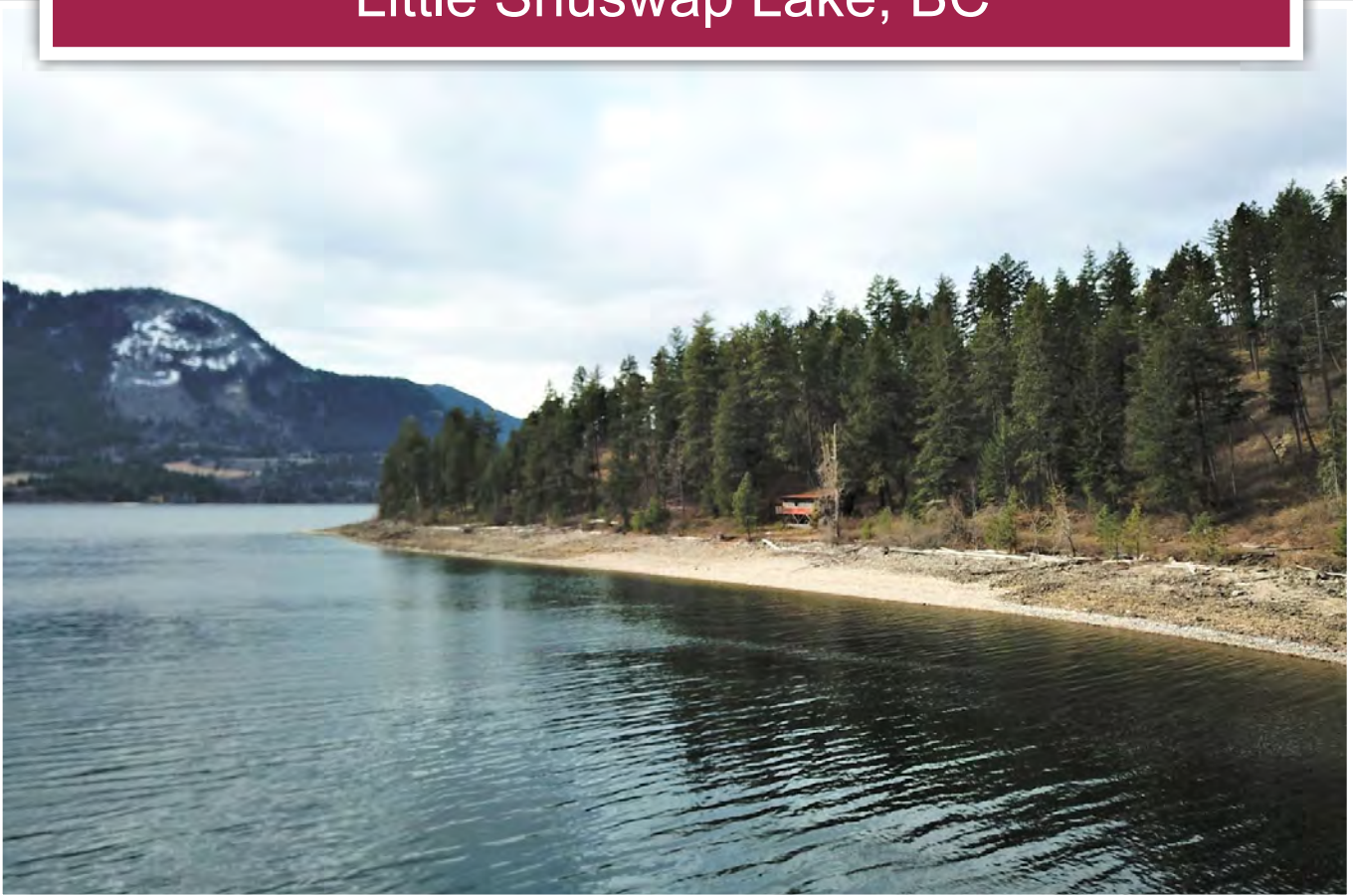




Trophy Lakefront Acreage
Little Shuswap Lake, BC



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PROPERTY DETAILS

Listing Number:	23216
Price:	\$1,285,000
Taxes (2023):	\$3,557.18
Size:	15.7 acres
Zoning:	LR-1

