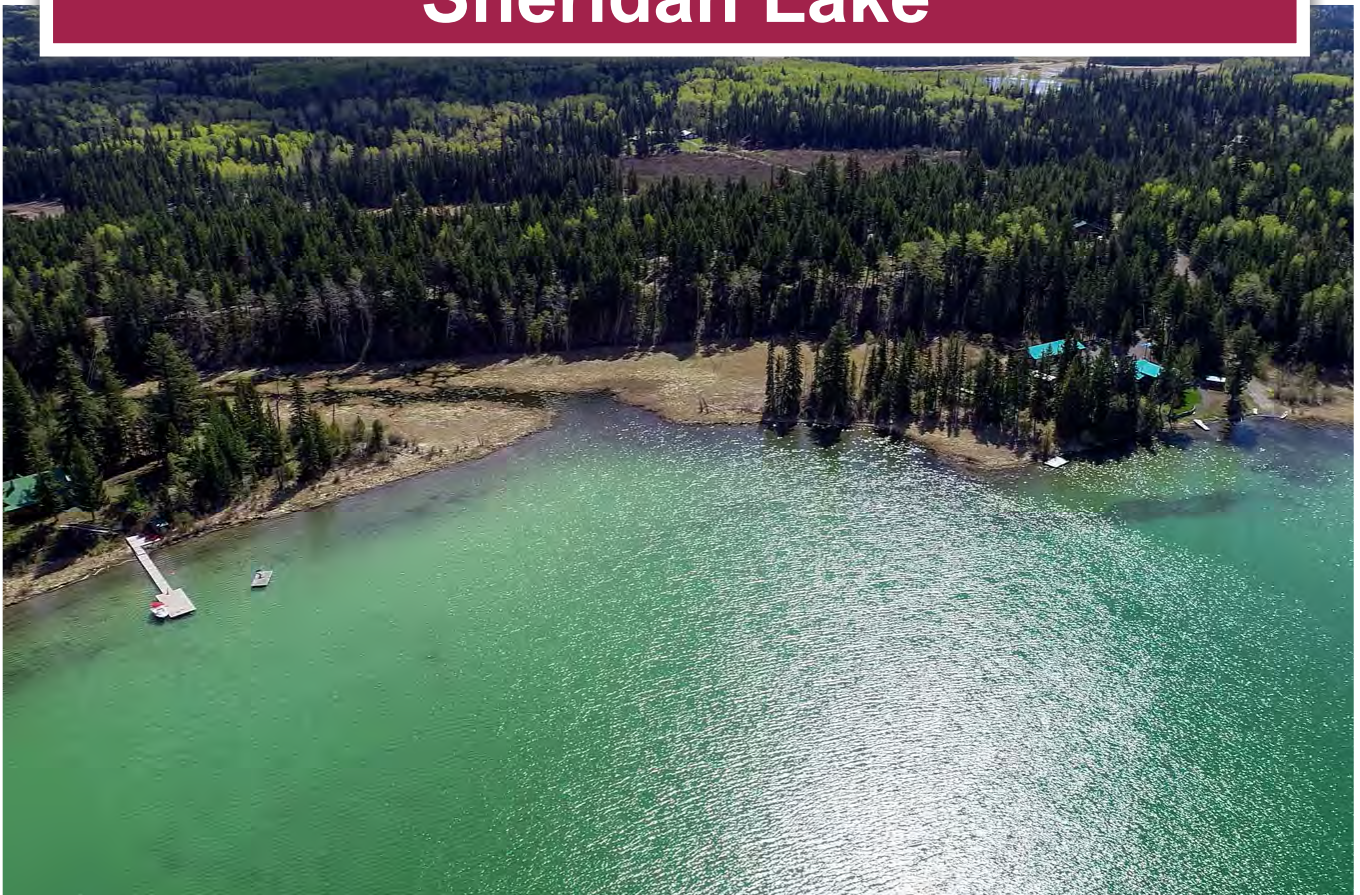




**2 Acres Overlooking  
Sheridan Lake**



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**John Armstrong**  
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# 2 Acres Overlooking Sheridan Lake

## PROPERTY DETAILS

<b>Listing Number:</b>	24148
<b>Price:</b>	\$299,000
<b>Taxes (2024):</b>	\$1,485
<b>Size:</b>	2 acres
<b>Zoning:</b>	RR3 (House permitted)

## DESCRIPTION

The seller also owns the only private island on Sheridan Lake and one of the very few in the province. It is also for sale. This property was purchased as a stepping off point to the island, and to store multiple things such as vehicles with boat trailers, watercraft and snowmachines. It is possible that someone might want the same arrangement, and for that reason the seller has a contingency on this listing that the island must sell first before agreeing to an unconditional sale of this property.

