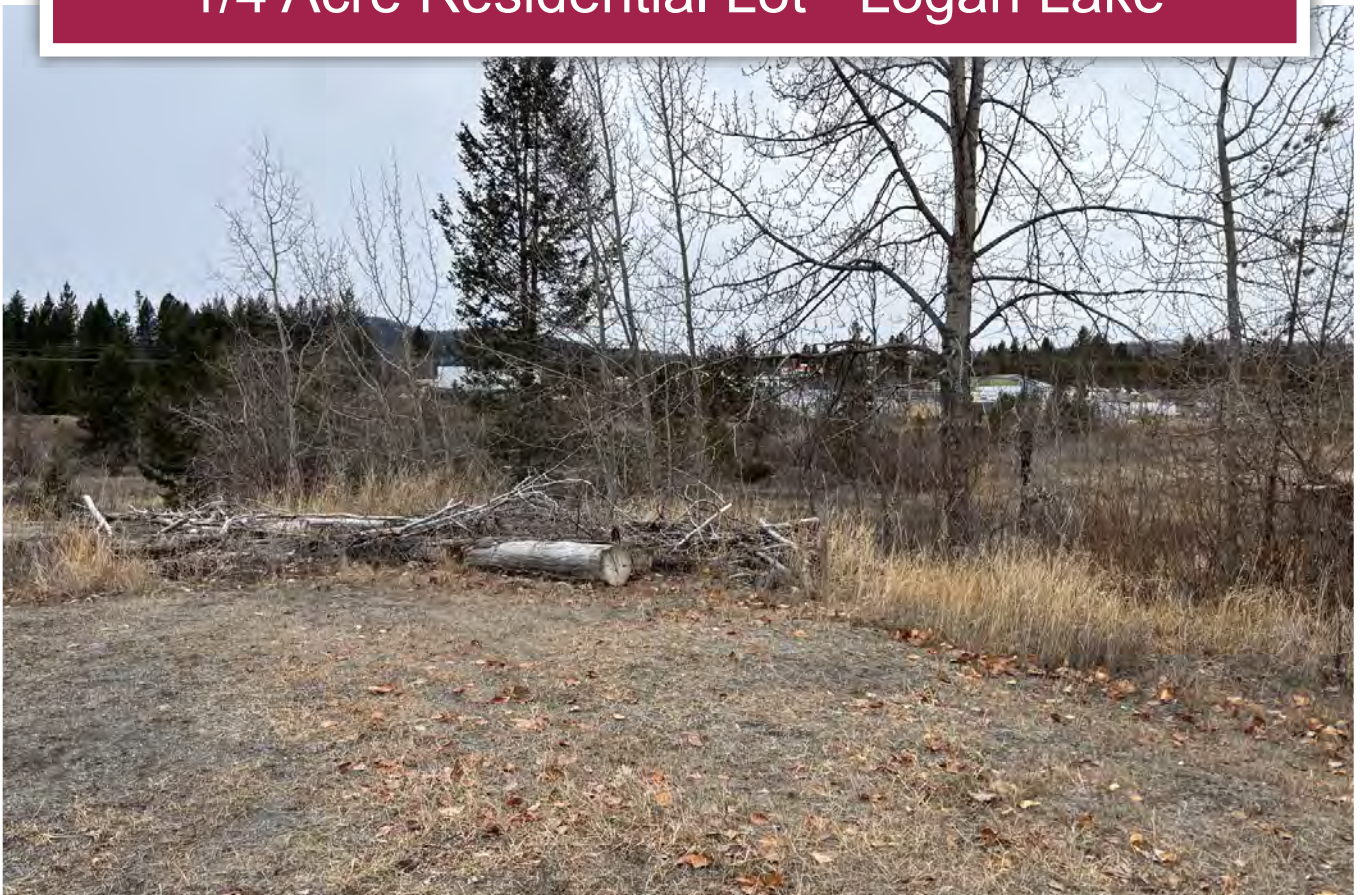




Build Your Dream Home
1/4 Acre Residential Lot - Logan Lake



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Build Your Dream Home

1/4 Acre Residential Lot - Logan Lake

PROPERTY DETAILS

Listing Number:	25050
Price:	\$95,000
Taxes (2024):	\$310.01
Size:	0.235 acres
Zoning:	R1

