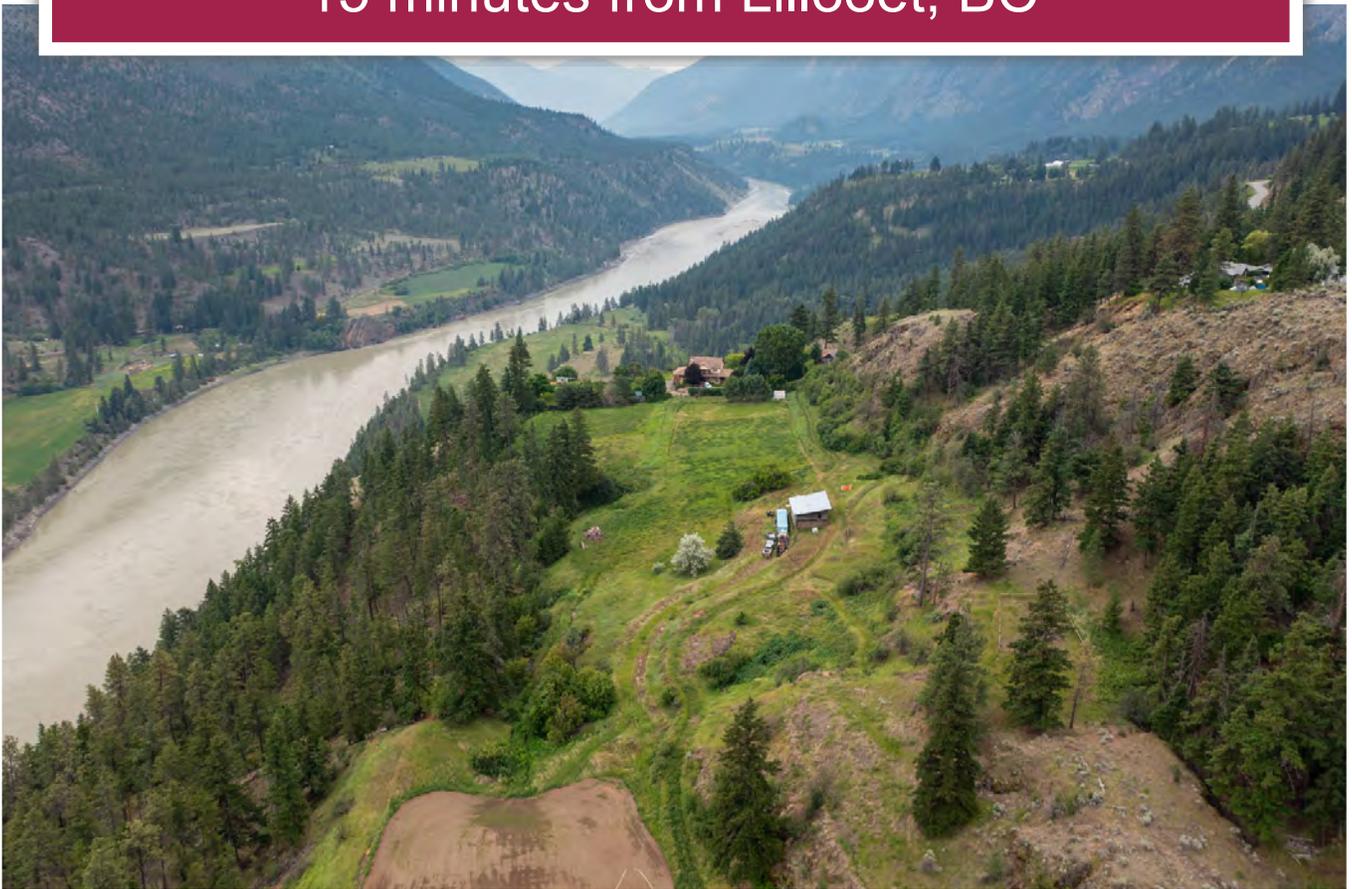




**60-Acre Riverfront Property**  
15 minutes from Lillooet, BC



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# 60-Acre Riverfront Property

15 minutes from Lillooet, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	23129
<b>Price:</b>	\$1,299,000
<b>Taxes (2023):</b>	\$5,067
<b>Size:</b>	59.85 acres
<b>Zoning:</b>	Rural Resource 1 (RR1)

## DESCRIPTION

Enveloped by the sweeping grandeur of nature, this enchanting 60-acre property, situated to the south of Lillooet, offers a unique blend of tranquil rural living and adventurous outdoor pursuits. Comprising two parcels, both boasting an intimate touch with the riverside, this idyllic retreat offers a lifestyle that is as engaging as it is serene.