DESCRIPTION

Spectacular private lakefront acreage on Little Shuswap Lake. This property is water access only. This property presents a buyer with a rare opportunity to develop this beautiful 15.7-acre lakefront parcel with sandy beach into your own private waterfront estate. The property includes the entire 16-acre peninsula sticking out into the lake with 1,800 feet of deep water frontage. Known for its arid climate, Little Shuswap Lake boasts summertime temperatures that regularly climb over 35 degrees. Multiple building sites. Very private. Lake is known for great swimming and watersports and is generally less busy than the main Shuswap Lake. Only minutes from Talking Rock Golf Course.

This property is currently off the grid with the nearest power being approximately 1.3 km from the property line. The property may have some subdivision potential, call the listing REALTOR® for details on this.

Little Shuswap Lake is in the Thompson River basin of the southern Interior of BC and sits at the transition between the Thompson Country to the west and the Shuswap Country to the east. It is fed by the Little River, which flows from Shuswap Lake, and is the main source of water for the South Thompson River, which begins at the lake's outlet at its southwestern end. The lake is approximately 7.8 km in length, northeast to southwest, and averages 2.4 km in width.

Whether you're looking to build a small lakefront cabin or trophy lakefront residence this parcel presents a unique opportunity and one of the best values in the Shuswap area. The property takes in an entire peninsula which juts out into Little Shuswap Lake and has a perfect southerly exposure, with breathtaking views both up and down the lake. The property is very well-treed with the majority of mature trees being large Douglas fir. From the lakeshore to grade of the slope is steeper on the west side of the peninsula and flat level beachfront on the east side. There are a series of flat terraces with beautiful views and the foreshore is broken up by several rocky outcrops with the majority of the lakefront consisting of beach and fine pebbles. The only building on this property is a small original cabin along the lake shore of little to no value. This property has some incredible history, and when you visit the property it's easy to see why indigenous people over hundreds if not thousands of years have chosen to spend time at this location; it's truly one of the nicest spots in the Shuswap area. Upon request the listing REALTOR® would be happy to share the detailed 104-page archaeological report detailing some of this history.

This property sits in an area with one of the most enviable climates in Canada. Most summer days are over 30°C and the lake is very well known for its fishing opportunities and excellent water sport recreation. Regulations allow you to build a dock in front of your dream lakefront getaway.

This is an extremely rare property and one of the largest lakefront properties available in the region.

Please contact the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

7080 Little Shuswap Lake Road - Chase, BC

ACCESS

Water access.

AREA DATA

Chase is a village located in the Interior of British Columbia. It has a population of roughly 2,500, and its main industries are forestry and tourism. It is located at the outlet of Little Shuswap Lake, which is the source of the South Thompson River. Chase Creek, which drops over three small waterfalls before flowing through the town, enters the South Thompson just below the lake's outlet.

RECREATION

The primary attraction for the Village of Chase is Little Shuswap Lake. Beaches, boat launches and a large pier provide access to the lake and South Thompson River.

The Sunshore Golf Club provides a nine-hole golf course.

HISTORY

The town was named after one of the first settlers in the district, Whitfield Chase who established a ranch where the South Thompson River runs out of Little Shuswap Lake in 1865. When the Adams River Lumber Company laid out the town in 1902 James A. Magee, secretary of the company, named the town for Chase.

MAP REFERENCE

50°51'3.85"N and 119°39'52.12"W

INVESTMENT FEATURES

Approved PLA in place for 12 lot lakefront subdivision.

SERVICES

None.

