

# 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](http://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  
Phone: 604-741-1122  
<http://www.sandybellamy.ca>  
sandy@sandybellamy.ca



**Active**  
**R2987414**

Board: V  
Townhouse

**1D 12849 LAGOON ROAD**

Sunshine Coast  
Pender Harbour Egmont  
VON 2H0

Residential Attached

**\$199,900** (LP)

(SP)



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

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** Dist. to School Bus:  
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): <b>1,367</b>	Units in Development: <b>31</b>	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>2</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Sofien Management</b>	Mgmt. Co's #: <b>604-883-2456</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$825.50</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Cable/Satellite, Caretaker, Electricity, Garbage Pickup, Gardening, Gas, Heat, Management, Sewer, Snow removal, Taxes</b>		
Finished Floor (Total): <b>1,367 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>1,367 sq. ft.</b>	Restricted Age:		
Suite:	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b> # of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'8 x 14'5			x	1	Main	4	Yes
Main	Dining Room	13'1 x 9'11			x	2	Main	3	No
Main	Kitchen	13'1 x 10'5			x	3			
Main	Foyer	16'9 x 3'8			x	4			
Main	Primary Bedroom	18'8 x 13'8			x	5			
Main	Bedroom	11'10 x 10'6			x	6			
					x	7			
					x	8			

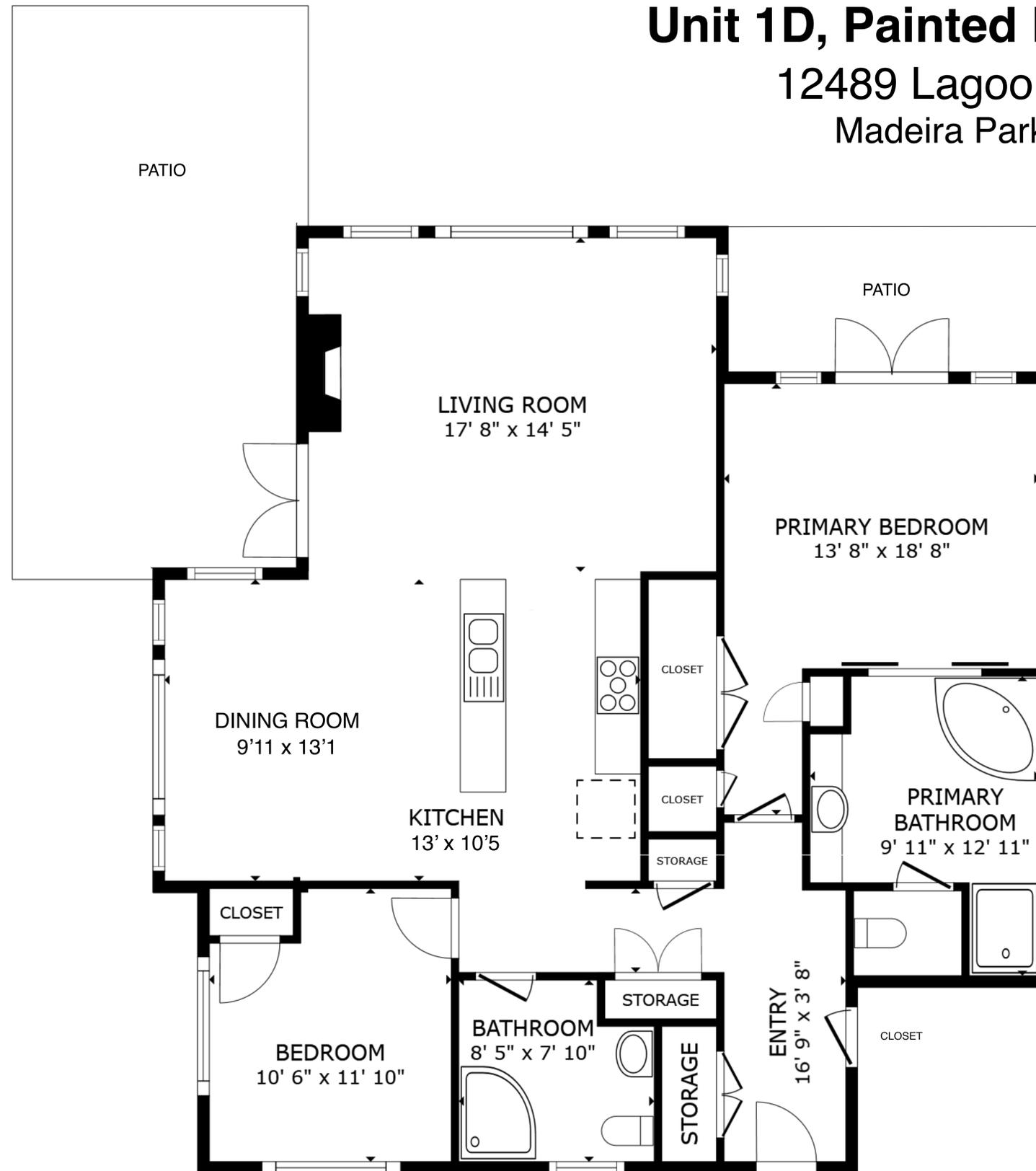
Listing Broker(s): **RE/MAX City Realty**

