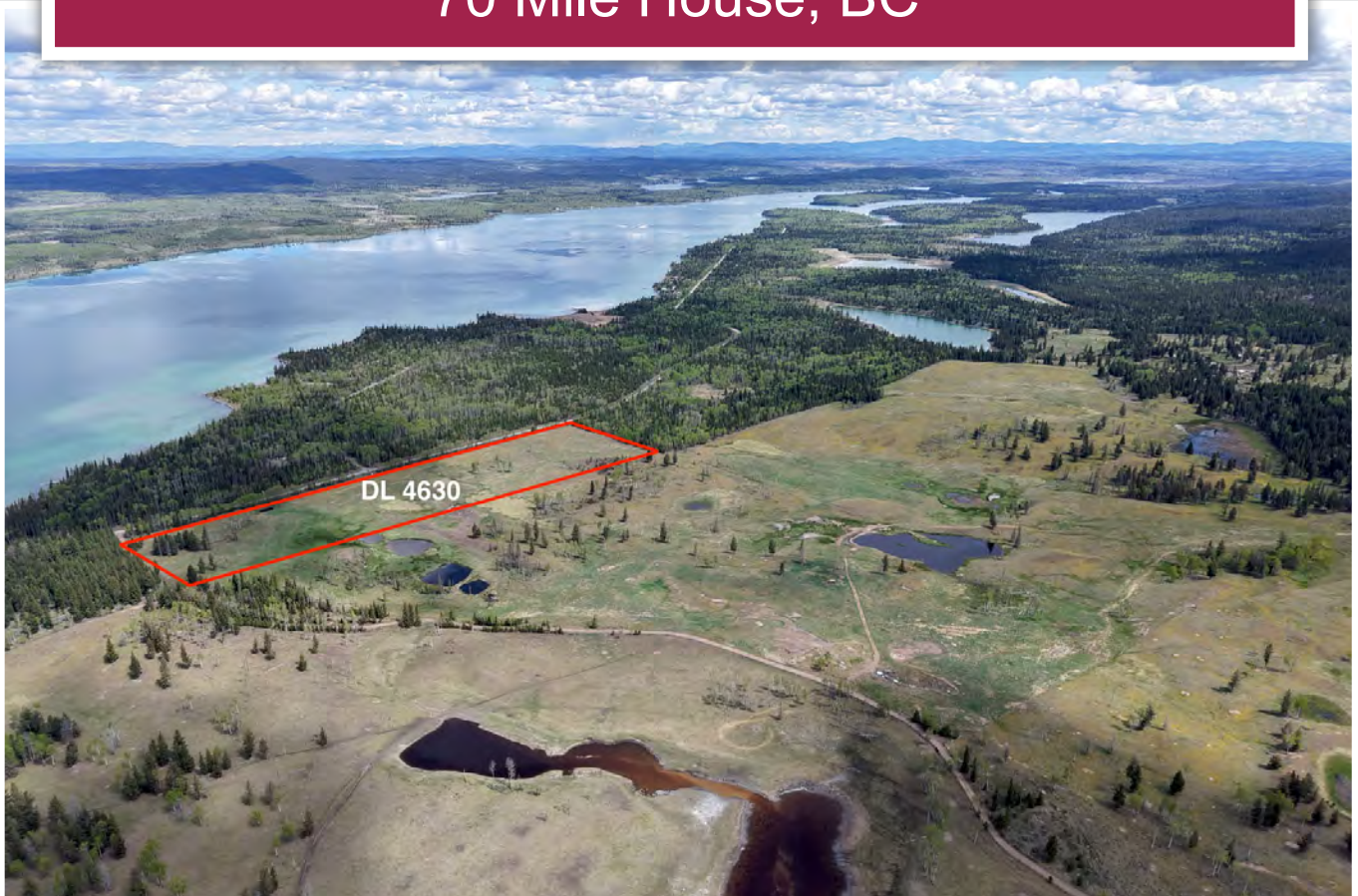




30 Acres Across from Green Lake

70 Mile House, BC



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70 Mile House, BC

PROPERTY DETAILS

Listing Number:	25123
Price:	\$399,000 + GST
Taxes (2024):	\$87.30
Size:	29.89 acres
Zoning:	RL-1

