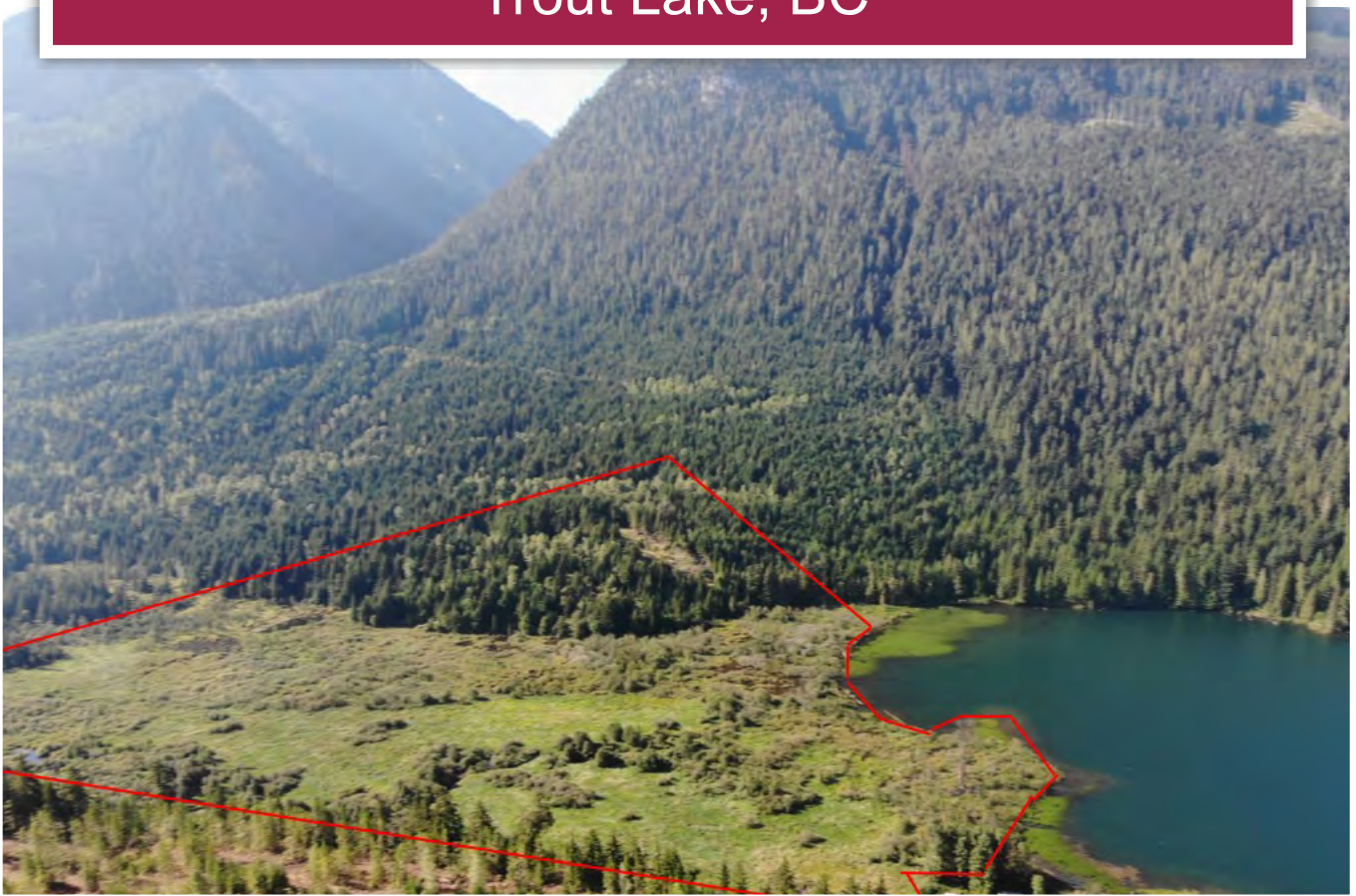




Backcountry Lakefront Acreage

Trout Lake, BC



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Trout Lake, BC

PROPERTY DETAILS

Listing Number:	23285
Price:	\$275,000
Taxes (2021):	\$626

SIZE

57.5 acres (most is wetland)

DESCRIPTION

A scenic backcountry recreational acreage fronting on Staubert Lake near the rural community of Trout Lake BC in the Selkirk Mountains.

