



## **Lakeside Condo**

Halcyon Hot Springs Resort, BC

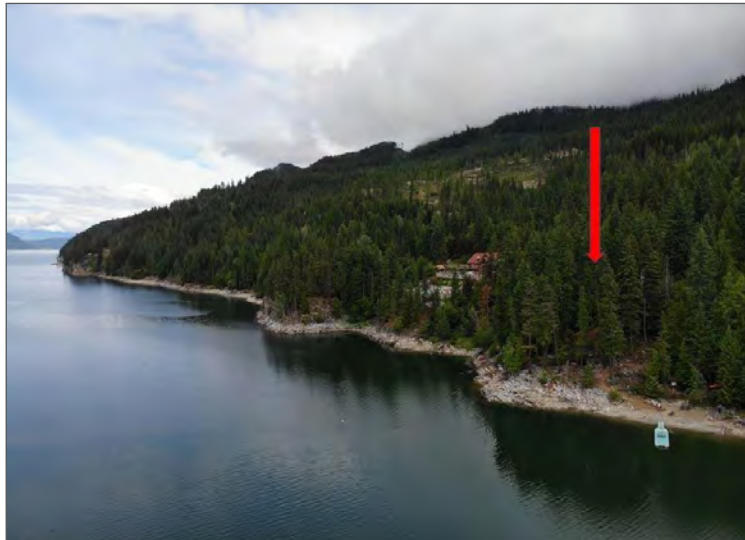


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# Lakeside Condo

## Halcyon Hot Springs Resort, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	24001
<b>Price:</b>	\$359,900
<b>Taxes (2023):</b>	\$1,490
<b>Size:</b>	530 ft <sup>2</sup> plus 105 ft <sup>2</sup> patio

### DESCRIPTION

This spectacular resort is perched on the shores of Arrow Lake offering stunning views with a world class spa, restaurant, and outdoor recreation. Halcyon is one of the top spa destinations in British Columbia. Open year-round, Halcyon is home to some of the most restorative hot spring waters you will find in North America.

This unit is very well-equipped and set up for four people plus it has a pullout sofa for 2 more; it rents very well to families. Approximately 530 ft<sup>2</sup> in size. The sleeping arrangements feature 2 queen-sized beds in one hotel-style room, and then a pullout sofa in an adjacent room where you will also find a small kitchen area with microwave, small fridge and sink and dining table and chairs. The full bathroom has a tub/shower. The unit also has a private ground-level patio facing the lake with barbecue and easy access down to the lake. Being sold furnished!

This unit is the closest to the amenities/hot pools and the only building on the lake side of the road . . . it rents very well.

There are two units in this structure. This sale is for the lower unit only—11 B.

It is free hold ownership—condo strata that takes care of the garbage, snow removal on roads and driveway, trails, gardening and professional management. Strata fees are \$574/month and there is a 50/50 revenue share for income earned via short terms rentals—optional to be a part of. Free access to the hot spring is provided for owner and guests in the rental pool. After strata, property tax, utilities, cleaning, management and marketing for rentals, and many days for personal use by its owners the property had over \$18k net profit. A great way to have a hands-off recreational property that pays for itself!

For personal use you can block off time in advance from the rental pool or call the resort and fill in gaps in bookings.

### LOCATION

Unit 11 B at Halcyon Hot Springs Resort on Upper Arrow Lake, BC. Property is located a 10-minute drive south of the Galena Bay Ferry, or 20 minutes north of Nakusp on Highway 23 South.

### Notable Travel Times

- 20 minutes to Nakusp, BC
- 10 minutes to Galena Bay Ferry Terminal
- Approx. an hour with ferry crossing to Revelstoke

### DIRECTIONS

10 minutes south of the Galena Bay Ferry Terminal on Highway 23 South, turn into Halcyon Hot Spring Resort and drive to the bottom of the hill, turn left. This is the first and only unit on the lakeside of the road. Access is from the lakeside of the building.



