

SOUTH SHORE ACRES | LOT 35

Cowichan Lake

Waterfront Lifestyle Opportunity

*Wake up to lake views, fresh mountain air,
and effortless summer living at beautiful Cowichan Lake.*

FULL TURNKEY PACKAGE

\$499,000

Share only from \$309,000

The Opportunity

South Shore Acres | Cowichan Lake, BC



A Premium Lakeview Position

This is a rare opportunity to secure a premium lakeview position in South Shore Acres, one of Vancouver Island's most desirable private waterfront communities, offering approximately one mile of shoreline across 337 acres. Enjoy access to marina slips, swim and ski dock, boat launch, walking trails, and a common building with outdoor kitchen and gathering space.

Ownership Structure

This listing is for a share in South Shore Acres Ltd., a privately held company incorporated in British Columbia. Ownership of the share entitles the holder to the exclusive use of a designated RV lot and shared use of all community property and facilities.

Fully serviced with water, hydro, and septic hookups. Property taxes and fees approx. \$1,600/year.



The outdoor living space in full bloom, with dining, lounge areas, and Canadian flag

Pricing Options



Share Only

\$309,000

Includes share ownership, designated RV lot, and full access to all community amenities. The lot is fully serviced with water, hydro, and septic hookups, with year-round access.

Full Turnkey Package

\$499,000

RECOMMENDED

Includes the share plus a fully established, move-in ready lakefront setup: 2021 Grand Design Solitude 310GK fifth wheel, 2020 Godfrey Sweetwater pontoon boat, custom 50 ft deck with gazebo, outdoor living space, marina slip, and furnishings.

This offering provides a rare combination of premium lot location and fully developed outdoor living, with the option to step directly into a complete, ready-to-enjoy lake lifestyle.

Sellers will give priority to buyers interested in the full turnkey package.

The RV

2021 Grand Design Solitude 310GK Fifth Wheel



Full kitchen with stainless appliances and island



Living area with panoramic windows and recliners

Highlights

- Only one trip, approx. 2,500 km total travel
- Fully furnished with high-end package
- Extended warranty included
- Outdoor kitchen with grill and sink
- Solar and generator prep
- 5th wheel hitch included (used twice)



Street view with cedar privacy fence and Welcome entry



Kitchen with subway tile backsplash and full-size fridge

The Pontoon Boat

2020 Godfrey Sweetwater 2086 | 90 HP Yamaha



Godfrey Sweetwater 2086 on the shores of Cowichan Lake

What's Included

- Approximately 200 hours on engine
- Stored indoors off-season
- Professionally winterized annually
- Dual axle Karavan trailer included
- Garmin depth/fish finder
- High-end stainless steel BBQ
- Pop-up change room/washroom
- All required safety equipment

Also includes: 3 adult life jackets and all required safety equipment



Pontoon at the marina dock with Yamaha 90 HP outboard

Outdoor Living Space



Custom 50 ft deck with dining and lounge areas



Deck with lake and mountain views

Features

- Custom-built deck approx. 50 ft with under-deck storage
- 10' x 10' gazebo with lighting, curtains, and sectional
- Propane fire pit table
- Outdoor refrigerator
- Decorative fountain with LED lighting
- Storage shed and cushion storage box
- Dining table and chairs with cushions
- Four matching outdoor rugs
- Two barrel swivel chairs with cushions
- Drip-line irrigation system for plants

Location & Included Extras



Convenient Island Location

5 minutes	to the town of Lake Cowichan
20 minutes	to Duncan
60 minutes	to Nanaimo
70-90 minutes	to Victoria