DESCRIPTION

Welcome to 133 Birch Crescent, a prime residential lot located in a peaceful cul-de-sac in the heart of Logan Lake, BC. This spacious 1/4-acre property offers a beautiful usable terrain, perfect for building your dream home. Enjoy privacy and minimal traffic in this tranquil neighborhood setting. With no neighbors behind you, you'll have uninterrupted views and direct access to walking trails and the lush green space of the Logan Lake Marsh making it an ideal retreat for outdoor enthusiasts and nature lovers. A short walk to the local secondary school, this location is perfect for families with children. Capture breathtaking views of the surrounding mountains and natural landscape right from your backyard. Located close to all shopping and amenities, you'll have easy access to everything you need, from groceries to local services. This lot is a rare find in Logan Lake, offering a perfect combination of peaceful and affordable living, scenic beauty, and modern convenience. Whether you're looking to build a family home or an investment property, this location has it all.

LOCATION

133 Birch Crescent - Logan Lake, BC

AREA DATA

Logan Lake is a picturesque community nestled in the southern interior of British Columbia. Located approximately 50 kilometres (31 miles) north of Kamloops, Logan Lake is set amidst the rugged landscape of the Thompson Plateau, a region known for its expansive forests, rolling hills, and serene lakes. The town itself sits at an elevation of about 1,100 metres (3,600 feet) above sea level, offering stunning views of the surrounding mountainous terrain and the sparkling waters of Logan Lake, which the community is named after.

The area is renowned for its outdoor recreational opportunities, making it a popular destination for nature lovers and adventure seekers. The nearby wilderness offers a wealth of activities such as hiking, fishing, kayaking, and wildlife viewing. Logan Lake is also home to several pristine lakes, perfect for water sports in the summer months. In the winter, the region transforms into a snow-covered paradise, with opportunities for cross-country skiing, snowshoeing, and snowmobiling.

Logan Lake has a small-town charm with a close-knit community. It offers essential services and amenities, including schools, healthcare, and a range of local shops. Its economy has historically been driven by mining, particularly copper, and this industry still plays a significant role in the region. However, tourism and outdoor recreation are increasingly important contributors to the area's economy.



The natural beauty of Logan Lake, combined with its peaceful, rural atmosphere, makes it an ideal spot for those seeking a quieter lifestyle while remaining close to the urban conveniences of Kamloops and other surrounding communities. With its rich outdoor activities and stunning landscapes, Logan Lake is a hidden gem in British Columbia's interior.

VEGETATION

The vegetation around Logan Lake, British Columbia, reflects its diverse natural environment, characterized by a mix of forested areas, grasslands, and wetlands. The surrounding landscape is primarily covered by dry, open forests dominated by Ponderosa pine and Douglas-fir, which thrive in the region's semi-arid climate. Aspens, birches, and willows can also be found in areas with higher moisture, particularly near streams and wetlands. In lower elevations, the underbrush is often filled with shrubs like saskatoon berries, junipers, and grasses, while higher elevations support more dense coniferous forests with Engelmann spruce and lodgepole pine. During the warmer months, wildflowers such as lupines, Indian paintbrush, and yarrow add vibrant splashes of color to the landscape. The diverse vegetation supports a variety of wildlife, making the area rich in both flora and fauna.

RECREATION

The town of Logan Lake has a population of around 2,000 people and is renowned for its friendly, welcoming atmosphere. While it has a small-town vibe, it offers many essential services, including a school, healthcare facilities, and local shops. The community has a strong outdoor and recreational focus, with residents and visitors often spending time enjoying the natural beauty that surrounds them. This tranquil environment, combined with its proximity to larger cities like Kamloops, provides a perfect balance of rural living and access to urban amenities.

The Logan Lake Recreation Center is a central hub for activities in the town, providing a variety of indoor and outdoor recreational opportunities for residents and visitors alike. The facility includes a full-size arena for ice skating, hockey, and other events in the winter months. The Recreation Center also hosts community events and offers spaces for fitness programs, sports leagues, and other social activities.

In addition to indoor amenities, the town offers a variety of year-round outdoor recreational opportunities.

Logan Lake is surrounded by a network of scenic walking trails, perfect for all levels of walkers and hikers. Popular trails like the Logan Lake Trail offer stunning views of the surrounding forests, hills, and the lake itself. These trails wind through forested areas, wetlands, and along the shores of Logan Lake, providing a peaceful and immersive experience in nature. The Lookout Trail, for example, offers panoramic views of the lake and surrounding landscape, especially beautiful at sunrise and sunset.

