

Buyers Information Packet

Unit 1D, Painted Boat Resort - 1/4 Share

12849 Lagoon Road
Pender Harbour (Madeira Park), BC



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

Sunshine Coast. Where you want to be.

Bellamy Group

604.741.1122 • sandybellamy.ca





Unit 1D - Painted Boat Resort

Sunshine Coast / Madeira Park, BC

Features...

- Stunning water views of Pender Harbour.
- Waterfront Location, Ground Floor.
- Open concept living space with upscale furnishings.
- Large patio with propane BBQ.
- Pet Friendly Unit.
- 1/4 Share gets your approximately 1 week usage per month, and 2 weeks in the summer. You also get 2 weeks for Christmas once every 4 years.
- Strata fees including all unit maintenance, updates, and cleaning.
- Spectacular location surrounded by Harbour, Marina, and mountains.
- Kayak, paddle board, or canoe storage in marina at no charge during and between visits.

RESORT AMENITIES

- Heating Swimming Pool year-round
- Fitness Centre
- Complimentary Electric Vehicle Chargers
- Hot Tub year-round
- Gourmet Restaurant on premises
- Spa on premises

NEIGHBOURHOOD

- Many lakes for swimming, kayaking, and water sports
- Room to store kayaks and SUP's
- Hiking and Biking trails nearby



Presented by:
Sandy Bellamy PREC*

Bellamy Group
RE/MAX City Realty
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Active
R2987414

Board: V
Townhouse

1D 12849 LAGOON ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 2H0

Residential Attached

\$199,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$229,000
Meas. Type: Metres	Bedrooms: 2	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 18
Frontage(metres):	Full Baths: 2	Zoning: CD2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,073.74
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-299-147	Tax Inc. Utilities?:
View: Yes : OCEAN, MARINA, HARBOUR		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Undivided Interest**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 1 DISTRICT LOT 1023 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2634 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, AS TO AN UNDIVIDED 1/4 INTEREST**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Outdoor, Restaurant, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool**

Finished Floor (Main): 1,367	Units in Development: 31	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Sofien Management	Mgmt. Co's #: 604-883-2456	
Finished Floor (Below): 0	Maint Fee: \$825.50	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Cable/Satellite, Caretaker, Electricity, Garbage Pickup, Gardening, Gas, Heat, Management, Sewer, Snow removal, Taxes		
Finished Floor (Total): 1,367 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,367 sq. ft.	Bylaws Restrictions:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			
Floor	Type	Dimensions	Bath
Main	Living Room	17'8 x 14'5	1
Main	Dining Room	13'1 x 9'11	2
Main	Kitchen	13'1 x 10'5	3
Main	Foyer	16'9 x 3'8	4
Main	Primary Bedroom	18'8 x 13'8	5
Main	Bedroom	11'10 x 10'6	6
			7
			8