## AREA DATA

### Halcyon Resort

Information about the resort can be found on their website, [halcyon-hotsprings.com](http://halcyon-hotsprings.com).

### Nakusp (20 minutes away)

Slightly more accessible than Revelstoke is the community of Nakusp, only 40 km away and not requiring a ferry for access. Nakusp has a population of 1,600 and offers all your basic amenities. The town has a 3,000 ft paved runway, great schools, a hospital, vet clinic, grocery store, golf course, quaint shops and many other services and a small but vibrant arts community. Nakusp also fronts on Upper Arrow Lake and has a great marina facility and attractive waterfront.

### Revelstoke (1 hour away)

Revelstoke is a quaint mountain town located 65 km north of Galena Bay and connected to the same water body as Galena Shores. Coming from Alberta one turns off the Trans-Canada Highway at Revelstoke and then drives south on Highway

23 to the ferry. Revelstoke's economy is based around tourism, forestry and the rail. The largest growth sector of late is tourism as more and more visitors come for outdoor adventures year-round. Revelstoke Mountain resort has the highest vertical drop in North America and some of the deepest and most consistent snow conditions on earth. With a population of close to 9,000 the town offers all the amenities one requires with two grocery stores, lots of shops, restaurants and cafes, all your professional services, spas, a great hospital with emergency service, two new schools and a picturesque and vibrant western style town core.

## RECREATION

In summer the boating on Arrow Lake is fabulous, there are lots of interesting—up the long and fjord like Beaton Arm which extends more than 12 km off the main lake body, kayak along the shores of the lake, visit historical sites such as the ghost town of Arrowhead not too far from the resort, or just zip around the lake in a small aluminum boat stopping at various beaches and combing the shoreline for driftwood. The resort has a beach to laze around

and small dock and kayaks and paddle boards available for rent. Fishing is top notch year-round, but best in the fall/winter months with large rainbows 9-15 lbs. a common catch, Dollies are also prevalent, the smaller kokanee salmon.

There is some nice small hikes around the resort lands and along the shoreline of the lake.

The area has great quadding and dirt biking options on Forestry Roads. For those who want to get into the backcountry even further, there are Forrest Service Roads that take you up amazing mountain valleys. Or for those who are looking for a scenic drive the drive south to Meadow Creek and Kaslo along Trout Lake and the Lardeau River is one of the best in BC. In late April/May the Gerhard rainbow are spawning at the end of Trout Lake and these are the largest trout in the world—a must see! Other summer activities include wildlife watching, hiking, great mountain bike trails or just kick back and enjoy the stunning mountain and lake scenery.

In winter you have some BC's best snowmobiling nearby, world class heli-skiing and a few backcountry adventure lodges are present in the area. The restaurant on site is very well reviewed. Revelstoke Mountain Resort is approx. 1 hour away and offers amazing powder riding and day cat skiing is available in Trout Lake also an hour away. Some of the best fishing of the year is during the winter months as the lake remains open water year-round. Or what better way to spend a snowy winter day than in a hot spring.

## INVESTMENT FEATURES

Please contact the listing REALTOR® to see a copy of the financials for the unit. This is a well-managed and 100% hands-off investment.

## SERVICES

Power, Internet, TV, community water and sewer.



## ZONING

No zoning. Resort Status allows short term rentals.

