

My partner and I bought the bare lot in 2015 after spending some time on Pender and really falling in love with its peaceful charm. We had an RV there for 2.5 years and put in our Septic and Hydro and eventually connected to Magic Lake Estates water. We leveled and prepared the lot by removing trees, putting down shale and gravel, and putting in a new culvert to help with drainage. We worked with a manufactured home company in Kelowna and customized a cozy modern home to fit our needs. It took over a year to finalize the layout/design. We did many upgrades on our initial home design including drywall instead of paneling, extra windows, hardy-plank siding, modern lighting and commercial grade flooring. It was built and delivered in November 2017 and we love it.

Since 2018, we have used our home for personal use, family and friends and Air BNB in the summer months. Using the Air BNB platform has been fantastic as it is very easy to use, was very easy to find guests and they love and take great care of our home. You can look at our listing at <https://www.airbnb.ca/rooms/31742449> I managed all the bookings remotely from the Lower Mainland and had an on island contact and cleaner.

We just renewed our 3 year short term vacation rental use permit this winter and the permit is transferable with the property. We rented on average about 9-10 groups per year ranging from 2 nights to 2 weeks; averaging 45-60 days per year. There is no limit on our permit so you can do more rentals if you choose, short term or long term. We rented for a 6 month term this winter to a local tradesperson as there is a huge long term rental shortage on Pender. We gave him a good deal as he did some work for us but believe the home could rent at \$1500/month plus utilities. For short term rentals we charge \$200/night in summer but probably could get \$250/night. Winter rates typically drop by half. The cottage got us through the pandemic and the summer rentals helped cover our expenses. It has been an amazing experience but what we realize as we get older, we want to be in the desert in the winter 😊 We have several Air BNB bookings booked for the summer, ending on August 16. We would like to be able to continue to honor these bookings so as not to affect our status with AirBNB and disappoint the families that reserved earlier this year.

We were going to put steps down to water but never bothered. We simply rolled our kayaks down to Panda Bay or Shingle Bay, both short walks away. We regularly threw them on our roof racks and went and paddled around Magic Lake. We love the quiet mornings bathed in sunlight and relax and listen to chirping birds and no traffic and car alarms. We love looking out at Shingle Bay and our lovely arbutus tree. While we were staying here in the RV, we came to understand how the natural light comes into the lot and designed and custom built this home to maximize privacy and enjoy the natural light and water views. In the afternoon, the tree canopy shades the house and protects it from getting too hot in the summer.

We also love to sit at the "point" in the Muskoka chairs with a cup of coffee or glass of wine and watch the activity in the Bay. We regularly see otters, seals and water fowl playing about and the occasional bald eagle. Deer frequently wander around the property which is magical and makes you feel like you are immersed in nature. We rarely see our neighbors but have met them all and they are lovely. Both immediate neighbors are not here year-round. The open plan allows for 4-6 people to stay here comfortably and have even hosted Thanksgiving dinner for 10. The driveway and parking allows for visitors or if someone wants to visit and park an RV, there is easy hookups for power, water and septic. You could also add a small "Bunkie" to the property for more permanent living space.

I hope you get as much enjoyment out of this home as we have.

Sincerely,  
Suman Lee and Darryl Persello Owners, Sudugo Cottage  
May 19, 2022