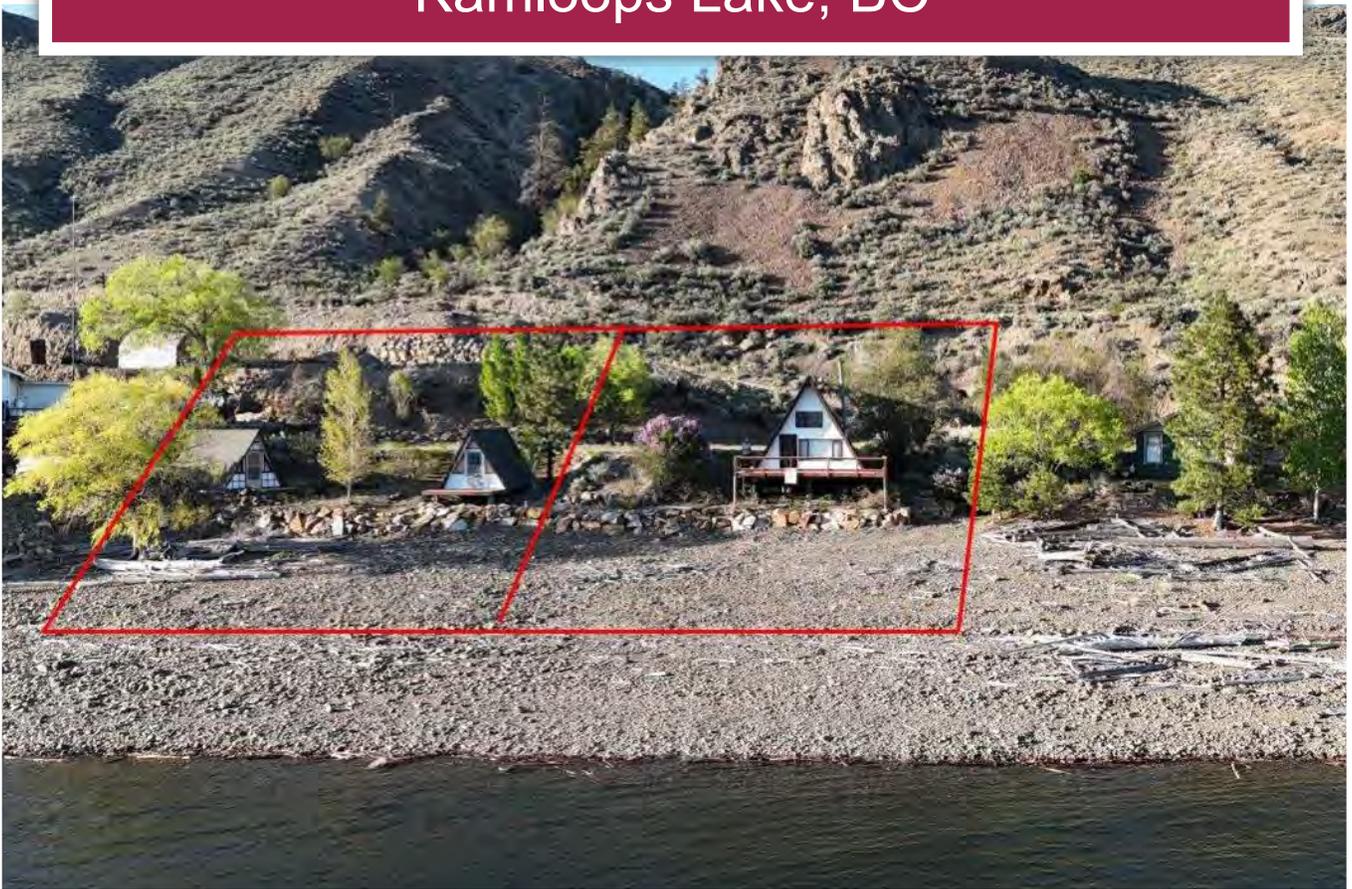




Cabin / 2 Adjacent Lakefront Lots
Kamloops Lake, BC



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Kamloops Lake, BC

PROPERTY DETAILS

Listing Number: 25044
Price: \$449,000

SIZE

0.58 of an acre

- Lot 26 - 0.28 acres
- Lot 27 - 0.30 acres

DESCRIPTION

Rare and affordable recreational property on the north side of Kamloops Lake. This offering includes two adjacent lakefront lots (Lot 26 and 27) in the community of Frederick 20 km from Kamloops (a community of 25 to 30 seasonal properties). The property is surrounded by grasslands and an arid landscape that is partially moderated by the lake along its edge.

