



# COTTONWOOD COVE

RV RESORT AT SHUSWAP LAKE

## Cottonwood Cove RV Resort Lot Availability - Updated September 17, 2020

The developer reserves the right to make modifications and increase or decrease pricing to their discretion. E&OE.  
Please use the Lot map on the last page for specific sizing of Lots.

| SL # | Address             | Square Meters      | Price     | Status         |
|------|---------------------|--------------------|-----------|----------------|
| 2    | 1 Clubhouse Lane    | 208 m <sup>2</sup> |           | <b>SOLD</b>    |
| 3    | 2 Clubhouse Lane    | 196 m <sup>2</sup> | \$170,000 | Available      |
| 4    | 3 Clubhouse Lane    | 177 m <sup>2</sup> | \$170,000 | Available      |
| 5    | 4 Clubhouse Lane    | 149 m <sup>2</sup> | \$130,000 | Available      |
| 6    | 5 Clubhouse Lane    | 303 m <sup>2</sup> |           | <b>SOLD</b>    |
| 7    | 13 Marina Way       | 252 m <sup>2</sup> |           | <b>SOLD</b>    |
| 8    | 14 Marina Way       | 288 m <sup>2</sup> |           | <b>SOLD</b>    |
| 9    | 15 Marina Way       | 270 m <sup>2</sup> |           | <b>SOLD</b>    |
| 10   | 16 Marina Way       | 253 m <sup>2</sup> |           | <b>SOLD</b>    |
| 11   | 17 Marina Way       | 230 m <sup>2</sup> | \$210,000 | Available      |
| 12   | 18 Cottonwood Drive | 216 m <sup>2</sup> | \$210,000 | Available      |
| 13   | 19 Cottonwood Drive | 273 m <sup>2</sup> | \$220,000 | Available      |
| 14   | 21 Cottonwood Drive | 186 m <sup>2</sup> | \$220,000 | Available      |
| 15   | 23 Cottonwood Drive | 207 m <sup>2</sup> | \$220,000 | Available      |
| 16   | 25 Cottonwood Drive | 202 m <sup>2</sup> | \$220,000 | Available      |
| 17   | 27 Cottonwood Drive | 250 m <sup>2</sup> | \$230,000 | Available      |
| 18   | 1 Eagle Lane        | 308 m <sup>2</sup> | \$230,000 | Available      |
| 19   | 2 Eagle Lane        | 339 m <sup>2</sup> |           | <b>SOLD</b>    |
| 20   | 3 Eagle Lane        | 302 m <sup>2</sup> |           | <b>SOLD</b>    |
| 21   | 4 Eagle Lane        | 238 m <sup>2</sup> | \$230,000 | Available      |
| 22   | 5 Eagle Lane        | 178 m <sup>2</sup> | \$220,000 | Available      |
