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The Ultimate Gun Lake Basecamp:
2-Acre Lakeside Retreat with Large Shop



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PROPERTY DETAILS

Listing Number:	26021
Price:	$1,499,000
Taxes (2025):	$3,999
Size:	2.09 acres
Zoning:	C4 - Resort Commercial

DESCRIPTION

Located on the pristine shores of Gun Lake, this 2.09-acre property offers a rare combination of lifestyle and investment potential. Situated within close reach of the Lower Mainland and the Whistler area, the region has become a premier destination hub for outdoor enthusiasts from across British Columbia and Alberta. Zoned C4 (Resort Commercial), the property allows for a variety of uses, ranging from a private family estate to tourist accommodation, retail ventures or even a marina if you desire! The residence, built circa 2003, features approximately 1,900 sq. ft. of living space with vaulted ceilings and two fireplaces, designed to maximize views of the lake and surrounding mountains.

A standout feature of this property is the substantial detached workshop. Fully insulated and heated, it provides ample space for boat storage, snowmobiles, or commercial operations. The grounds are relatively private and treed, situated in a sheltered bay known for its calm waters. The property enjoys approximately 120 feet of frontage, providing excellent access for boating and recreation. Whether you are looking for a year-round residence, a recreational retreat, or a base for a business in the Bridge River Valley, this holding offers significant infrastructure and zoning flexibility in a high-demand location.

LOCATION

7068 Gun Lake West Road - Gold Bridge, BC

DIRECTIONS

Head on Main Street for approximately 1.0 km, then turn onto Moha Road (which merges into Bridge River Road/Lillooet-Pioneer Road) and follow it for 4.5 km. Keep on Lillooet Pioneer Road 40/Carpenter Lake Road and follow it for the next 98 km (77.7 km + 20.3 km). Finally, transition onto Gun Lake Road W and continue for 7.1 km to arrive at the property.

AREA DATA

Gun Lake is the jewel of the Bridge River Valley, renowned for its incredibly clear, turquoise waters fed by glacial streams. This premier recreation destination is just a short drive away from the community of Gold Bridge, which acts as the local service hub. Here, you will find essential daily amenities including a grocery and hardware store, a library, fuel, and the historic local hotel and pub. For medical needs and larger supply runs, the town of Lillooet is accessible via Highway 40. Furthermore, the world-class Tyax Lodge is a scenic drive away on Tyaughton Lake, offering luxury dining and floatplane access. Summers are typically warm, dry, and sunny, while winters bring substantial snowfall, transforming the area into a hub for winter sports.



VEGETATION

The property sits within a semi-arid ecological transition zone. As seen in aerial imagery, the area is heavily treed, providing excellent natural shade and privacy. Regionally, the valleys and lower slopes of this area are dominated by Interior Douglas fir and montane spruce forests, while subalpine forests dominate the middle mountain slopes. Beyond the property line, the terrain rises into rolling alpine meadows and the rugged, glacier-dominated areas of the surrounding mountain ranges.

RECREATION

The Bridge River Valley is a world-class playground that caters to adrenaline seekers and peace-seekers alike, regardless of the season. During the warmer months, Gun Lake's notoriously clear water is the main attraction, offering ideal conditions for swimming, kayaking, wakeboarding, and powerboating. Anglers flock to the lake for its excellent populations of kokanee, bull trout, and rainbow trout. Just north of the property lies the legendary South Chilcotin Mountains Provincial Park, a globally recognized destination for backcountry horseback riding, multi-day hiking treks, and some of the best alpine mountain biking on the continent.

When the snow falls, the region becomes one of British Columbia's premier backcountry winter hubs. Deep, consistent powder makes it a mecca for snowmobiling, with endless miles of groomed trails and alpine sledding areas accessible right from your doorstep. Backcountry ski touring, snowshoeing, and ice fishing round out a truly limitless winter recreation menu.

HISTORY

While today the Bridge River Valley is famous for its outdoor recreation, it was originally put on the map by an incredible gold rush. In the 1930s, during the height of the Great Depression, the valley exploded with industry and became one of

the few economic bright spots in the province. The nearby Bralorne and Pioneer mines evolved into the richest gold-producing operations in Canadian history, yielding millions of ounces of gold and supporting bustling towns equipped with schools, banks, and recreation halls.