Escape and rekindle your spirit with a getaway to this land. Only 30 minutes from 100 Mile House and under 2 hours from Kamloops, this may well be your ultimate retreat from the daily grind and urban rush.

Upon entering this acreage from the southeast, you can't help but be drawn to the lake and forest views. The property stretches to the north with plenty of level building sites, RV and tenting sites.

Mature trees provide a shady canopy, and grassy areas allow an easy stroll throughout. The western property line follows an abutment which is shared with Crown land.

The Crown land marshes provide an undisturbed and natural environment for a multitude of waterfowl to enjoy the natural protection of reeds and grasses to live and raise their young. Birders will find this acreage the ultimate area to observe, record, and photograph the activities of these watery avians. Within a short period of time, red wing blackbirds, herons, geese, ducks and loons with their young'uns trailing along in the water were observed. Above, raptors swoop and reel above these sparkling waters.

Just to the south of the property a boat ramp provides easy access for boats, canoes, kayaks and any type of paddling board to recreate, fish and relax.

An enclosed two car garage with 200-amp service is accessible by roller doors or single entrance. The floor has a concrete finish several windows for natural light. A lean-to provides plenty of coverage for boats and vehicles. An additional outbuilding provides storage, or if so desired, a little shed getaway for crafting, woodworking.

## LOCATION

7580 Sheridan Lake Road - Sheridan Lake, BC





## AREA DATA

### Sheridan Lake

Sheridan Lake is 14 km long, 4,098 acres in size, with a mean depth of 7.6 m at an elevation of approx. 1,115 m. Crystal-clear waters are attributed to the fresh springs that feed this lake. The lake is annually stocked and has a reputation as a producer of large rainbow trout. Accessed from Highway 24, it is part of the “Land of Hidden Waters.”

### Bridge Lake

Nearby Bridge Lake is 7 km long and can produce rainbows up to 5 pounds, kokanee to 4 pounds, and lake trout to 20 pounds. The community of Bridge Lake and Bridge Lake Centennial Provincial Park are at the eastern end of the lake. The Bridge Lake Ice Caves trails meander past several small caves that reportedly provided early settlers ice from the depths of these caves. It is common to find ice within these caves, even in late summer. The annual Bridge Lake Rodeo held around Canada Day long weekend, and the Interlakes

Rodeo, held around the first week of August, are heralded events.

### The Interlakes

The Interlakes area is well known for optimal year-round and outdoor recreational activities, including boating, swimming, hunting, fishing, and camping. There are around 300 lakes in the area, most of them stocked with fish. Interlakes is a key stop for anglers looking to restock and resupply while touring some of BC’s best fishing lakes or those taking a road trip through the South Cariboo between Highway 97 and Highway 5. This center is the closest shopping outlet offering a convenience store/gas, restaurant, hardware store, car wash, gift store, feed supply and other amenities not to forget massive ice cream cones!

### South Cariboo

The South Cariboo is a series of communities stretching from Clinton to Lac La Hache and a string of lakeside communities. It is referred to as the ‘Land of Hidden Waters’ along BC’s famed “Fishing Highway,” highway 24. This region runs between

93 Mile on Highway 97 and Little Fort on Highway 5—extending north to the Cariboo Mountains and Canim Lake and south to Loon Lake and 70 Mile House.

The Highway 24 corridor serves several industries, mainly logging, ranching, and tourism, and still has abundant natural and pristine elements of water, timber, and grasslands. The abundance of water from hundreds of lakes and adjoining streams with lush grasslands dotted throughout the forested areas caused the progression of cattle ranching in the area.

## RECREATION

The lakes of the famous Fishing Highway 24 combine to form a trout angler's mecca. There are more lakes here than many could hope to fish through an entire season.

Sheridan is one of the largest lakes and grows big trout! The crystal-clear lake is fed by underground springs and stocked with rainbow trout yearly. The lake is well-known for its trophy fishing, with rainbow trout commonly weighing in at 3 to 5 lbs. and heading up to 16 lbs. Fly fishing among the weed beds and island provides another means to land your catch. Ice fishing on the lake provides another means to get out and wet your fishing line.