Of the 57.5 acres there are approx. 8 acres of dry useable land and the rest is creek and ecologically rich wetland. The 8 acres is mostly forested with a cleared building site overlooking the lake with amazing views. Access to the lake is via a small section Crown land (approx. 400 ft) or across some wetland. This site borders on Crown land with established access into the backcountry and a rich wildlife flow. Access to this site is over a registered easement/Crown land for approx. 1.5 km. This site is off-grid and the ideal camp/cabin location. The lake is an excellent fishing lake with only one other property on the lake.

The majority of the land consists of wetland created from the mountain side creek reaching the valley bottom before running into the lake.

The area is well known for year-round recreation with deep snowpacks in the winter, amazing sledding and backcountry skiing, fishing, nature walks and wide-open boating and fishing on Trout Lake a couple km away—where one can set up seasonal moorage at the community wharf and massive trees and relatively pristine landscapes. The owner has photographed moose, black bear, grizzly, grey and black wolves, caribou, deer and cougars on and around the land.

GST is applicable on the price.

LOCATION

Highway 31

Travel Distances

- Nakusp: 55 minutes
- Revelstoke: 1 hour 25 minutes (includes ferry; runs year-round, no cost)
- Kaslo: 1 hour 45 minutes
- Nelson: 2 hours 45 minutes
- Kamloops: 4 hours
- Kelowna: 4 hours (includes ferry; runs year-round, no cost)

AREA

Trout Lake

The town of Trout Lake is home to some 40 permanent residents who enjoy the peaceful life in a small remote community surrounded by nature's wonders. In addition to these 40 residents there are many recreational dwellings and cabins in the town and along the lake, owned by people who have already discovered this remarkable area.

and visit for its year-round recreation. The town, although unincorporated, has paved streets, town water system and many amenities. There is a general store/gas station serving basic groceries and booze. A cat ski operation has a lodge and now caters to day skiers coming from Revelstoke Mountain Resort. A couple homes do a bed and breakfast/rental, but for the most part it is very quiet.

HISTORY

Trout Lake is an old silver mining town that dates to 1890, and was part of a massive boom in silver, gold, lead and zinc mining. Trout Lake City's hey-day ran from around 1897 to 1907, when the population exceeded 1,000. The town site was full of silver prospectors, and just as importantly, all the businesses to serve them. The budding city quickly obtained numerous stores and hotels, a hospital, a school, churches, and a skating rink. Sitting at the head of Trout Lake it was also expected to be a major transportation hub.

MAP REFERENCE

50°40'29.09"N and 117°38'2.75"W

BOUNDARIES

Please see mapping section and pictures, all boundaries are approximate.

IMPROVEMENTS

Bare land.

SERVICES

Building site is off-grid.

ZONING

RH - Rural Holding (Columbia Shuswap Regional District)

Principal Uses

- Single family
- Agriculture
- Backcountry recreation
- Resource extraction
- Forestry
- Horticulture
- Small scale sawmill
- Stand alone camp site
- Timber harvesting