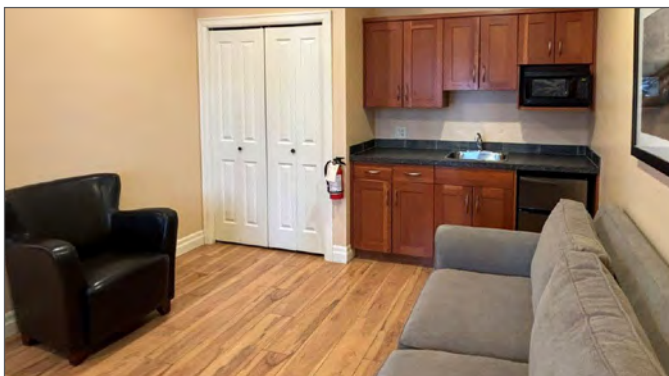
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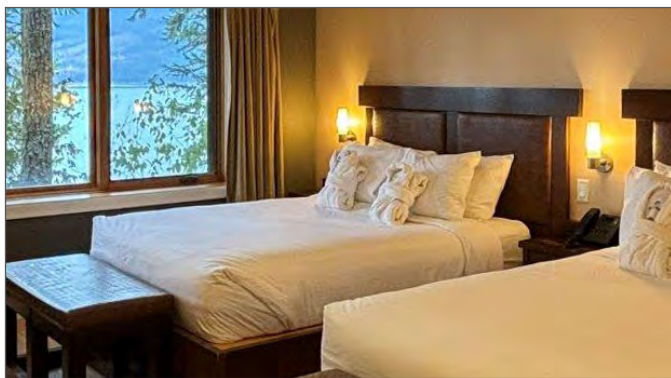
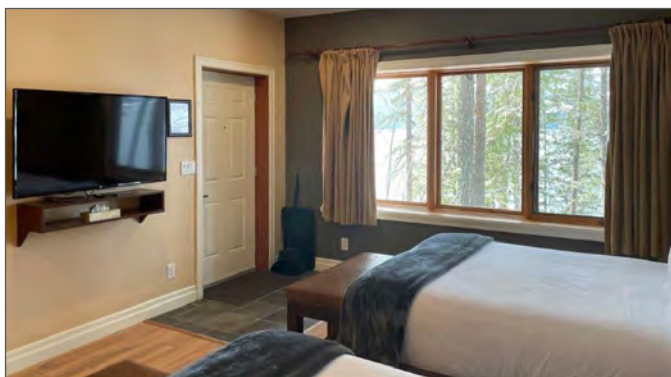
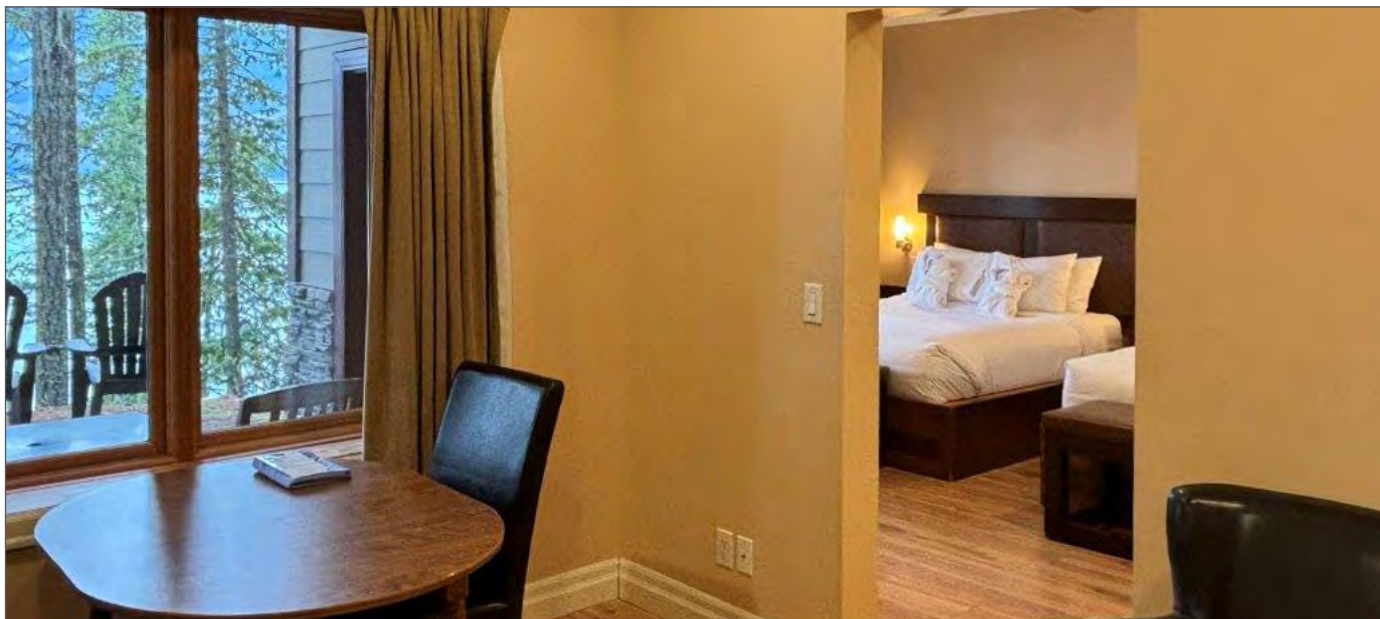
Please see mapping section, all boundaries are approximate.