Sheridan Lake features over 208 km of mapped and signed trails. These trails are suitable for hiking, mountain biking, ATViing during the warmer months, cross-country skiing, and snowmobiling during the winter. Many of the trails in this area are excellent for horseback riding, with some of the secluded trails easily accessible on horseback. Anglers often pack their fly-rod on their saddle and embark on a quiet afternoon of fishing and riding.

## HISTORY

Highway 24 from Little Fort to 100 Mile House remains basically the same route that the fur traders used centuries ago. Parts of the Hudson's Bay Fur Brigade Trail can still be seen near the east end of the highway and are permanently preserved as a heritage trail.

With the discovery of gold in the northern Cariboo and the gold rush that followed in the mid-1800s, the wilderness trails soon became valuable roads leading to the gold fields in the north for thousands of gold seekers. Along the routes, roadhouses sprung up to provide necessary stopover points. Several of the original roadhouses are restored and still in use, as are original recreation resort buildings, which have withstood the deterioration of time.

## MAP REFERENCE

51°30'28.56"N and 120°50'28.04"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## SERVICES

200 amp electrical service.

## IMPROVEMENTS

- 14' x 12' shop/garage
- 2 outbuildings

## LEGAL

LOT 1 DISTRICT LOT 4281 LILLOOET DISTRICT  
PLAN KAP54760 - PID 023-074-311





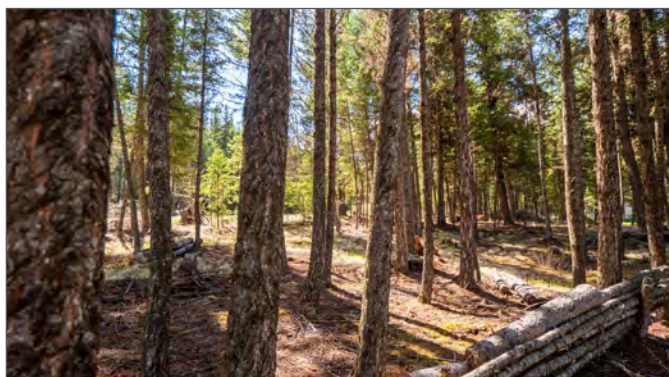




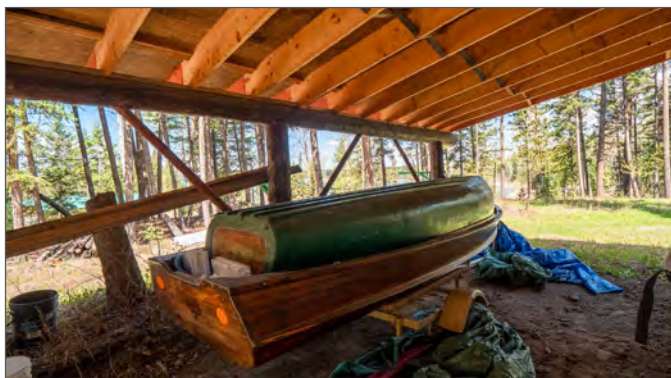




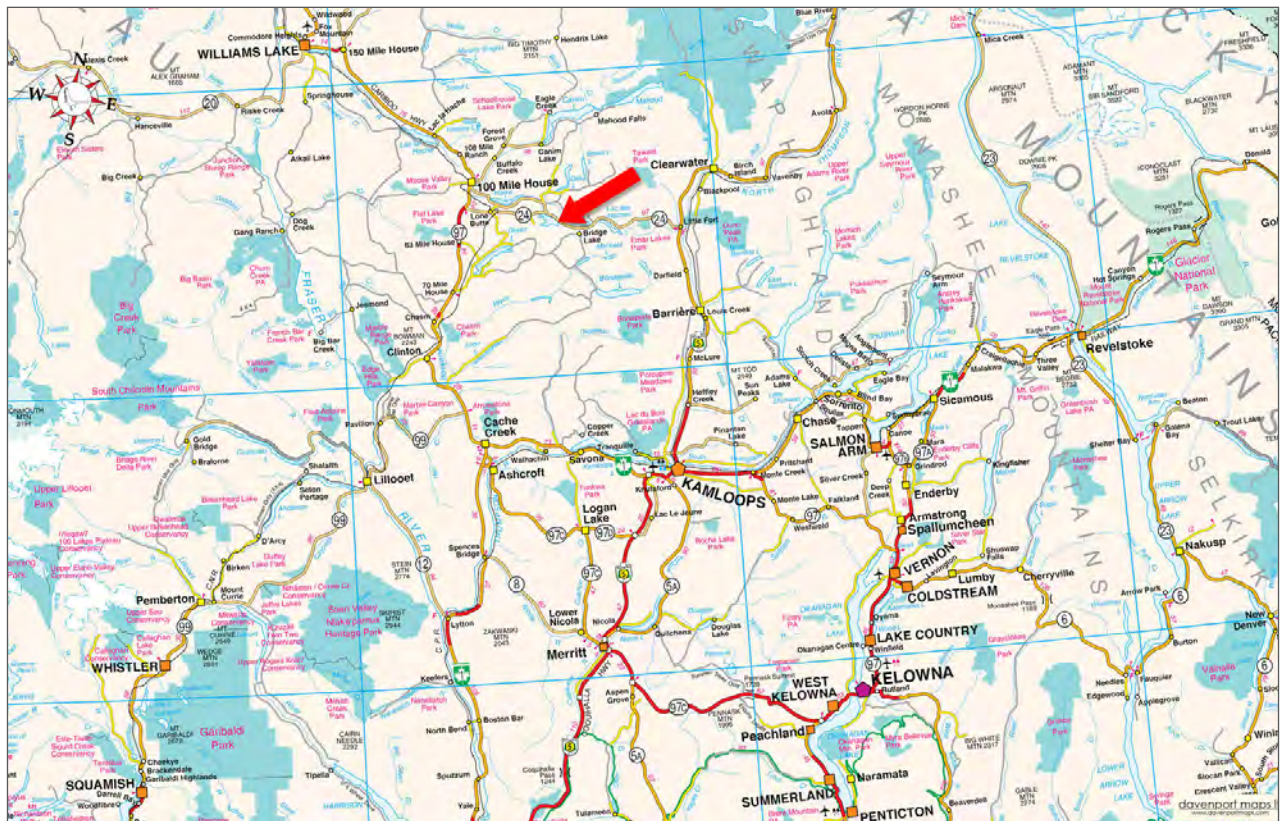




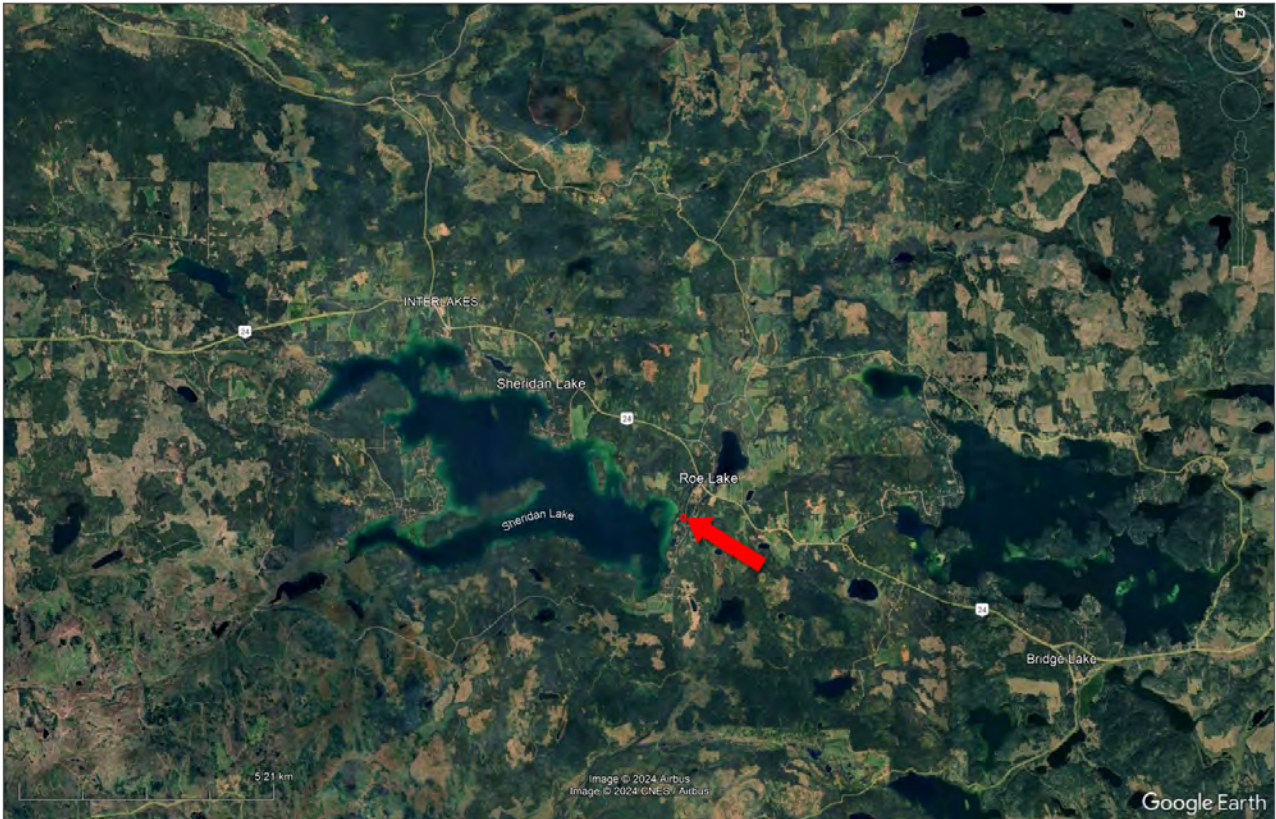
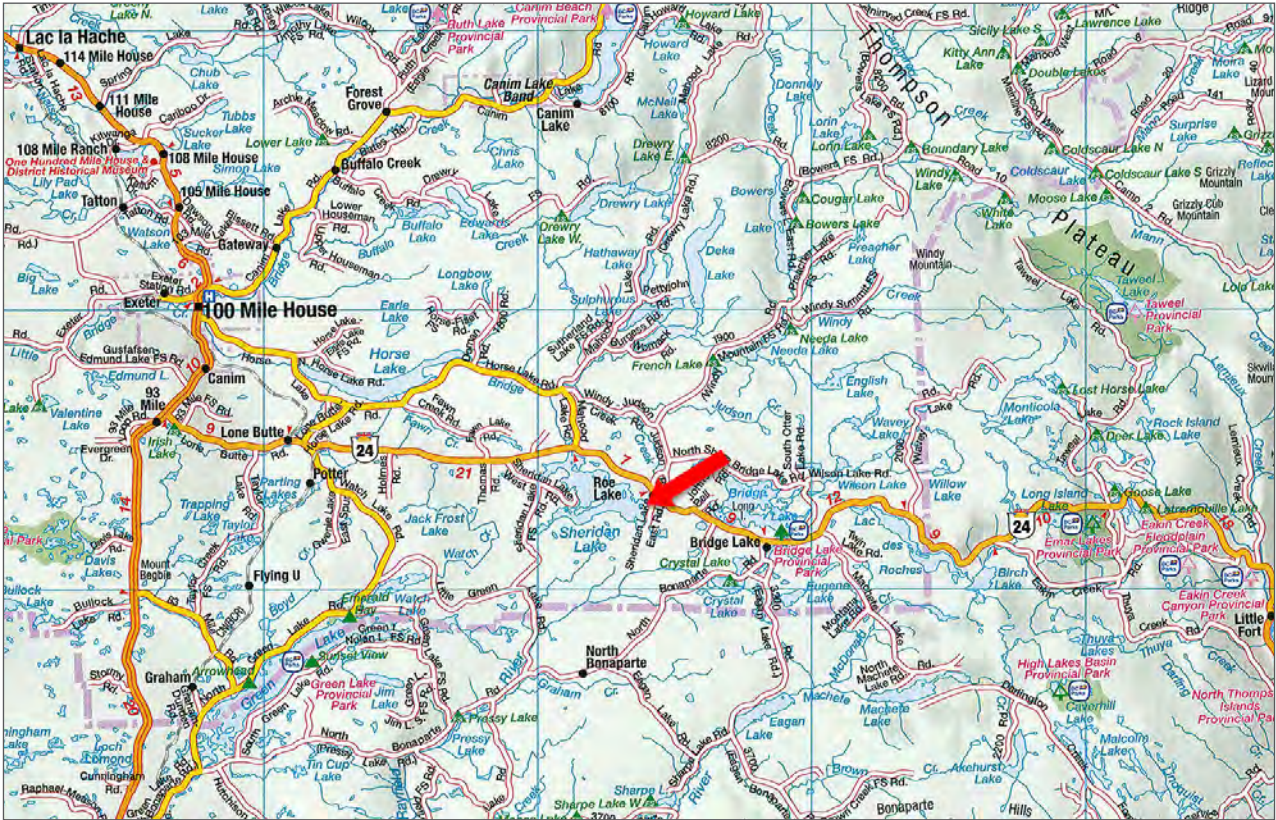


















