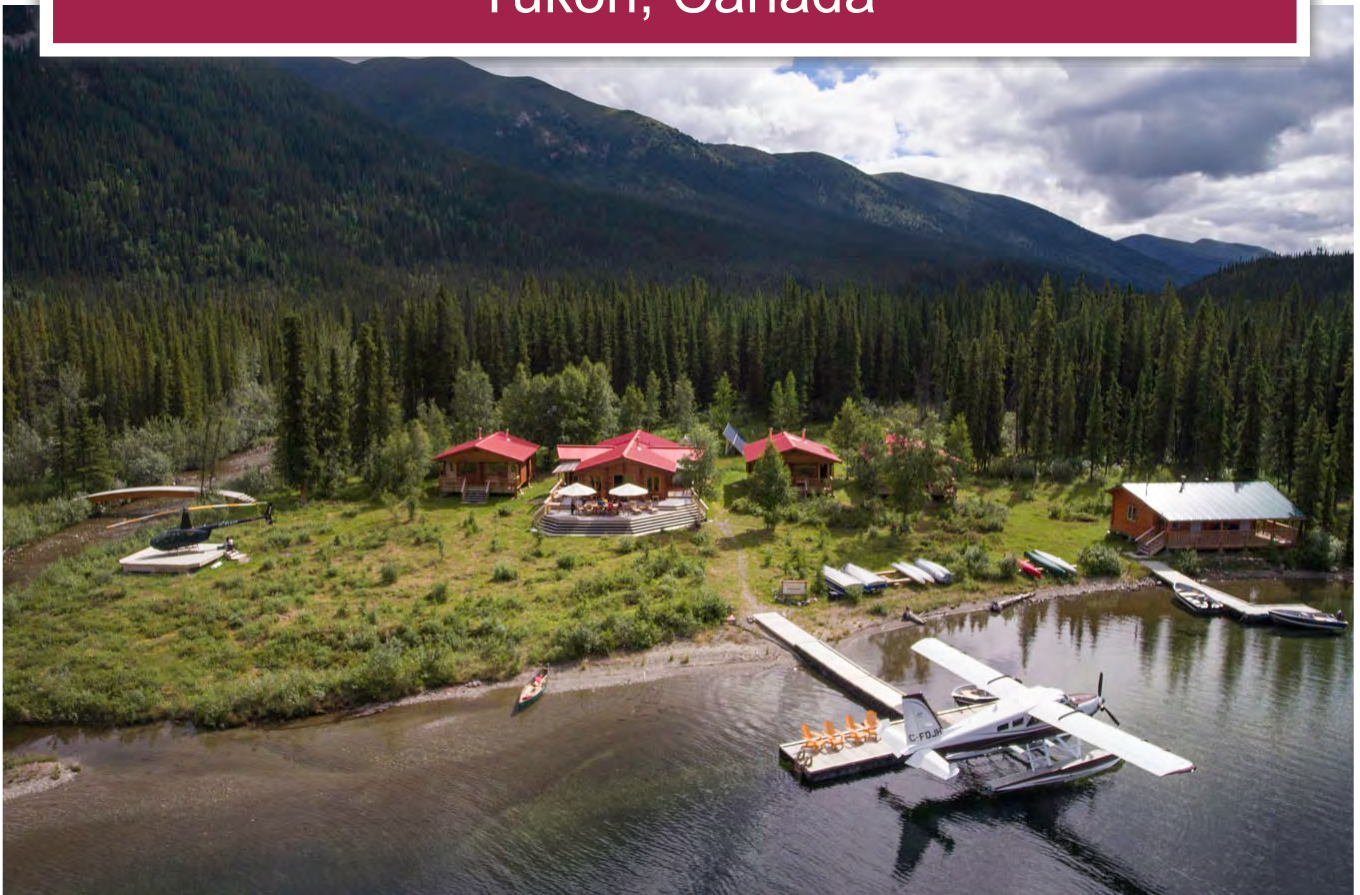




Award Winning Luxury Lodge
Yukon, Canada



www.landquest.com

Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616



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Award Winning Luxury Lodge

Yukon, Canada

PROPERTY DETAILS

Listing Number:	25084
Price:	\$4,995,000
Taxes:	Contact Listing Agent.
Size:	4 acres
Zoning:	CML NOZ