DESCRIPTION

Just across the road from the sparkling waters of Green Lake, this 30-acre parcel offers an unbeatable combination of location, usability, and natural beauty. With year-round access off Green Lake Road South and hydro available at the lot line, it's perfectly suited for a cabin, hobby farm, or full-time residence. The land is gently rolling with open pasture, a natural pond, and ample space for animals or agricultural use.

Whether you envision growing hay, raising horses, or simply enjoying a quiet escape in the heart of the Green Lake wilderness, this property is ready to go. Boat launches and recreation spots are minutes away, offering easy access to fishing, paddling, and lakeside fun. Rarely does such a large, accessible, and versatile piece of land come available in this sought-after area.

The surrounding Green Lake area is known for its stunning scenery, endless recreation, and laid-back rural charm. With Crown land and trail networks nearby, there's no shortage of opportunities for horseback riding, hiking, snowmobiling, or simply

taking in the views. Whether you're looking to build a getaway cabin, set up a hobby operation, or invest in a beautiful piece of BC land, this property checks all the boxes.

LOCATION

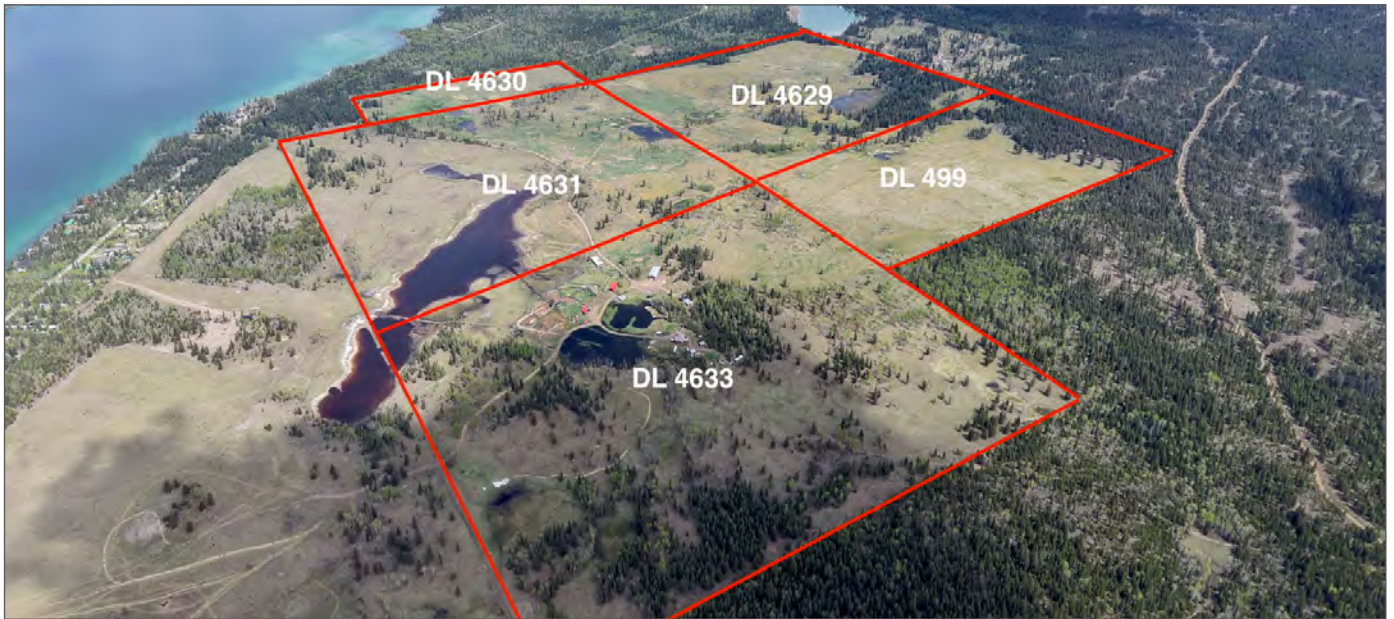
DL 4630 - South Green Lake Road - 70 Mile House, BC