The primary residence, a vibrant 4,000 square foot home, resides on the first parcel, offering a warm and inviting atmosphere that echoes the naturally rich surroundings. Radiating with natural light, it features four spacious bedrooms, each thoughtfully designed to offer comfort and tranquility. Every window frames a captivating scene of the valley, treating the eyes to a dynamic landscape of the river's graceful flow, and the gentle sway of trees that paint the horizon.

Outside the residence, you're welcomed by a generously sized fenced-in garden with tall and sturdy page wire. This lush oasis of greenery hosts a medley of fruit trees and plants, its rich soil nurturing an edible tapestry that changes

with the seasons. In-ground and timed sprinklers help ensure a green and lush garden and lawn, while also providing some fire protection. Take a moment to soak in the stunning views of the river valley as you cultivate your garden, the air carrying the soothing murmur of the water and the delicate aroma of ripening fruits.

Venture onto the second parcel to discover a natural chorus of outdoor delights. Here, flourishing hay fields spread out like a sweeping green carpet, flanked by towering timber, which has been selectively pruned for fire safety. The star attraction, however, is the untouched river at the valley's base. A network of trails lead you to this sparkling ribbon of water, offering moments of quiet contemplation or invigorating adventures.

Scattered across the property are multiple benches, strategically positioned to offer stunning vistas of the river and the encompassing landscape. Each vantage point provides a unique perspective, painting a breathtaking tableau of ever-changing colors and textures.

Though nestled amidst this secluded haven, the property is a mere 15-minute drive to Lillooet, ensuring convenient access to amenities. Moreover, its central location between multiple highly sought-after recreational areas opens a gateway to a host of activities, from hiking and fishing to wildlife watching and star-gazing.

The essence of this property lies in its ability to infuse everyday life with the extraordinary. Whether you seek the peace of a rural retreat, the thrill of outdoor adventures, or a harmonious balance of both, this property is a dream waiting to unfold.

## LOCATION

9100 Texas Creek Road - Lillooet, BC

## DIRECTIONS

Contact listing REALTOR® for access instructions.

## AREA DATA

Lillooet is a captivating town nestled amidst rugged mountains and serenely beautiful lakes. Located in the Fraser Valley, around 250 km north of Vancouver, it is a gateway to the Gold Country and Northern British Columbia. Known for its natural beauty and rich history, Lillooet is a prime location for a host of recreational, cultural, and adventurous activities. Being right along Highway 99, the town is relatively easily accessible from both Vancouver and Kamloops, the latter being around 215 km to the east.

Surrounded by a rugged landscape that offers endless recreational opportunities, Lillooet is a destination for outdoor enthusiasts. Seton Lake is a striking, glacier-fed lake ideal for water activities such as boating, kayaking, and fishing. The sandy beaches provide perfect spots for picnicking, while the lake's surrounding trails cater to hiking and mountain biking. In winter, snow sports enthusiasts can enjoy snowmobiling, cross-country skiing, and snowshoeing in the Yalakom River valley to the north. For rock climbers, the Xwisten (Bridge River) area offers exceptional climbing opportunities, while angling enthusiasts can explore Cayoosh Creek, home to rainbow trout and Dolly Varden. Gold panning in Fraser River and its tributaries, a throwback to the region's gold rush history, is yet another unique activity one can partake in.

With respect to industry, Lillooet has a diverse economic base. The main industries include agriculture, forestry, and tourism. The region's climate and fertile soils make it suitable for agriculture, including viticulture. Lillooet has

started gaining recognition as a wine region, with a few vineyards and wineries in operation, such as Fort Berens Estate Winery. Forestry plays a significant role too, with timber processing and associated businesses providing employment. In recent years, tourism has been a steadily growing sector due to the town's abundant recreational opportunities and historical significance.

From a location and access perspective, Lillooet is served by BC Transit, offering bus services that connect it to Pemberton, Mount Currie, and other locations. For those traveling by air, the nearest commercial airports are in Vancouver and Kamloops. Lillooet also has its municipal airport for charter flights. The spectacular Highway 99, also known as the Duffey Lake Road, connects Lillooet to Pemberton to the south and Cache Creek to the north, providing stunning scenic drives while moving in and out of Lillooet. The town's position, nestled amidst diverse landscapes, makes it a strategic location for exploring the heart of British Columbia.