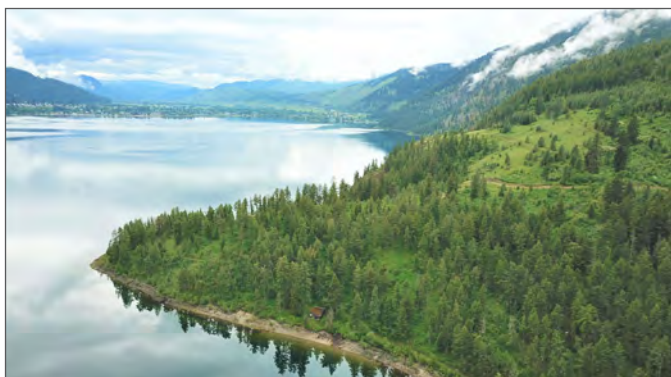
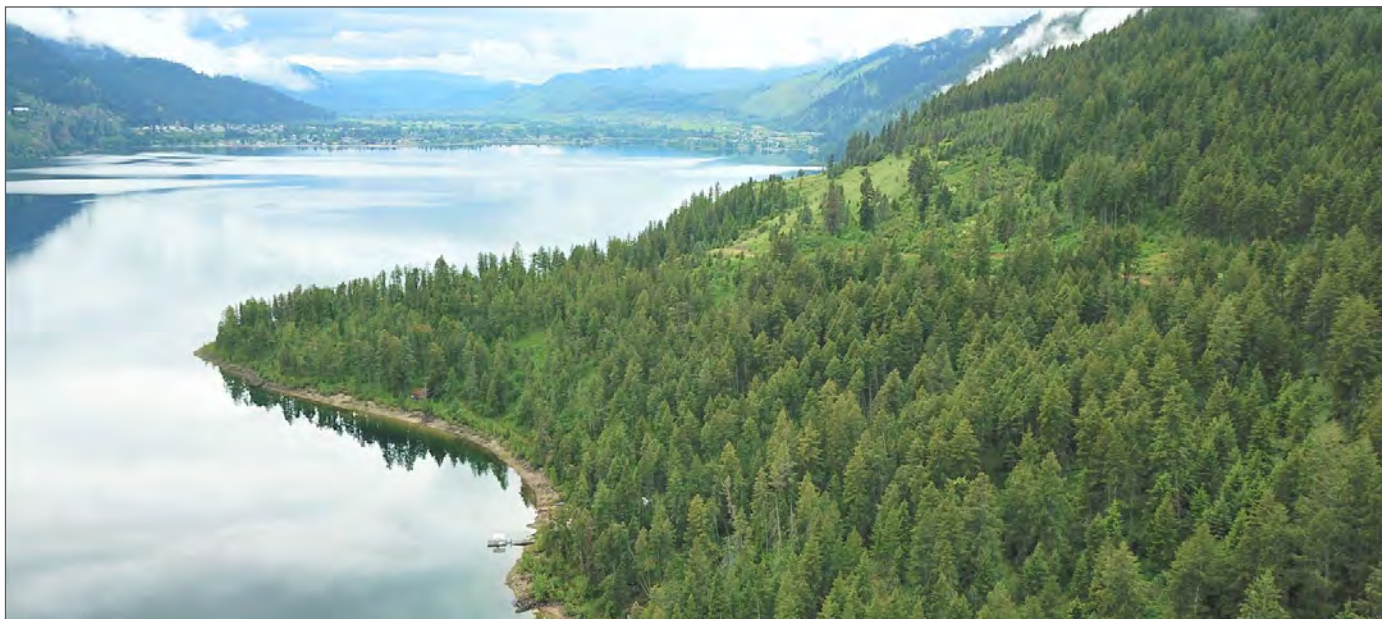
IMPROVEMENTS

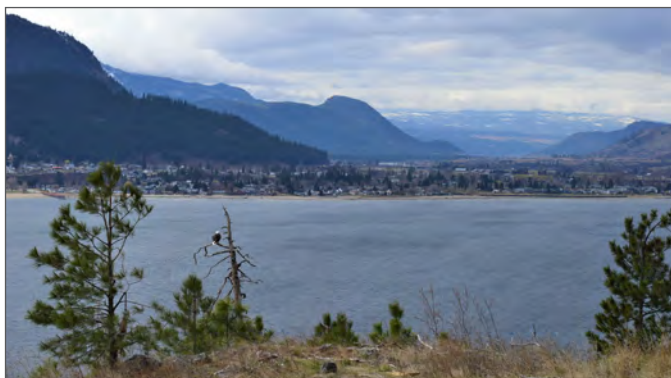
Small 300 ft² original cabin with little value.