- Lot 26 is 0.28 acres and has 80 feet of lakeshore with a cute off-grid A-frame cabin with lakeside deck, small kitchen, bedroom + loft
- Lot 27 is 0.30 acres and has 81 feet of lakeshore and two small, one room A frames (one is set up as a small shop and one for storage)
- In total you have 161 feet of shoreline and over half an acre for \$449k!

These recreational properties are well situated close to the City of Kamloops and ideal for those keen on boating, fishing, mountain biking, hiking,

motorized recreation, and overall wilderness appreciation. One can head out on bike right from your doorstep. You would be surprised at how cool the canyon hikes are and how much variety of biking is available.

The lots themselves are sloping, but there is enough flat land for an RV to be parked in between the cabin and train tracks for guests, or your own RV setup. This is the ideal offering for a family or couple friends. One cabin is fully usable and in great shape, one could be added to the other title, the current smaller A frames fixed up for guest use or set up a RV pad with nice deck on the lake.

There are no services in Frederick but the owner has a nice off-grid set for basic needs:

- Appliances run off propane - fridge and stove
- For water, they fill a cistern with lake water filled via a pump and generator and then have gravity water down to cabin
- Generator also powers microwave, coffee maker, charges cell phones computers, etc.
- Outhouse on site
- A retro Acorn wood burning fireplace

Access to these properties is via 20 km of gravel/dirt roads. Access is generally possible in a car, although a truck or SUV/good tires is preferred and except for after a big dump of snow it is possible to access the property most days, but there is no snow clearing so you are at the will of nature for access in and out. Little accumulation of snow occurs here.



All showings are to be with a real estate agent as there is a private gate/key needed to get to Frederick and across a private piece of property. There is a rail crossing agreement.

LOCATION

6412 and 6416 Frederick Road - Frederick, BC

On the north shore of Kamloops Lake, 30 minutes to Kamloops (20 km on gravel/direct roads).

DIRECTIONS

Directions from Kamloops Airport

The km distances are the total from Entrance to airport on Tranquille Road.

- At 6 km keep right to Red Lake Road/Criss Creek Road and cross tracks. The road becomes gravel in 1 more km
- At 10.5 km at switch back take left fork (west) to Frederick Road and Dewdrop Meadow
- At 13.7 km take left fork

- At 18.2 km gate
- At 19.6 km CN tracks, cross tracks and continue to right
- At 20.4 km 6412 Frederick Rd

AREA DATA

Make sure to read over the recreational section to learn about all the local recreation, parks and ecological areas surrounding this property.

Being so close to Kamloops, yet extremely private with the private gate separating the community of Frederick makes this a unique recreational property. Kamloops is the hub of the interior offering you any urban amenities you could ever desire. With a population of around 100,00 people Kamloops has everything from a great full-service hospital, university, mall, big box stores, to quaint locally owned shops, cafes and restaurants to amazing recreational facilities at Thompson Rivers University and Canada Games Pool, Sandman Centre for Western Hockey League hockey, multiple golf courses, and much more.

RECREATION

Hiking

With a 5- to 10-minute drive are multiple trailheads to some awesome hikes taking you to remote lakes, through grasslands, rocky outcrops, canyons, hoodoos, passing by viewpoints of the lake and river and amazing wilderness all around you. This is probably one of the most underrated hiking areas in BC. Some of these hikes are listed below:

- Cinnamon Ridge
- Mara Loop
- Mara Canyon
- Pine Park
- Battle Bluffs
- Tranquille Slot

Mountain Biking

Not underrated and known to have some of BC's best mountain biking, this area has some excellent riding on established bike trails as well as remote Forest Service Roads (FSR), offering everything from flowy runs to technical riding. Right from the property you can ride up the hill a couple kilometres and connect with a large trail system. A link to some trail info can be found on the Trailforks website.

Motorized Recreation

The local FSRs offer excellent terrain for quads and bikes.