Gun Lake itself served as a pristine, quiet retreat away from the noise of the mines, where wealthy promoters and executives built private lodges to host visiting dignitaries. Today, the local economy has successfully transitioned from resource extraction to eco-tourism and recreation, but the fascinating heritage of the gold rush era is still proudly preserved in the local architecture, ghost towns, and community spirit.

MAP REFERENCE

50°50’38.28”N and 122°54’5.03”W

BOUNDARIES

The lot is irregular in shape, featuring approximately 120 feet (36.5 metres) of frontage along the lake side.

INVESTMENT FEATURES

Zoning

C4 (Resort Commercial) is a significant asset, permitting uses such as tourist accommodation, retail stores, restaurants, and neighborhood pubs, in addition to a single-family dwelling. This zoning offers future development potential.

Infrastructure

The existing house and high-value detached shop reduce immediate capital requirements for a new owner.

Holding Property

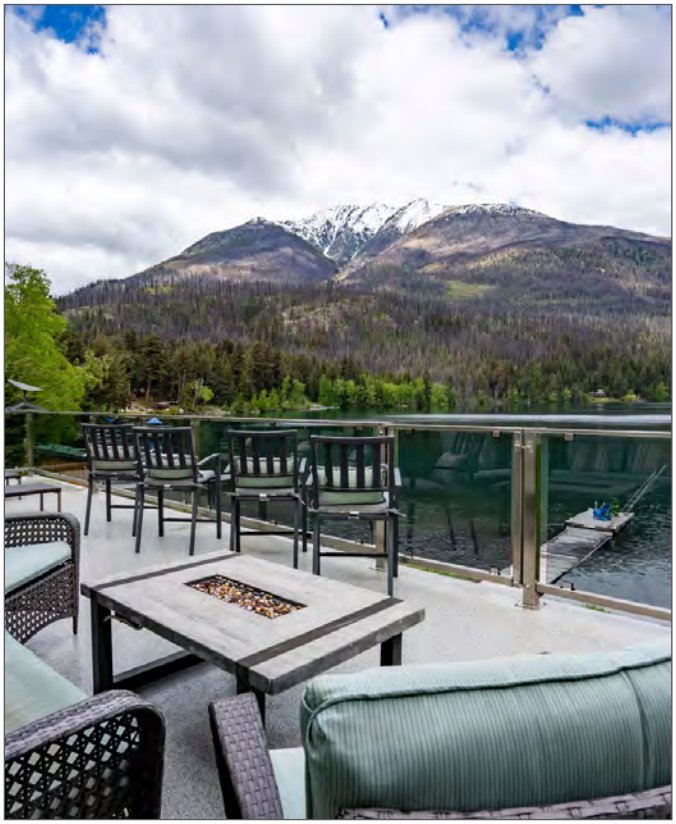
With high assessed values and limited inventory on Gun Lake, this represents a strong holding property with revenue-generating potential through rental or commercial operations.

SERVICES

- Power: BC Hydro
- Water: lake intake
- Septic: tank and field
- Internet: Starlink or Minto