DESCRIPTION

A rare opportunity to own to one of Canada's finest luxury fly-in wilderness lodges. This award-winning lakefront lodge is located in the Yukon region amongst some of the most spectacular scenery Canada has to offer. As can be seen in the attached Photo Gallery, the lodge was built and renovated for seven years with no expense spared with upgrades and ongoing maintenance continued each summer.

The lodge sits on the banks of an 8-mile-long by 1.5-mile-wide lake surrounded by towering mountains in the heart of the Yukon's Ruby Range. No other structure is found on this beautiful lake, something that is rare, even in Canada. A 1.5-hour flight in a float plane from Whitehorse, the lodge is 140 miles northwest of Yukon's capital city of over 30,000 residents. Included within the offering is a registered water aerodrome which may be of interest to registered pilots and aviators.

The lodge enjoys world class fly and reel fishing, and other recreational opportunities such as hiking, canoeing, kayaking, wildlife observation and

photography. For the serious anglers, the pristine glacial lake offers up the opportunity to fish lake trout, arctic grayling, northern pike and whitefish.

Situated on 4.0 acres of fee simple land the lodge enjoys many modern amenities such as full internet capabilities, hot tub, sauna, gourmet kitchen and a bar and lounge area. The lodge and its appliances are powered by a recently installed and state of the art solar panel field, as well as diesel back up.

The current owner has been operating the business in a limited capacity in recent years, choosing to take on no more than around 30 guests per season. Guests travel to this location from around the world to experience a high-end luxury wilderness experience.

Revenue/profitability for the past few years has been well below historic levels with excellent potential for growth under new ownership. The lodge was under major renovations and upgrades from 2010 to 2017 and only began taking on paying clients the past few seasons. There is a significant opportunity for a prospective buyer to generate meaningful income through the operation of a full-time wilderness lodge and winter wilderness resort with the implementation of certain upgrades.

The current owner purchased the lodge in 2010 and has spared no expense upgrading and expanding the property. Some of the recent upgrades include:

- Main Lodge upgrades including new floors, new owner bathroom, new guest bathroom, new windows and doors, removal of old buildings and a campfire site. The main lodge kitchen has seen many new upgrades,

including a new professional kitchen, Alder Wood cabinets, Wolf Cooktop and Hood Fan, Viking wall oven, three Frigidaire Refrigerators, one Frigidaire Freezer, a Miele Dishwasher and a folding bench.

- Large cedar deck, railings, stairs and boat racks.
- Main Lodge Addition – Including a new office, laundry room, guest room, entrée and back room with counter, large kitchen and souvenir shop with displays.
- All three Duplex Cabins were upgraded with new floors, new decks and railings and new bathrooms.
- Workshop / Lounge Bar – This all-new construction was done with cedar log wood, windows and doors, a woodstove and decking.
- Generator Shed – New construction made of cedar log wood, windows and doors, two diesel tanks and decking.
- Generator – (2) new 10-kilowatt Cummings backup generators, and one smaller Honda generator.
- Woodshed / ATV Storage / Sailboat Storage – All new construction.
- Greenhouse – Newly constructed greenhouse with baskets on the wood deck, stairs, tolls and pipes.
- Sauna and Hot Tub Area – Major renovation including new windows, large new deck, stairs, teak furniture, bathrobes, bath shoes, and miscellaneous.
- Big Bridge – New construction of a 14-metre bridge made of glue-laminated beams.
- Little Bridge – New construction of an 8-metre bridge made of glue-laminated beams.
- T Dock – New professional floating detachable float plane dock.
- Professional Helipad – newly constructed.
- Solar Field – Newly installed (24) panel solar system rack with (16) roll batteries, a control panel, inverter and insulated box.