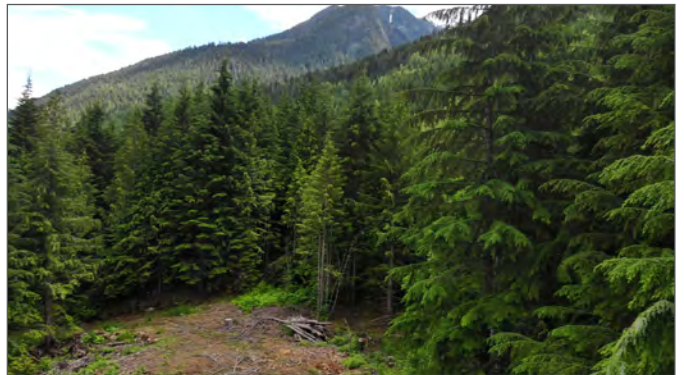
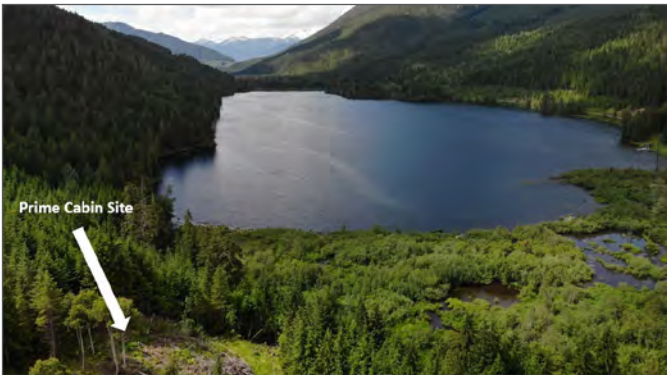
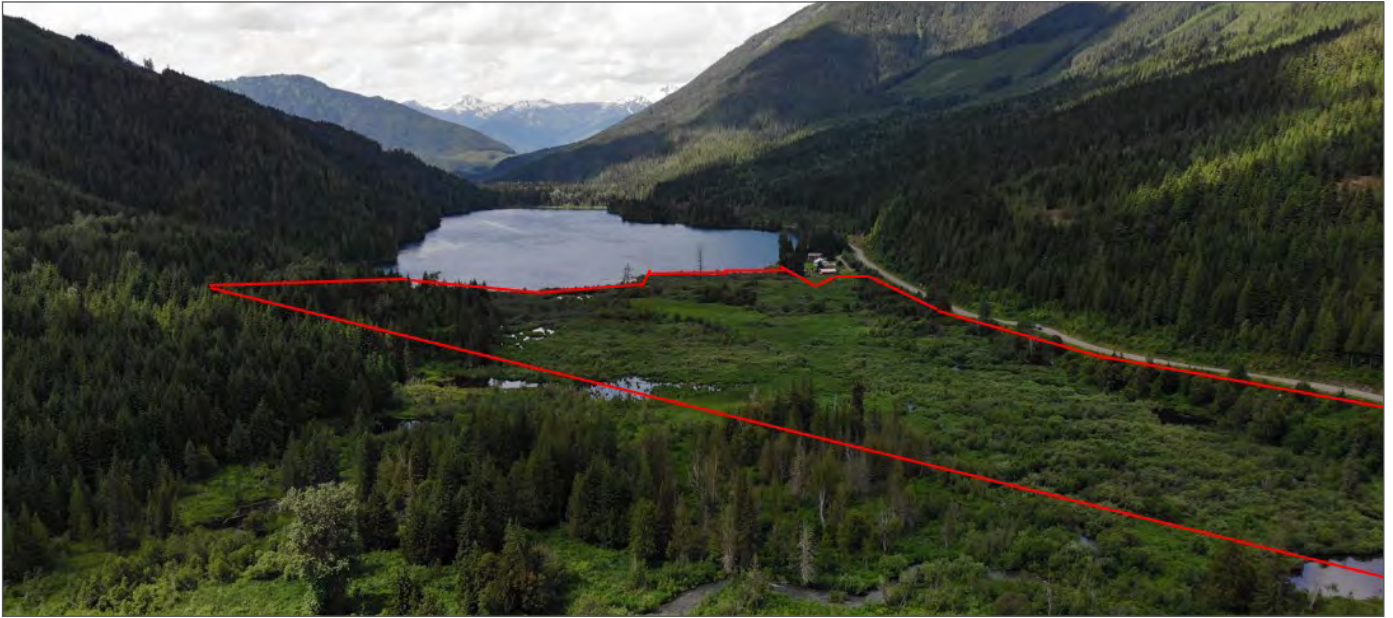
Accessory Uses