Present Natural Sodium		From 9792		
2 to 605	200° 30' 00" 130.5	2 to 1030	500° 00' 00" 207	8.4
2 to 606	200° 30' 00" 130.5	2 to 1030	501° 00' 00" 208	7.8
2 to 607	200° 30' 00" 130.5	2 to 1030	502° 00' 00" 209	7.2
2 to 608	200° 30' 00" 130.5	2 to 1030	503° 00' 00" 210	6.6
2 to 609	200° 30' 00" 130.5	2 to 1030	504° 00' 00" 211	6.0
2 to 610	200° 30' 00" 130.5	2 to 1030	505° 00' 00" 212	5.4
2 to 611	200° 30' 00" 130.5	2 to 1030	506° 00' 00" 213	4.8
2 to 612	200° 30' 00" 130.5	2 to 1030	507° 00' 00" 214	4.2
2 to 613	200° 30' 00" 130.5	2 to 1030	508° 00' 00" 215	3.6
2 to 614	200° 30' 00" 130.5	2 to 1030	509° 00' 00" 216	3.0
2 to 615	200° 30' 00" 130.5	2 to 1030	510° 00' 00" 217	2.4
2 to 616	200° 30' 00" 130.5	2 to 1030	511° 00' 00" 218	1.8
2 to 617	200° 30' 00" 130.5	2 to 1030	512° 00' 00" 219	1.2
2 to 618	200° 30' 00" 130.5	2 to 1030	513° 00' 00" 220	0.6
2 to 619	200° 30' 00" 130.5	2 to 1030	514° 00' 00" 221	0.0
2 to 620	200° 30' 00" 130.5	2 to 1030	515° 00' 00" 222	0.0
2 to 621	200° 30' 00" 130.5	2 to 1030	516° 00' 00" 223	0.0
2 to 622	200° 30' 00" 130.5	2 to 1030	517° 00' 00" 224	0.0
2 to 623	200° 30' 00" 130.5	2 to 1030	518° 00' 00" 225	0.0
2 to 624	200° 30' 00" 130.5	2 to 1030	519° 00' 00" 226	0.0
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2 to 755	200° 30' 00" 130.5	2 to 1030	650° 00' 00" 357	0.0
2 to 756	200° 30' 00" 130.5	2 to 1030	651° 00' 00" 358	0.0
2 to 757	200° 30' 00" 130.5	2 to 1030	652° 00' 00" 359	0.0
2 to 758	200° 30' 00" 130.5	2 to 1030	653° 00' 00" 360	0.0
2 to 759	200° 30' 00" 130.5	2 to 1030	654° 00' 00" 361	0.0
2 to 760	200° 30' 00" 130.5	2 to 1030	655° 00' 00" 362	0.0
2 to 761	200° 30' 0			

24.727

DL 4 4 4 3

DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS, B.C.  
THIS 9 DAY OF MAY 1995.

Jan CB Smith

REGISTRAR,  
P. Y. ...

KS 34792

SUBDIVISION PLAN OF LOT A, PLAN 2602,  
( except Plan KAP49012 )  
AND LOT 1, PLAN KAP49012, DISTRICT  
LOT 4281, LILLOOET DISTRICT.

B.C.G.S. 92P . 058

SCALE 1 : 1000

**LEGEND:**

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE EAST  
BOUNDARY OF LOT A, PLAN 26027.

● DENOTES STANDARD IRON POST FOUND.

0 DENOTES STANDARD IRON POST PLACED.

① ISOTOPES STANDARDED CAPRED POST

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THIS PLAN LIES WITHIN THE CARIBOO REGIONAL DISTRICT.

APPROVED UNDER THE LAND TITLE ACT  
THIS 28<sup>th</sup> DAY OF April, 1995

APPROVING OFFICER-MINISTRY OF TRANSPORTATION AND HIGHWAYS

OWNER: \_\_\_\_\_ WITNESS: \_\_\_\_\_ ADDRESS AND OCCUPATION: \_\_\_\_\_

OWNERS:	WITNESS:	ADDRESS AND OCCUPANT:
<u>Norman Douglas Barton</u> NORMAN DOUGLAS BARTON	<u>Michael Kidston</u> Michael Kidston	<u>Lead Surveyor</u> Box 978 Hwy 9 E Vox 260 <u>Lead Surveyor</u>



[illegible]





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Representative  
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