## LEGAL

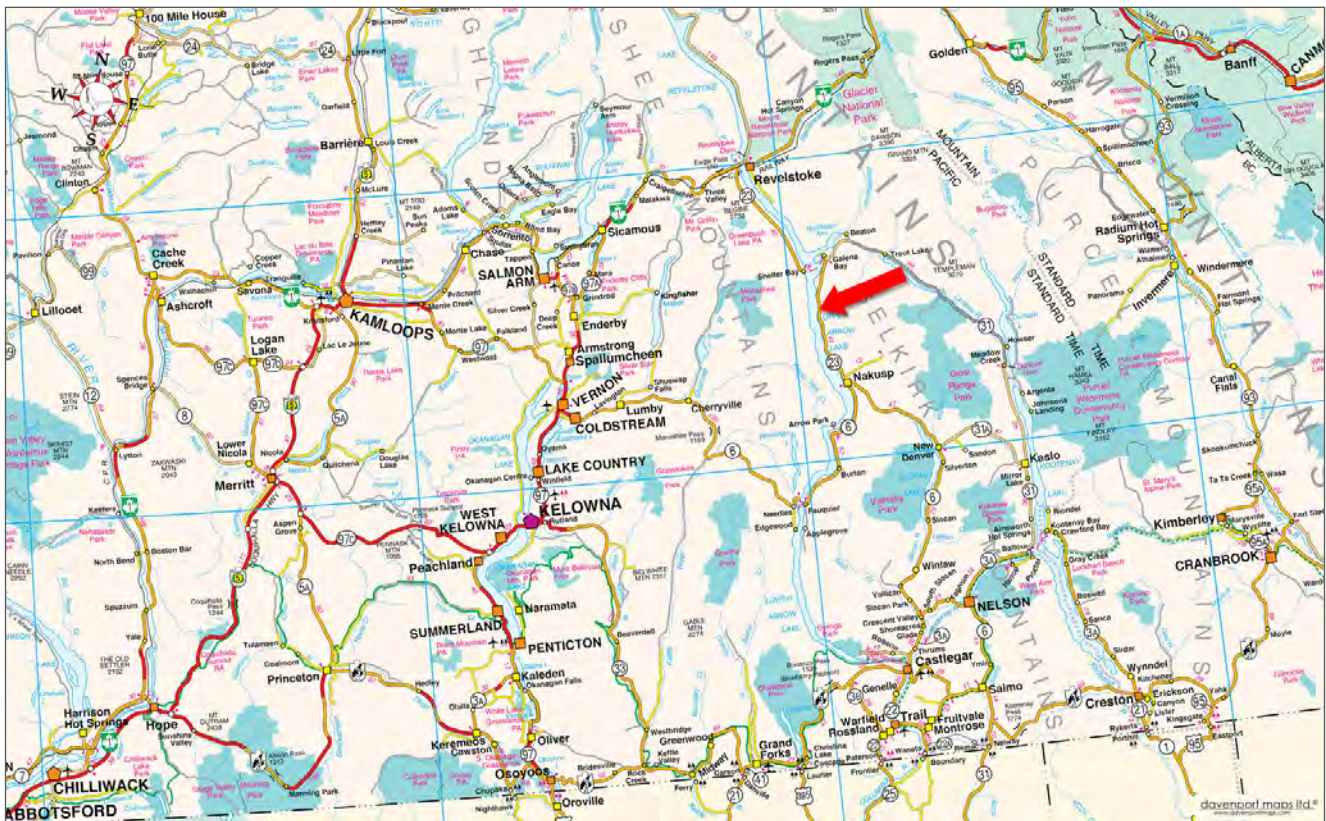
Narrative: Strata Lot 16, Plan NES3292, District Lot 2451, Kootenay Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V & AN UNDIVIDED 1/664 SHARE IN LOT 9 PL NEP84154 (SEE PLAS TO LIMITED ACCESS) PID 027-221-741