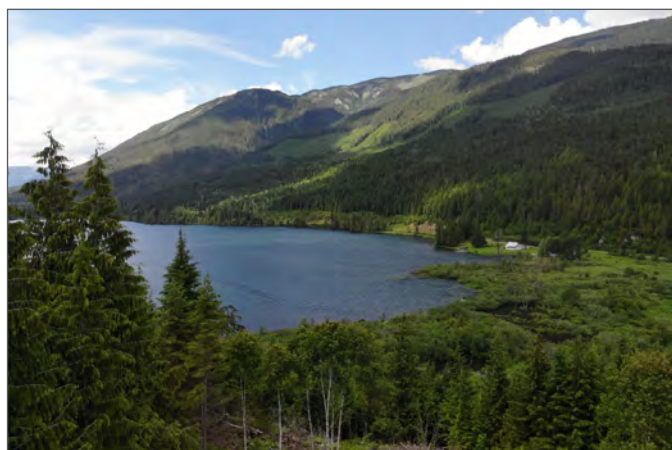
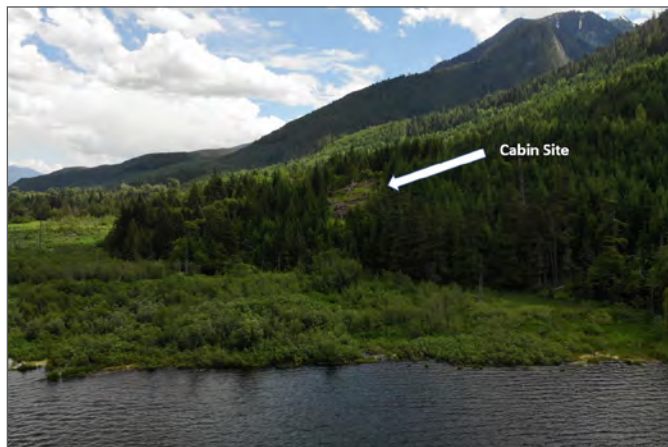
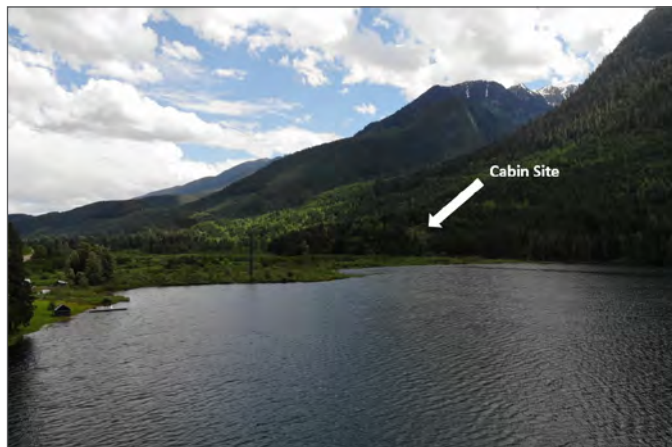
- B&B
- Kennel
- Guest ranch
- Residential campsite
- Secondary dwelling

