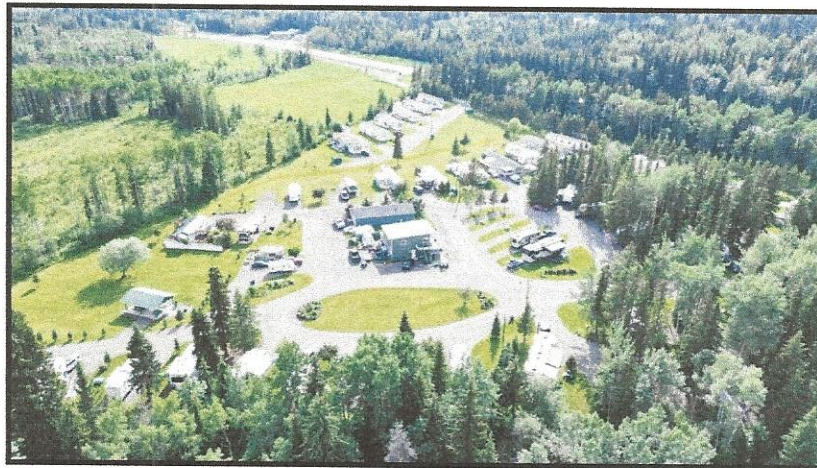


SHADY REST RV AND MHP

3960 DRIVE IN ROAD , HOUSTON BC



\$1,250,000

Lifestyle changing investment property.

Extremely well maintained RV and MHP on 23.87 acres along Hwy 16 in Houston BC. 20 mobile homes and 38 campsites. 1080 sq. ft. owners residence above full washrooms and laundry.

Excellent steady cash flow and turn key operation..

Vendor will stay on to train new owners.

Bill Summers Personal Real Estate Corporation

Coldwell Banker Executives Realty
Ste 206 2469 Montrose Ave
Abbotsford BC V2S 3T2
Direct phone: 604-626-8894
Email : bsummers@telus.net



COLDWELL BANKER EXECUTIVES
REALTY

Shady Rest MHP and RV Features

- 23 acres along Highway 16
- 32 RV Sites
 - 21 x 30amp full hookup sites
 - 5 x 15amp sites full hookup site
 - 6 x dry camping sites – 3 with shelters
- 4 Winter sites
- 8 overflow dry sites
- 20 Mobile Home Pads
- Owners residence
 - 1,080sq'
 - Upper level with kitchen, dining, living, full bathroom, bedroom and sundeck
 - Lower level
 - 8 full washrooms
 - Laundry with 4 washing machines and 4 dryers
 - 2 bedrooms
 - Workshop/storage/utility area
 - Newer Natural gas heater
- 2 high producing drilled wells with chlorination system
- 4 pond engineered lagoon system
- Exceptionally well-maintained grounds and beautifully landscaped
- Greenhouse, storage buildings, various outbuildings
- Turnkey profitable business with everything you need
- Zoned C-3 Campground and R-3 MHP
- All equipment included and Vendor willing to stay on and train a new owner.

Email bsummers@telus.net for more details and CA.



COLDWELL BANKER

**EXECUTIVES
REALTY**

DIVISION 15. C3 – CAMPGROUND ZONE

15.1. PURPOSE

The purpose of the C3 Zone is to function as an area for the seasonal and temporary accommodation of travellers using tents, trailers, or recreation vehicles, but specifically excludes a Manufactured Home Park, hotel, or motel. New developments zoned C3 will be required to obtain a Development Permit as per the requirements of the Official Community Plan.

15.2. PERMITTED USES

The following uses and no others are permitted in the C3 Zone:

- (1) campground;
- (2) single family dwelling for caretaker or manager;
- (3) recreation facility – indoor;
- (4) recreation facility – outdoor;
- (5) retail store with a maximum 80 square metres space; and/or
- (6) accessory use.

15.3. PROHIBITED USES

The following uses are strictly prohibited in the C3 Zone:

- (1) retail cannabis store.

15.4. REGULATIONS

On a parcel zoned C3, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the manner to be regulated and Column II sets out the regulations.