- Outpost Camp – Newly constructed wall tent, woodstove, canoe, table and chair, (4) beds and (2) sleeping bags and other camping material at Dogpack Lake.

Requiring over 100 tons of material to be flown in over seven years by floatplanes and helicopters, the lodge is now a world class luxury lodge on one of the most pristine lakeside settings in the world. The opportunities to own this property for personal pleasure and business possibilities are meaningful.

Lodge Equipment – The lodge has always been committed to having the nothing but the best equipment in its marketplace, whether that is the boats, the kitchen equipment, the cabins or the

lodge itself. The lodge is advertised as a luxury wilderness lodge, and that is what guests expect. As can be seen by the pictures in the Photo Gallery, the premises are very well maintained every season and includes all new equipment, boats, a workshop and custom-made solid oak furniture from Switzerland especially for the lodge.

This is truly paradise on earth, so don't wait to call the listing agent today for more information. Additional detail and financial information available to prospective purchasers upon signing of a confidentiality agreement.

LOCATION

Award Winning Luxury Lodge – Yukon, Canada

DIRECTIONS

A 250 km flight by floatplane out of Whitehorse.

AREA DATA

Whitehorse, the bustling capital of Yukon, is home to over 30,000 residents and features an international airport with direct connections to Vancouver, Calgary, and Edmonton. During the summer, Condor Air offers direct flights from Germany. For those traveling to Burwash Landing, a small charter air service is available, providing a 30-minute flight to the lodge for those who prefer to drive from Whitehorse and fly from Burwash Landing.

RECREATION

Fishing

The lake has an outstanding reputation for its reel fishing, fly fishing and the wealth of fish in its waters. Lake Trout, Arctic Grayling, Northern Pike, Burbot and various kinds of Whitefish are but some of the species in the waters surrounding it. With a little luck, there is the possibility to watch the Chinook Salmon spawning in the Creek from mid-August. Guests are provided with a Lund motorboat (incl.



fuel) accommodating two guests. A selection of fishing gear is at your disposal. Great world-class fishing right in front of your cabin!

Canoeing, kayaking and standup paddling

Why not discover the most beautiful spots dotted around the lake by canoe, kayak or standup paddle board? The lake is 17 km long and 2.5 km wide. Gliding over the crystal-clear water in virtual silence also provides excellent opportunities for observing local wildlife in its natural habitat.

Photographing and observing wildlife

Are you looking for the perfect spot to take great nature shots? You'll find it just a stone's throw from the lodge: The magnificent forest and moss landscape with its diverse animal and plant life offers an endless reservoir of photo motifs. Watch eagles, moose, wolves, black bear, grizzly bear, lynx, caribous, porcupines, mountain goats, Dall sheep, wolverine, otter, beaver, weasel, birds and much more in their natural habitat. The fascinating northern lights are visible from mid august.

Hiking and Kluane National Park

Leaving from the lodge, there are number of easy hikes you can take along cross-country trails or river banks. For the more adventurous, there are more demanding routes in the surrounding mountains, which range in altitude from 1,500 to

2,000 metres. A stay at the lodge can easily be combined with tours in the nearby Kluane National Park. On request we can organize flights (also sightseeing flights) departing from the lodge.

Gold panning

There is still gold in the Yukon! Try your luck with gold panning in the surrounding creeks. We cannot guarantee a big strike.

Motorboat

Discover the beautiful rock formations and different landscapes in the area with the motorboat. If you wish to stay out over lunch, we are happy to prepare a tasty lunch box for you.

HISTORY

The original lodge on this site was built in 1969 but was destroyed by a fire in 1981. The property remained vacant until 1986, when a new owner purchased the 4-acre plot and spent the next six years rebuilding. By 1992, the lodge was fully operational again, running each summer from June to September. In 2010, the property was purchased by the current owner.

Thanks to the natural beauty and serenity of the lake, the area attracted many repeat visitors, including Chris Tarrant from London, England. In 2002, Martha Stewart filmed part of her vacation show there, describing the location as "as close to paradise as one could get on Earth."