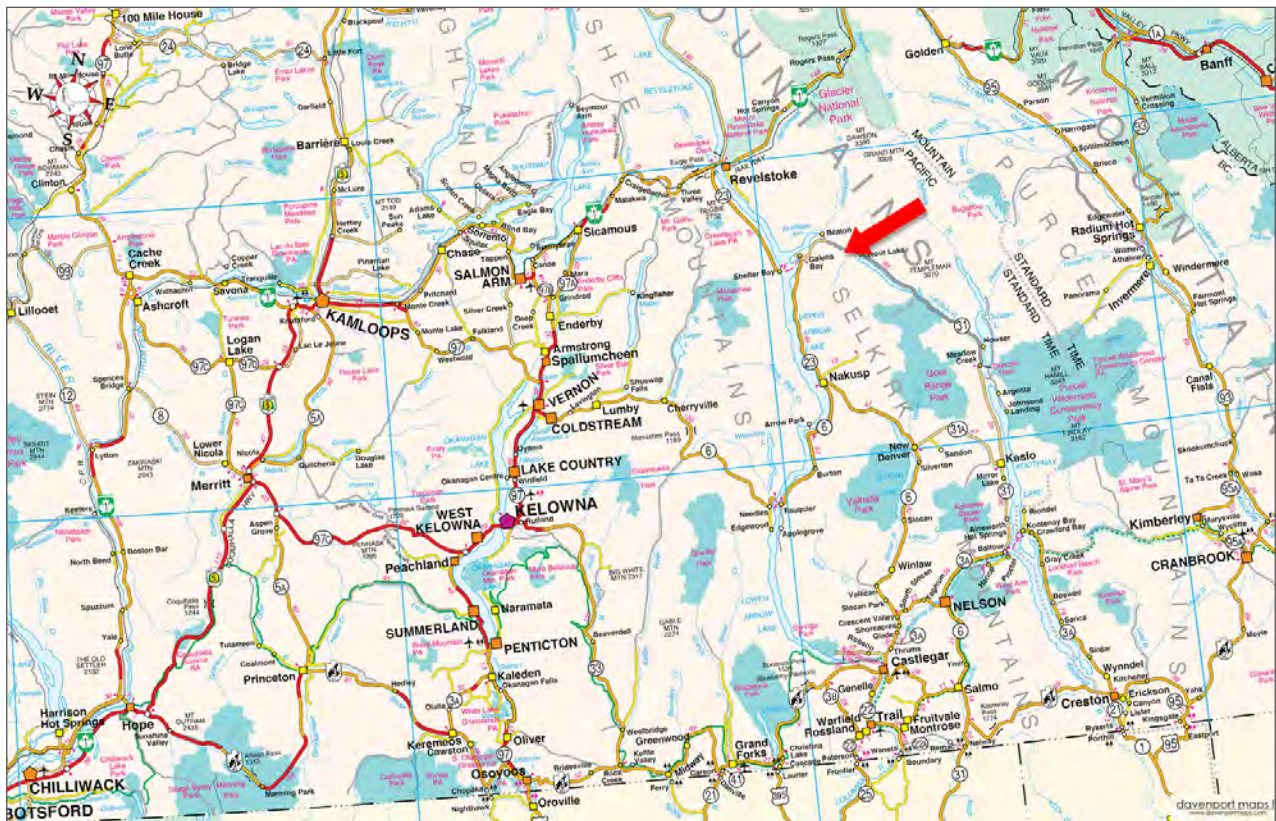
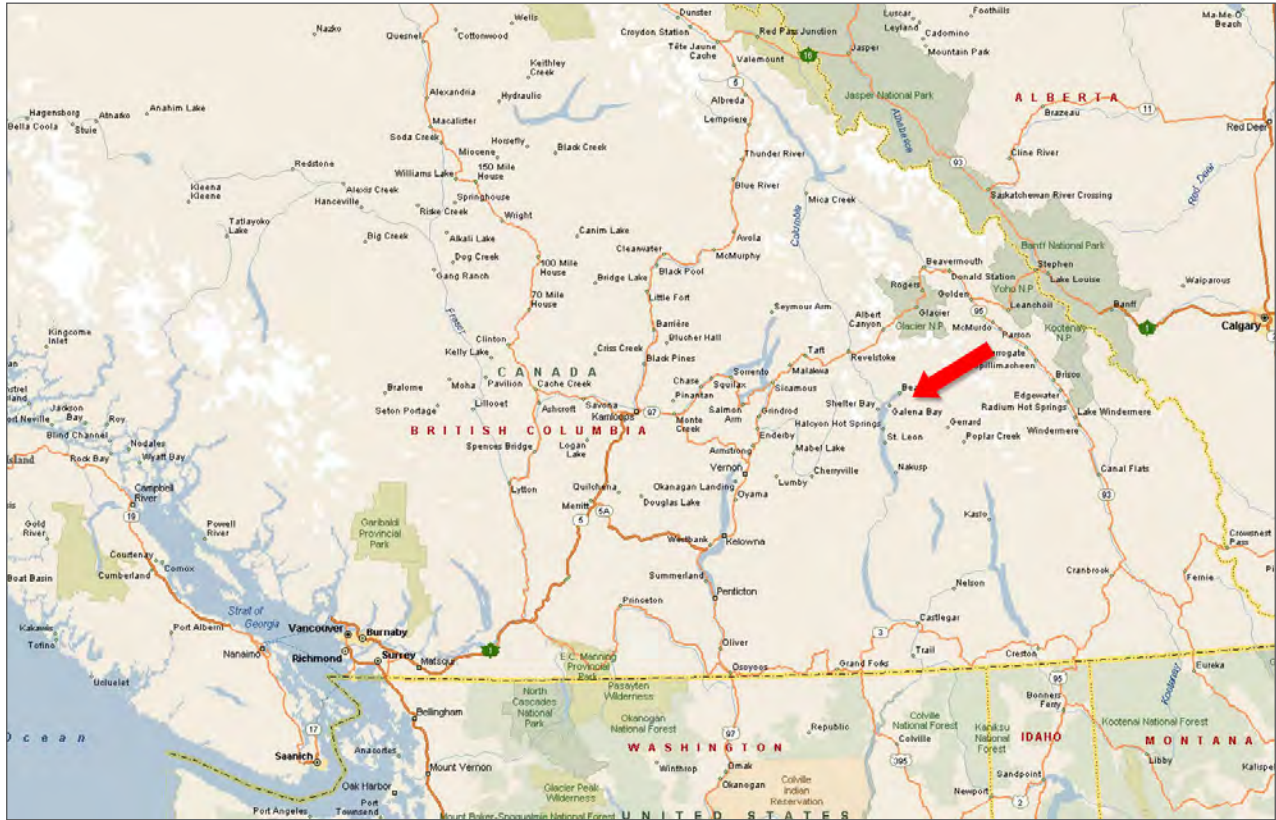
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