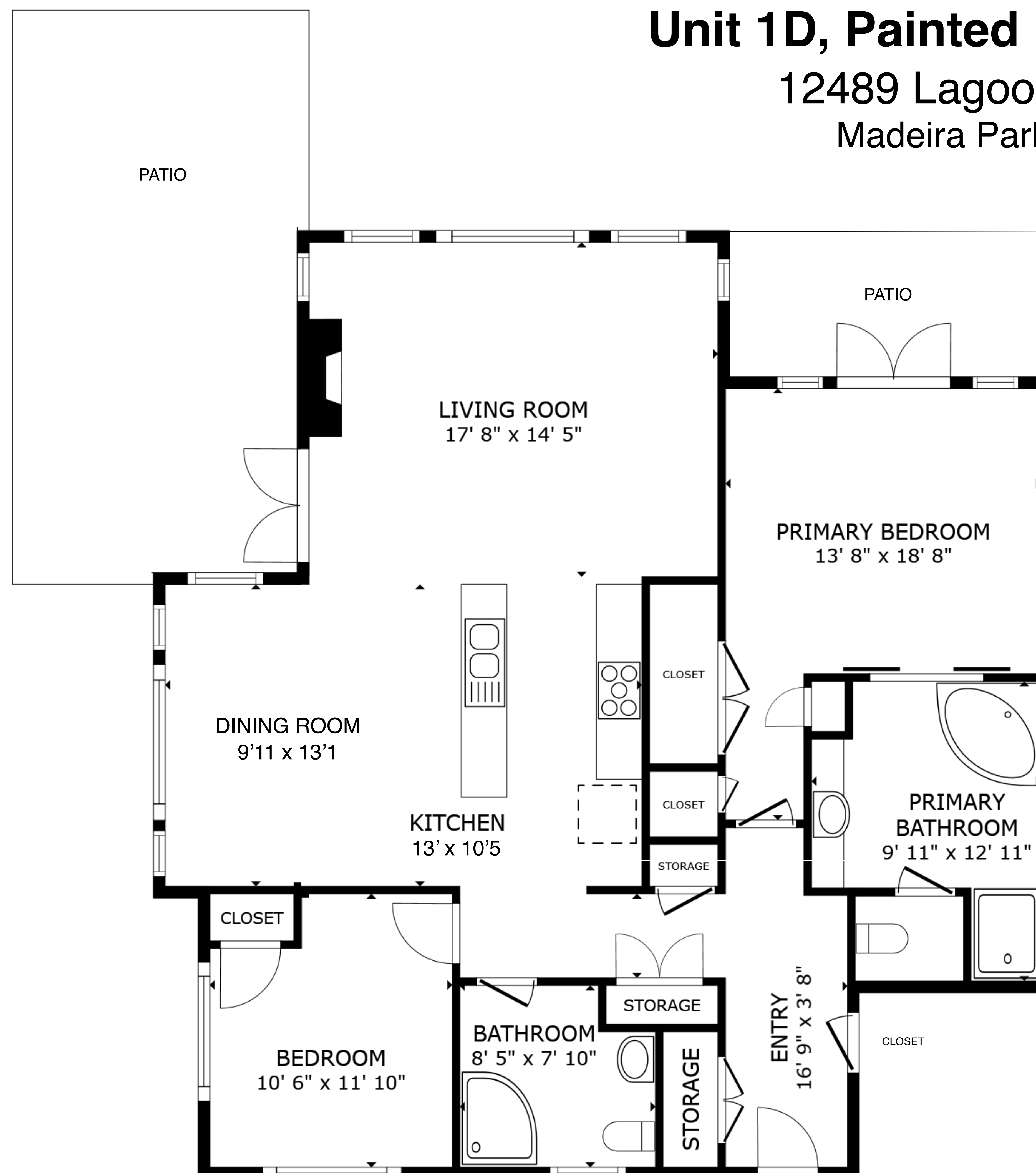
Listing Broker(s): **RE/MAX City Realty**

Discover luxury at Painted Boat Resort & Spa on the Sunshine Coast! This 1/4 share corner villa is pet friendly, and offers a quiet retreat with no foot traffic, only one neighbour, and a larger-than-most layout. Enjoy stunning marina and bay views from your patio, plus year round free kayak, paddle board, or canoe storage at the marina. Relax by the pool, unwind in the hot tub, or hit the gym, all just an hour from the ferry. Fully furnished, turnkey, with 2 beds, 2 baths, and 2 personal locked storage cupboards, this hassle-free getaway includes all costs—taxes, insurance, and maintenance—in the monthly fee. Opt into the rental pool to offset fees and embrace serene coastal living!

Unit 1D, Painted Boat Resort

12489 Lagoon Road

Madeira Park, BC



SANDY BELLAMY

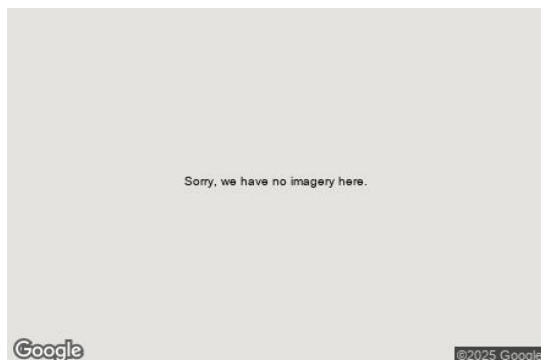
Bellamy Group :: RE/MAX City Realty :: Sunshine Coast
604-741-1122

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

April 12, 2025

12849 LAGOON RD HALFMOON BAY

Area-Jurisdiction-Roll: 08-746-01799.101



Total value \$446,000

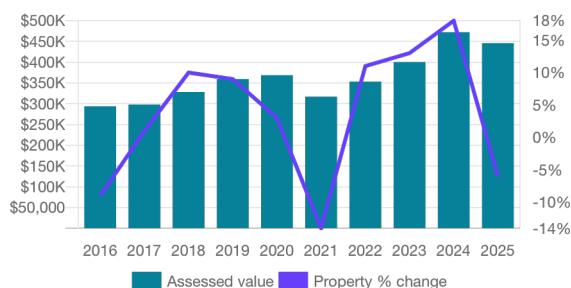
2025 assessment as of July 1, 2024

Previous year value \$472,400

Property value history

2025	-6%	\$446,000
2024	+18%	\$472,400
2023	+13%	\$400,400
2022	+11%	\$353,300
2021	-14%	\$316,928