AREA DATA

The 70 Mile House and Green Lake area in BC's South Cariboo region offers a peaceful rural lifestyle with a mix of full-time residents, recreational property owners, and working ranches. Known for its scenic beauty, rolling pastureland, and crystal-clear lakes, the area is popular for outdoor activities like fishing, boating, horseback riding, and snowmobiling. Properties range from lakefront cabins and hobby farms to large acreages and ranches, with zoning that supports residential, agricultural, and recreational uses. The community has basic services nearby, with more amenities available in 100 Mile House, about 25 minutes away. Road access is excellent via Highway 97 and well-maintained local roads, making this an attractive location for both seasonal retreats and year-round living.

RECREATION

The 70 Mile House and Green Lake region in British Columbia's South Cariboo is a haven for outdoor enthusiasts, offering year-round recreational activities amidst stunning natural landscapes. In the warmer months, visitors enjoy swimming, boating, kayaking, and fishing in the emerald



waters of Green Lake, which features numerous public access points and abundant birdlife, including osprey, loons, and eagles. The area is also home to extensive trails for hiking, horseback riding, mountain biking, and ATVing. During winter, the landscape transforms into a snowy playground with opportunities for snowmobiling, cross-country skiing, ice fishing, and sleigh rides. The Gold Rush Snowmobile Trail begins in 70 Mile House and stretches north for hundreds of kilometres. Community hubs like the Green Lake Community Centre also host events and gatherings, adding to the area's welcoming and active lifestyle.

MAP REFERENCE

51°24'23.91"N and 121°12'3.05"W

SERVICES

Hydro to lot line.