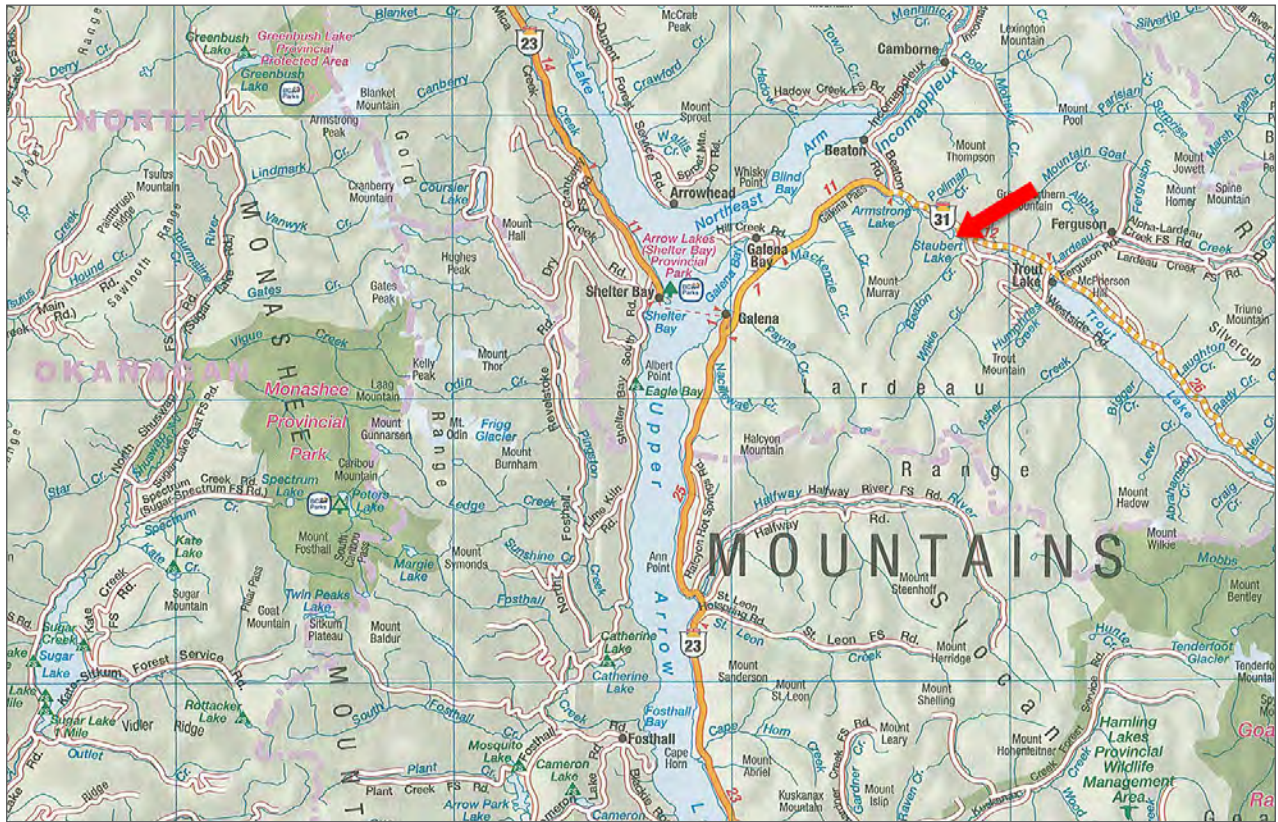
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