Property value change



Property information

Year built	2007
Description	Strata Townhouse
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,367
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 1, PLAN BCS2634, DISTRICT LOT 1023, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 027-299-147

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

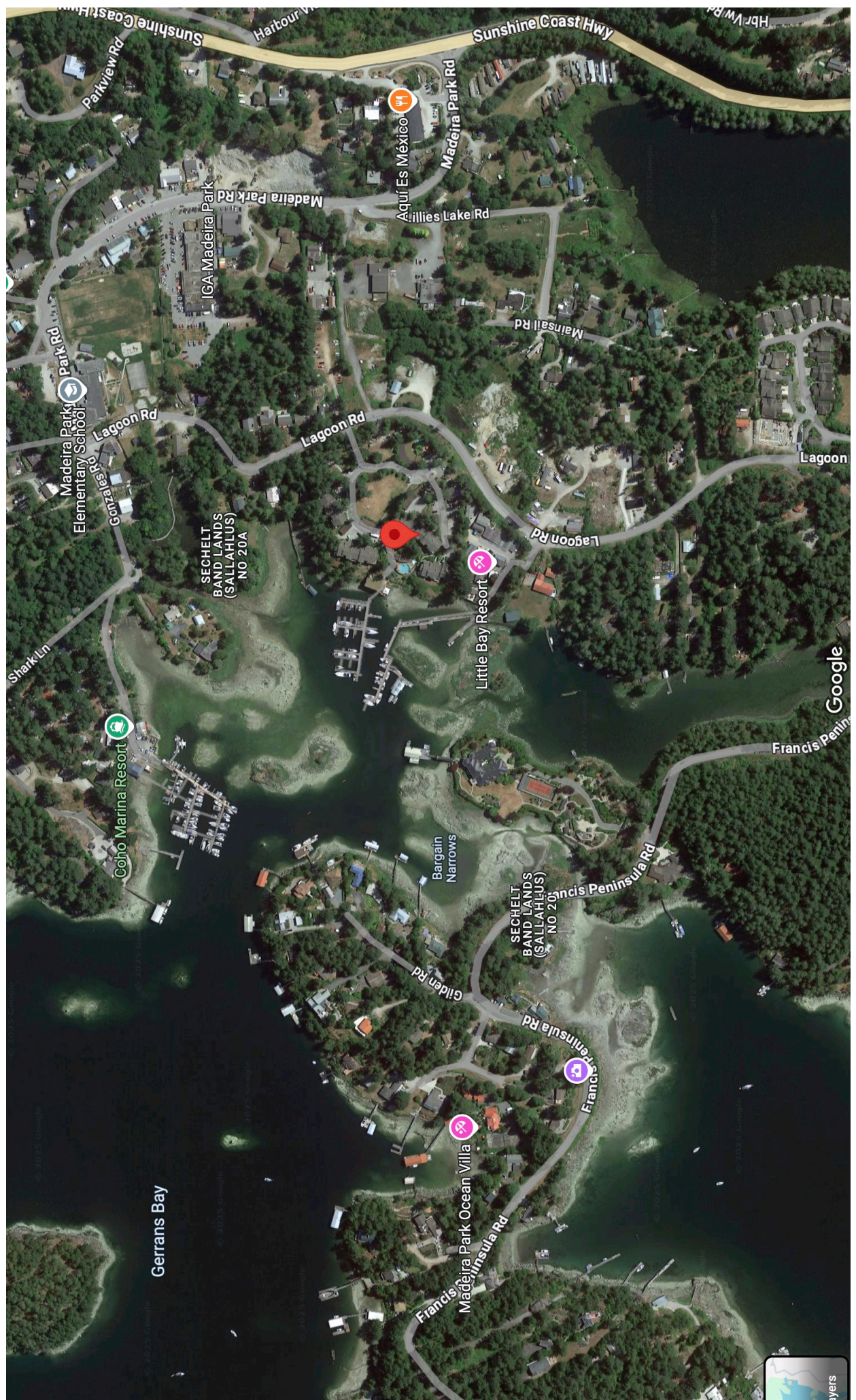
Total area

Painted Boat Resort

SECHELT
BAND LANDS
(SALLAHLUS)
NO 20

IGA Madeira Park
Quality Picks at IGA

Google





marina



Deck



Living Room



Kitchen



Living Room



Living Room



Dining Area



Living Room

12849 Lagoon Rd (Painted Boat), Unit 1D



Index Map



This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.



4/13/2025
1: 2,934