**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



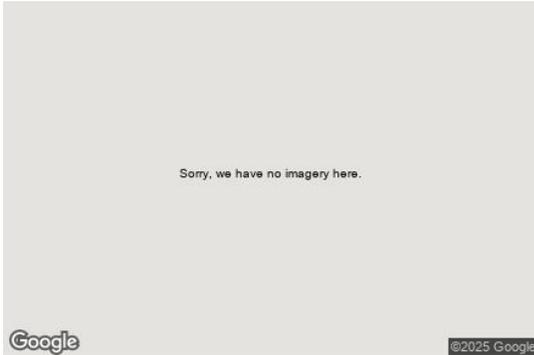
**SANDY BELLAMY**

Bellamy Group :: RE/MAX City Realty :: Sunshine Coast

604-741-1122

# 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



### 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

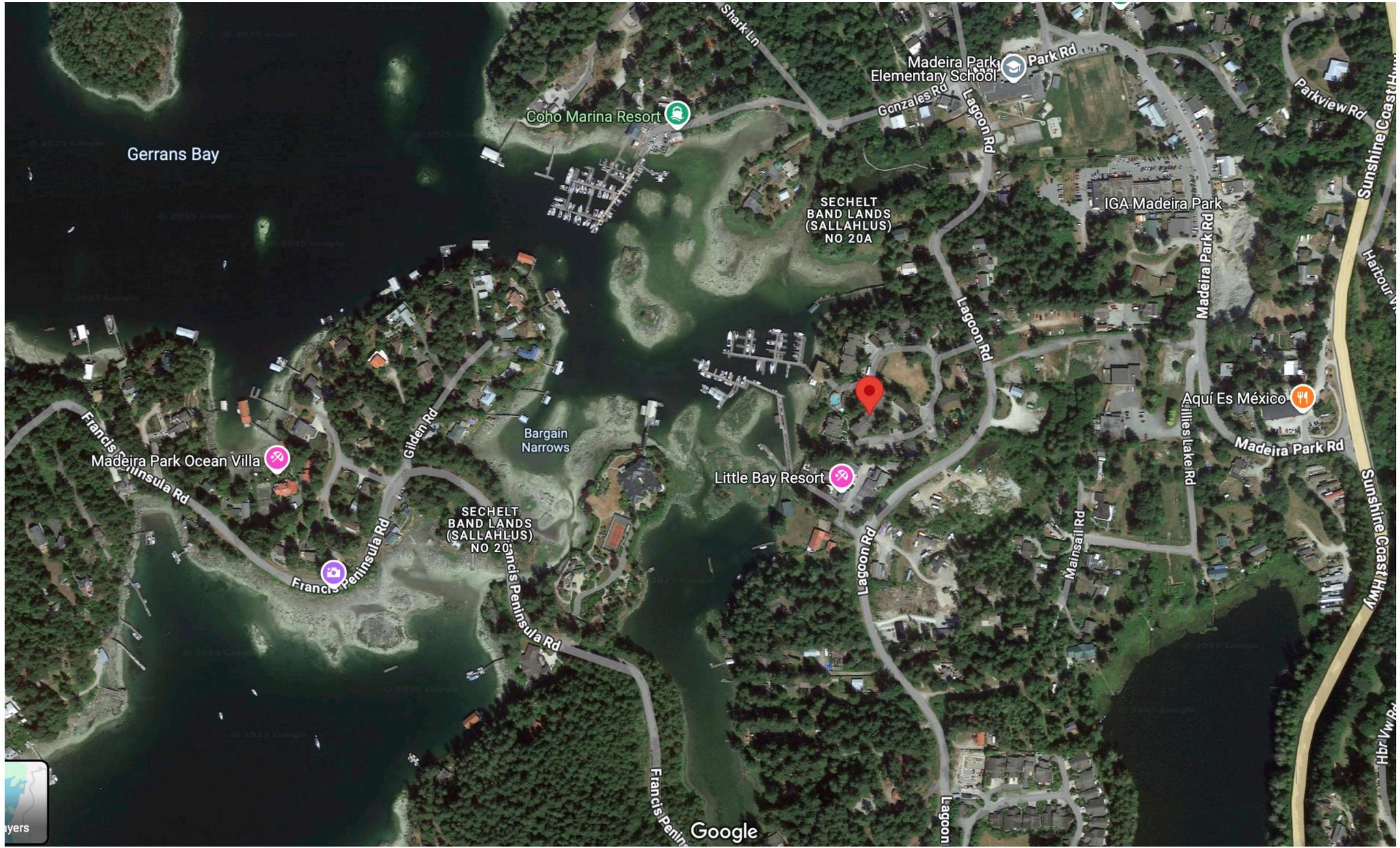
### Manufactured home

Width  
 Length  