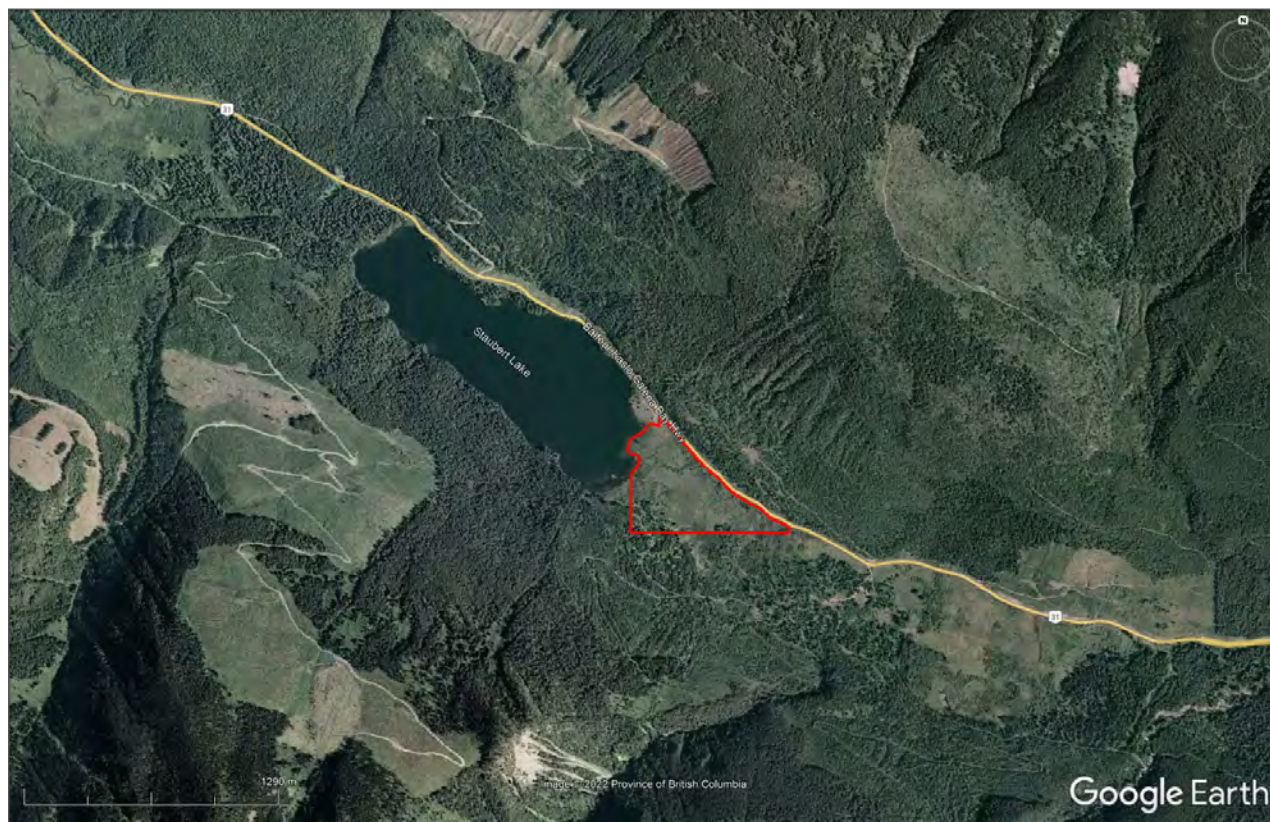
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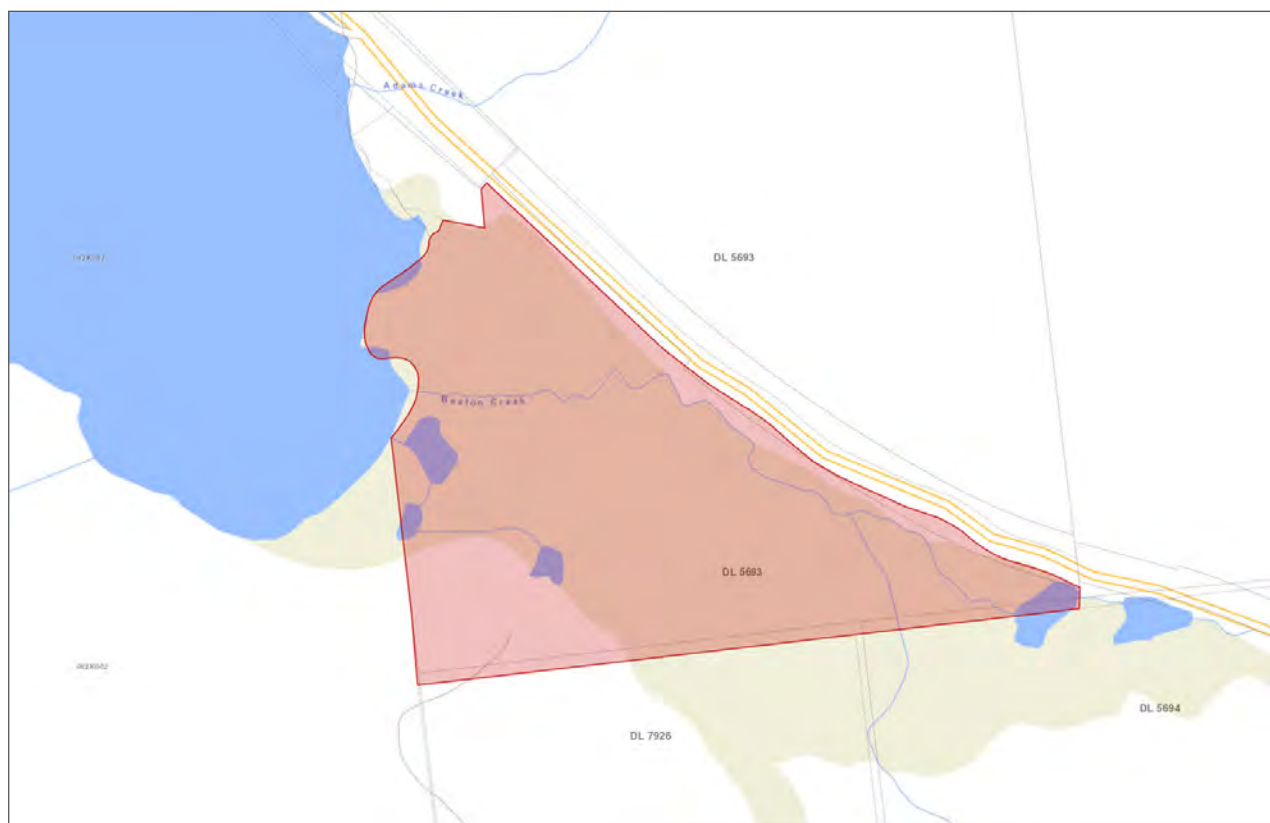
