAN BCP7901**

Site Influences:
 Restrictions: **Easement**

Listing Broker 1: **Macdonald Realty**
 Listing Broker 2:
 Listing Broker 3:

BUILDER ALERT...COURT ORDER SALE, SOLD AS IS WHERE IS, SUBJECT TO COURT APPROVAL... NO GUARANTEE....LOCATED IN THE VILLAGE OF SEHELDT, CLOSE TO SHOPS AND AMENITIES. 10,000+SQFT LOT, ZONED R4B, SERVICES AT LOT LINE (SALMON DRIVE).



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Active
R2119417

LOT 13 PINEHAVEN WAY

Land

Board: V
 Other

Sunshine Coast
 Pender Harbour Egmont
 V0N 1S0

\$369,000 (LP)
 (SP)



Sold Date:	Original Price:	\$389,900
Frontage (feet):	Subdiv/Complex:	WHITAKERS AT PENDER HARBOUR
Meas. Type: Feet	P.I.D.:	026-920-654
Frontage (metres):	Taxes:	\$2,669.58
Depth:	For Tax Year:	2015
Price/SqFt:	Zoning:	RU1
Sub-Type:	Rezoneable?	No
Flood Plain:	No	
Exposure:	Southwest	
Permitted Use:	House/Single Family	
Title to Land:	Freehold Strata	
Tour:	Virtual Tour URL	

<u>Lot Area</u>	
Acres:	0.14
Hect:	0.06
SqFt:	5,979.00
SqM:	555.47

Sanitary Sewer: **Septic**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **Not Available**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Not Required**
 Develop Permit?: **Yes**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access: **Front**
 Fencing:
 Property in ALR: **No**
 Information Pkg: **Yes**
 Sign on Property:
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **PL BCS2151 LT 13 DL 1397 LD 36**

Site Influences:
 Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **Royal LePage Sussex (Sct)**
 Listing Broker 2:
 Listing Broker 3:

Spectacular Waterfront property. Enjoy Arbutus trees and mossy rock outcroppings spilling down to the waters edge - this property is the best one of a exclusive 25 lot sub division nestled between majestic forests and a natural shoreline complete with delightful cove and your own private marina. Watch the boats coming and going, or head out on your own boat to catch dinner or check the prawn traps! Later enjoy a beverage as the sun sparkles over the bay and slowly slips behind Texada Island. Build your dream home and enjoy everything this premier location has to offer. This is truly West Coast living at its best!!!



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Active
R2108710

Board: V
 Other

Lot 20 SAKINAW RIDGE DRIVE

Sunshine Coast
 Pender Harbour Egmont
 V0N 1S1

Land
\$380,000 (LP)
 (SP)



Sold Date: Original Price: **\$350,000**
 Frontage (feet): **182.00** Subdiv/Complex: **Sakinaw Ridge**
 Meas. Type: **Feet** P.I.D.: **026-674-726**
 Frontage (metres): Taxes: **\$2,126.17**
 Depth: For Tax Year: **2016**
 Price/SqFt: Zoning: **RU-1**
 Sub-Type: Rezoneable?
 Flood Plain:
 Exposure: **West**
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour:

<u>Lot Area</u>	
Acres:	2.14
Hect:	0.87
SqFt:	93,218.40
SqM:	8,660.27

Sanitary Sewer: **Nearby**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Not Available**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Available Through L.B.**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR:
 Information Pkg: **Yes**
 Sign on Property: **y**
 Sketch Attached: **Yes**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **PL BCP23871 LT 20 DL 3922 LD 36**

Site Influences:
 Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **Royal LePage Sussex (Sct)**
 Listing Broker 2: **Landquest Realty Corp (100M)**
 Listing Broker 3:

"Sunsets & Waterfront" With 182' of waterfront on 2.24 acres, Lot 20 features a shoreline with arbutus trees and windswept evergreens and fabulous views of Malaspina Strait, Texada & Nelson Islands. Walk to neighboring Daniel Point Estates or any of the nearby amenities of Garden Bay including pubs, shop, marinas and restaurants. Bring the fishing pole and your building plans & start living that West Coast lifestyle you've always dreamed of!



