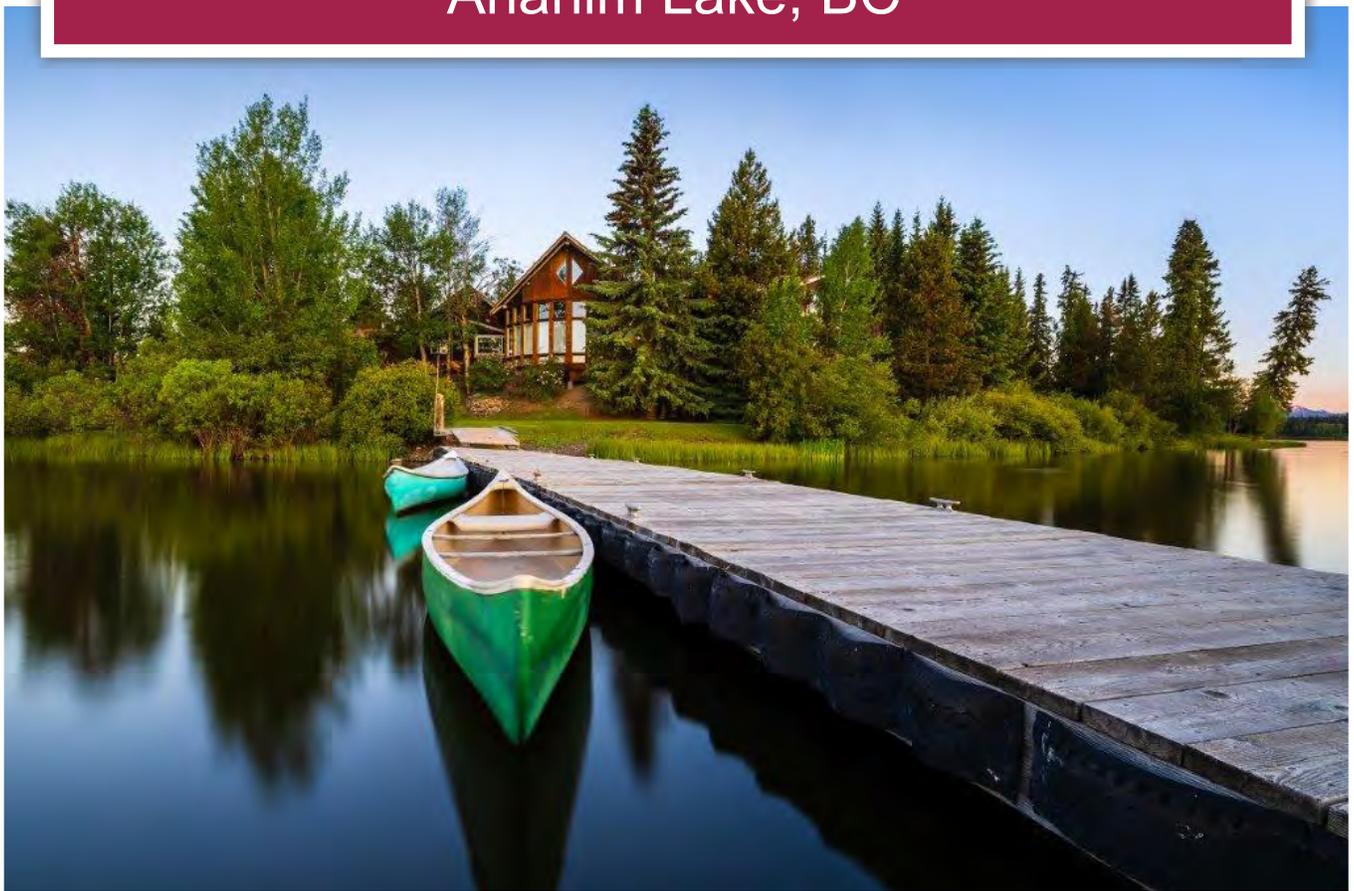




**Eagles Nest Resort**  
Anahim Lake, BC



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# Eagles Nest Resort

Anahim Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	25100
<b>Price:</b>	\$799,000
<b>Taxes (2024):</b>	\$5,500
<b>Size:</b>	9.86 acres

## DESCRIPTION

Eagles Nest Resort is situated on a stunning lakefront property spanning 9.86 acres, with over 1,100 feet of lakeshore and an additional 800 feet of shoreline along ecologically rich marshland. The property is commercially zoned and home to a well-established business serving both tourists and a stable, recession-proof commercial clientele. This unique accommodation and food and beverage opportunity is ideally suited for an owner-operator with restaurant or hospitality experience.