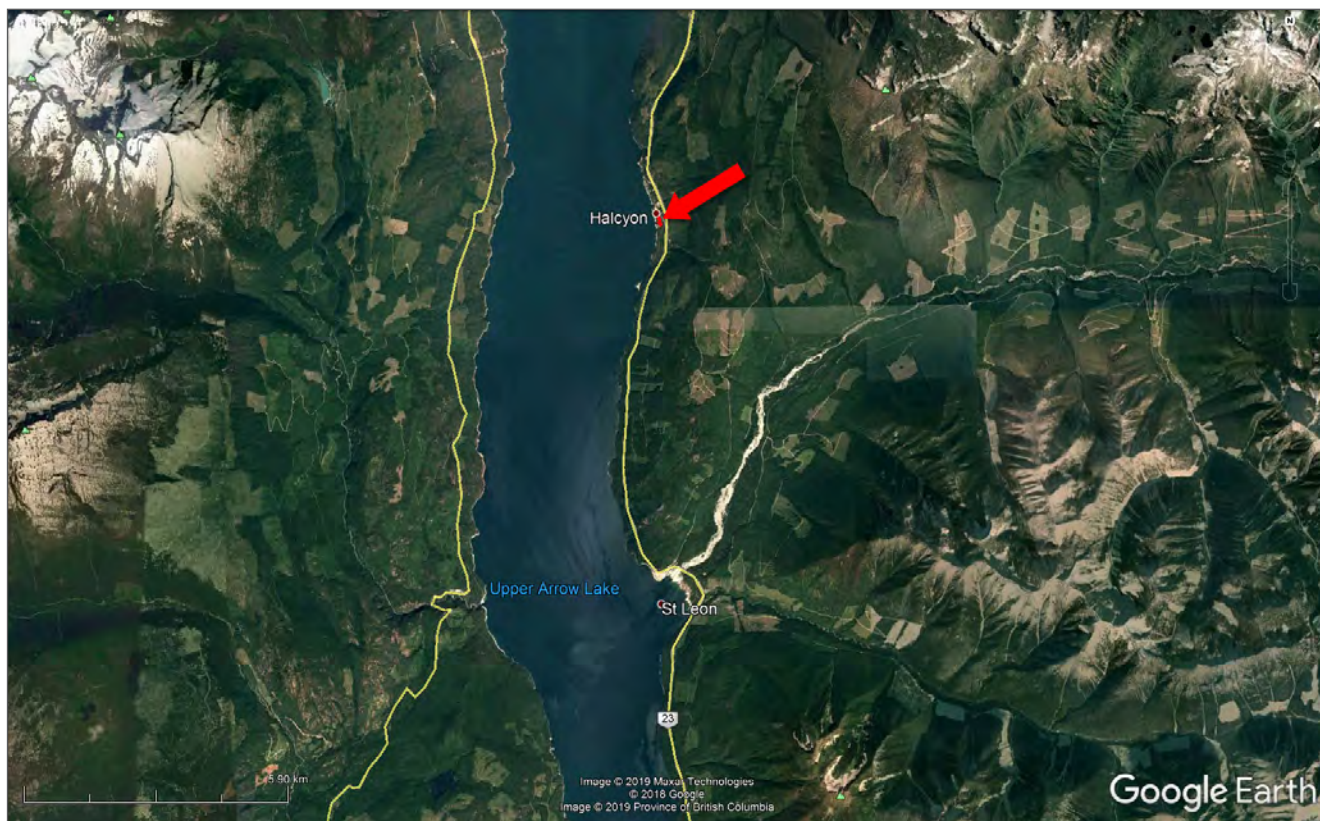