The Meadow Creek Golf Club in Logan Lake is a scenic, 9-hole course set amidst the stunning natural landscape of the Thompson Plateau. Known for its peaceful atmosphere and beautiful surroundings, the course offers a challenging yet enjoyable experience for golfers of all skill levels. With its well-maintained greens, fairways, and views of the surrounding mountains, Meadow Creek is a hidden gem for both locals and visitors. The club provides a relaxed, friendly environment and is a popular spot for casual rounds of golf, events, and tournaments throughout the warmer months.

Logan Lake itself is a prime spot for fishing, with its clear waters teeming with various species, including rainbow trout and brook trout. The lake is stocked annually, making it a popular destination for anglers throughout the year. The lake is unique in that it is centrally located within the town, providing easy access for fishing right from the shore, or for those who prefer, from a boat. Its location means that residents can enjoy a peaceful day of fishing without having to travel far from home. This makes Logan Lake especially unique, as few communities feature a large, accessible lake right in the middle of town.

In winter, Logan Lake transforms into a snow-covered paradise. The area offers opportunities for cross-country skiing, snowshoeing, and snowmobiling. With its nearby trails and wide-open spaces, the town offers the perfect setting for winter sports and is an increasingly popular destination for snow enthusiasts.

In addition to walking trails, Logan Lake's surrounding wilderness offers excellent opportunities for hiking and mountain biking. The varied terrain and natural beauty make for challenging yet rewarding outdoor adventures. The town has a number of marked trails for both beginners and seasoned outdoor enthusiasts, and the trails around Logan Lake offer great scenic views, especially in spring and fall.



The area around Logan Lake is home to a wide variety of wildlife, including deer, elk, black bears, and a variety of birds. This makes the region an excellent spot for wildlife viewing, with many visitors enjoying the opportunity to spot animals while hiking or fishing.

Having a lake right in the center of the town makes Logan Lake truly unique. The lake serves not only as a beautiful natural feature but also as a community hub, offering recreational activities such as fishing, boating, and simply enjoying the natural beauty. The fact that Logan Lake sits in the middle of the town allows residents to enjoy lake activities without needing to travel far from home. This proximity to water adds a special charm to the area, offering both residents and visitors a rare opportunity to live and engage in outdoor activities around a picturesque lake right in the heart of their community.

The lake is especially striking because it is visible from various points in town, creating an idyllic atmosphere year-round, whether you're enjoying the still waters in the summer or the sparkling ice in the winter. The community's connection to the lake enhances its sense of place and provides a beautiful, natural setting for both recreation and relaxation.

HISTORY

The town of Logan Lake itself was established in the mid-20th century, primarily as a service center for nearby mining operations. The construction of the Highland Valley Copper Mine in the 1960s played a pivotal role in the development of the community, attracting workers and their families. The mine remains one of the largest copper-producing operations in Canada.

Overtime, Logan Lake evolved from a mining town to a more diversified community, embracing its natural beauty and outdoor recreational opportunities. The town's proximity to both Kamloops and Vancouver made it an attractive location for those seeking a peaceful lifestyle with access to urban amenities.

Today, Logan Lake retains much of its mining legacy, while also offering residents and visitors a variety of outdoor activities, such as hiking, fishing, and winter sports. Its unique location around Logan Lake itself makes it a picturesque and tranquil destination, balancing both history and natural beauty.

MAP REFERENCE

50°29'14.74"N and 120°48'54.08"W

INVESTMENT FEATURES

Investing in a lot in Logan Lake offers several attractive features for potential buyers, particularly those looking for a peaceful, affordable community with room for growth. One of the key benefits is that there is no timeline to build, giving investors the flexibility to purchase land now and develop it at their own pace. This offers great potential for those who may want to hold onto the property for future development or wait for the right time to begin construction.

The affordability of building in Logan Lake is another major advantage. Compared to larger urban areas in British Columbia, land prices and construction costs in Logan Lake tend to be significantly lower, making it an ideal location for building a custom home or even a vacation property. With the area's tranquil setting and access to outdoor recreation, building a home in Logan Lake offers an opportunity for investors to create a high-quality, cost-effective residence in a beautiful, rural environment.