## RECREATION

Lillooet and the surrounding region, offer a wealth of recreational opportunities for outdoor enthusiasts, history buffs, and wine lovers alike. Nature lovers can explore numerous hiking trails, such as the Stein Valley Nlaka'pamux Heritage Park, which offers 150 kilometres of trails, with paths suitable for every level of hiker. The area's stunning landscape, comprising forests, mountains, and rivers, also makes it a haven for camping, fishing, and wildlife viewing. Seton Lake, a beautiful fjord-like freshwater lake, is a popular spot for swimming, canoeing, and fishing.

The region is rich in history, providing an opportunity to learn about the Indigenous peoples and the Gold Rush era. The Lillooet Museum & Visitor Centre, housed in a historic church, offers a glimpse into the area's past with artifacts and exhibits. Visitors

can also follow the Gold Rush Trail, which traverses the scenic Fraser Canyon and includes historic sites like the Xwisten Experience Tours, where one can learn about the culture and traditions of the St'at'imc Nation, and the historic Miyazaki House.

In addition to its natural beauty and rich history, the Lillooet region is fast becoming a hotspot for wine enthusiasts. The local climate and geography have given rise to a burgeoning wine industry. The Fort Berens Estate Winery, Lillooet's first vineyard, offers wine tastings and vineyard tours, providing a unique recreational opportunity. Visitors can take part in a wine tasting, enjoy a meal at the onsite bistro, or simply appreciate the vineyard's breathtaking views. So whether you're an adventurer, a history enthusiast, or a wine lover, Lillooet and its surrounding regions hold plenty of recreational opportunities to explore.

## HISTORY

Lillooet is deeply rooted in history, tracing its origins back to thousands of years ago when the St'at'imc First Nation people first settled in the region. The area's strategic location along the Fraser River made it a central trading hub for Indigenous peoples from all over the province. The indigenous communities thrived here, and their cultural influence is still visible today, particularly through local landmarks, oral traditions and annual events.

The town also played a significant role in the mid-19th century Fraser River Gold Rush. In 1858, the Fraser River Gold Rush brought prospectors from all over the world, turning Lillooet into an essential stopover and supply station for miners seeking their fortunes in the goldfields. Lillooet was dubbed 'Mile 0' of the Cariboo Wagon Road, a transportation route designed to supply the rush of miners and transport gold. The town quickly grew as people built hotels, saloons, and other businesses to support the influx of miners. Although the gold rush

eventually waned, it left an indelible mark on the town, influencing its growth and development, and contributing to its rich cultural and historical legacy.

## MAP REFERENCE

50°36'57.15"N and 121°51'50.88"W

## INVESTMENT FEATURES

Existing gold claim comes with the property  
Woodlot with small yield for portable sawmill  
Adjacent bare lot could be sold separately

## SERVICES

- Hydro
- Septic
- Drilled well
- Water licence to Riley Creek

## IMPROVEMENTS

- 4,000± ft<sup>2</sup> residence
- Fenced-in garden
- In-ground sprinklers
- In-ground irrigation pipes into the bare parcel
- Chicken coop
- Old log cabin