C3 – Campground Zone

COLUMN I	COLUMN II
(1) Minimum Parcel Area	2 ha. (4.94 acres)
(2) Minimum Parcel Width	10% of parcel perimeter
(3) Minimum Setback – Principle and accessory buildings/uses (a) Front parcel line (b) Interior side parcel line (c) Exterior side parcel line (d) Rear parcel line	10.0m 10.0m 10.0m 10.0m
(4) Maximum Principal Building Height	10.0m (32.5ft)
(5) Maximum Parcel Coverage	50%
(6) Outdoor Storage	Outdoor storage is permitted as an accessory use and when screened as per this Division
(7) Maximum Occupancy Period	150 days in a calendar year

**DISTRICT OF HOUSTON
BYLAW NO. 847, 2001
ZONING AMENDMENT BYLAW**

WHEREAS the Council of the District of Houston has adopted the District of Houston Zoning Bylaw No. 750, 1998 and subsequent amendments hereto;

AND WHEREAS Council now deems it expedient to amend a certain zoning designation in the said Bylaw;

NOW THEREFORE the Council of the District of Houston in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited as the "**District of Houston Zoning Amendment Bylaw No. 847, 2001.**"

2. AMENDMENT

District of Houston Zoning Bylaw No. 750, 1998 is hereby amended to rezone the northern portion of Lot A, Plan PRP 14637, District Lot 1158 and 3447, Range 05, Coast Range 5 Land District, which lies adjacent to Lot 3, Plan 5901, **from C-3 (Campground Zone) to R-3 (Mobile Home Park Zone)** as marked in red on Schedule "A" which is incorporated in and forms part of this bylaw.

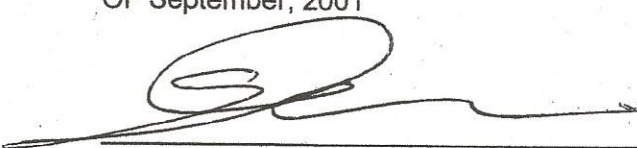
READ A FIRST TIME BY MUNICIPAL COUNCIL ON THE 17th DAY OF July, 2001

READ A SECOND TIME BY MUNICIPAL COUNCIL ON THE 17th DAY OF July, 2001

PUBLIC HEARING HELD ON THE 4th DAY OF September, 2001

READ A THIRD TIME BY MUNICIPAL COUNCIL ON THE 4th DAY OF September, 2001

RECONSIDERED AND FINALLY ADOPTED BY MUNICIPAL COUNCIL ON THE 17th DAY OF September, 2001


MAYOR T. EUVERMAN
BILL BEAMISH,
CHIEF ADMINISTRATIVE OFFICER

*Certified as a true copy of "District of Houston
Zoning Amendment Bylaw No. 847, 2001."*