Fishing and Boating

With lake frontage on Kamloops Lake, you have access to this large lake—29 km long. Mornings are typically calm and ideal, while in the late afternoon the winds can pick up making it good for afternoon windsurfing. It's a great lake for rainbow and bull trout, and there are some nice pockets for fly fishing.

Golf

The Kamloops golf and country club is a great course you pass on the way from Kamloops to the property—approx. 18 km away. You also have the option to boat across to Tobiano, one of Canada's top-rated courses.

MAP REFERENCE

50°44'56.65"N and 120°38'40.37"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Property is off the grid.

Water

There is a cistern up above the cabin. Water is pumped from the lake to fill cistern and then you have gravity-fed water down to the A frame. This is not treated drinking water; it is used for dishes and personal hygiene. Drinking water is brought in from Kamloops (the visitor center has taps for filling up jugs), or you can of course purchase bottled water.

Power

The property is off-grid, but a generator is used on site for power needs. It is located in the cabin furthest from the main A frame. They run the generator on this porch with a 30 amp or heavy gauge extension cord to prevent line loss. There are two receptacles in the main cabin. As there is no electrical service to the cabin, these are simply to connect any appliances inside (microwave, phone chargers, etc.) without having to leave doors open for the extension cords. To fill the cistern, there is a high head pump and 1.25" hose coiled under the cabin. The owner has a schematic of how the system is valved, but here is how it works . . . they roll out the 1.25" hose to the water's edge, hook up

the pump, and open a valve under the walkway. The valve under the walkway is connected to 1.5" hose which goes underground and which feeds to the bottom of the cistern. They start and run the pump for 20 to 30 minutes (there are overflow vents at the top of the cistern but they usually stop pumping before the 500 gal. cistern is full.) When done pumping, they shut off the pump and close the valve under the walkway. This prevents the cistern from draining and it pressurizes the cabin faucets. There is a tap on the main water line, on the bank behind the cabin, which is used for yard needs, and there is a total system drain under the cabin walkway for winter line purging. There is also an isolation valve buried on the bank of Lot 27 so that they could make changes to the lower yard and cabin supply without draining the cistern. A sketch can be provided.

Sewer

There is no septic. There is an outhouse on site. Grey water drains to a perforated plastic grey water disposal tank between the cabin and the outhouse. It is not an approved septic tank.

Heat

Wood stove. The acorn fireplace is fully functional, but it hasn't been used it for years as the owners only use the cabin from June to September. There is a block of wood wedged into the fireplace, against the damper. This is only to prevent the damper from being inadvertently opened while they are not there.

Propane

Torpedo tank used for fridge and stove.

IMPROVEMENTS

- A frame - main floor bedroom (sink in bedroom)/living area/alley kitchen/loft bedroom/front deck
- Small A frame - set up as one room shop
- Small A frame - storage



- Outhouse
- Cistern

TAXES

- Lot 26 - \$748.35
- Lot 27 - \$709.27
- \$200/annually for rail crossing agreement

ZONING

AF-1 (TNRD)

Permitted Uses

single family dwelling with or without a suite, duplex, manufactured home

(among many other uses but the most applicable are listed above - contact agent for full zoning bylaws)

LEGAL

Lot 26 Section 36 Township 20 Range 20 West of the 6th Meridian Kamloops Division Yale District Plan 10856 - PID 009-515-241

