

SUGAR LAKE RECREATIONAL PROPERTIES



This amazing Lakefront Community offers a total of 66 undivided shared interests. There are RV and Cabin Lots to choose from, common beach area for all to enjoy and the use of the boat launch, swim platform and dock!

Most common Buyer's questions:

1. Location & Municipal address of Sugar Lake Recreational Properties?

- Location just 17km off Hwy 6 by Cherryville, turn at Frank's Store; 1hr East of Vernon 1 ½ hrs to Kelowna International Airport
- Municipal Address: 1681 Sugar Lake Rd, Cherryville, BC V0E 2G2

2. How big is the development?

- There are 67 Lots in total, 1 being a commercial entity which is now sold and the new owners are operating the building as Sugar Lake Bistro & Lodge. www.sugarlakebistroandlodge.ca They also have 4 B&B suites with kitchenettes plus a large suite with a balcony on the top level so you can always accommodate your family and friends. Lot 1 is 8.47 acres in total with 66 undivided shared interest titles registered at the Land Title Office.

3. What are the estimated property taxes?

- The property taxes are subject to BC Assessment and currently range from \$267 - \$300/year for RV Lots plus any improvements on it. Cabin Lots range from \$450 to \$1,488/year with a cabin on it.

4. Do you get the "Title" with your purchase?

- Yes, you receive your own title which is registered in the Land Titles Office in Kamloops; you can sell it or will it to your family.

5. Is Sugar Lake Recreational Properties a year round resort?

- It can be, however the recreational zoning allows for owners to live there 182 days. It does not matter which 182 days of the year.

6. Are rentals allowed?

- Yes, you can rent your Lot interest through the management company. They will assume to keep up standards and that rules are followed.

7. Can boat slips be rented?

- Yes, the boat slips can be rented at various rates. See attachment A for details..

8. Are fire pits allowed?

- Yes, they are allowed with the approval of management.

9. Are pets allowed?

- Dogs and cats are allowed, however they must be kept on leash at all times.

10. What is the monthly maintenance fee?

- \$175 + GST (\$183.75) which covers all expenses associated with the development, such as water, sewer, maintenance of such systems, maintenance of the common grounds, insurance & hydro of the common property, road maintenance & snow removal. Each person pays their own hydro.

11. Is there an age restriction?

- No there is no age restriction

12. Why are there so many rules and regulations?

- These rules are here to protect everybody's interest. Common sense is to be courteous and respectful to all owners. However, if someone is not able to do both there has to be recourse.

13. What is attracting people to Sugar Lake Recreational Properties?

- Besides being able to enjoy the peace and quiet of the area, the lake, the wildlife, it is being part of a community. Owners harmonizing and enjoying their home away from home, with just a short scenic drive from the busy city life.

14. What is the difference between and Undivided Share Interest Purchase versus Stata or Residential?

- See attached