## LEGAL

DISTRICT LOT 3098 LILLOOET DISTRICT PLAN  
EXCEPT PLANS 30288 & KAP58600  
PID 013-211-901

DISTRICT LOT 3333 LILLOOET DISTRICT  
PID 013-211-919











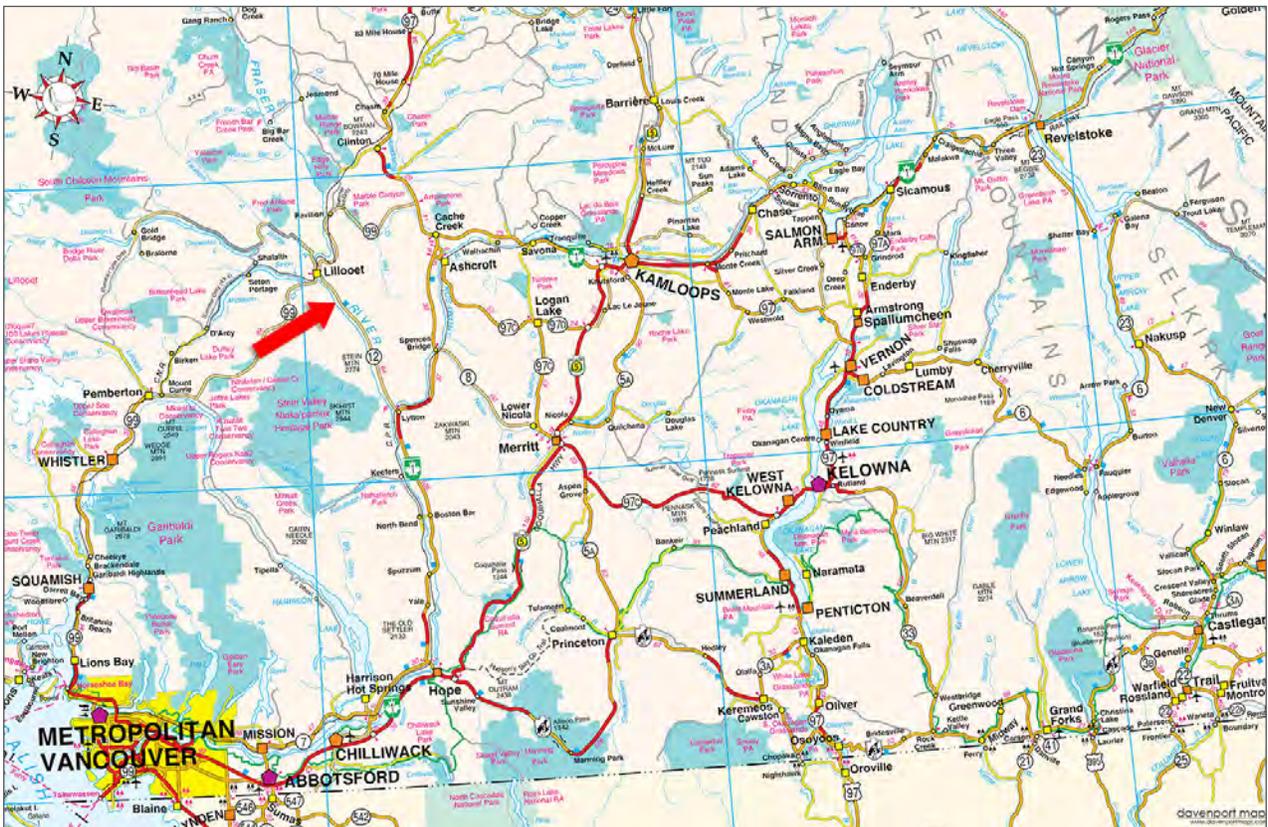
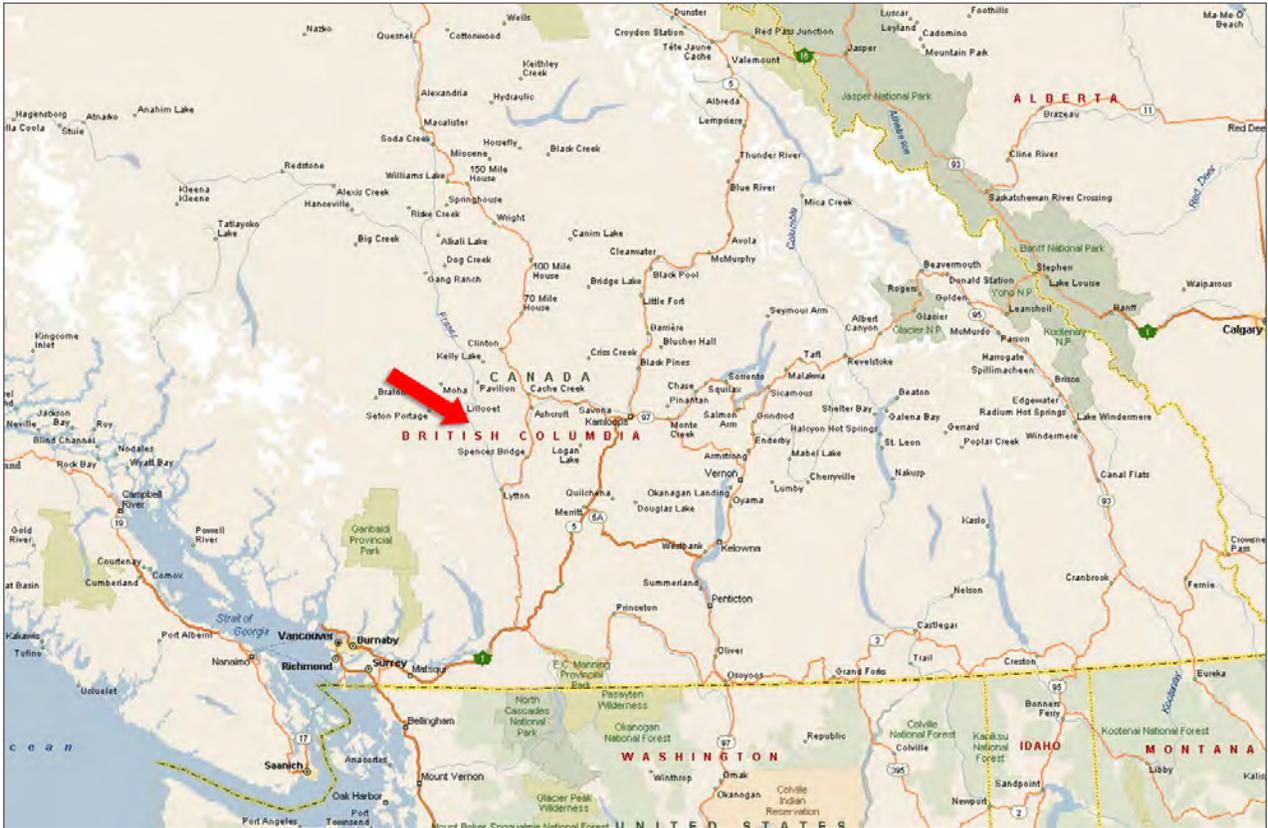