In addition to the affordability of land and construction, Logan Lake's rental market also provides opportunities for investors. As a growing community with a strong local economy driven by the nearby Highland Valley Copper Mine and a steady influx of visitors for outdoor recreation, there is demand for both short-term and long-term rental properties. With its proximity to Kamloops and larger cities, Logan Lake offers an attractive option for renters seeking a quieter, more affordable place to live, making it a potentially profitable area for investment properties. Whether you're looking to build a family home, vacation rental, or long-term rental property, Logan Lake provides an appealing combination of affordability, flexibility, and potential for growth.

SERVICES

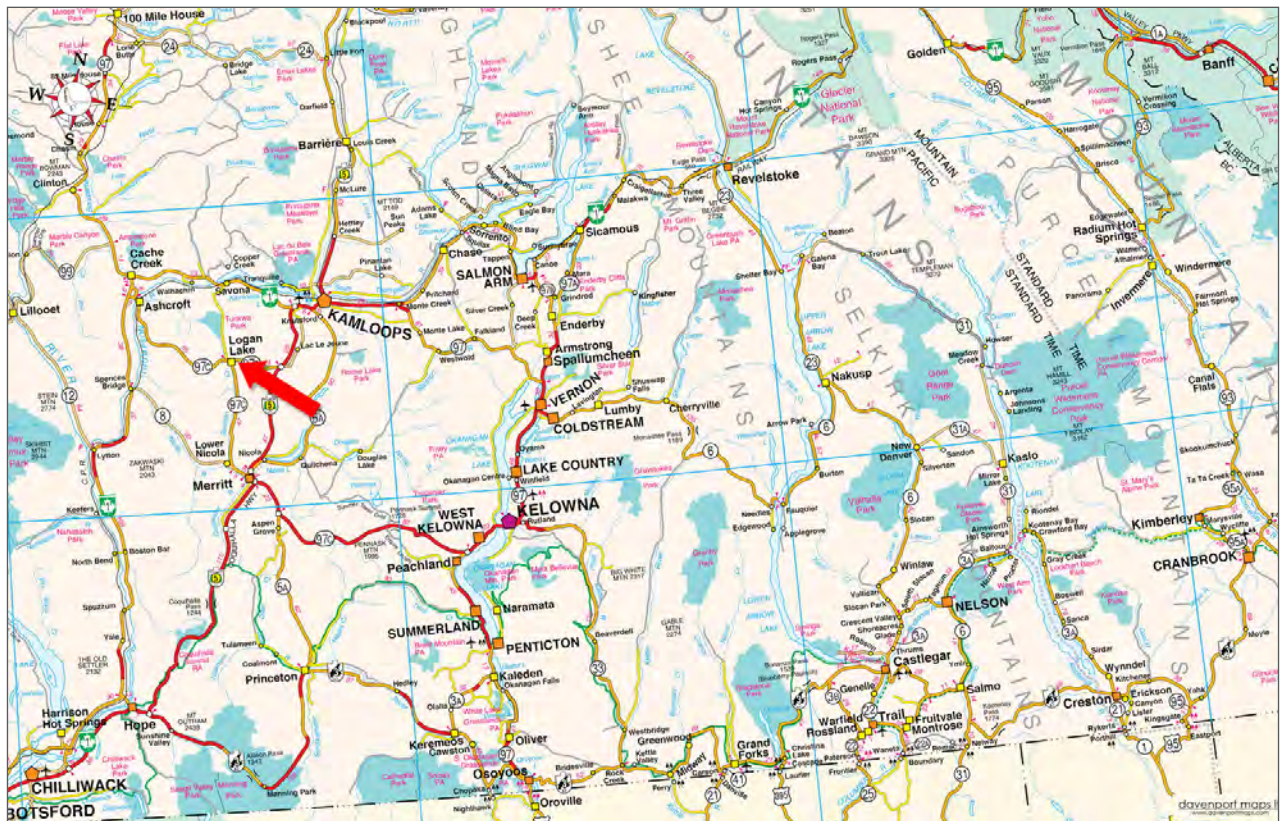
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- Municipal water, sewer, garbage, recycling
- High Speed Internet