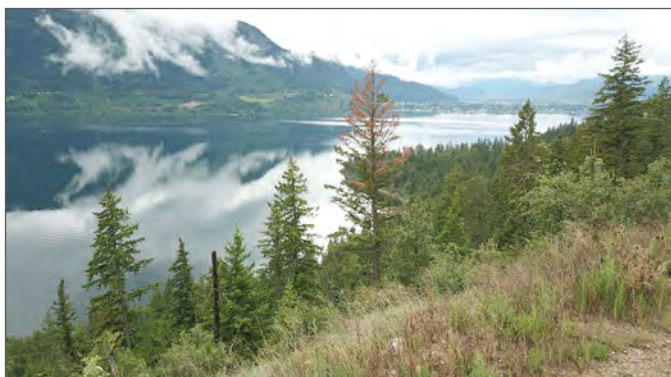
LEGAL

THE FRACTIONAL LEGAL SUBDIVISION 13 OF SECTION 6 TOWNSHIP 22 RANGE 12 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

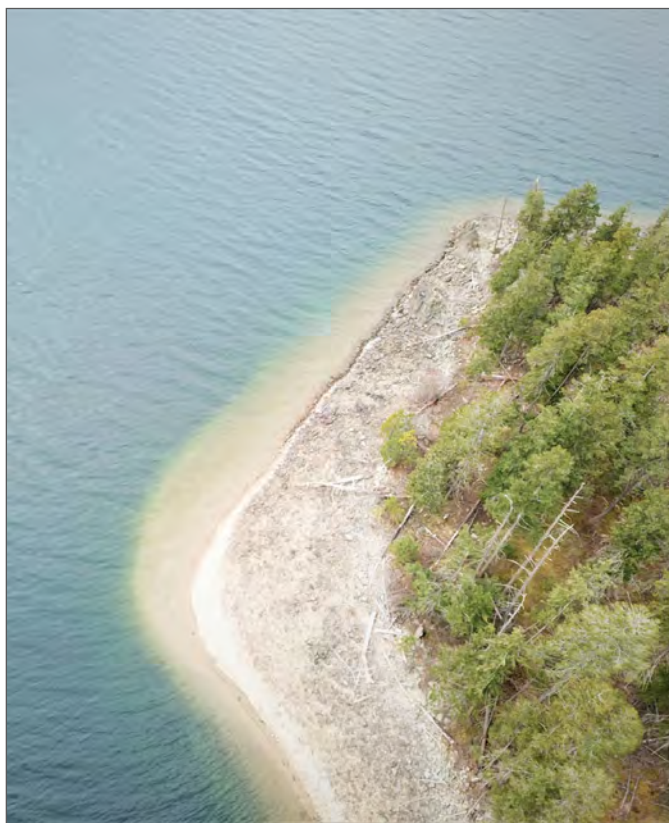
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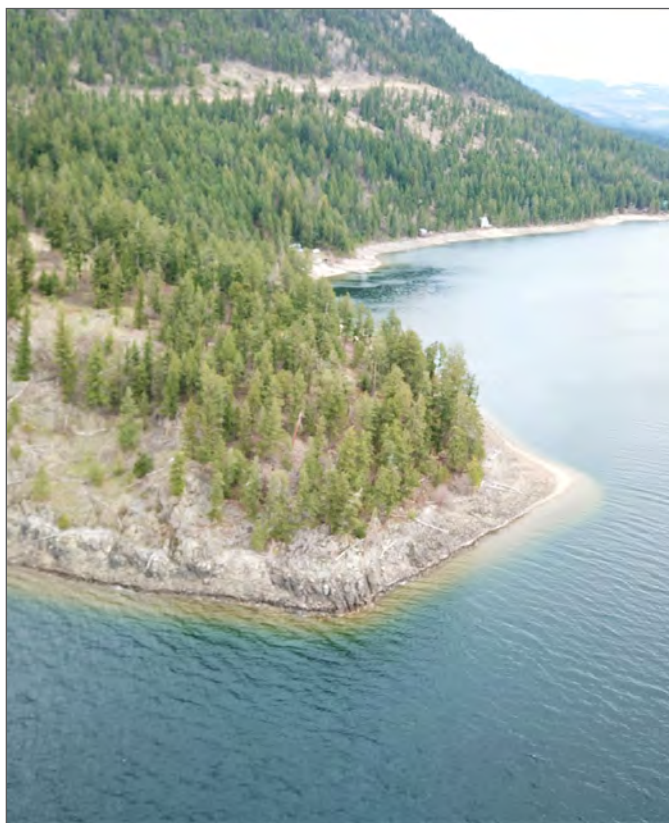