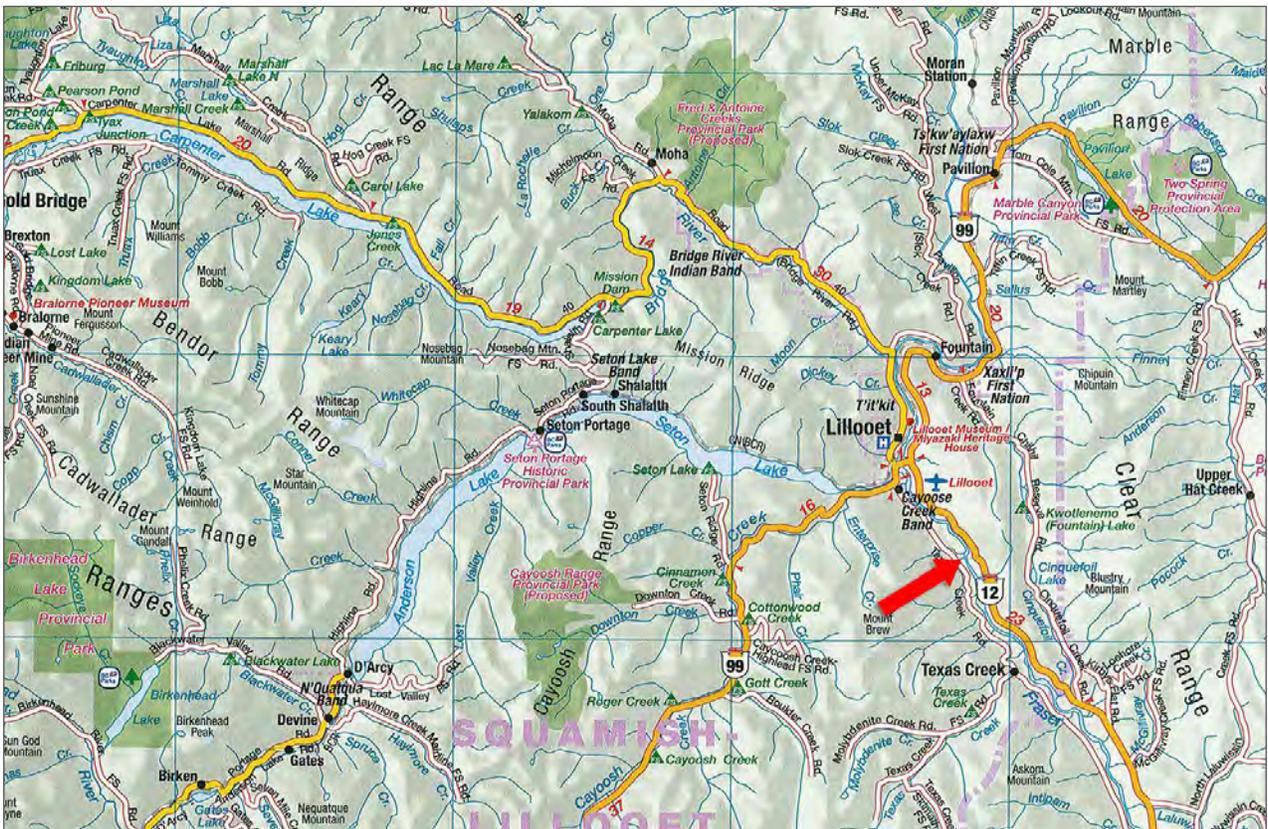
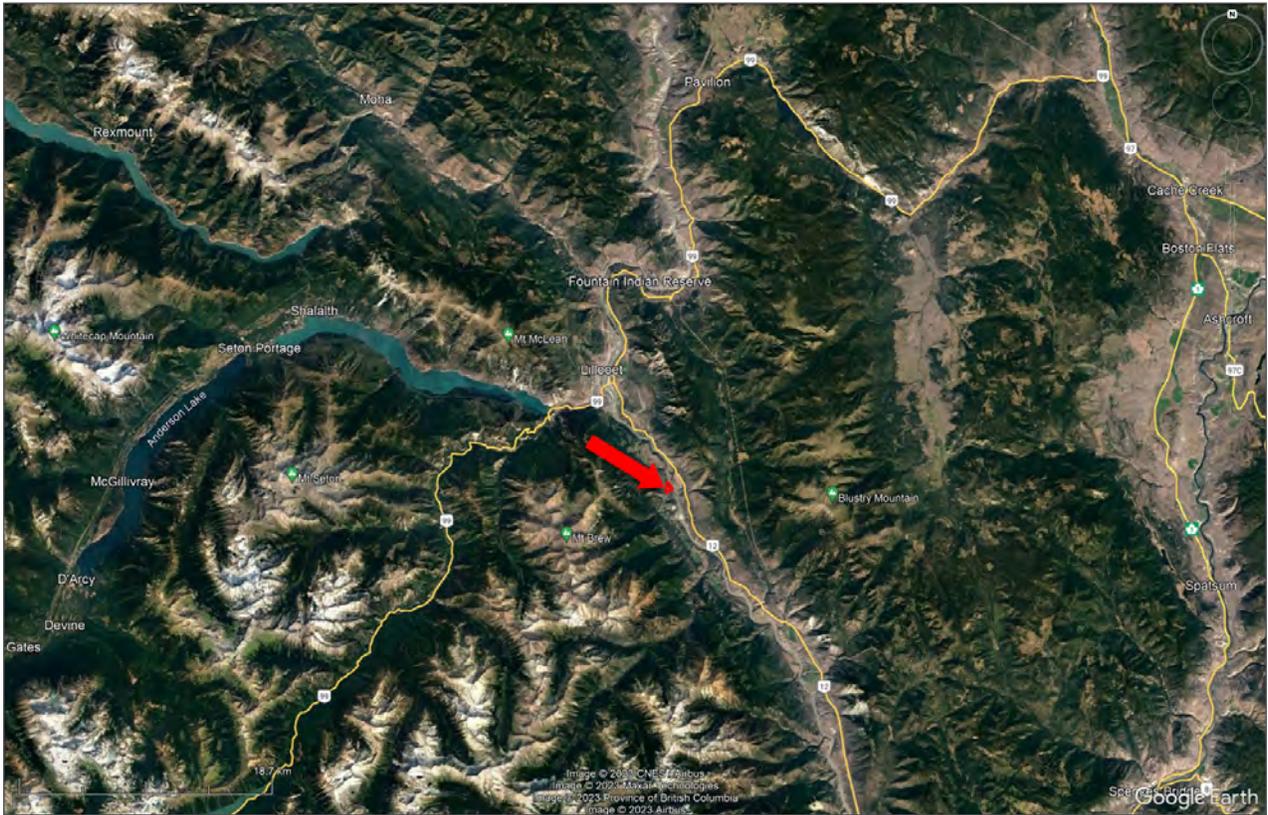