| 23   | 6 Eagle Lane        | 179 m <sup>2</sup> | \$220,000 | Available      |
| 24   | 7 Eagle Lane        | 190 m <sup>2</sup> | \$185,000 | Available      |
| 25   | 8 Eagle Lane        | 192 m <sup>2</sup> | \$185,000 | <b>Pending</b> |
| 26   | 9 Eagle Lane        | 195 m <sup>2</sup> |           | <b>SOLD</b>    |
| 27   | 10 Eagle Lane       | 208 m <sup>2</sup> |           | <b>SOLD</b>    |
| 28   | 63 Cottonwood Drive | 245 m <sup>2</sup> |           | <b>SOLD</b>    |
| 29   | 64 Cottonwood Drive | 235 m <sup>2</sup> |           | <b>SOLD</b>    |
| 30   | 65 Cottonwood Drive | 220 m <sup>2</sup> |           | <b>SOLD</b>    |
| 31   | 66 Cottonwood Drive | 223 m <sup>2</sup> |           | <b>SOLD</b>    |
| 32   | 67 Cottonwood Drive | 227 m <sup>2</sup> |           | <b>SOLD</b>    |
| 33   | 68 Cottonwood Drive | 223 m <sup>2</sup> |           | <b>SOLD</b>    |
| 34   | 70 Cottonwood Drive | 180 m <sup>2</sup> | \$230,000 | Available      |
| 35   | 72 Cottonwood Drive | 200 m <sup>2</sup> |           | <b>SOLD</b>    |
| 36   | 74 Cottonwood Drive | 216 m <sup>2</sup> |           | <b>SOLD</b>    |
| 37   | 76 Cottonwood Drive | 203 m <sup>2</sup> | \$245,000 | Available      |
| 38   | 78 Cottonwood Drive | 194 m <sup>2</sup> | \$245,000 | Available      |
| 39   | 80 Cottonwood Drive | 220 m <sup>2</sup> |           | <b>SOLD</b>    |
| 40   | 82 Cottonwood Drive | 176 m <sup>2</sup> |           | <b>SOLD</b>    |
| 41   | 83 Cottonwood Drive | 239 m <sup>2</sup> |           | <b>SOLD</b>    |
| 42   | 81 Cottonwood Drive | 128 m <sup>2</sup> | \$150,000 | <b>Pending</b> |
| 43   | 79 Cottonwood Drive | 128 m <sup>2</sup> | \$150,000 | Available      |
| 44   | 77 Cottonwood Drive | 128 m <sup>2</sup> | \$150,000 | Available      |
| 45   | 75 Cottonwood Drive | 128 m <sup>2</sup> | \$150,000 | Available      |
| 46   | 73 Cottonwood Drive | 128 m <sup>2</sup> | \$150,000 | Available      |
| 47   | 71 Cottonwood Drive | 128 m <sup>2</sup> | \$150,000 | Available      |
| 48   | 69 Cottonwood Drive | 176 m <sup>2</sup> | \$150,000 | Available      |
| 49   | 2 Heron Lane        | 136 m <sup>2</sup> |           | <b>SOLD</b>    |