LEGAL

LOT 3 DISTRICT LOT 2411 LILLOOET DISTRICT
PLAN KAP59825
PID 023-861-606

























































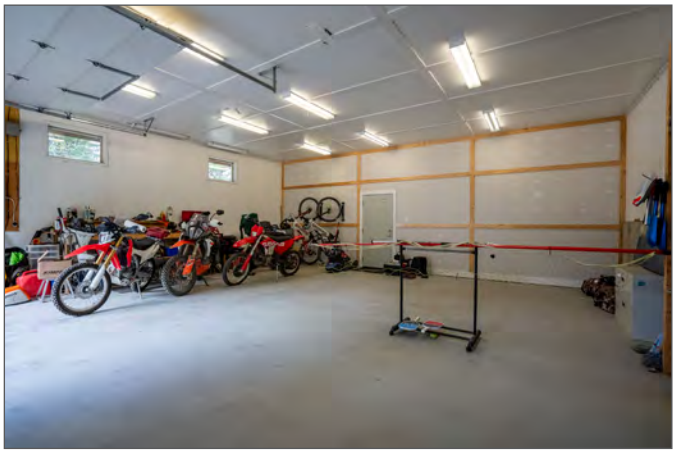





GET LOST
OREGON


























Kids Fort

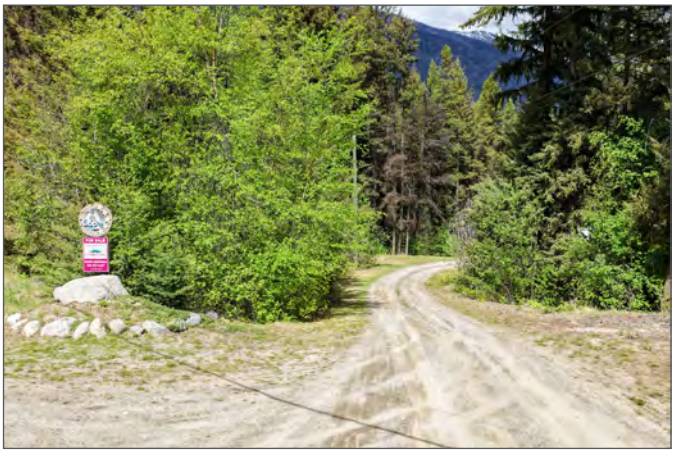




















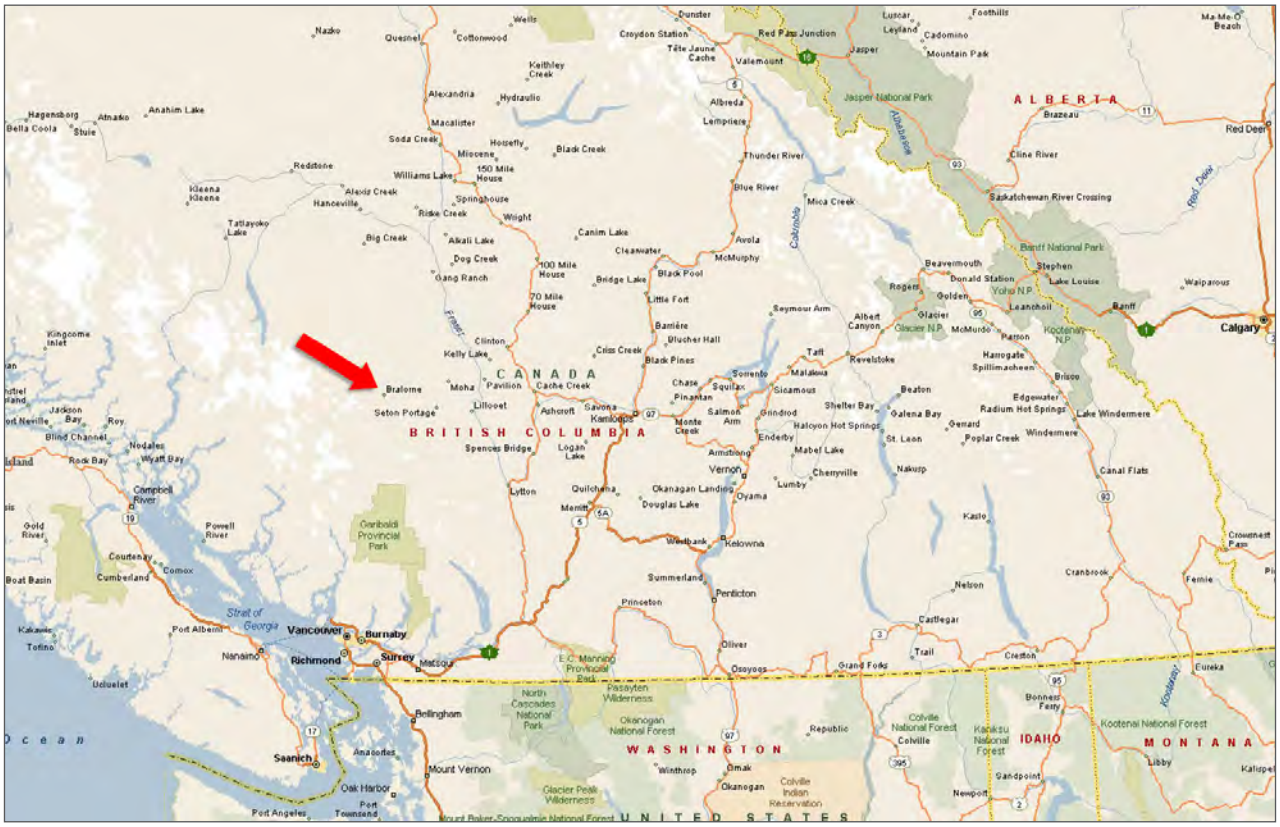


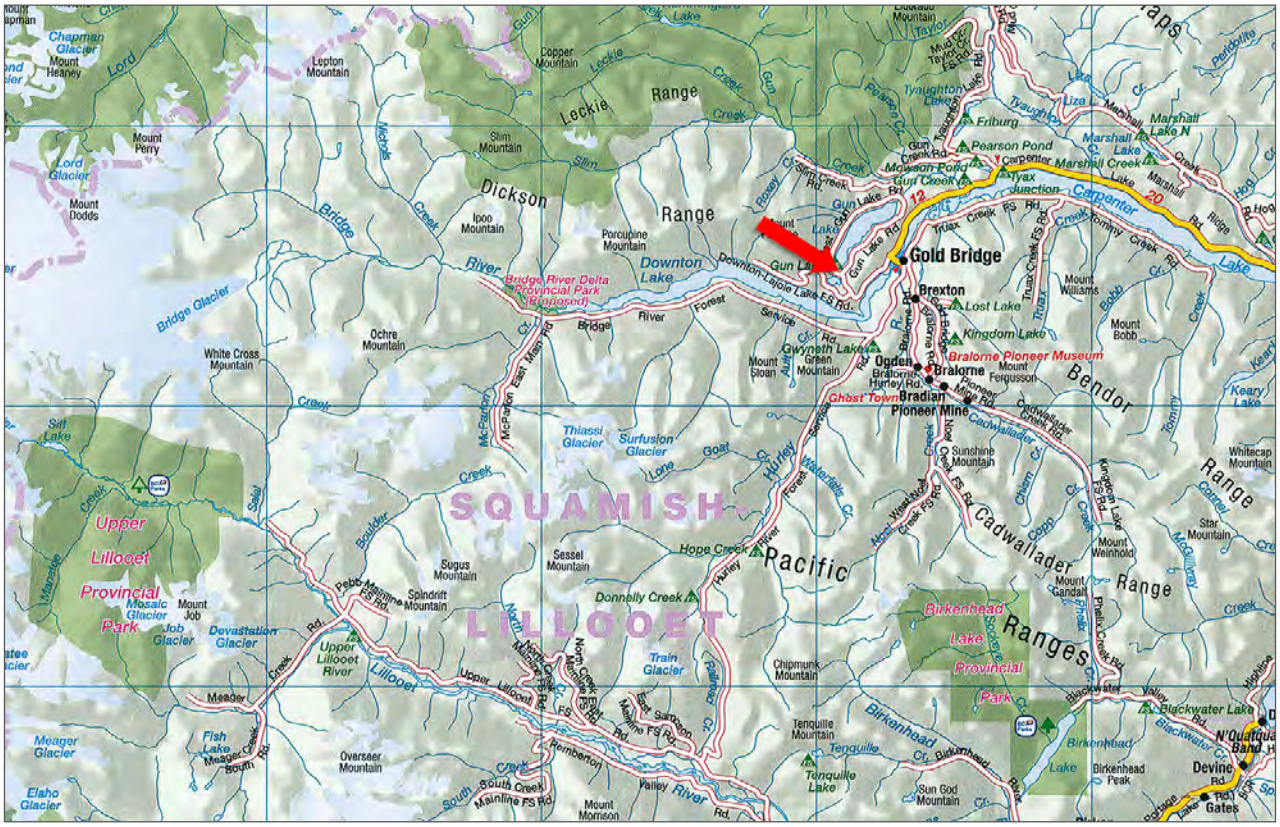


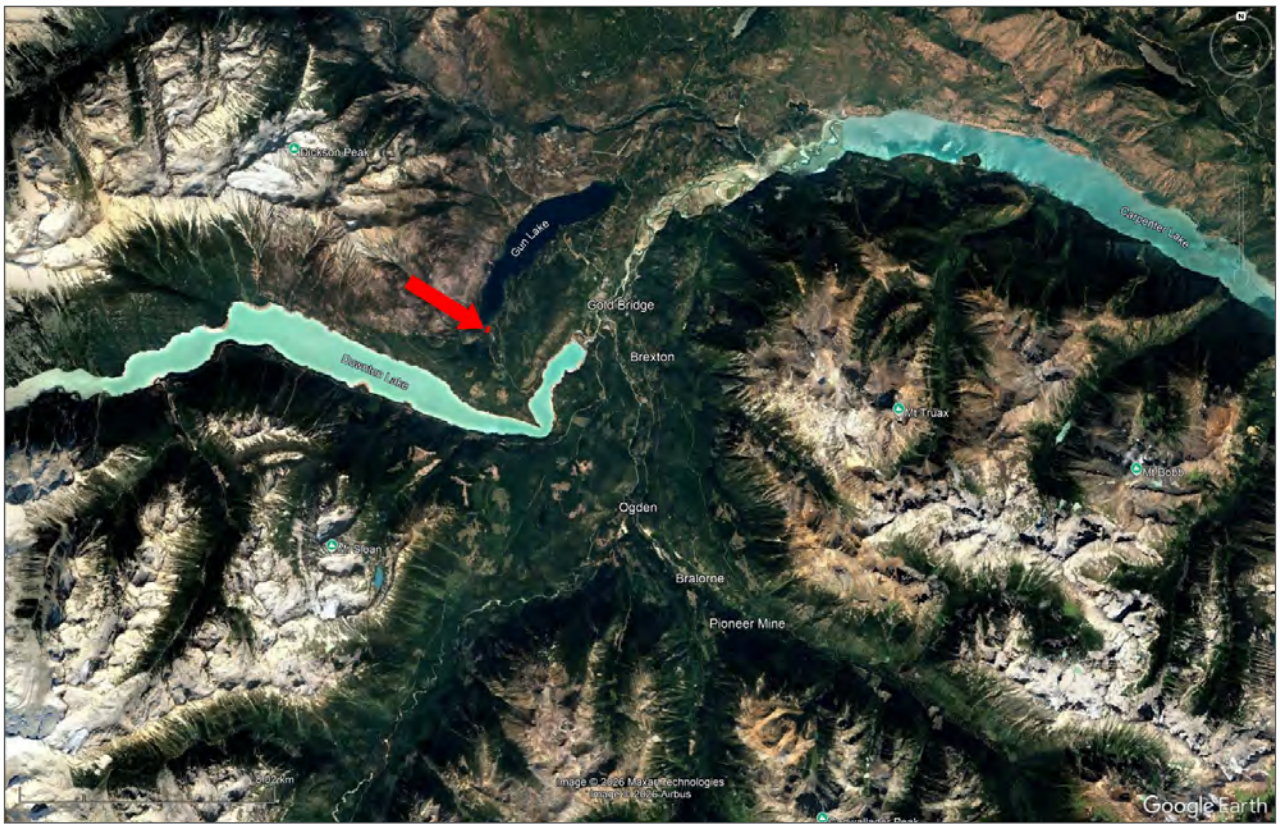







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Clinton
Barriere
Chase
Squilax
Malakwa
Three Valley
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Boundary
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Bellingham