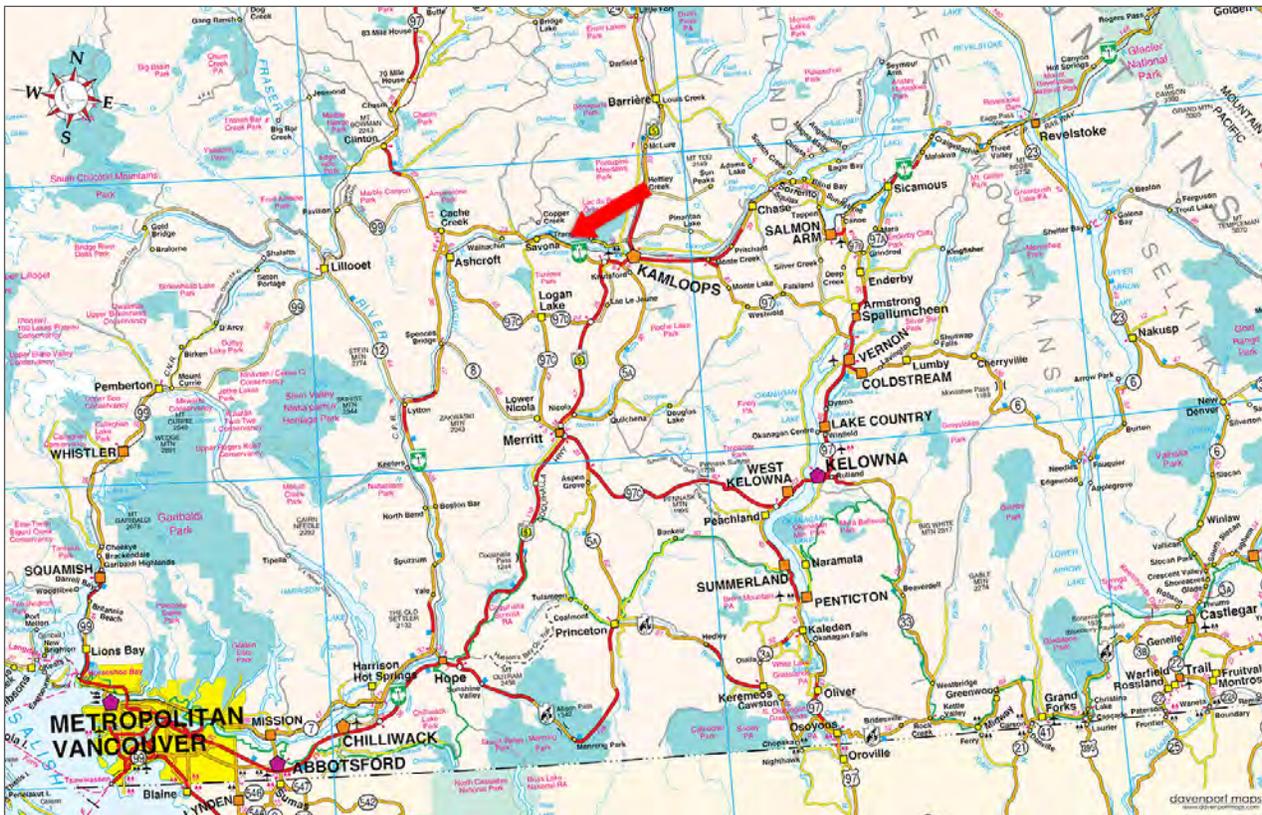
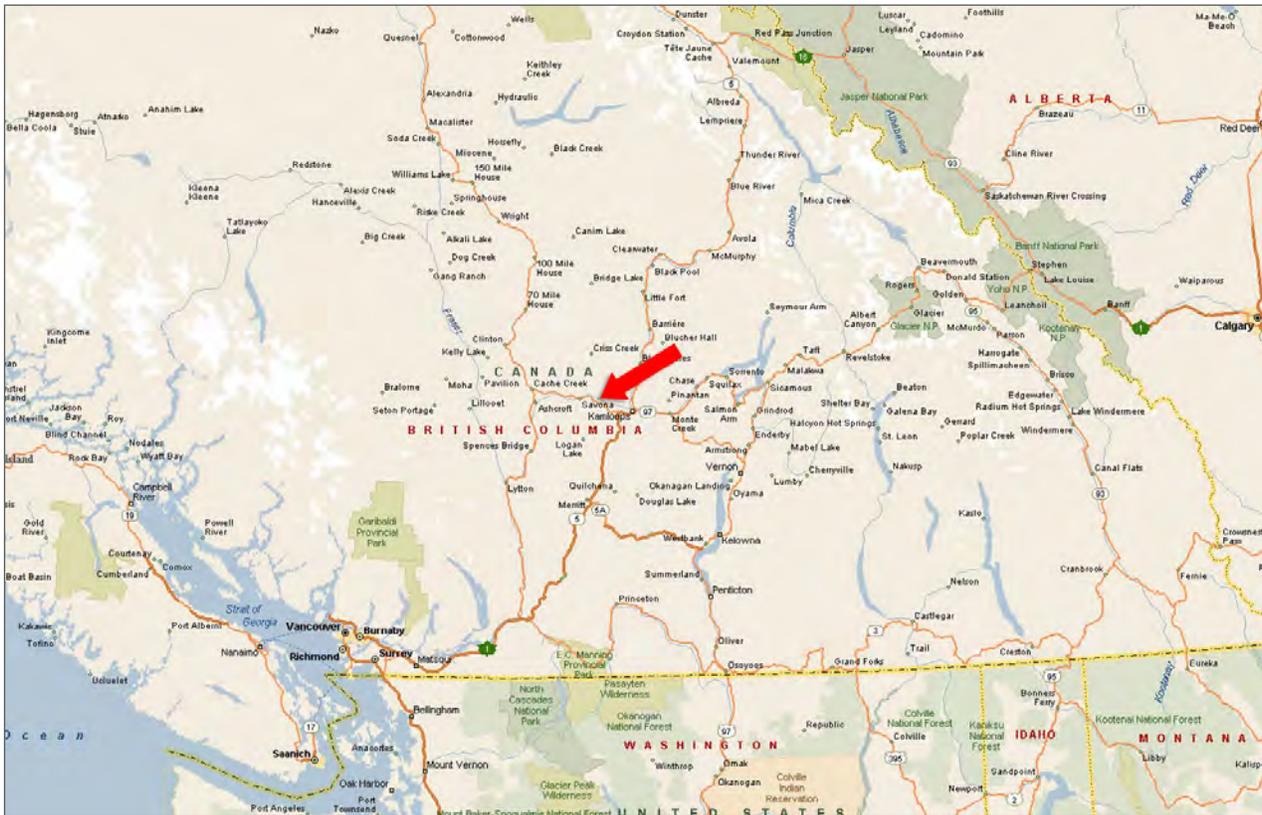
Lot 27 Section 36 Township 20 Range 20 West of the 6th Meridian Kamloops Division Yale District Plan 10856 - PID 009-515-267