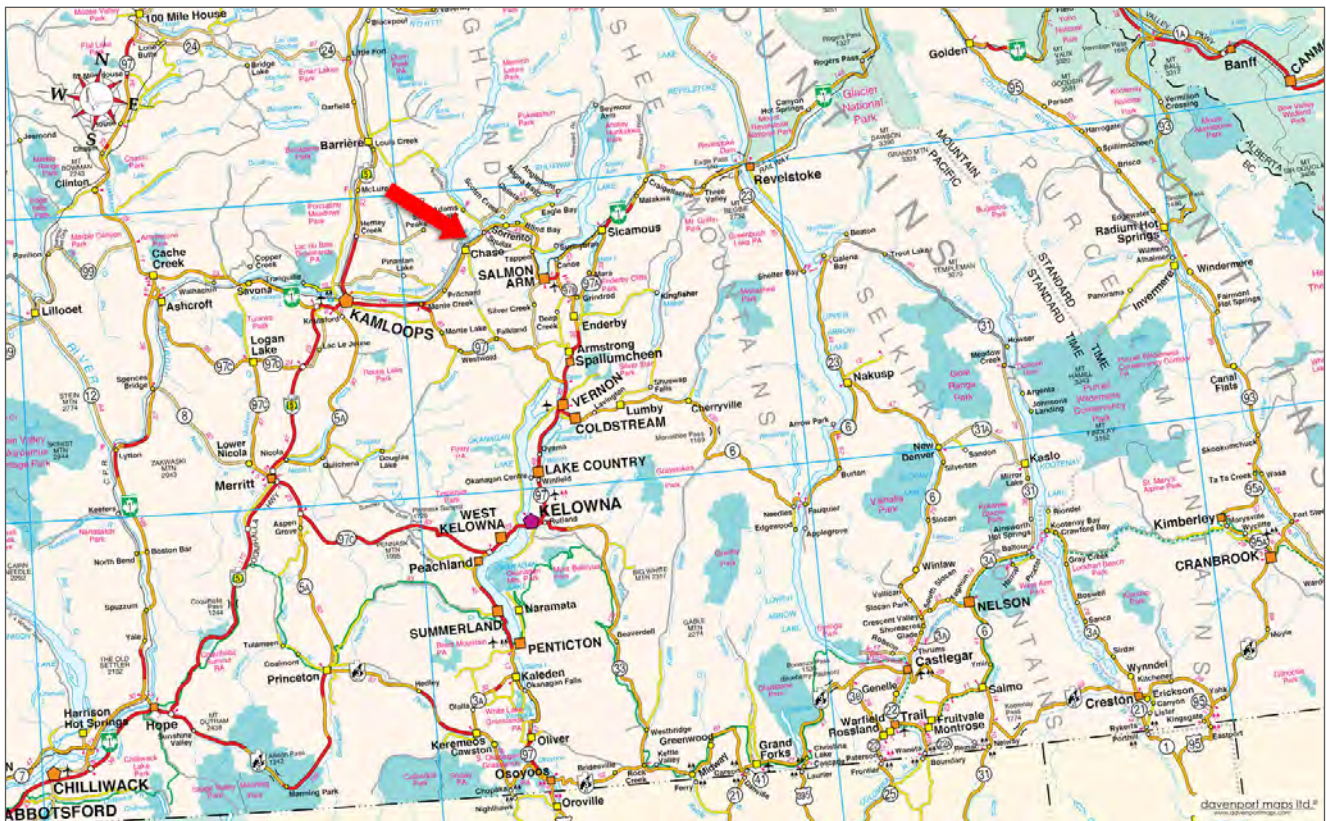


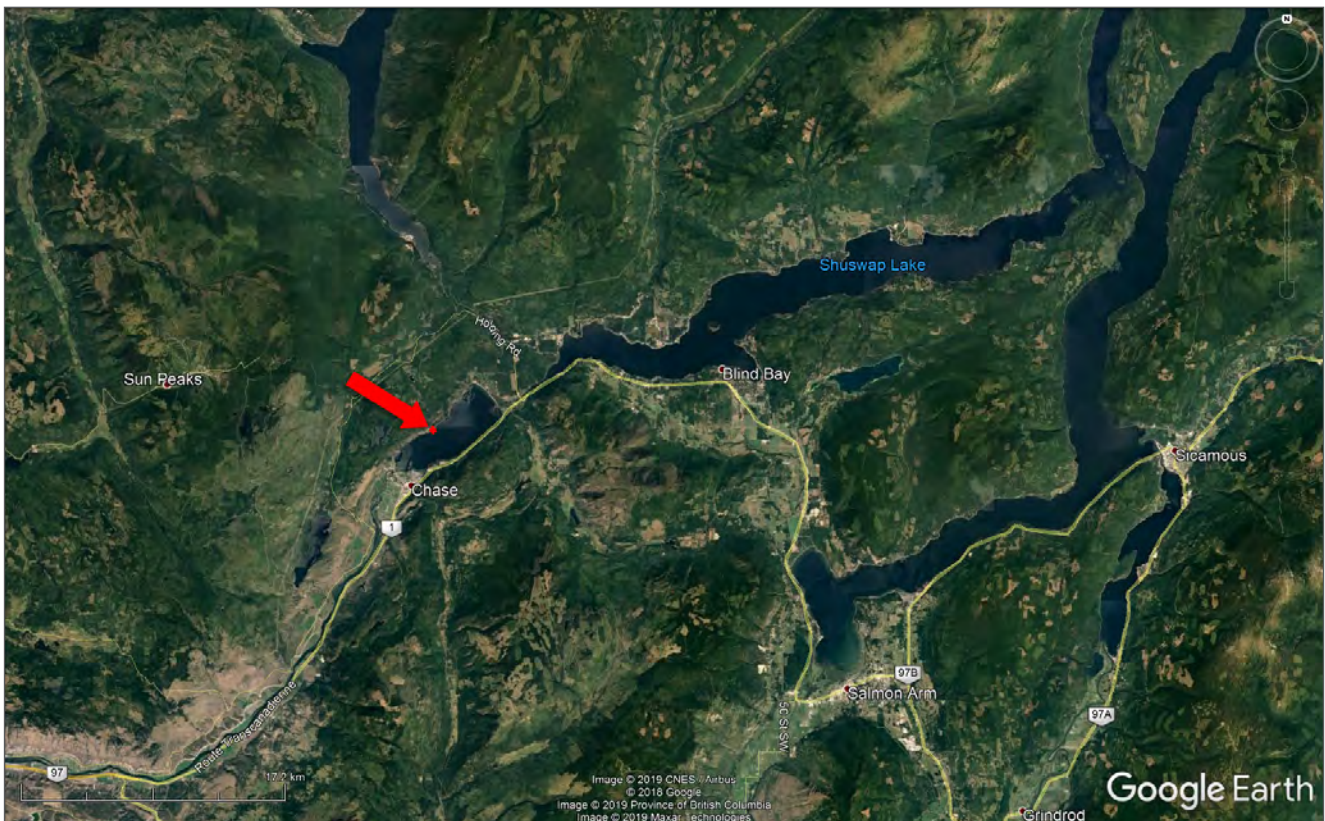