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|    |                     |                    |           |                      |
|----|---------------------|--------------------|-----------|----------------------|
| 50 | 4 Heron Lane        | 139 m <sup>2</sup> |           | <b>SOLD</b>          |
| 51 | 6 Heron Lane        | 144 m <sup>2</sup> | \$115,000 | Available            |
| 52 | 8 Heron Lane        | 148 m <sup>2</sup> | \$125,000 | Available            |
| 53 | 10 Heron Lane       | 152 m <sup>2</sup> |           | <b>SOLD</b>          |
| 54 | 12 Heron Lane       | 155 m <sup>2</sup> | \$135,000 | Available            |
| 55 | 14 Heron Lane       | 160 m <sup>2</sup> |           | <b>SOLD</b>          |
| 56 | 16 Heron Lane       | 163 m <sup>2</sup> |           | <b>SOLD</b>          |
| 57 | 18 Heron Lane       | 183 m <sup>2</sup> |           | <b>SOLD</b>          |
| 58 | 21 Heron Lane       | 157 m <sup>2</sup> |           | <b>SOLD</b>          |
| 59 | 19 Heron Lane       | 170 m <sup>2</sup> |           | <b>SOLD</b>          |
| 60 | 17 Heron Lane       | 175 m <sup>2</sup> |           | <b>SOLD</b>          |
| 61 | 15 Heron Lane       | 178 m <sup>2</sup> | \$125,000 | Available            |
| 62 | 13 Heron Lane       | 179 m <sup>2</sup> |           | <b>SOLD</b>          |
| 63 | 11 Heron Lane       | 182 m <sup>2</sup> |           | <b>SOLD</b>          |
| 64 | 9 Heron Lane        | 186 m <sup>2</sup> |           | <b>SOLD</b>          |
| 65 | 7 Heron Lane        | 188 m <sup>2</sup> |           | <b>SOLD</b>          |
| 66 | 5 Heron Lane        | 191 m <sup>2</sup> |           | <b>SOLD</b>          |
| 67 | 3 Heron Lane        | 193 m <sup>2</sup> |           | <b>SOLD</b>          |
| 68 | 1 Heron Lane        | 200 m <sup>2</sup> |           | <b>SOLD</b>          |
| 69 | 62 Cottonwood Drive | 145 m <sup>2</sup> |           | <b>SOLD</b>          |
| 70 | 61 Cottonwood Drive | 216 m <sup>2</sup> |           | <b>SOLD</b>          |
| 71 | 60 Cottonwood Drive | 252 m <sup>2</sup> |           | <b>SOLD</b>          |
| 72 | 2 Osprey Lane       | 202 m <sup>2</sup> |           | <b>SOLD</b>          |
| 73 | 4 Osprey Lane       | 188 m <sup>2</sup> |           | <b>SOLD</b>          |
| 74 | 6 Osprey Lane       | 186 m <sup>2</sup> |           | <b>SOLD</b>          |
| 75 | 8 Osprey Lane       | 187 m <sup>2</sup> |           | <b>SOLD</b>          |
| 76 | 10 Osprey Lane      | 188 m <sup>2</sup> |           | <b>SOLD</b>          |
| 77 | 12 Osprey Lane      | 190 m <sup>2</sup> |           | <b>SOLD</b>          |
| 78 | 14 Osprey Lane      | 191 m <sup>2</sup> |           | <b>SOLD</b>          |
| 79 | 16 Osprey Lane      | 190 m <sup>2</sup> |           | <b>SOLD</b>          |
| 80 | 18 Osprey Lane      | 187 m <sup>2</sup> |           | <b>SOLD</b>          |
| 81 | 20 Osprey Lane      | 178 m <sup>2</sup> |           | <b>SOLD</b>          |
| 82 | 24 Osprey Lane      | 161 m <sup>2</sup> |           | <b>SOLD</b>          |
| 83 | 22 Osprey Lane      | 148 m <sup>2</sup> |           | <b>SOLD</b>          |
| 84 | 25 Osprey Lane      | 129 m <sup>2</sup> |           | <b>SOLD</b>          |
| 85 | 59 Cottonwood Dr. N | 168 m <sup>2</sup> |           | <b>SOLD</b>          |
| 86 | 23 Osprey Lane      | 156 m <sup>2</sup> |           | <b>SOLD</b>          |
| 87 | 21 Osprey Lane      | 154 m <sup>2</sup> |           | <b>SOLD</b>          |
| 88 | 19 Osprey Lane      | 151 m <sup>2</sup> |           | <b>SOLD</b>          |
| 89 | 17 Osprey Lane      | 150 m <sup>2</sup> | \$125,000 | Available            |
| 90 | 15 Osprey Lane      | 152 m <sup>2</sup> | \$120,000 | Available            |
| 91 | 13 Osprey Lane      | 154 m <sup>2</sup> | \$120,000 | Available            |
| 92 | 11 Osprey Lane      | 155 m <sup>2</sup> |           | <b>SOLD</b>          |
| 93 | 9 Osprey Lane       | 157 m <sup>2</sup> |           | <b>SOLD</b>          |
| 94 | 7 Osprey Lane       | 158 m <sup>2</sup> |           | <b>SOLD</b>          |
| 95 | 5 Osprey Lane       | 151 m <sup>2</sup> | \$95,000  | Pending<br>#10212195 |
| 96 | 3 Osprey Lane       | 131 m <sup>2</sup> |           | <b>SOLD</b>          |
| 97 | 1 Osprey Lane       | 192 m <sup>2</sup> |           | <b>SOLD</b>          |