BOUNDARIES

Contact Listing Agent

SERVICES

All services are high quality and state-of-the-art:

- Solar Power
- Back up Generator Power
- Water

- Septic
- Internet

IMPROVEMENTS

This is what true Canadian comfort looks like. The Lodge comprises a main lodge and three somewhat smaller free-standing log cabins, each divided into two accommodation units. The lodge and cabins are built of red Canadian cedar wood, which creates very pleasant living spaces.

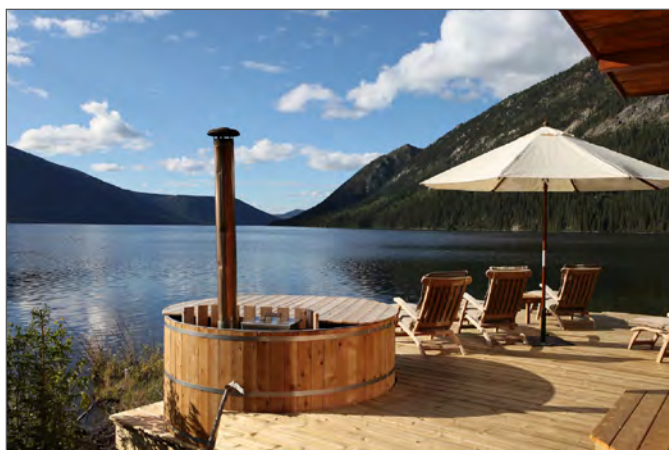
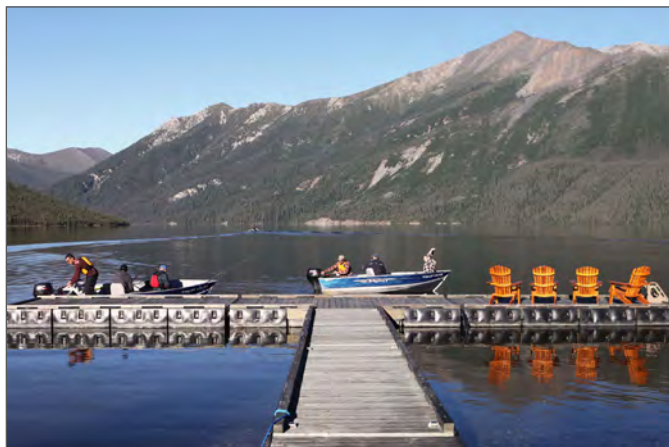
Each accommodation unit has a separate hot-water shower and its own lavatory. LED lighting, solar-powered electricity and a woodstove (incl. firewood) are also provided. On arrival, you will find two freshly made up single beds with comfortable health-mattresses. We can easily re-configure these to form one double bed. Mesmerizing paintings, the work of a local artist, create a unique atmosphere inside the rooms.

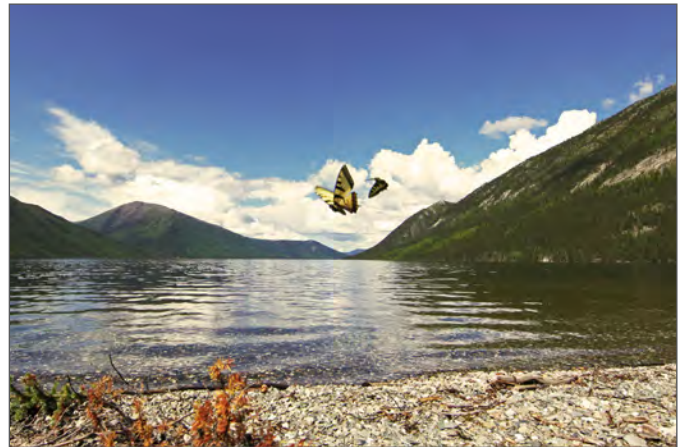
The larger lodge comprises a cozy living area with a woodstove, as well as a dining area and separate kitchen. Enjoy the cozy Lounge and Bar in a log home direct on the shore of the Lake.