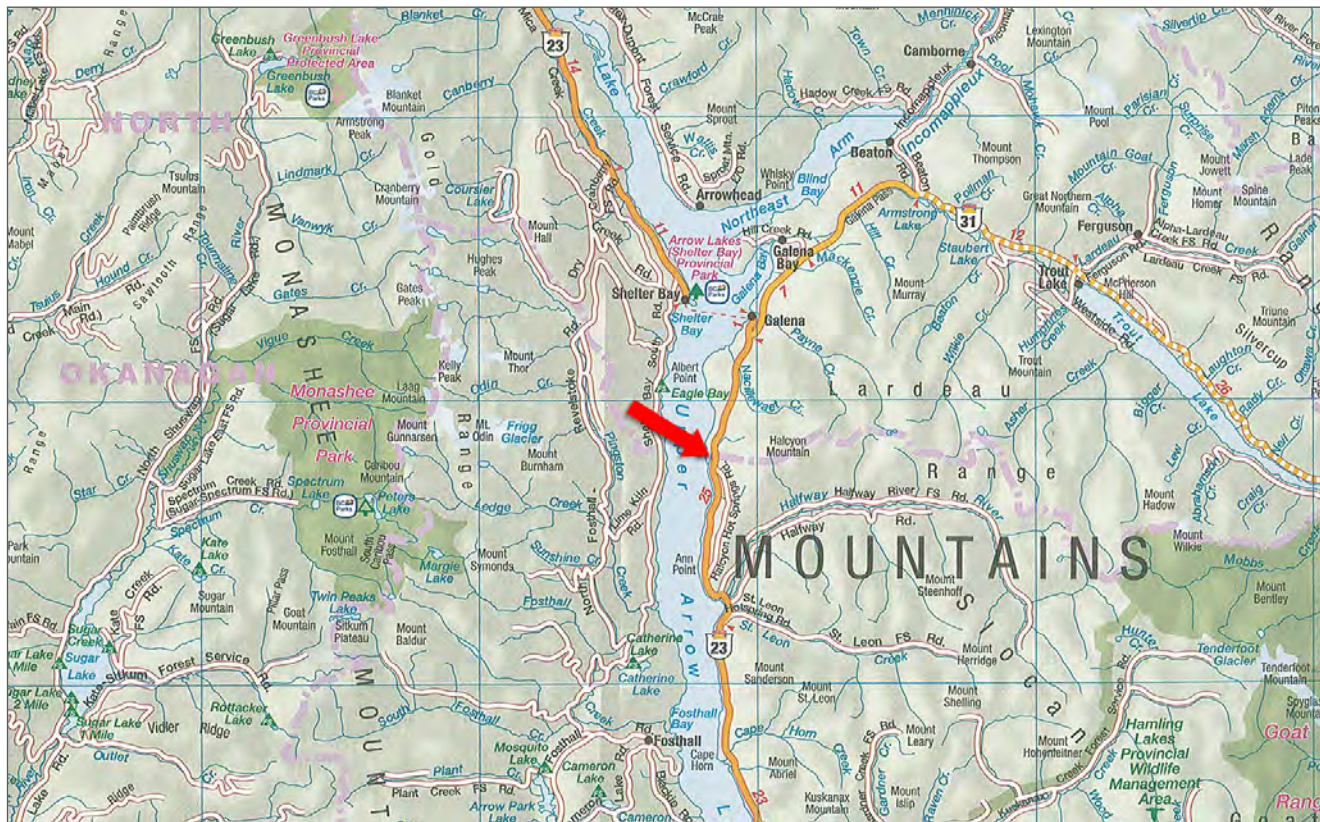