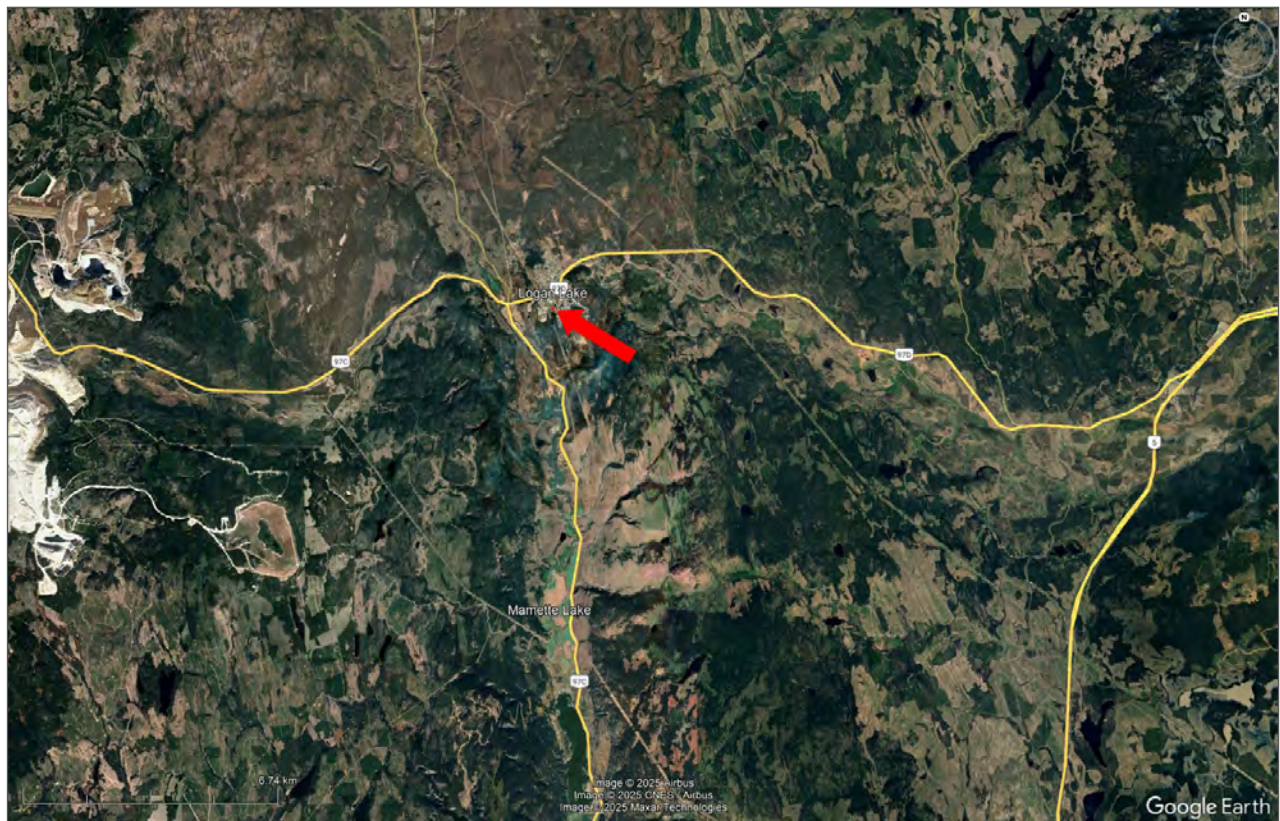
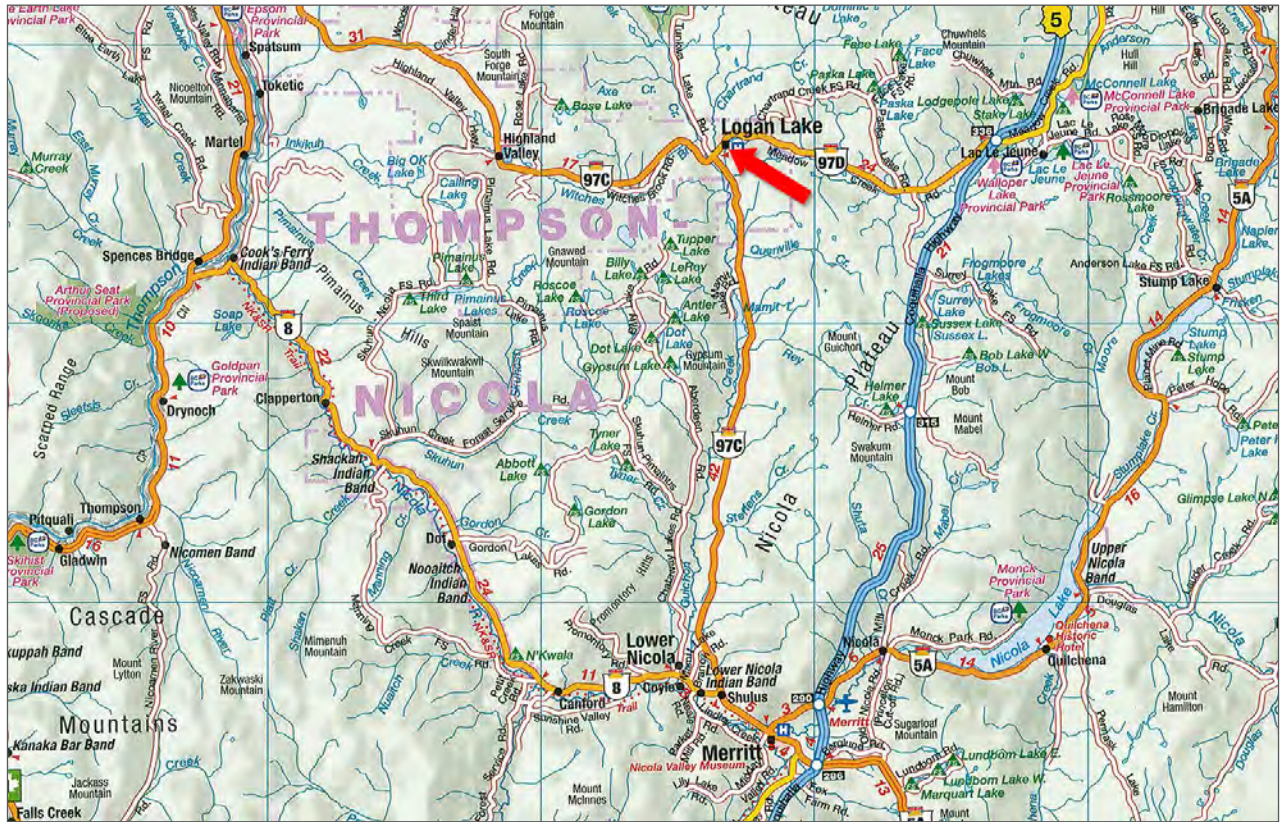