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Active
R2108719

Lot 21 SAKINAW RIDGE DRIVE

Land

Board: V
 Other

Sunshine Coast
 Pender Harbour Egmont
 V0N 1S1

\$425,000 (LP)
 (SP)



Sold Date:	Original Price: \$395,000
Frontage (feet):	Subdiv/Complex: Sakinaw Ridge
Meas. Type: Feet	P.I.D.: 026-674-734
Frontage (metres):	Taxes: \$2,271.66
Depth:	For Tax Year: 2016
Price/SqFt:	Zoning: RU-1
Sub-Type:	Rezoneable?
Flood Plain:	
Exposure: West	
Permitted Use:	
Title to Land: Freehold NonStrata	
Tour:	

<u>Lot Area</u>	
Acres:	1.98
Hect:	0.80
SqFt:	86,248.80
SqM:	8,012.78

Sanitary Sewer: **Nearby**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Not Available**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Available Through L.B.**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR:
 Information Pkg: **Yes**
 Sign on Property:
 Sketch Attached: **Yes**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **PL BCP23871 LT 21 DL 3922 LD 36**

Site Influences:
 Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **Royal LePage Sussex (Sct)**
 Listing Broker 2: **Landquest Realty Corp (100M)**
 Listing Broker 3:

"West Coast Dreams" Designing a home on this 1.98 acre waterfront lot will delight any architect! With lush moss covered rock overlooking the entrance to Agamemnon Channel, this lot is a perfect setting for a Coastal home. Position a telescope on the deck and watch the local marine life, birds & setting sun on the Hodgson Islands. Call us to tour this property!



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Active
R2108738

Board: V
 Other

Lot 31 SAKINAW RIDGE DRIVE

Sunshine Coast
 Pender Harbour Egmont
 V0N 1S1

Land
\$895,000 (LP)
 (SP)



Sold Date:	Original Price:	\$895,000
Frontage (feet):	Subdiv/Complex:	Sakinaw Ridge
Meas. Type: Feet	P.I.D.:	026-674-831
Frontage (metres):	Taxes:	\$3,461.12
Depth:	For Tax Year:	2016
Price/SqFt:	Zoning:	RU-1
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure: South		
Permitted Use:		
Title to Land: Freehold NonStrata		
Tour:		

<u>Lot Area</u>	
Acres:	65.00
Hect:	26.30
SqFt:	2,831,400.00
SqM:	263,045.67

Sanitary Sewer: **Nearby**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Not Available**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Available Through L.B.**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR:
 Information Pkg: **Yes**
 Sign on Property:
 Sketch Attached: **Yes**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **PL BCP23871 LT 31 LD 36**

Site Influences:
 Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **Royal LePage Sussex (Sct)**
 Listing Broker 2: **Landquest Realty Corporation**
 Listing Broker 3:

"Development Potential Here!" This 65 acre property, part of the scenic Sakinaw Ridge subdivision, holds excellent future development potential. Portions of this lot have spectacular panoramic views. Services are available at Lee Road and add tremendous value. Contact us for more info.



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Active
R2108755

Board: V
Other

LT 3921 LEE ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 1S1

Land

\$1,190,000 (LP)

(SP)



Sold Date:	Original Price:	\$1,190,000
Frontage (feet):	Subdiv/Complex:	Sakinaw Ridge
Meas. Type: Feet	P.I.D.:	015-869-172
Frontage (metres):	Taxes:	\$5,147.92
Depth:	For Tax Year:	2016
Price/SqFt:	Zoning:	RU-1
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure: West		
Permitted Use:		
Title to Land: Freehold NonStrata		
Tour:		

Lot Area

Acres:	85.97
Hect:	34.79
SqFt:	3,744,853.20
SqM:	347,908.25

Sanitary Sewer: **Nearby**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Available Through L.B.**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR:
Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **Yes**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **DL 3921 LD 36**

