

**Presented by:  
Erwin Huber**

RE/MAX Oceanview Realty  
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**Pender Harbour Egm # LOT 12 13261 PORTERS RD**

**\$ 185,000**

ML#: V756920 Status: Active

**Subdivision/Complex:**

**Acreage:** 0.24  
**Zoning:** RU-1  
**Access:** Allowed Access  
**Electricity:** Available  
**Natural Gas:** Not Available  
**Fencing:**  
**Dwelling Class:**  
**Bldg Plans:** Not Available

**Lot Size (Sq Ft):** 10454.0

**Flood Plain:**

**In ALR:** N  
**Water:** Community  
**San Sewer:** Septic  
**Annual Taxes:** \$ 764 / 2008  
**Parking Access:**



Ready to build on level lot located near water access. Water is hooked up and septic has been installed, 200 amp power shed. Fifth wheel with a large deck for staying in while you build your large home or your cottage by the sea. Sit back and enjoy the views and the serenity of this peaceful property!



**Site Influences:**

Cleared, Rural Setting

**Restrictions:**

None

**Cable Service:**

Not Available

**Listing Broker 1:** RE/MAX OCEANVIEW REALTY

**Listing Broker 2:**

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**Pender Harbour Egmont, Sunshine Coast** **Land Only**  
**# LOT 12 13261 PORTERS RD** **MLS# V756920**  
**Active**



List Price: **\$185,000**

Previous Price: **\$185,000**      Subdiv/Complex: **VON 2HO**  
Original Price: **85.0**      Postal Code: **VON 2HO**  
Frontage: **138**  
Depth/Area: **138**      PID: **009-361-031**  
Price/SqFt: **\$ 17.697**      Taxes: **\$764 / 2008**

Sub-Type: **Feet**      Zoning: **RU-1**  
Meas. Type: **Northwest**      Pot. for Rezon'g:  
Exposure: **Freehold NonStrata**      Flood Plain:  
Permitted Use:  
Title to Land:

Lot Area: <b>0.240 ac / Hect: 0.097 / SqFt: 10,454 /SqM: 971</b>	Property Access: <b>Allowed Access</b>
Sanitary Sewer: <b>Septic</b>	Parking Access:
Storm Sewer: <b>None</b>	Fencing:
Water Supply: <b>Community</b>	Property in ALR: <b>N</b>
Electricity: <b>Available</b>	Possession:
Natural Gas: <b>Not Available</b>	Seller's Interest: <b>Registered Owner</b>
Telephone Serv: <b>Available Nearby</b>	Information Pkg: <b>Y</b>
Cable Service: <b>Not Available</b>	Sign on Property: <b>Y</b>
Prospectus: <b>Not Required</b>	Sketch Attch: <b>No</b>
Develop Permit: <b>No</b>	Property Disclosure: <b>Y</b>
Bldg Permit Apprv: <b>N</b>	Trees Logged: <b>No</b>
Building Plans: <b>Not Available</b>	Mgr Apprvl:
Perc Test Avail:	
Perc Test Date:	

Legal: **PL 10607 LT 12 DL 952 LD 37**  
Site Influences: **Cleared, Rural Setting**  
Restrictions: **None**

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Listing Broker 2:

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