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Port Alberni
Nanaimo
Courtenay
Comox
Campbell River
Tofino
Ucluelet
Gold River
Powell River
Boat Basin
Cumberland
Strait of Georgia
Ocean
Fraser River
Thompson River
Okanagan Valley
Columbia Mountains
Rocky Mountains
Selkirk Mountains
Purcell Mountains
Monashee Mountains
Cascade Mountains
Garibaldi Provincial Park
E.C. Manning Provincial Park
North Cascades National Park
Pasayten Wilderness
Okanogan National Forest
Colville National Forest
Kaniksu National Forest
Kootenai National Forest
Glacier Peak Wilderness
Colville Indian Reservation
Mount Baker-Snoqualmie National Forest
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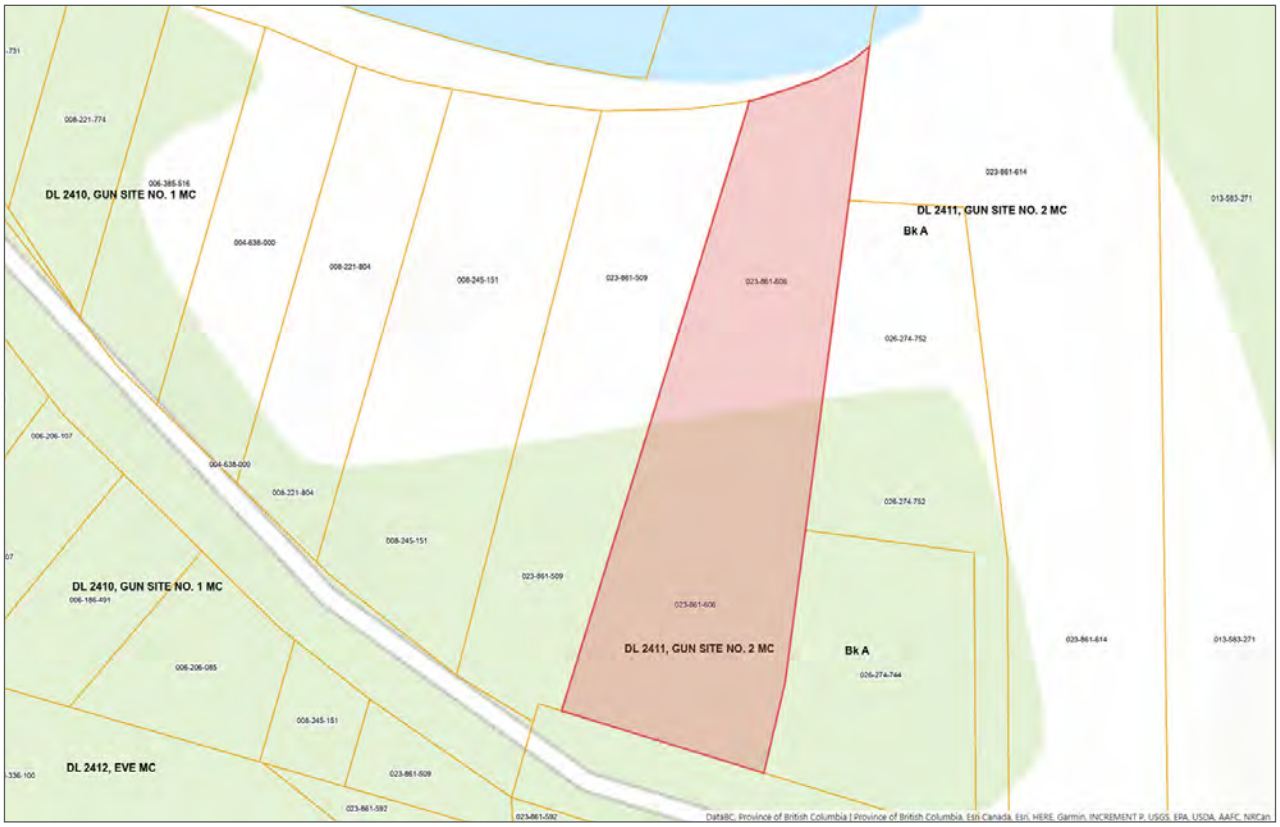

Gold Bridge
Brexton
Lost Lake
Kingdom Lake
Bralorne Pioneer Museum
Bralorne
Ogden
Bradian
Ghost Town
Pioneer Mine
Gun Lake
Downton Lake
Bridge River Delta Provincial Park (Proposed)
Pearson Pond
Carpenter Marshall Creek
Tyax Junction
Tyaughton Lake
Friburg
Dickson Range
Leckie Range
Bendor Range
Cadwallader Range
Pacific Ranges
Birkenhead Lake Provincial Park
SQUAMISH-LILLOOET
Upper Lillooet Provincial Park
Hope Creek
Donnelly Creek
Train Glacier
Thiassi Glacier
Surfusion Glacier
Meager Glacier
Devine
Gates


Dickson Peak
Gun Lake
Carpenter Lake
Gold Bridge
Brexton
Downton Lake
Mt Truax
Mt Bobb
Mt Sloan
Ogden
Bralorne
Pioneer Mine
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Gun Lake
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Lajoie Lake
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Gun Lake Rd W
Gun Lake Rd W
Gun Lake Rd W
Gun Lake Rd W
Gun Lake Rd W
Main Rd
Main Rd
Little Creek
Little Creek
Little Creek
esri


DL 2410, GUN SITE NO. 1 MC
DL 2411, GUN SITE NO. 2 MC
Bk A
DL 2410, GUN SITE NO. 1 MC
DL 2411, GUN SITE NO. 2 MC
Bk A
DL 2412, EVE MC
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