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|     |                     |                    |           |             |
|-----|---------------------|--------------------|-----------|-------------|
| 98  | 38 Cottonwood Dr. N | 153 m <sup>2</sup> |           | <b>SOLD</b> |
| 99  | 40 Cottonwood Dr. N | 167 m <sup>2</sup> |           | <b>SOLD</b> |
| 100 | 42 Cottonwood Dr. N | 178 m <sup>2</sup> |           | <b>SOLD</b> |
| 101 | 44 Cottonwood Dr. N | 181 m <sup>2</sup> |           | <b>SOLD</b> |
| 102 | 46 Cottonwood Dr. N | 183 m <sup>2</sup> |           | <b>SOLD</b> |
| 103 | 48 Cottonwood Dr. N | 186 m <sup>2</sup> |           | <b>SOLD</b> |
| 104 | 50 Cottonwood Dr. N | 188 m <sup>2</sup> |           | <b>SOLD</b> |
| 105 | 52 Cottonwood Dr. N | 192 m <sup>2</sup> |           | <b>SOLD</b> |
| 106 | 54 Cottonwood Dr. N | 196 m <sup>2</sup> |           | <b>SOLD</b> |
| 107 | 55 Cottonwood Dr. N | 198 m <sup>2</sup> |           | <b>SOLD</b> |
| 108 | 56 Cottonwood Dr. N | 198 m <sup>2</sup> |           | <b>SOLD</b> |
| 109 | 57 Cottonwood Dr. N | 186 m <sup>2</sup> |           | <b>SOLD</b> |
| 110 | 58 Cottonwood Dr. N | 199 m <sup>2</sup> |           | <b>SOLD</b> |
| 111 | 53 Cottonwood Dr. N | 213 m <sup>2</sup> |           | <b>SOLD</b> |
| 112 | 51 Cottonwood Dr. N | 188 m <sup>2</sup> |           | <b>SOLD</b> |
| 113 | 49 Cottonwood Dr. N | 193 m <sup>2</sup> |           | <b>SOLD</b> |
| 114 | 47 Cottonwood Dr. N | 195 m <sup>2</sup> |           | <b>SOLD</b> |
| 115 | 45 Cottonwood Dr. N | 216 m <sup>2</sup> |           | <b>SOLD</b> |
| 116 | 43 Cottonwood Dr. N | 234 m <sup>2</sup> |           | <b>SOLD</b> |
| 117 | 41 Cottonwood Dr. N | 255 m <sup>2</sup> |           | <b>SOLD</b> |
| 118 | 39 Cottonwood Dr. N | 254 m <sup>2</sup> |           | <b>SOLD</b> |
| 119 | 37 Cottonwood Drive | 242 m <sup>2</sup> |           | <b>SOLD</b> |
| 120 | 36 Cottonwood Drive | 226 m <sup>2</sup> |           | <b>SOLD</b> |
| 121 | 35 Cottonwood Drive | 263 m <sup>2</sup> |           | <b>SOLD</b> |
| 122 | 34 Cottonwood Drive | 207 m <sup>2</sup> |           | <b>SOLD</b> |
| 123 | 33 Cottonwood Drive | 198 m <sup>2</sup> |           | <b>SOLD</b> |
| 124 | 32 Cottonwood Drive | 239 m <sup>2</sup> |           | <b>SOLD</b> |
| 125 | 31 Cottonwood Drive | 222 m <sup>2</sup> |           | <b>SOLD</b> |
| 126 | 30 Cottonwood Drive | 216 m <sup>2</sup> |           | <b>SOLD</b> |
| 127 | 29 Cottonwood Drive | 168 m <sup>2</sup> |           | <b>SOLD</b> |
| 128 | 28 Cottonwood Drive | 171 m <sup>2</sup> |           | <b>SOLD</b> |
| 129 | 26 Cottonwood Drive | 160 m <sup>2</sup> |           | <b>SOLD</b> |
| 130 | 24 Cottonwood Drive | 174 m <sup>2</sup> |           | <b>SOLD</b> |
| 131 | 22 Cottonwood Drive | 189 m <sup>2</sup> |           | <b>SOLD</b> |
| 132 | 20 Cottonwood Drive | 212 m <sup>2</sup> |           | <b>SOLD</b> |
| 133 | 12 Marina Way       | 206 m <sup>2</sup> | \$135,000 | Available   |
| 134 | 11 Marina Way       | 273 m <sup>2</sup> | \$170,000 | Available   |
| 135 | 10 Marina Way       | 246 m <sup>2</sup> | \$170,000 | Available   |
| 136 | 9 Marina Way        | 180 m <sup>2</sup> | \$170,000 | Available   |
| 137 | 8 Marina Way        | 219 m <sup>2</sup> | \$170,000 | Available   |
| 138 | 7 Marina Way        | 243 m <sup>2</sup> |           | <b>SOLD</b> |
| 139 | 6 Marina Way        | 227 m <sup>2</sup> |           | <b>SOLD</b> |
| 140 | 5 Marina Way        | 224 m <sup>2</sup> | \$185,000 | Available   |
| 141 | 4 Marina Way        | 173 m <sup>2</sup> | \$155,000 | Available   |
| 142 | 3 Marina Way        | 140 m <sup>2</sup> | \$140,000 | Available   |
| 143 | 2 Marina Way        | 129 m <sup>2</sup> |           | <b>SOLD</b> |
| 144 | 1 Sockeye Lane      | 359 m <sup>2</sup> |           | <b>SOLD</b> |
| 145 | 3 Sockeye Lane      | 349 m <sup>2</sup> |           | <b>SOLD</b> |
| 146 | 5 Sockeye Lane      | 337 m <sup>2</sup> |           | <b>SOLD</b> |