The whole Lodge is running nearly 100% with solar power. From 2010 to 2017 the Lodge was completely rebuilt and renewed with very great attention to detail. All the equipment is new and the furniture is custom made for the lodge.

LEGAL

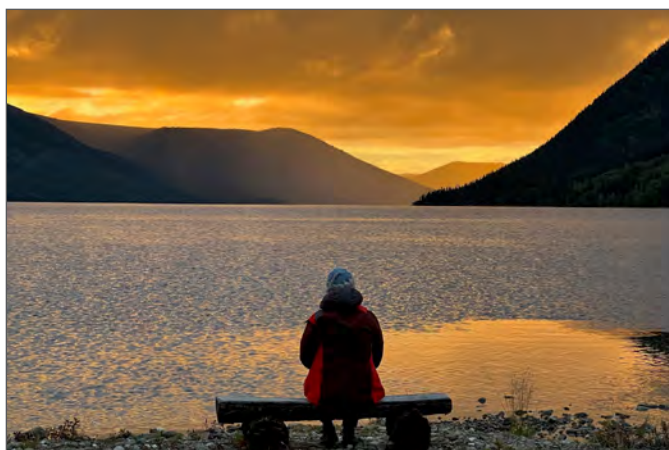
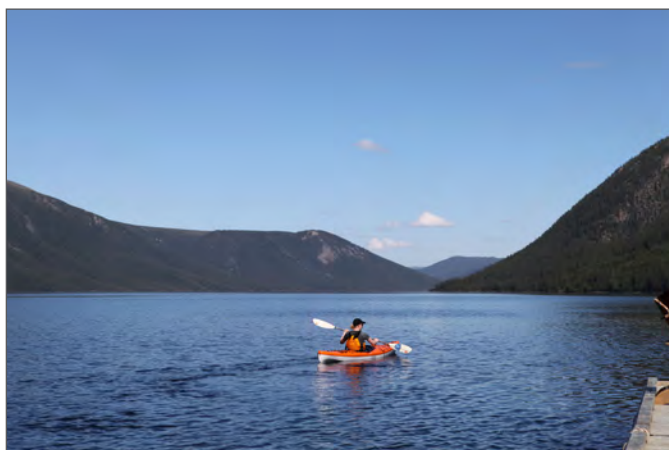
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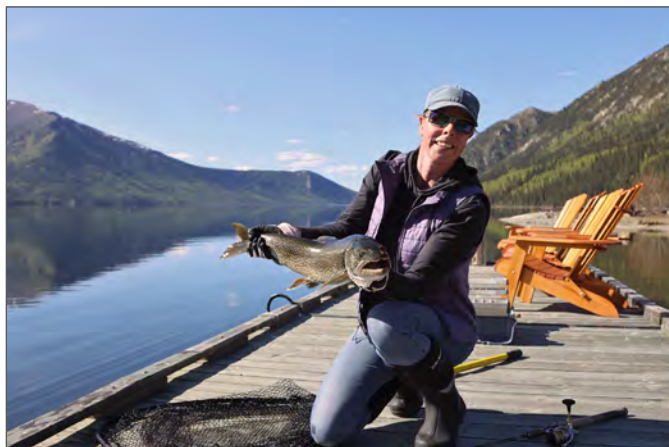
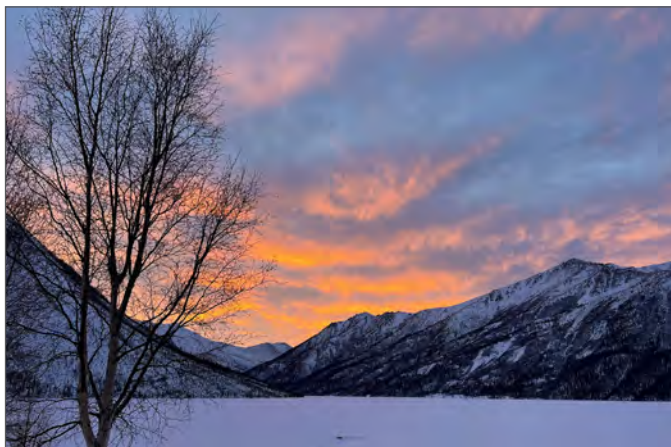