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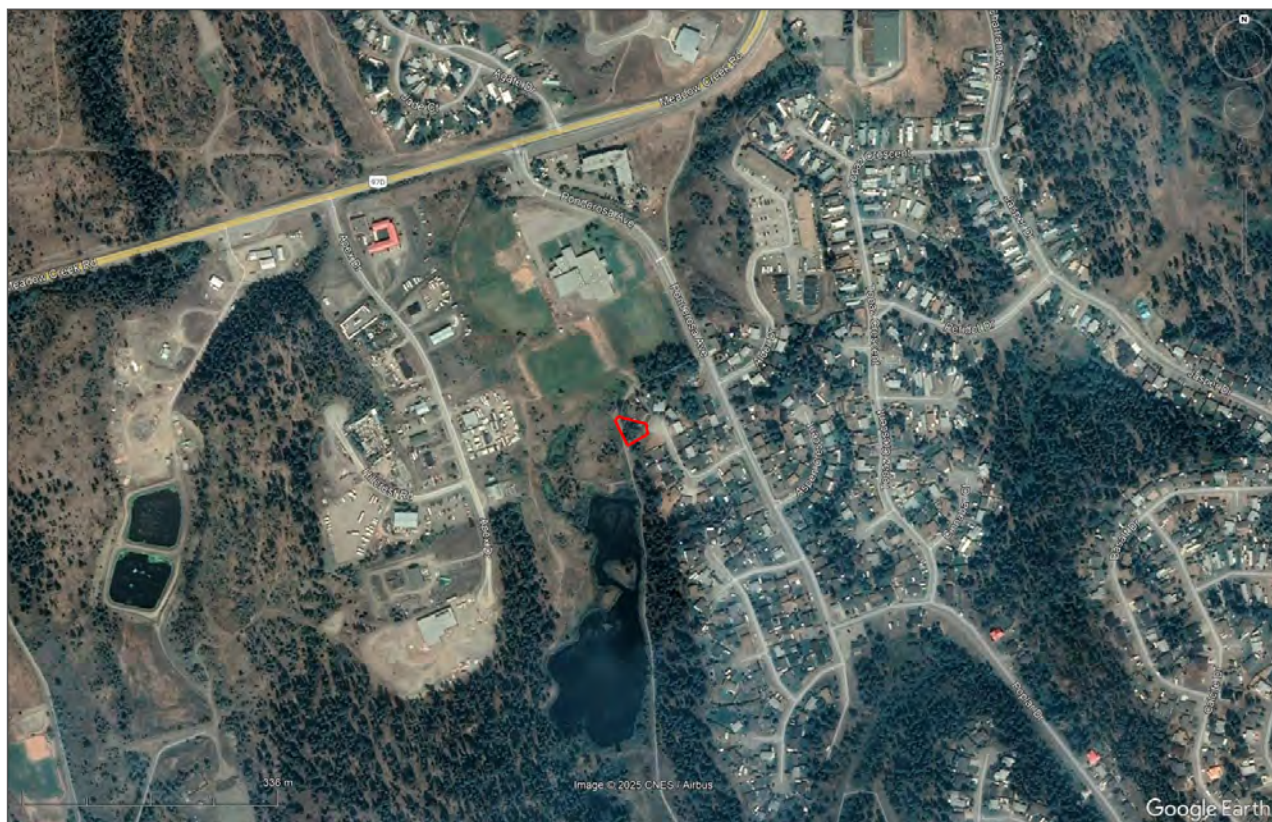