**COTTONWOOD COVE**  
RV RESORT AT SHUSWAP LAKE

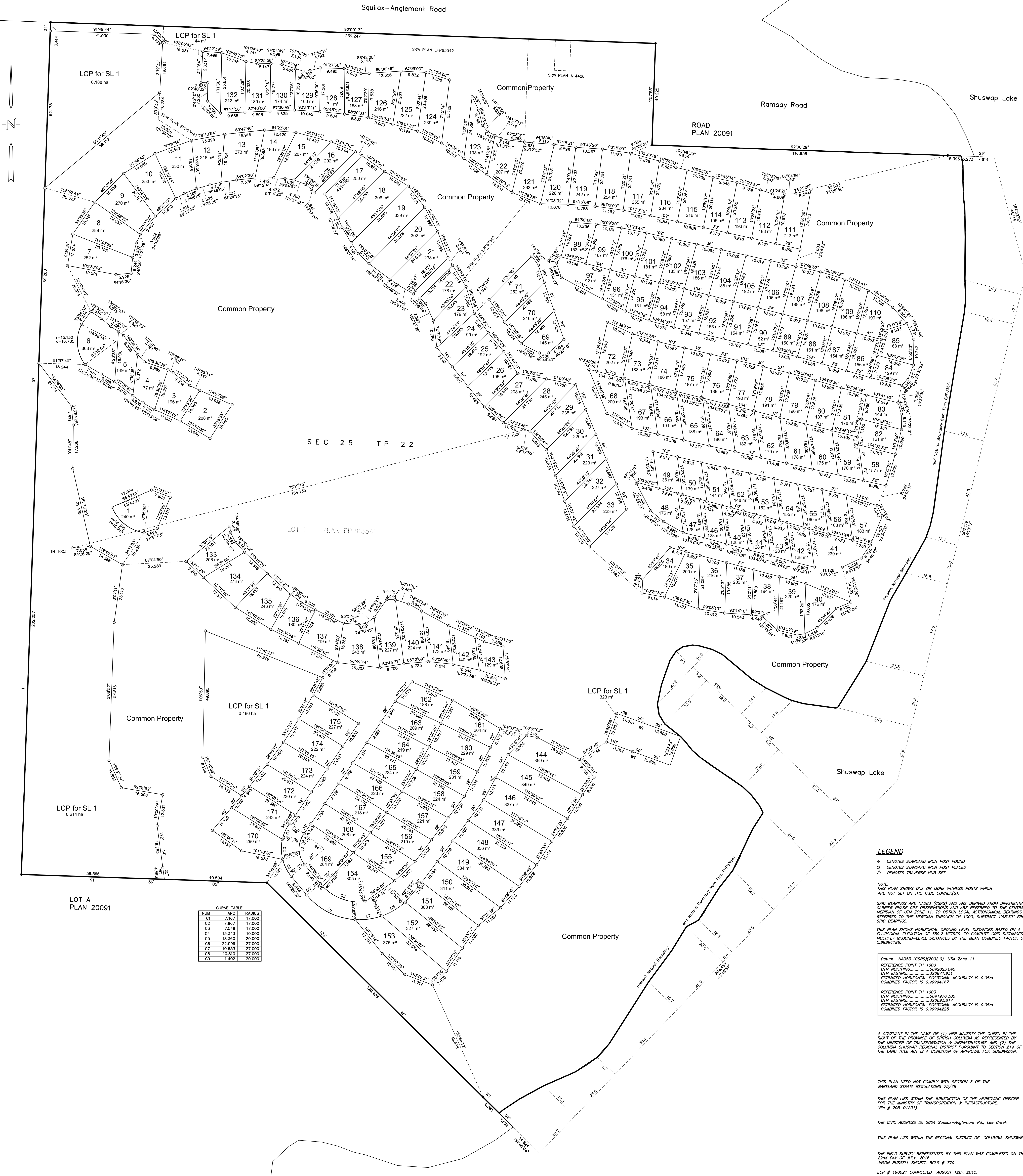
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|     |                 |                    |           |                |
|-----|-----------------|--------------------|-----------|----------------|
| 147 | 7 Sockeye Lane  | 339 m <sup>2</sup> |           | <b>SOLD</b>    |
| 148 | 9 Sockeye Lane  | 336 m <sup>2</sup> |           | <b>SOLD</b>    |
| 149 | 11 Sockeye Lane | 334 m <sup>2</sup> |           | <b>SOLD</b>    |
| 150 | 13 Sockeye Lane | 311 m <sup>2</sup> | \$280,000 | <b>Pending</b> |
| 151 | 15 Sockeye Lane | 303 m <sup>2</sup> | \$280,000 | Available      |
| 152 | 17 Sockeye Lane | 327 m <sup>2</sup> |           | <b>SOLD</b>    |
| 153 | 18 Sockeye Lane | 375 m <sup>2</sup> |           | <b>SOLD</b>    |
| 154 | 16 Sockeye Lane | 305 m <sup>2</sup> |           | <b>SOLD</b>    |
| 155 | 14 Sockeye Lane | 214 m <sup>2</sup> |           | <b>SOLD</b>    |
| 156 | 12 Sockeye Lane | 219 m <sup>2</sup> |           | <b>SOLD</b>    |
| 157 | 10 Sockeye Lane | 221 m <sup>2</sup> | \$175,000 | Available      |
| 158 | 8 Sockeye Lane  | 224 m <sup>2</sup> | \$175,000 | Available      |
| 159 | 6 Sockeye Lane  | 231 m <sup>2</sup> |           | <b>SOLD</b>    |