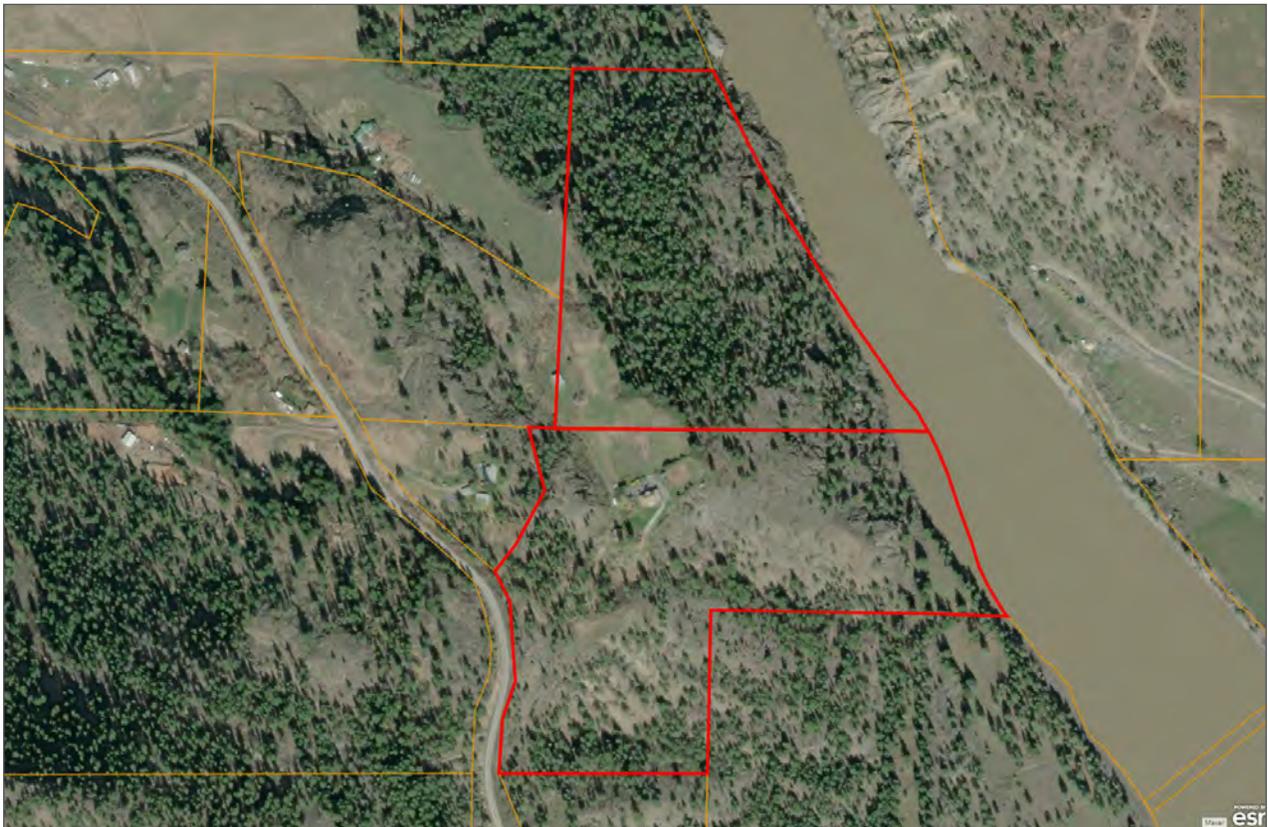


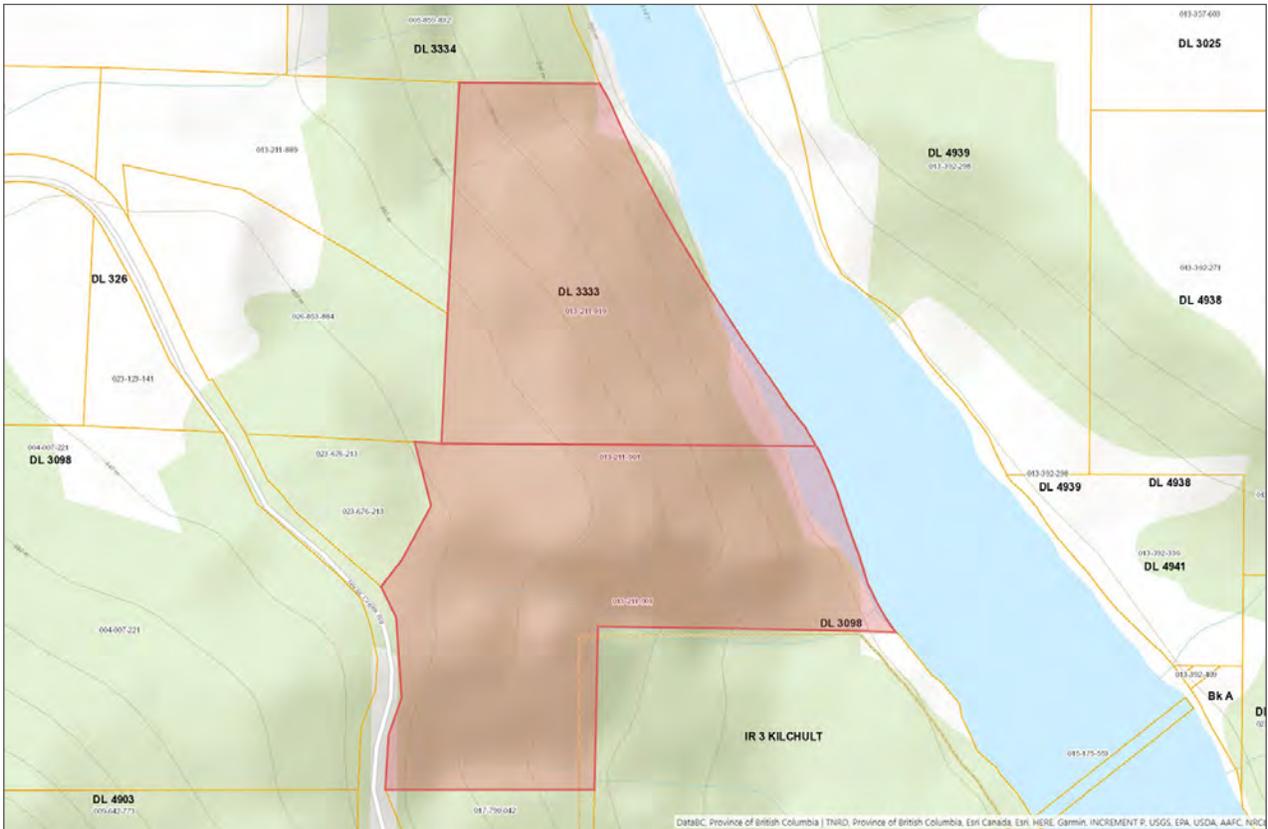