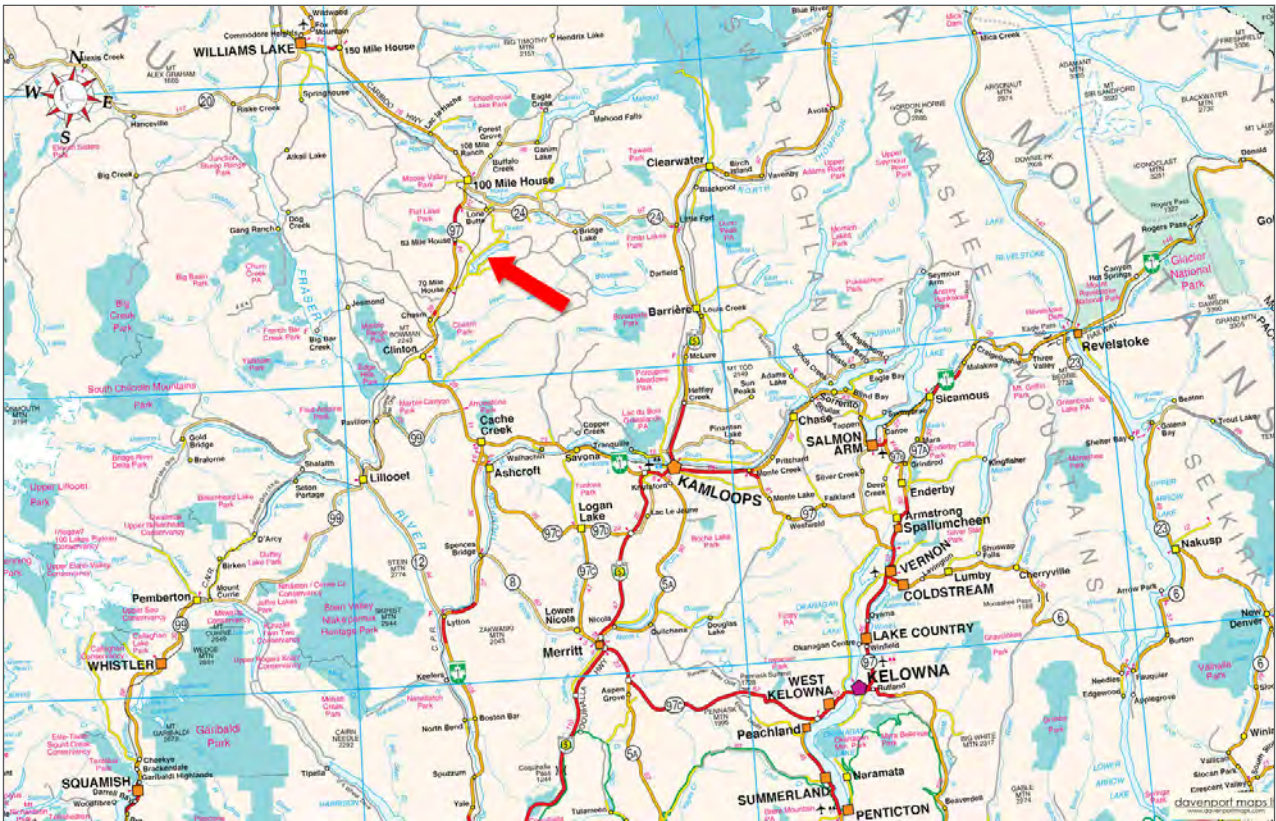
LEGAL

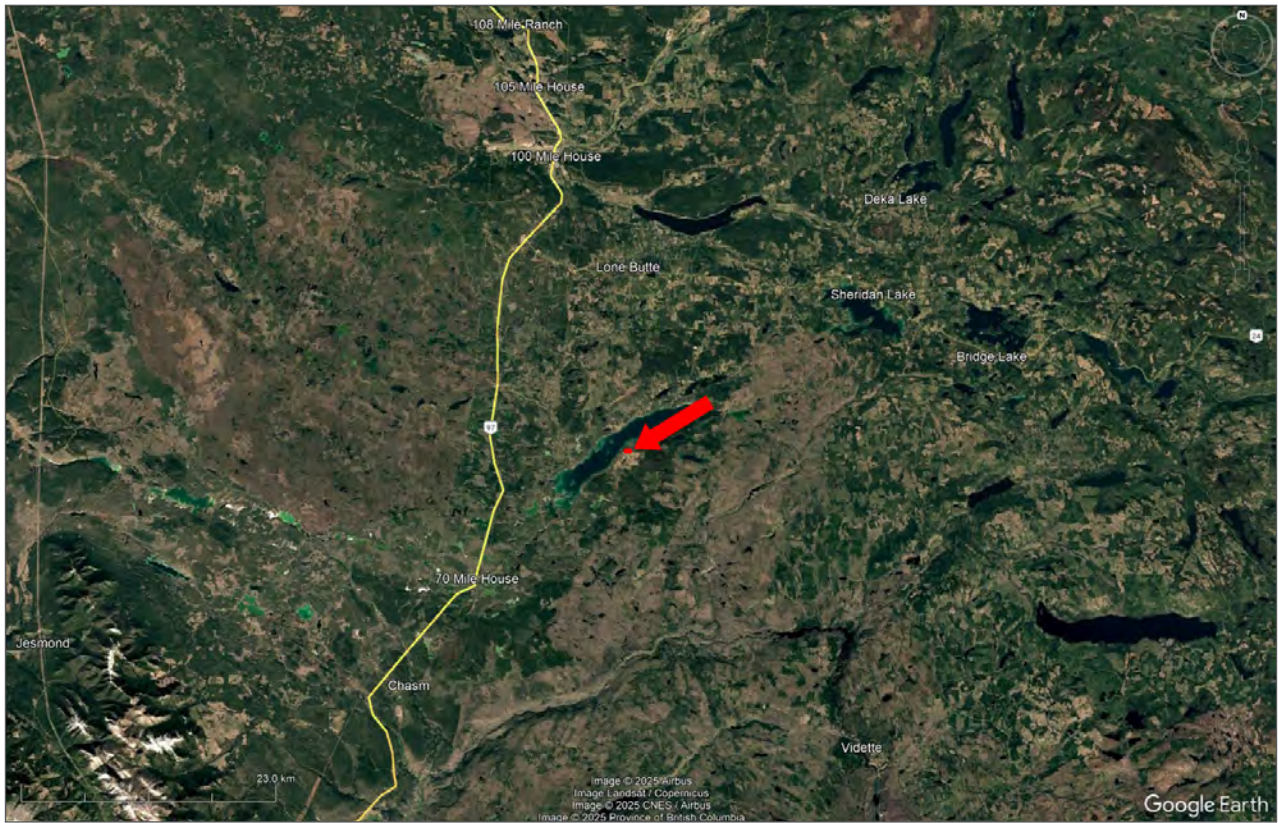