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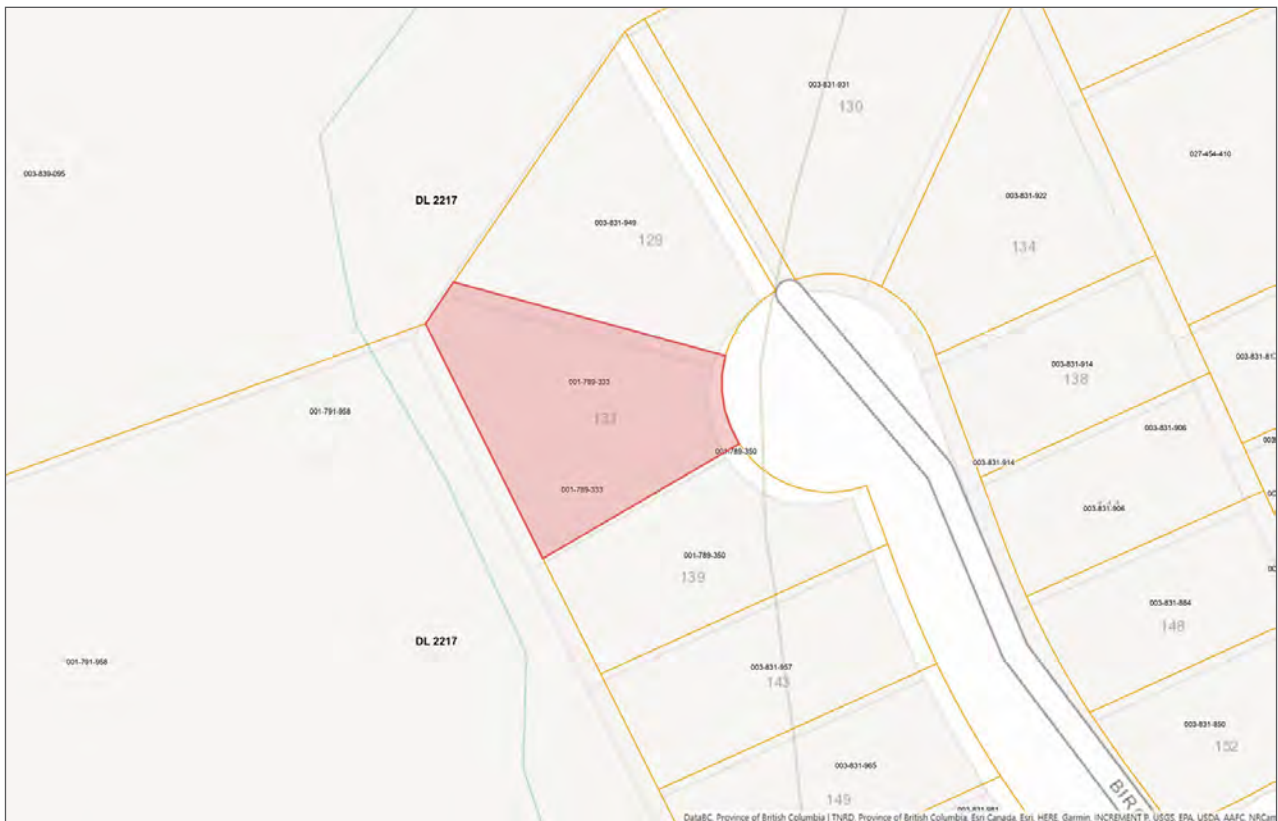