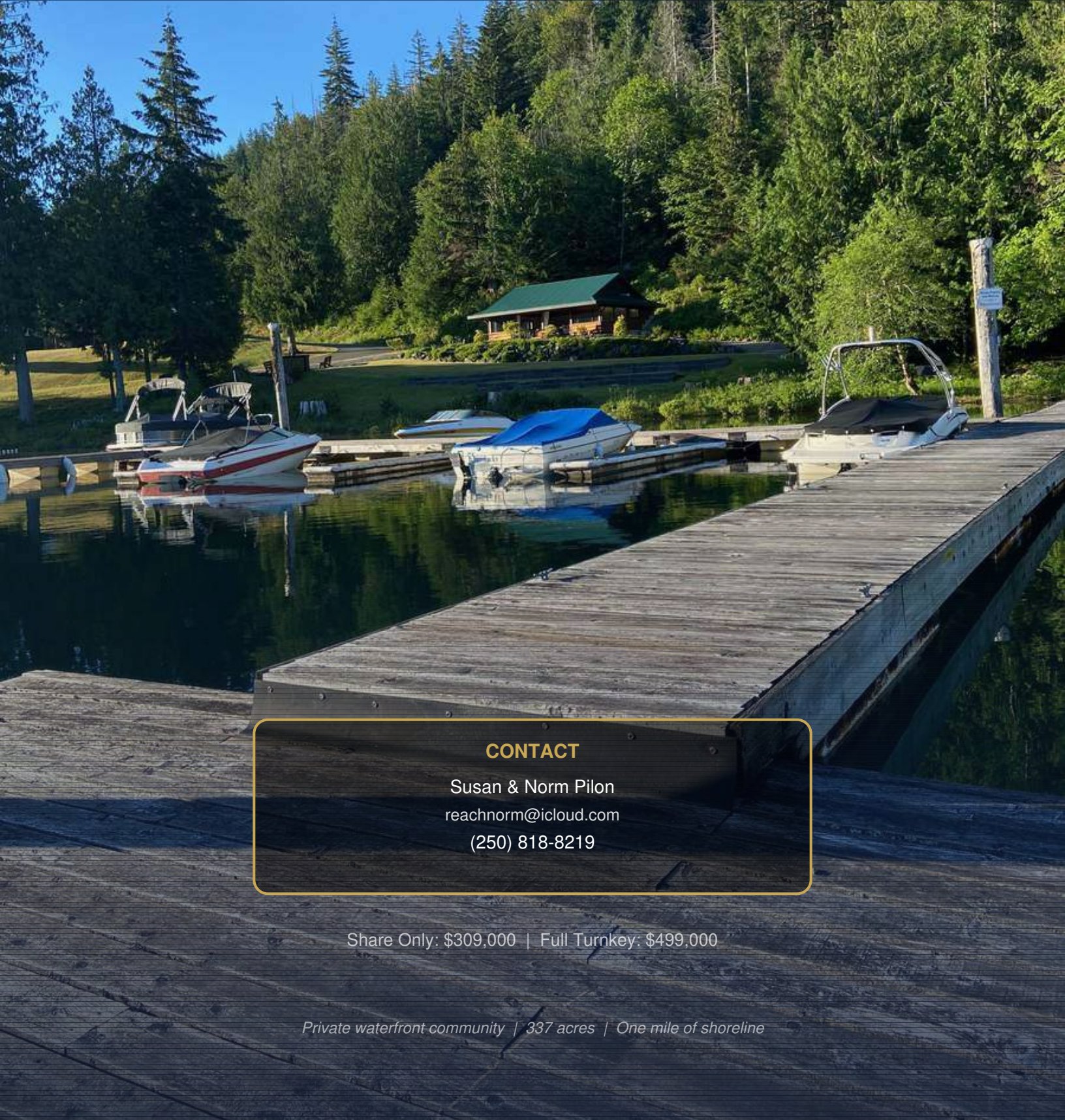
Marina with mountain and lake views

Included Extras

- Two kayaks
- Canoe
- Dishes and cookware
- Tools and maintenance equipment
- Berkey water filtration system
- Ice maker
- Dedicated workout area with mats
- And much more...

Your Lake Lifestyle Awaits

South Shore Acres | Lot 35 | Cowichan Lake, BC



CONTACT

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Share Only: \$309,000 | Full Turnkey: \$499,000

Private waterfront community | 337 acres | One mile of shoreline