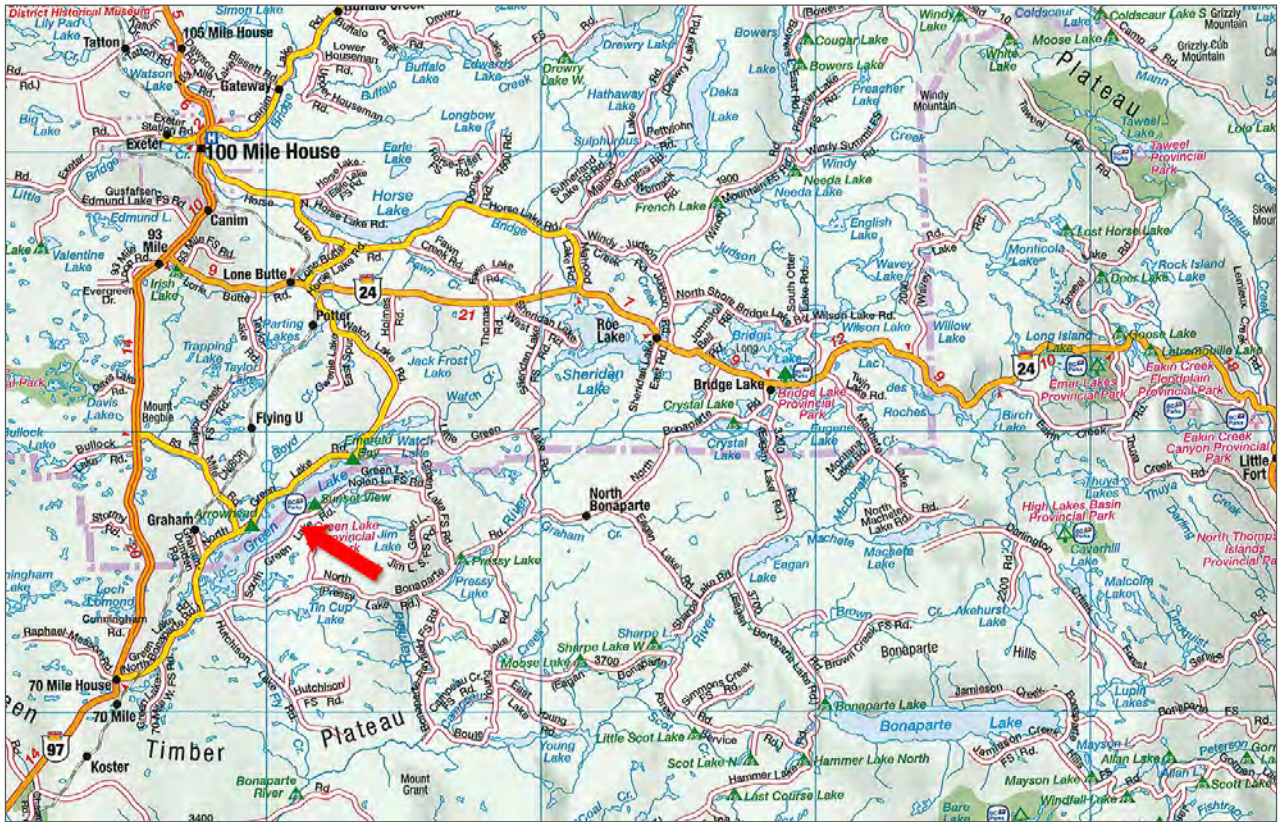
BLOCK A OF DISTRICT LOT 4630 LILLOOET
DISTRICT - PID 013-419-447