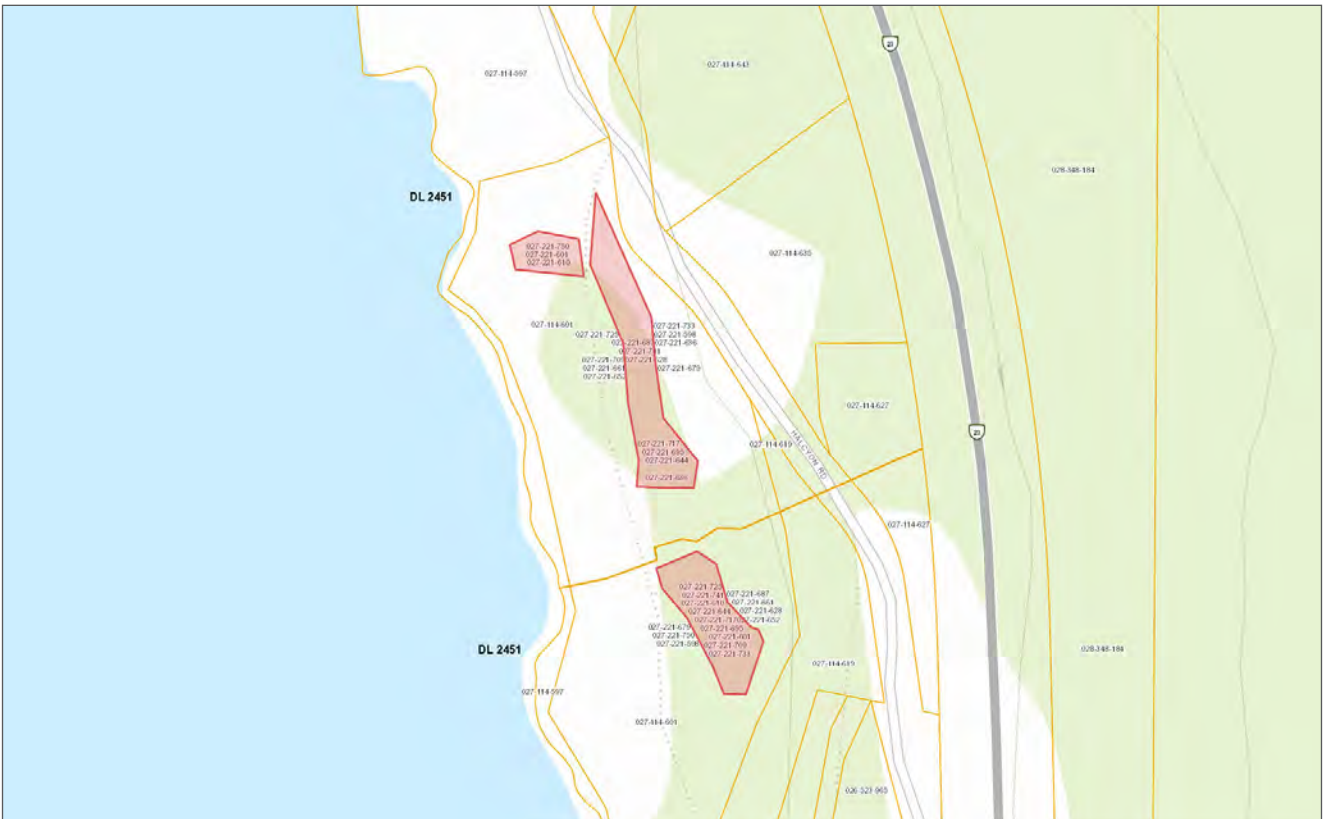


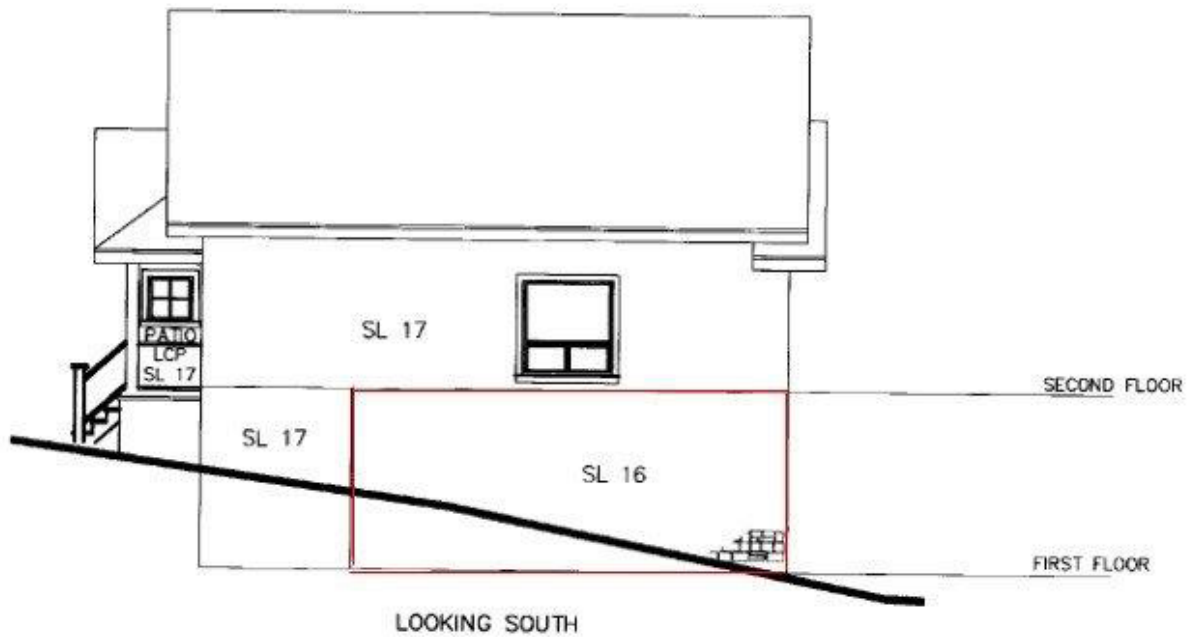