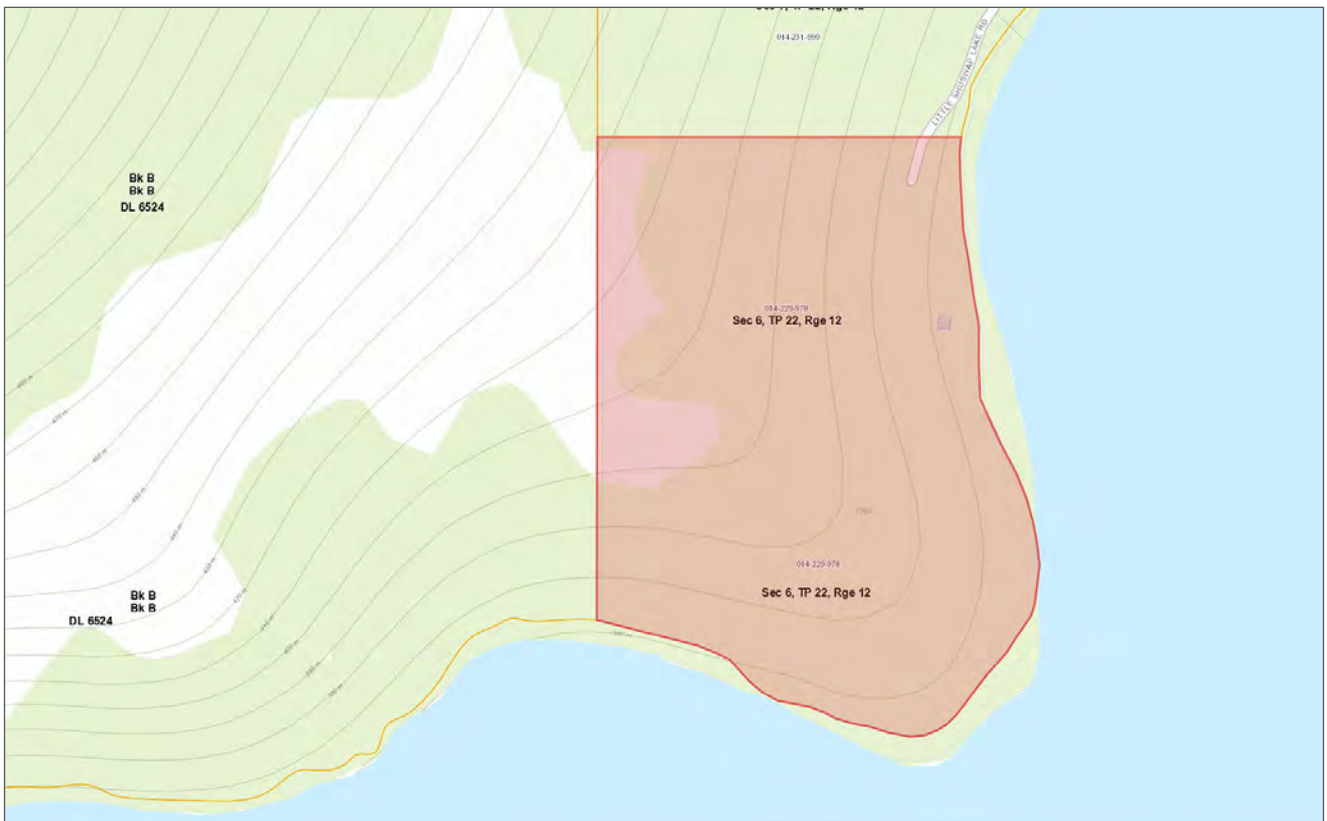












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