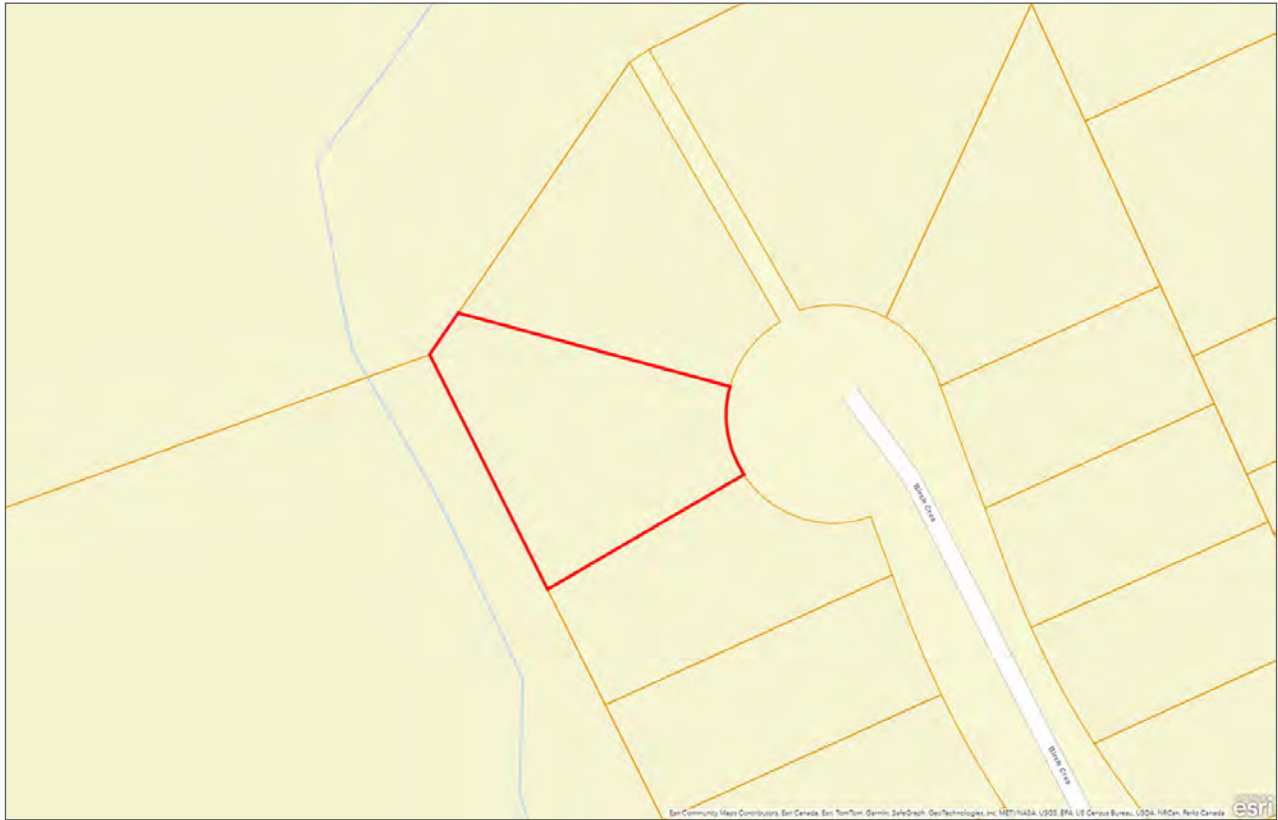
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