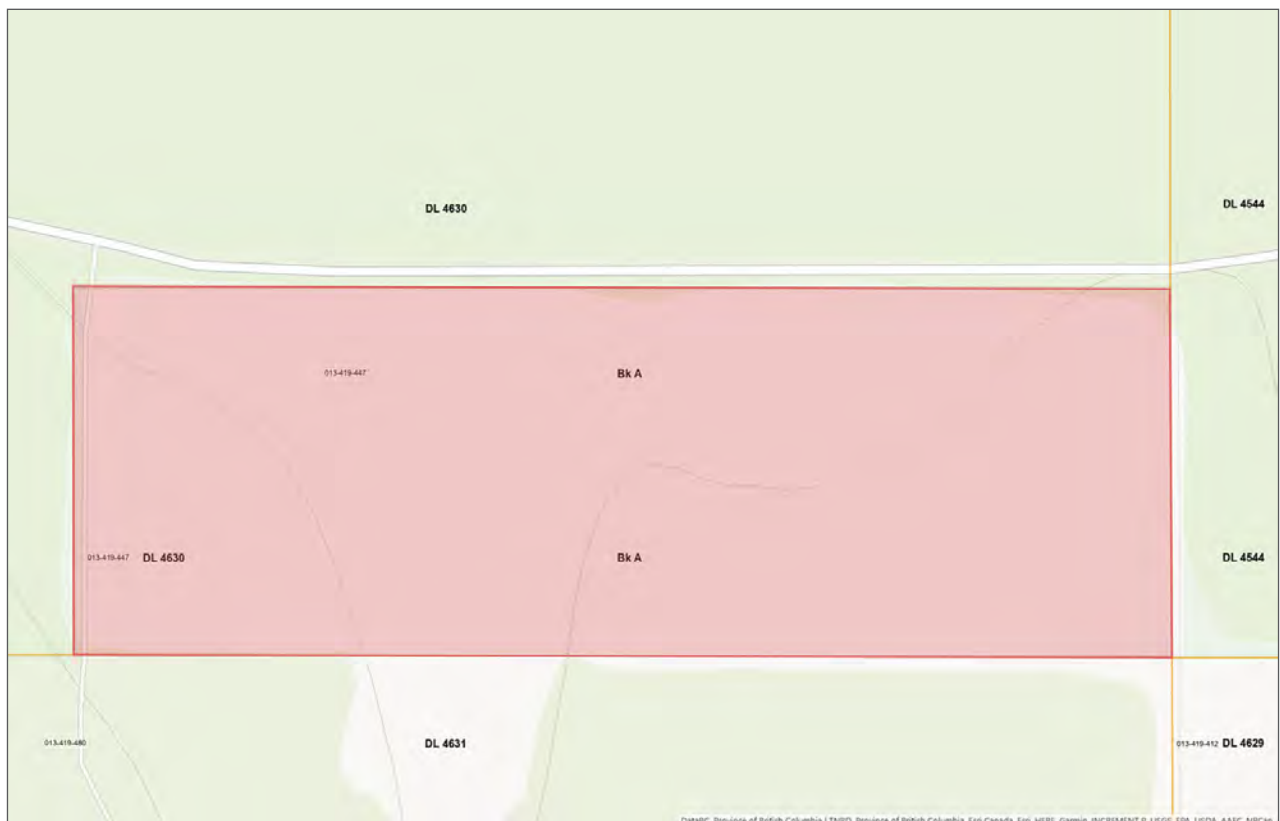
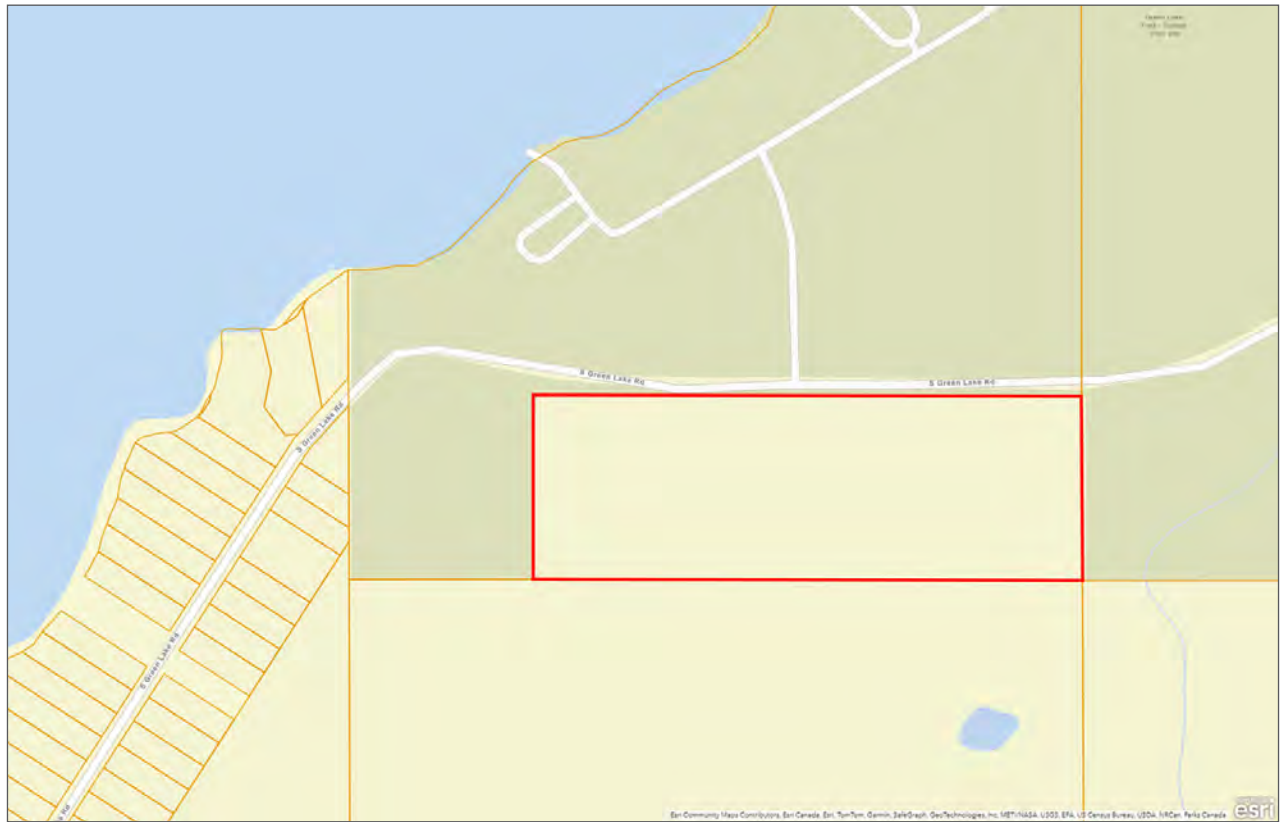












Notes



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