

Date: June 28th, 2024

To: All Shareholders of Birkenhead Lake Estates

Subject: First Right for Lot 43 at Birkenhead Lake Estates

Dear Shareholders,

We are presenting the community with an exclusive opportunity to acquire our share for Lot 43 within the cherished community at Birkenhead Lake Estates. Raising our kids at Birkenhead Lake Estates over the past 13 years has been the best thing I could have ever asked for and is now at the very core of who our children have become as young adults. However, the time has come for our family to embark on new adventures and pass the keys to this hidden kingdom of peace and sanctuary onto the next lucky owner.

This notification serves to inform you that Lot 43 is now available, and you have the first rights to this property before it is offered to the general public.

Why Lot 43?

Prime Location: Nestled in the serene surroundings of Birkenhead Lake, Lot 43 offers breathtaking views with the perfect balance of seclusion and accessibility. This lot provides unusual privacy due to the cabin being built far from the road, combined with the neighboring common property having no structures and very little use. You'll enjoy immediate access to Talifer Creek, a short walk to the lake's pristine waters, and stunning mountain views. It is truly a quiet escape where you can lose yourself in your own natural paradise for days and weeks on end.

Community Connection: Birkenhead Lake Estates is more than just a place; it's our community. With like-minded neighbors who value the unique lifestyle our estate offers, Lot 43 is perfect for those looking to immerse themselves in this harmonious environment.

Immediate Enjoyment: Lot 43 boasts a stellar 2-story, 3-bedroom, 2-bath post-and-beam cabin. It is furnished and includes two outbuildings for all your storage needs. The cabin is situated close to the river with a view of Talifer Creek and the surrounding mountains. It features two decks, an open concept interior, a wood-burning hot tub, vaulted ceilings, propane appliances, Lithium Battery power system, and a large grass front yard. A couple of steps will lead you to your private landing on the riverfront to enjoy the tranquil sounds of the river, loons, and other wildlife without interruption. The tranquility of nature is available to you every day.

Luxury in the Woods: The cabin is fully insulated, providing cozy warmth for year-round use. Large windows allow ample natural light in. On stormy days, when it's time to hunker down by the wood-burning fire, the 3600 Wh Lithium Power system, combined with solar panels and a Honda 3000 ES generator, ensures you remain comfortable and connected.

Act Fast

Lot 43 at Birkenhead Lake Estates is a rare gem that will not be available for long. This is your chance to secure a piece of paradise within our exclusive community before it opens to the general market for just \$575,000.

Further Details

Please see this link for pictures and a virtual tour of our getaway:

https://drive.google.com/drive/folders/1sl199qVvBxbjLkBxdn-ElqkudhVmlog?usp=drive_link

If you would like further information or to schedule a showing in person, please contact Ryan Oliver at 604-729-7719 or email ryan@modularacks.com.

Thank you for your time, and we look forward to passing this special property to someone who will cherish it as much as we have.