Site Influences:
Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **Royal LePage Sussex (Sct)**
Listing Broker 2: **Landquest Realty Corporation**
Listing Broker 3:

"Investors Take Note!" Great development potential on this 85+ acre parcel in Sakinaw Ridge, a serviced subdivision in Pender Harbour on the Sunshine Coast. Paved road with nearby services available adding value for future subdividing. Savvy investor can use as a holding/investment property OR develop as the economy dictates. Set in the "Venice of the North", the Pender Harbour playground is a huge attractant to secondary home buyers and those seeking a more recreational or rural lifestyle. Loads of nearby amenities including dining, shopping, services and more. Contact us for more detail.



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Active
R2140962

5256 NORFOLK STREET

Land

Board: V
 Other

Burnaby North
 Central BN
 V5G 1G2

\$1,200,000 (LP)
 (SP)



Sold Date:
 Frontage (feet): **36.00**
 Meas. Type: **Feet**
 Frontage (metres):
 Depth: **105.5**
 Price/SqFt:
 Sub-Type:
 Flood Plain:
 Exposure: **North**
 Permitted Use: **Duplex**
 Title to Land: **Freehold NonStrata**
 Tour:

Original Price: **\$1,200,000**
 Subdiv/Complex:
 P.I.D.: **029-678-552**
 Taxes: **\$4,659.53**
 For Tax Year: **2016**
 Zoning: **R12**
 Rezoneable?

<u>Lot Area</u>	
Acres:	0.09
Hect:	0.04
SqFt:	3,798.00
SqM:	352.85

Sanitary Sewer: **Available**
 Storm Sewer: **Available**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **At Lot Line**
 Telephone Service: **On Property**
 Cable Service: **On Property**
 Prospectus: **Available Through**
 Develop Permit?: **No**
 Bldg Permit Apprv: **Yes**
 Building Plans: **Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access: **Side**
 Fencing:
 Property in ALR: **No**
 Information Pkg: **Yes**
 Sign on Property: **N**
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **PL EPP52897 LT 2 DL 74 LD 36 GROUP 1.**

Site Influences:
 Restrictions: **Other**

Listing Broker 1: **Royal Pacific Riverside Realty**
 Listing Broker 2:
 Listing Broker 3:

DUPLEX DEVELOPMENT SITE. READY TO BUILD. FOUNDATION ALREADY DONE.



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Active
R2140974
 Board: V
 Other

5236 NORFOLK STREET
 Burnaby North
 Central BN
 V5G 1G2

Land
\$1,200,000 (LP)
 (SP)

	Sold Date: Frontage (feet): 36.00 Meas. Type: Feet Frontage (metres): Depth: 105.5 Price/SqFt: Sub-Type: Flood Plain: Exposure: North Permitted Use: Duplex Title to Land: Freehold NonStrata Tour:	Original Price: \$1,200,000 Subdiv/Complex: P.I.D.: 029-678-544 Taxes: \$4,659.53 For Tax Year: 2016 Zoning: R12 Rezoneable?	<table border="1"> <thead> <tr> <th colspan="2"><u>Lot Area</u></th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>0.09</td> </tr> <tr> <td>Hect:</td> <td>0.04</td> </tr> <tr> <td>SqFt:</td> <td>3,798.00</td> </tr> <tr> <td>SqM:</td> <td>352.85</td> </tr> </tbody> </table>	<u>Lot Area</u>		Acres:	0.09	Hect:	0.04	SqFt:	3,798.00	SqM:	352.85
	<u>Lot Area</u>												
Acres:	0.09												
Hect:	0.04												
SqFt:	3,798.00												
SqM:	352.85												
Sanitary Sewer: Available Storm Sewer: Available Water Supply: City/Municipal Electricity: At Lot Line Natural Gas: At Lot Line Telephone Service: On Property Cable Service: On Property Prospectus: Available Through Develop Permit?: Yes Bldg Permit Apprv: Yes Building Plans: Available Perc Test Avail: Perc Test Date:	Property Access: Road Access Parking Access: Rear Fencing: Property in ALR: No Information Pkg: No Sign on Property: N Sketch Attached: No Property Disclosure: No Trees Logged: No												

Legal: **PL EPP52897 LT 1 DL 74 LD 36 GR**

Site Influences:
 Restrictions: **None**

Listing Broker 1: **Royal Pacific Riverside Realty**
 Listing Broker 2:
 Listing Broker 3:

DUPLEX DEVELOPMENT SITE. READY TO BUILD. FOUNDATION ALREADY DONE.