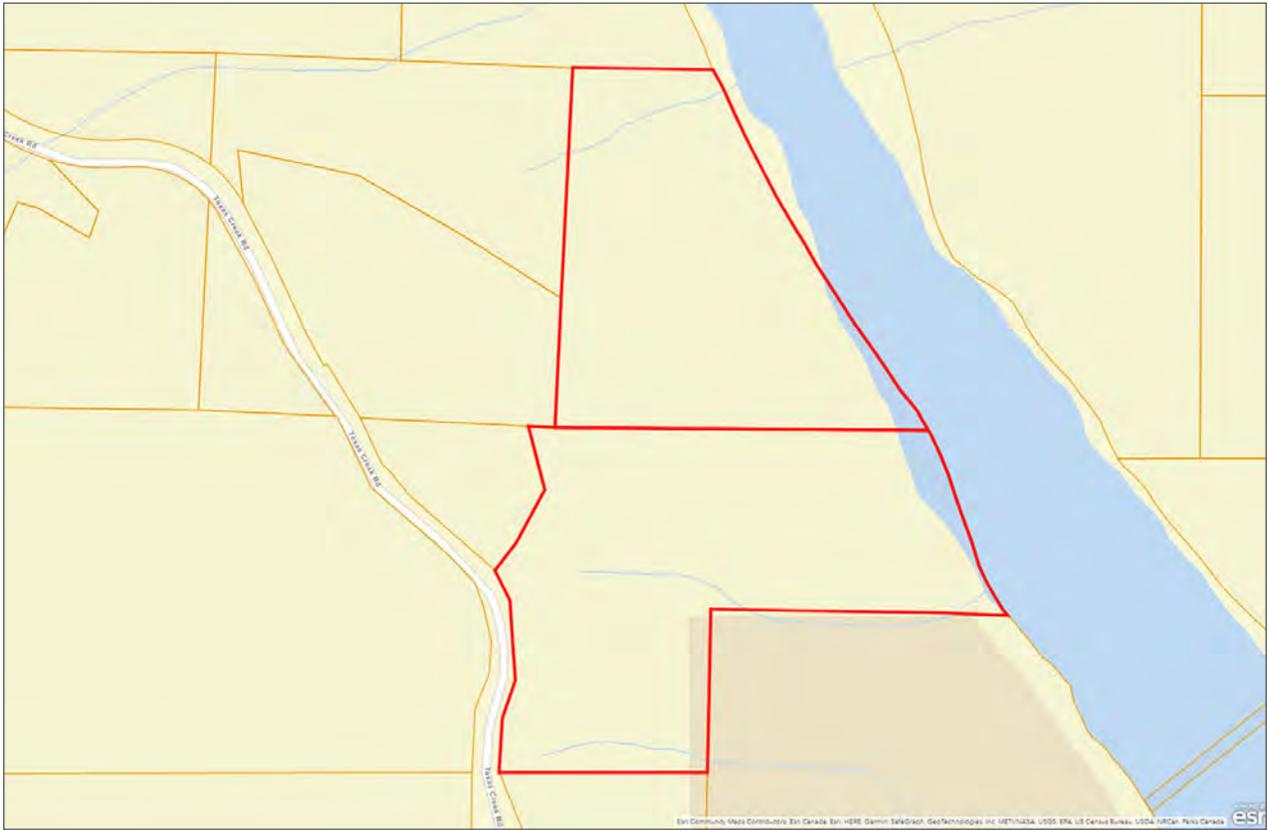














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