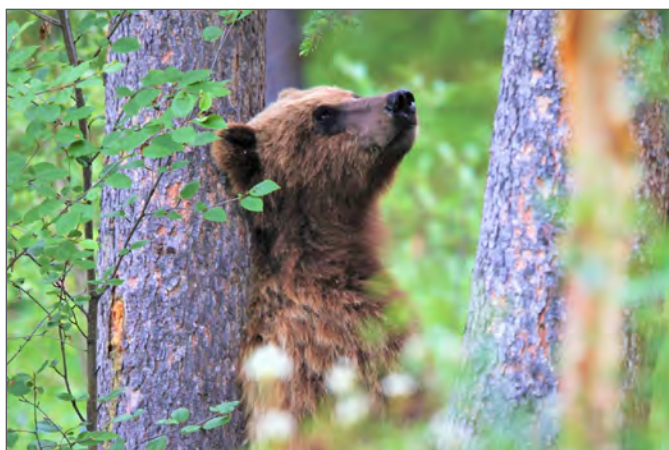




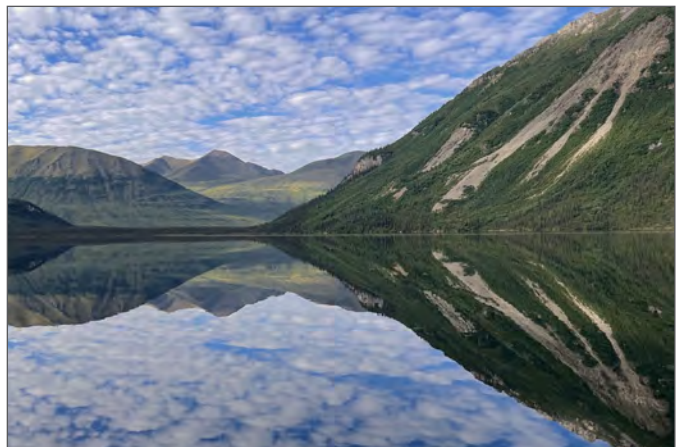
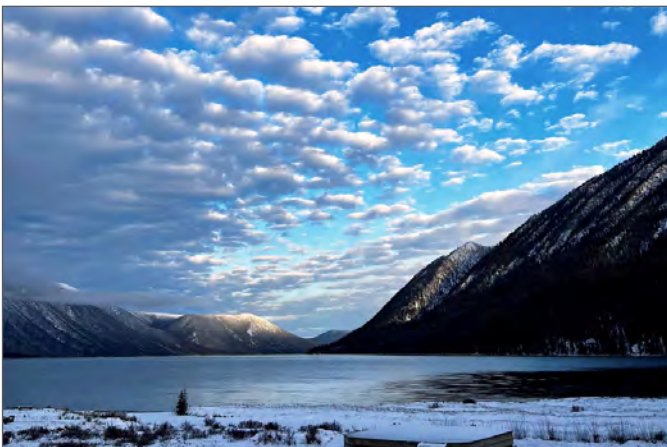
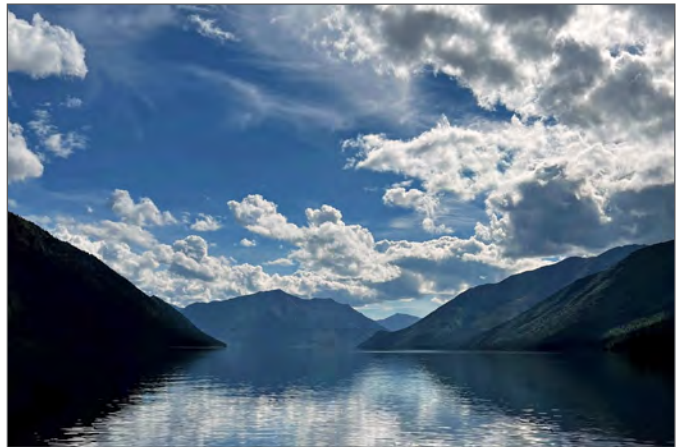