 Total area

# Painted Boat Resort

SECHLT  
BAND LANDS  
(SALLAHLUS)  
NO 20

IGA Madeira Park  
Quality Picks at IGA





marina



Deck



Living Room



Kitchen



Living Room



Living Room

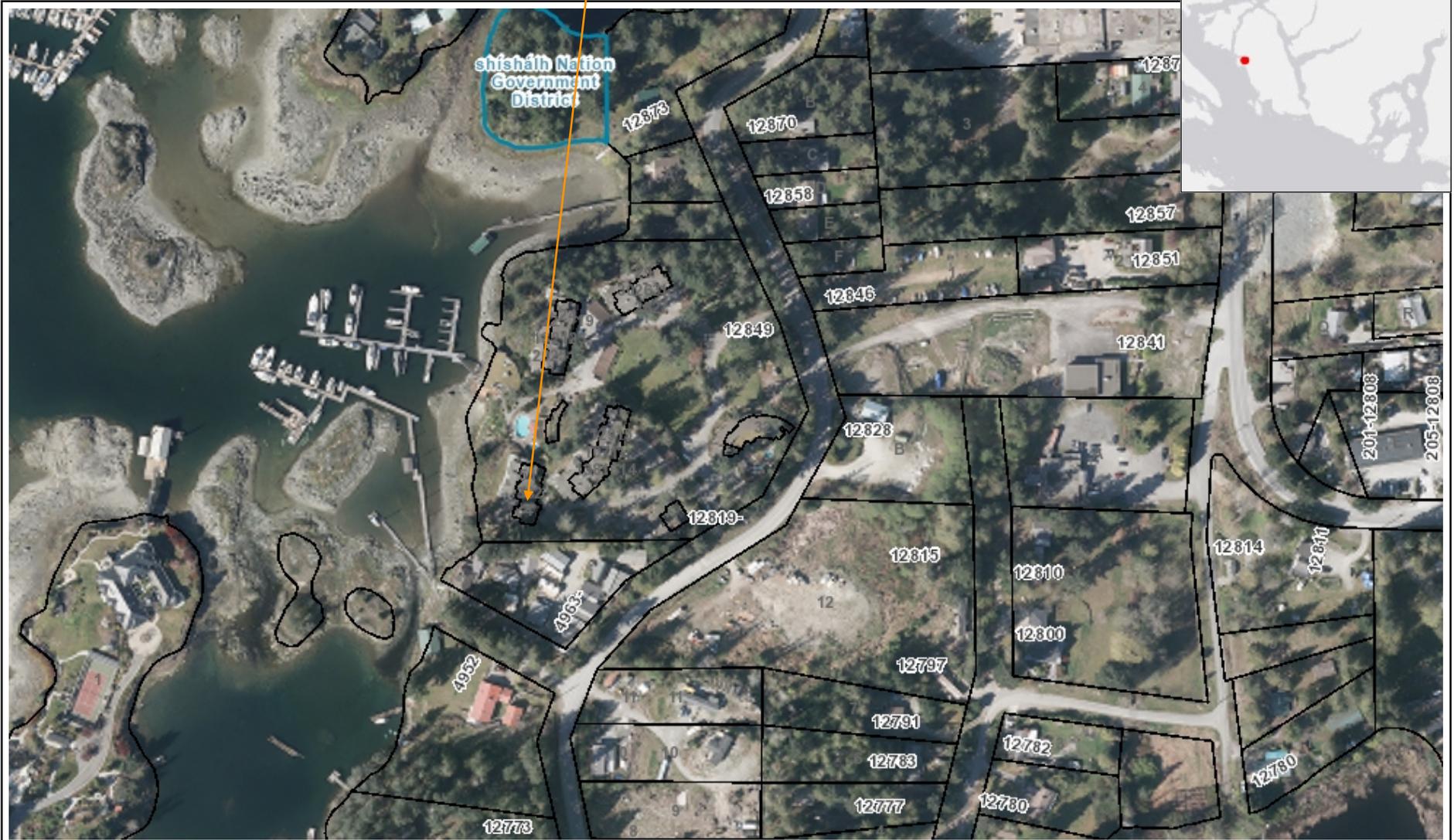


Dining Area



Living Room

# 12849 Lagoon Rd (Painted Boat), Unit 1D



149.1 0 74.53 149.1 Meters

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