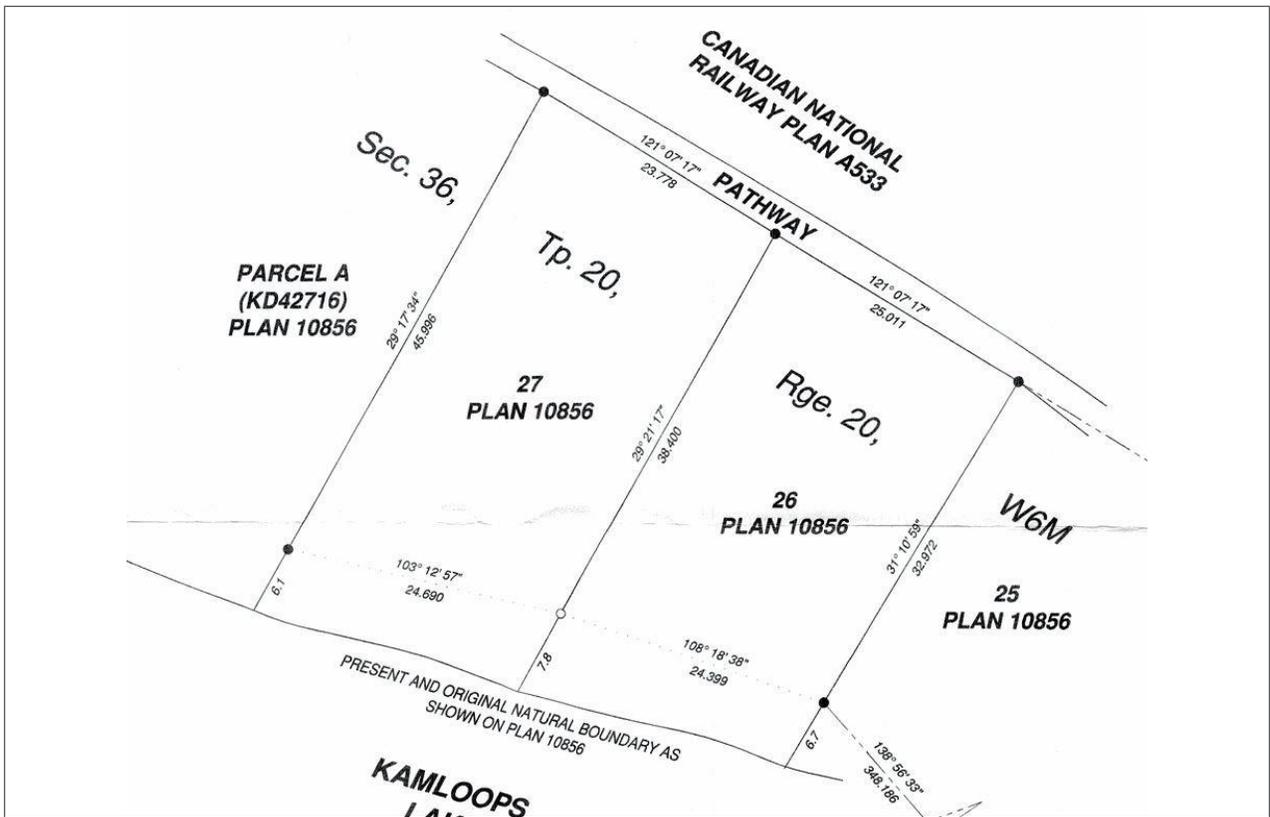
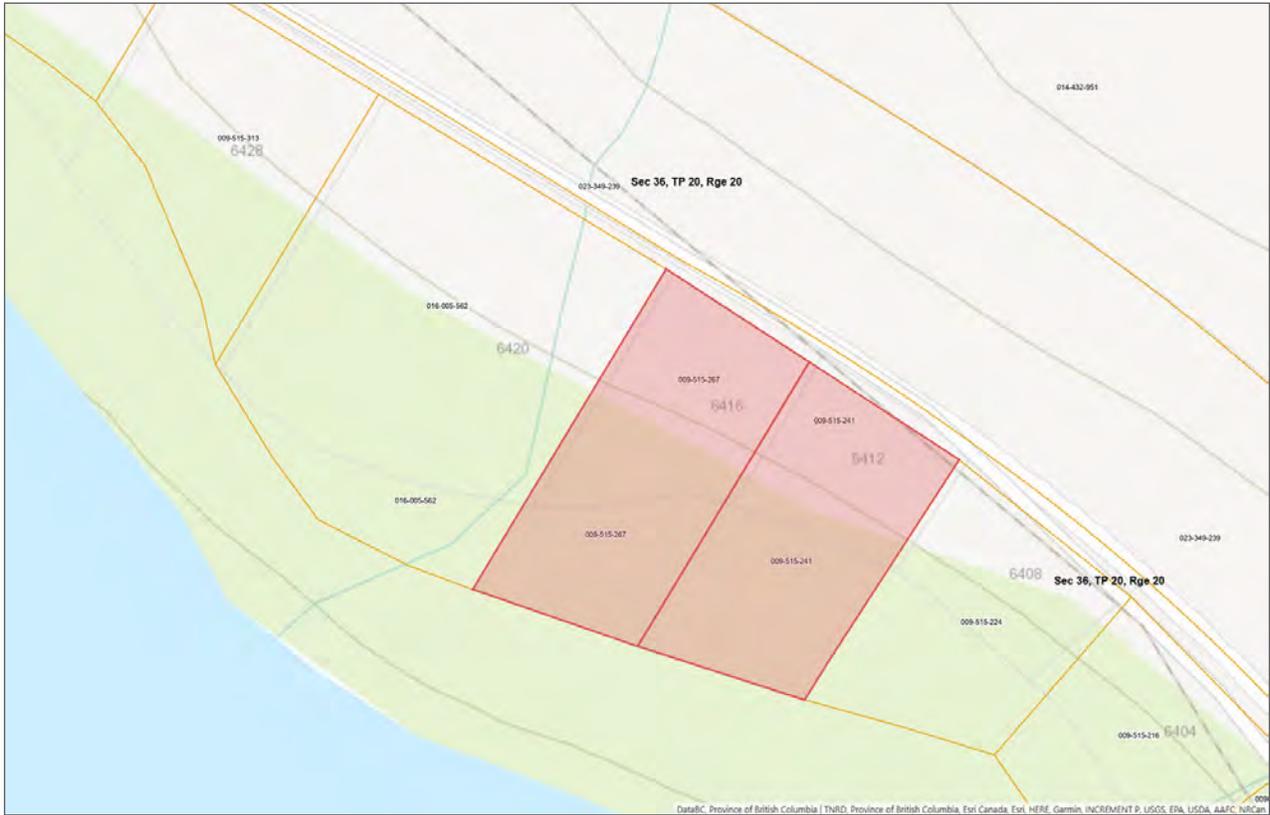














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