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Active
R2108764

LT 3922 13803 LEE ROAD

Land

Board: V
 Other

Sunshine Coast
 Pender Harbour Egmont
 V0N 1S1

\$1,290,000 (LP)

(SP)



Sold Date:	Original Price: \$1,290,000
Frontage (feet):	Subdiv/Complex: Sakinaw Ridge
Meas. Type: Feet	P.I.D.: 015-869-199
Frontage (metres):	Taxes: \$5,468.81
Depth:	For Tax Year: 2016
Price/SqFt:	Zoning: RU-1
Sub-Type:	Rezoneable?
Flood Plain:	
Exposure: West	
Permitted Use:	
Title to Land: Freehold NonStrata	
Tour:	

<u>Lot Area</u>	
Acres:	94.38
Hect:	38.19
SqFt:	4,111,192.80
SqM:	381,942.31

Sanitary Sewer: **Nearby**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Not Available**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Available Through L.B.**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR:
 Information Pkg: **Yes**
 Sign on Property:
 Sketch Attached: **Yes**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **DL 3922 LD 36**

Site Influences:
 Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **Royal LePage Sussex (Sct)**
 Listing Broker 2: **Landquest Realty Corporation**
 Listing Broker 3:

"Excellent Investment Opportunity" Lot 3922 is the largest remaining property at 94.38 acres, within the scenic Sakinaw Ridge subdivision located in Pender Harbour on the Sunshine Coast. Paved road and services easily installed to add value for future subdividing. Excellent investment opportunity as either holding property or to consider developing. Fantastic West Coast setting with nearby ocean, lakes, mountains and too many recreational pursuits to mention....all right out the back door! The nearby community of Garden Bay hosts dining, marina and shopping - just a short drive as well to the business services of the village of Madeira Park. Contact us for further details or to tour the property.



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Active **R2145474** **20862 80 AVENUE** Land
 Board: F Langley **\$21,000,000** (LP)
 Other Willoughby Heights V2Y 2C8 (SP)



Sold Date:	Original Price:	\$21,000,000
Frontage (feet):	Subdiv/Complex:	YORKSON
Meas. Type: Feet	P.I.D.:	008-884-935
Frontage (metres):	Taxes:	\$20,218.92
Depth: (6.11AC)	For Tax Year:	2015
Price/SqFt:	Zoning:	SR-2
Sub-Type:	Rezoneable?	Yes
Flood Plain: No		
Exposure: North		
Permitted Use:		
Title to Land: Freehold NonStrata		
Tour:		

<u>Lot Area</u>	
Acres:	6.11
Hect:	2.47
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **At Lot Line**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **At Lot Line**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing: **Rail**
 Property in ALR: **No**
 Information Pkg: **Yes**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **PL NWP26503 LT 31 LD 36 SEC 24 TWP 8 EXCEPT PLAN NWP32806, & EXC PL NWP36601 & PL NWP37443./PL NWP36601 LT 36 SEC 24 TWP 8/PL BCP42109 LT 115 LD 36 SEC 24 TWP 8 PID 007-365-586, 028-031-211**
 Site Influences:
 Restrictions: **Subj. to Latecmrs Agrmnts**

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

6.11 acres (3 separate titles) of development land in the Yorkson Neighbourhood Plan. Currently designated Apartment, which is a minimum of 40 units per acre (upa) up to 80 units per acre (upa). A new development application is required. Subject to court approval. Address Includes 20862 80 Ave, 20904 80 Ave & #LT.15 80 Ave