| 160 | 4 Sockeye Lane  | 229 m <sup>2</sup> |           | <b>SOLD</b>    |
| 161 | 2 Sockeye Lane  | 204 m <sup>2</sup> |           | <b>SOLD</b>    |
| 162 | 1 Rainbow Lane  | 188 m <sup>2</sup> |           | <b>SOLD</b>    |
| 163 | 3 Rainbow Lane  | 209 m <sup>2</sup> | \$155,000 | Available      |
| 164 | 5 Rainbow Lane  | 219 m <sup>2</sup> |           | <b>SOLD</b>    |
| 165 | 7 Rainbow Lane  | 224 m <sup>2</sup> | \$155,000 | Available      |
| 166 | 9 Rainbow Lane  | 223 m <sup>2</sup> | \$155,000 | Available      |
| 167 | 11 Rainbow Lane | 218 m <sup>2</sup> |           | <b>SOLD</b>    |
| 168 | 13 Rainbow Lane | 208 m <sup>2</sup> |           | <b>SOLD</b>    |
| 169 | 14 Rainbow Lane | 284 m <sup>2</sup> |           | <b>SOLD</b>    |
| 170 | 12 Rainbow Lane | 290 m <sup>2</sup> |           | <b>SOLD</b>    |
| 171 | 10 Rainbow Lane | 243 m <sup>2</sup> |           | <b>SOLD</b>    |
| 172 | 8 Rainbow Lane  | 230 m <sup>2</sup> |           | <b>SOLD</b>    |
| 173 | 6 Rainbow Lane  | 224 m <sup>2</sup> |           | <b>SOLD</b>    |
| 174 | 4 Rainbow Lane  | 222 m <sup>2</sup> |           | <b>SOLD</b>    |
| 175 | 2 Rainbow Lane  | 227 m <sup>2</sup> |           | <b>SOLD</b>    |