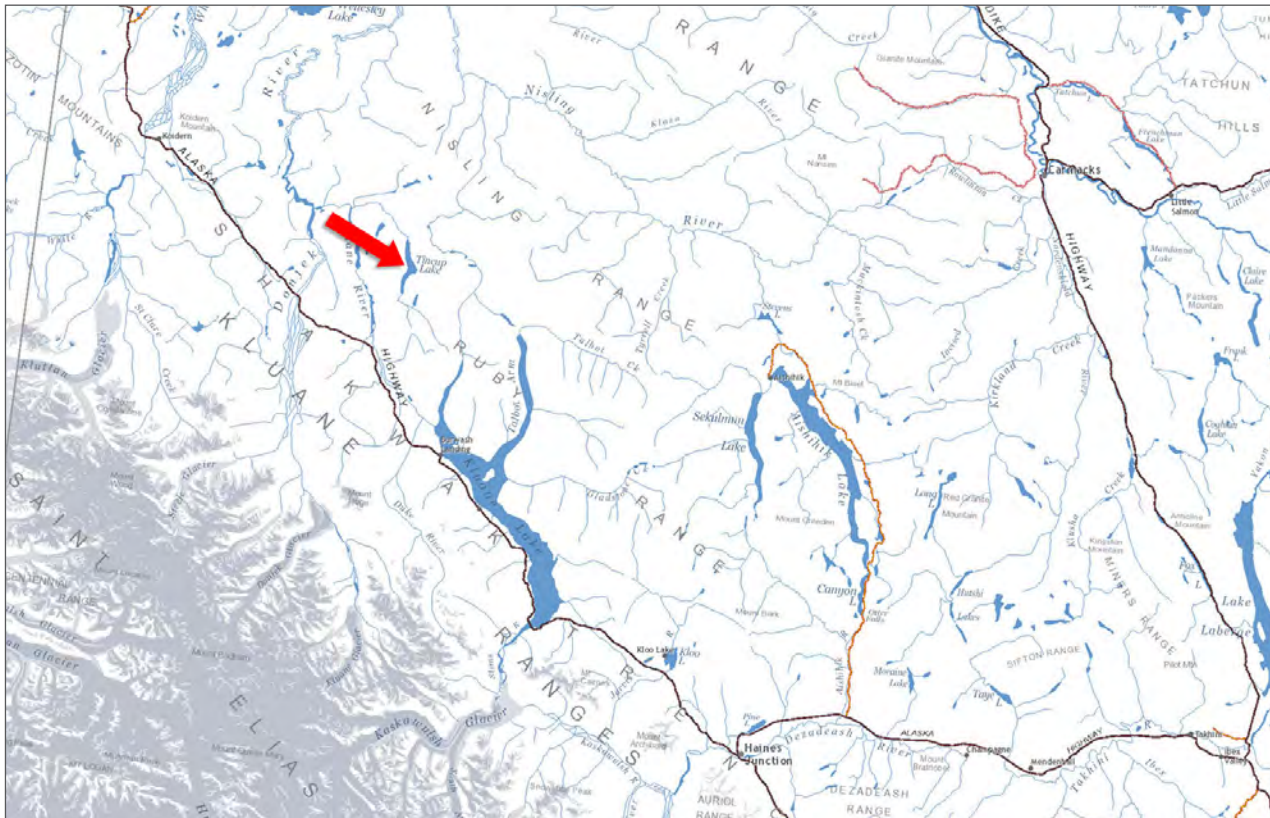














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www.landquest.com



Sam Hodson

Personal Real Estate Corporation

President

sam@landquest.com

(604) 809-2616

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

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