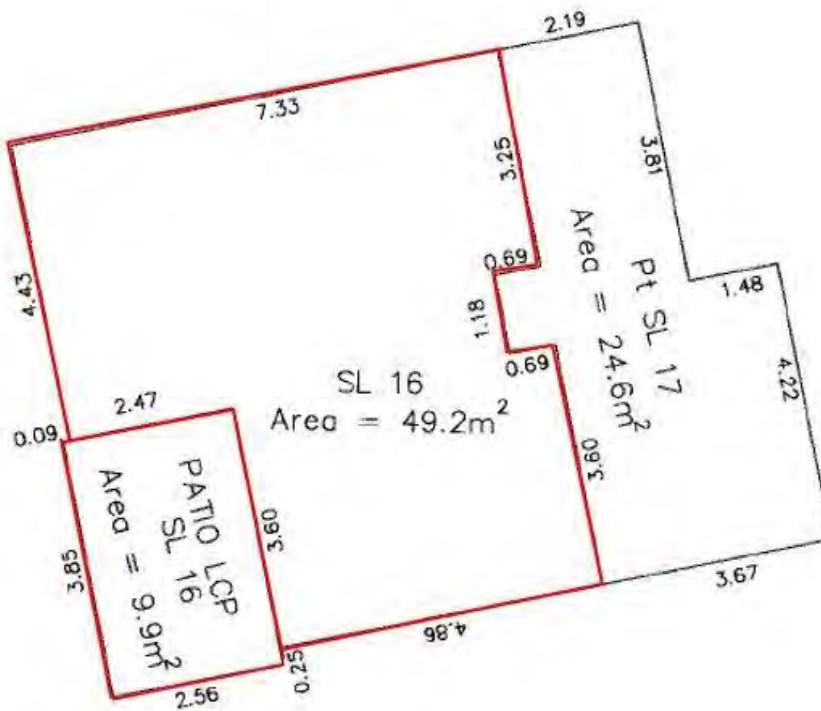












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