BARELAND STRATA SUBDIVISION OF LOT 1, SEC 25, TP 22, R12, W6M, KDYD, PLAN EPP63541.

BCGS 82L.093  
SCALE 1: 500  
All distances are horizontal ground level, in metres and decimals thereof  
THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH x 1120mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:500



LOT A  
PLAN 20091

| CURVE TABLE |        |        |
|-------------|--------|--------|
| NUM         | ARC    | RADIUS |
| C1          | 7.167  | 17.000 |
| C2          | 7.967  | 17.000 |
| C3          | 7.549  | 17.000 |
| C4          | 13.343 | 10.000 |
| C5          | 18.360 | 20.000 |
| C6          | 22.099 | 27.000 |
| C7          | 10.653 | 27.000 |
| C8          | 10.810 | 27.000 |
| C9          | 1.402  | 20.000 |

**LEGEND**

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- △ DENOTES TRAVERSE HUB SET

NOTE:  
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.

GRID BEARINGS ARE NAD83 (CSRS) AND ARE DERIVED FROM DIFFERENTIAL CARRIER PHASE GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11. TO OBTAIN LOCAL ASTRONOMICAL BEARINGS REFERRED TO THE MERIDIAN THROUGH TH 1000, SUBTRACT 1°58'39" FROM GRID BEARINGS.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 350.2 METRES. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE MEAN COMBINED FACTOR OF 0.99994196.

Datum: NAD83 (CSRS)(2002.0), UTM Zone 11

REFERENCE POINT TH 1000

UTM NORTHING: 5842023.040

UTM EASTING: 320871.931

ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.05m

COMBINED FACTOR IS 0.99994167

REFERENCE POINT TH 1003

UTM NORTHING: 5841976.380

UTM EASTING: 320883.817

ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.05m

COMBINED FACTOR IS 0.99994225

A COVENANT IN THE NAME OF (1) HER MAJESTY THE QUEEN IN THE RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION & INFRASTRUCTURE AND (2) THE COLUMBIA SHUSWAP REGIONAL DISTRICT PURSUANT TO SECTION 219 OF THE LAND TITLE ACT IS A CONDITION OF APPROVAL FOR SUBDIVISION.

THIS PLAN NEED NOT COMPLY WITH SECTION 8 OF THE BARELAND STRATA REGULATIONS 75/78

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION & INFRASTRUCTURE. (file # 205-01201)

THE CIVIC ADDRESS IS: 2604 Squilax-Anglemont Rd., Lee Creek

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COLUMBIA-SHUSWAP

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 22nd DAY OF JULY, 2016.

JASON RUSSELL SHORTT, BCLS # 770

ECR # 190021 COMPLETED AUGUST 12th, 2015.

**russell shortt**

land SURVEYORS

2801 32nd Street, Vernon, B.C.

Phone 545-0511 Fax 545-2741

F.B. 1283 File: 26870 strata