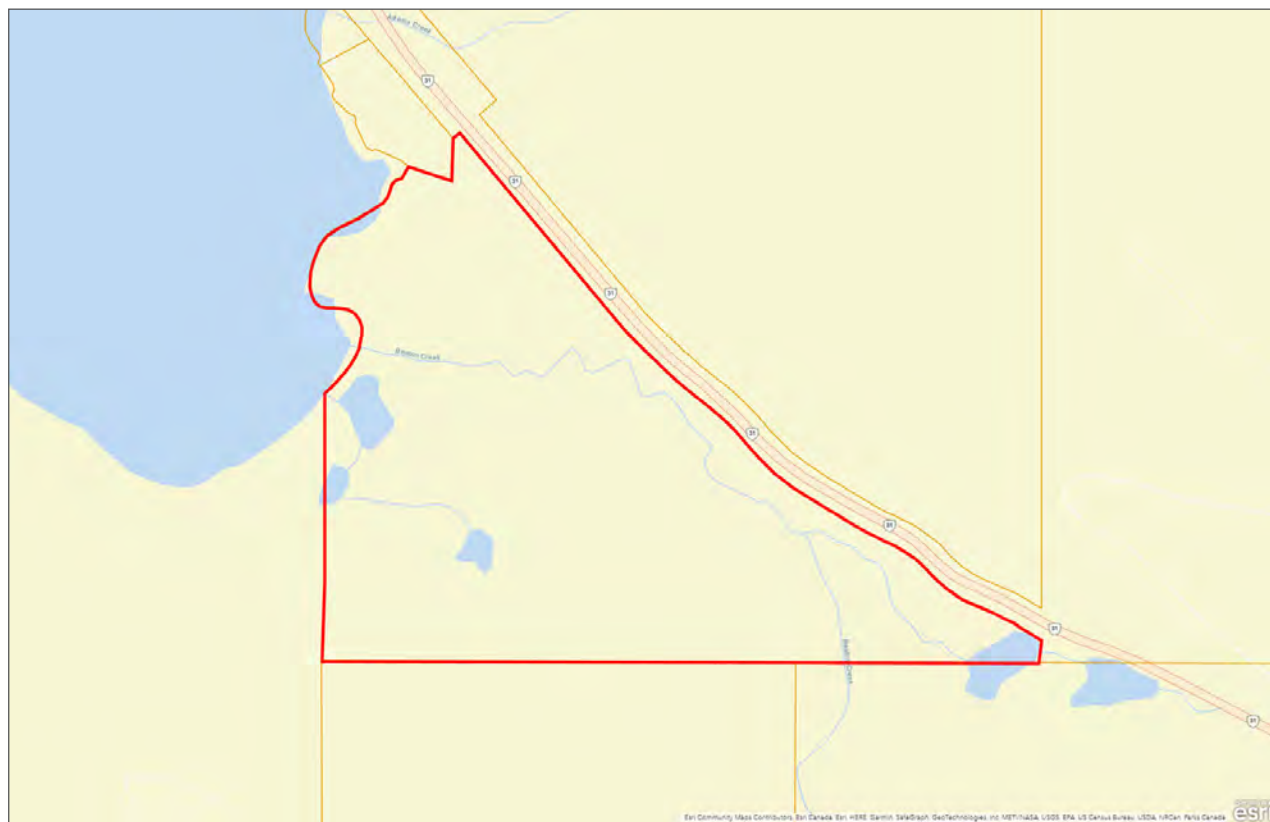












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