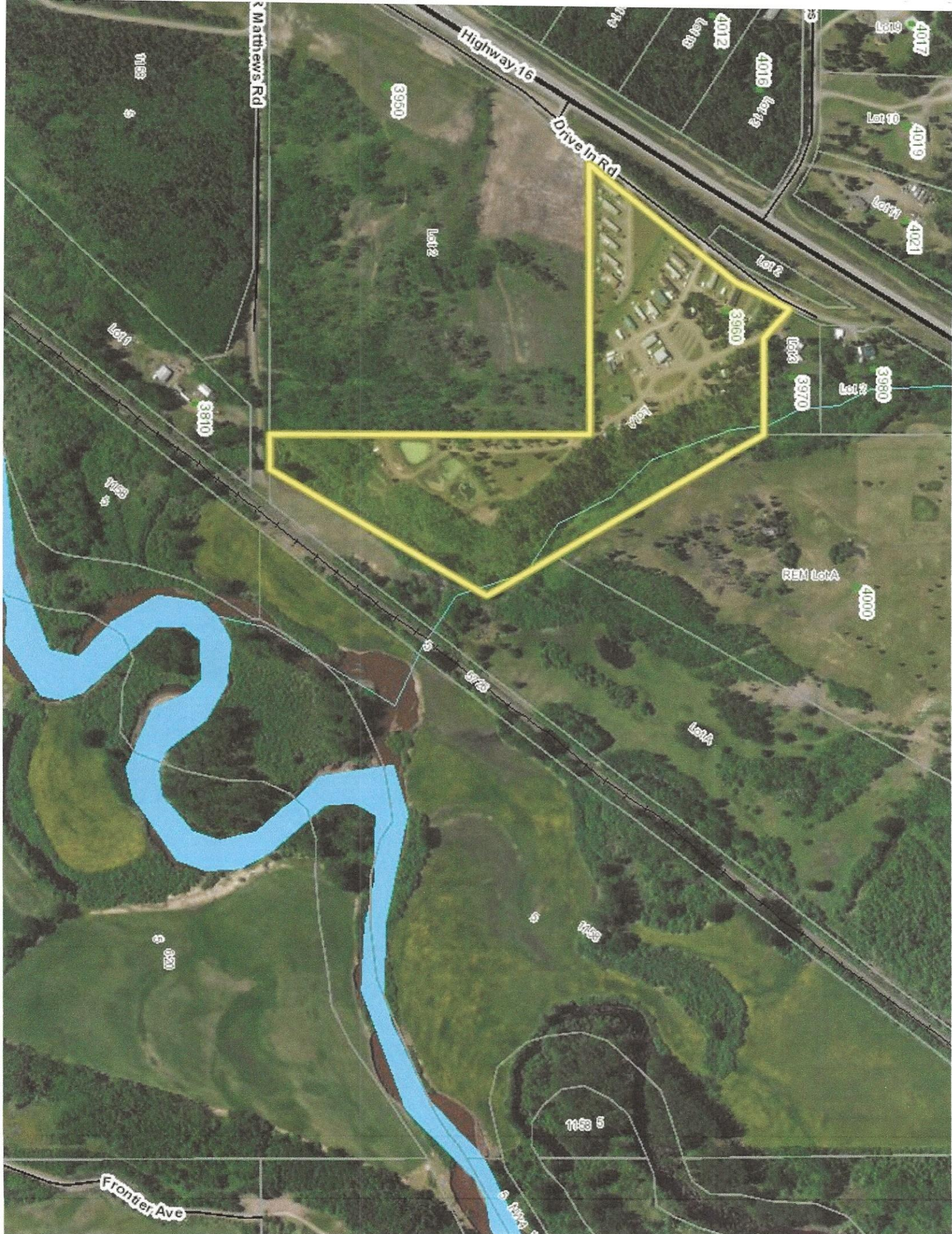
Clerk

Items that come with Sale of Shady Rest.

- 2006 Ford F-150 (including 2 sets of tires)
- 1976 Case 680E Backhoe w/ 2 extra buckets & chains
- EZGO electric Golf Cart
- 50 inch Toro Zero Turn lawnmower + Yardman Ride on
- Compressor
- Honda Water pump
- (1) 1/4, (2) 1/2, (1) 3/4, HP Sub pumps
- 9500 BTU Herman Nelson
- Water tester kit
- Various size extension cords
- 4 Washers & 4 Gas Dryers
- Husqvarna backpack leaf blower
- Stihl weed eater + blade, edger, trimmer, chainsaw, and brusher
- Lawn sweeper and lawn de-thatcher
- Various tools, shovels and gardening tools
- Heat tapes and cables
- 50 & 100 ft Garden hoses
- 2-100 ft Fire hoses + various sizes
- 2000 Gallon tank on wheels
- Water catchment system (2-1000 liter tanks)
- 1-100 liter and 2-200 liter water barrels
- Various electric heaters
- Wheelbarrow (dual tire)
- All hanging flower baskets

- Extra door locks for washrooms
- Extra bathroom fans
- Mats for outside of washrooms
- Shower mats (approx. 16)
- Greenhouse with Wood stove
- 3 Sheds
- Bar fridge
- 1 large and 1 small file cabinet
- Wi-fi Extenders
- 35 Picnic tables
-

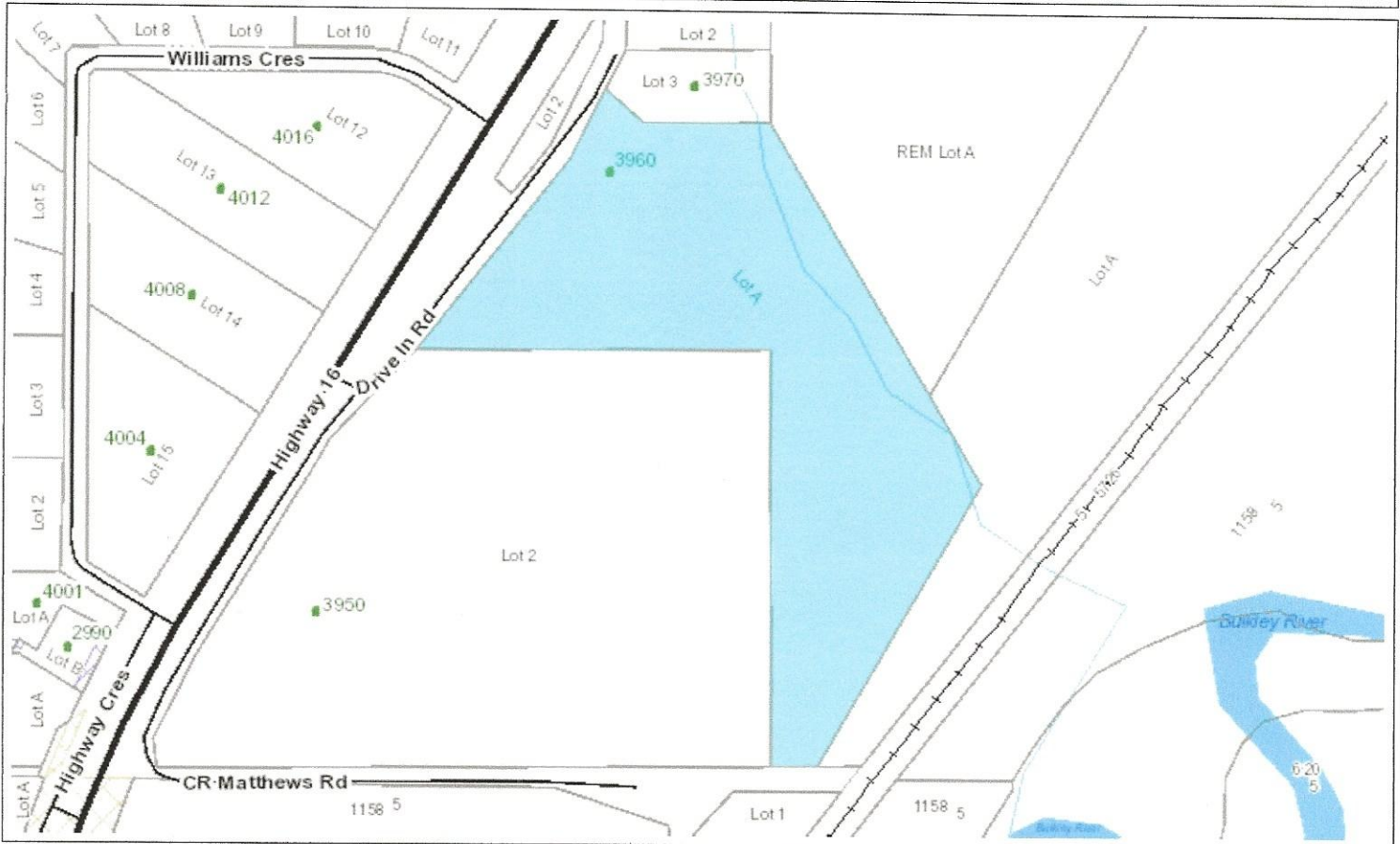






Houston PMBC PropertyMap Report

Report Generated: 2/13/2023



Property Information

PID:	023349182	Parcel Map BC Area AC:	24.074
JUROL:	2534100542000	Parcel Map BC Area HA:	9.742
Legal Plan:	PRP14637	Ownership Type:	PRIVATE
Civc Address(es):	3960 DRIVE IN RD		
Legal Description:	LOT A DISTRICT LOTS 1158 AND 3447 RANGE 5 COAST DISTRICT PLAN PRP14637		

Land Use Information

Electoral Area/Municipality:	District of Houston		
Is all or part of this property within the Agriculture Land Reserve?	NO		
Zoning Designation(s) on this property?	Campground (C-3)		
OCP Designation(s) on this property?	Houston OCP	Rural Residential (RR)	

Service Area Information

Is all or part of this property within a Fire Protection Area?	HOUSTON FIRE
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The information provided herein is for assistance and convenience only, and should not be relied upon as or as a substitute for legal advice. In the event of any conflict between the information provided herein and any enactments of the District of Houston or the Provincial/Federal governments, the enactments will prevail. In the event that there is a discrepancy between BC Assessment and PMBC parcel areas, please consult the legal survey plans for the authoritative area.

DISTRICT OF HOUSTON ZONING MAP

INSET MAP NO.1

INSET MAP NO.2



1:12,000

Legend	
	DISTRICT OF HOUSTON BOUNDARY
	DISTRICT LOTS
	ROADS
ZONING	
	A-1 RURAL AGRICULTURAL
	A-2 RURAL RESIDENTIAL
	C-1 CORE COMMERCIAL
	C-2 CORE COMMERCIAL
	C-3 SERVICE COMMERCIAL
	C-4 CAMPGROUND
	M-1 LIGHT INDUSTRIAL
	M-2 HEAVY INDUSTRIAL
	P-1 PUBLIC AND INSTITUTIONAL
	P-2 PARK AND RECREATION
	R-1 ONE FAMILY RESIDENTIAL
	R-2 TWO FAMILY RESIDENTIAL
	R-3 MANUFACTURED HOME PARK
	R-4 MULTIFAMILY RESIDENTIAL
	RAILWAY
	ROAD