The resort features 7 guest rooms and 5 cabins, accommodating 25–30 guests, as well as an elegant, licensed dining area. Its refined charm and understated elegance set it apart from local competitors. The current operators, now retiring, have consistently maintained the business at their desired level of activity. Whether guests prefer a cozy lakeside cabin with a down comforter and wood stove, a comfortable suite with a sitting area, satellite TV, wireless Internet, and a screened-in balcony, or a small, simple room with a single bed, Eagles Nest offers a range of options to suit every preference. Currently, the dining room is open exclusively to lodge guests.

One of the biggest draws of the resort is its exceptional dining experience. Guests enjoy

delicious meals prepared in a well-equipped commercial kitchen. Dining options include two licensed dining rooms: one offers a cozy log ambiance beneath a sparkling crystal chandelier with a small bar, while the larger lakeside dining room boasts high vaulted ceilings, antique furnishings, a grand piano, and breathtaking views of Anahim Lake through floor-to-ceiling windows. A third option is the expansive lakeside deck—perfect for enjoying a hot or cold beverage while taking in a stunning sunset.

After dinner, guests can retreat to their rooms or cabins, take a walk around the scenic grounds, or relax in the library—part of the original log structure that once served as a “watering hole” decades ago. The resort also appeals to corporate retreat groups with a spacious meeting room that opens onto the deck and includes an adjacent guest washroom. Above this meeting room is the owner’s suite, which may offer the best lake views on the property. The suite includes a large bedroom, a generous sitting area, and a private washroom. If additional residential space is needed, the meeting room below could be easily converted into an extra suite or bedroom for a co-owner, family member, or private use.

Adjacent to the central dining area is a well-designed commercial kitchen featuring ample storage, multiple fridges, a cold room, generous prep space, professional-grade appliances, and a private staff break area with a circular dining table overlooking the front entrance—ideal for monitoring guest activity. The prep area also enjoys spectacular lake views. A separate entrance and washroom with shower on the kitchen side of the lodge allow staff to come and go discreetly.

Just outside the dining room is a welcoming foyer with a check-in desk, small office space, and a boutique/store area—offering additional flexibility and customization potential for new owners to possible use/lease out for a café, spa services, etc.

In front of the entrance lies a hillside garden where guests can take in the serene views, listen to the call of loons, watch eagles in flight, or enjoy the buzz of hummingbirds while sipping a drink or enjoying a snack.

Guests can also explore nearby sights, set out on scenic day hikes, rent a canoe to discover the lake and photograph beaver lodges or pelicans, or get more adventurous and with the aid of staff line up some epic float plane and scenic excursions using local and experienced tourism providers.

## LOCATION

3008 Elsey Road - Anahim Lake, BC

Anahim Lake is located 130 km east of Bella Coola and approximately 320 km west of Williams Lake on Highway 20, known as the “Freedom Highway.”

## AREA DATA

### Anahim Lake

Anahim Lake is a small community in the West Chilcotin area of British Columbia. The village and surrounding areas (including nearby Nimpo Lake) have a population of approximately 1,500+ the Ulkatcho First Nation has 729 people living on nearby reserves. Every July, the Anahim Lake Stampede showcases local talent and is the area’s major social event. The main tourist season is June to early October. Anahim Lake supports a gas station with food outlet, general store, basic motel, a couple small resorts including Eagle’s Nest, an RCMP detachment, K-12 school, and seasonal produce stand (great supplier of fruit and veg to the resort).



## RECREATION

Here are some things to do in the West Chilcotin and just a few of the geographic lures that bring guests to the lodge and area year-round. Eagle’s Nest is an excellent home base to explore the area and get an authentic West Chilcotin experience.

- Hike the beautiful Rainbow Range Trail in historic Tweedsmuir Park.
- Walk along the edge of an ancient volcanic canyon at The Precipice.
- Explore Anahim Lake by canoe or standup paddleboarding from the resort to see pelicans, beaver lodges and beautiful wilderness.
- Watch the birds! Eagle’s Nest is located on a major migration route, and many birdwatchers have called it the highlight of their birdwatching tour.
- Take a spectacular floatplane tour to Hunlen Falls, the Monarch Icefields, and or the Rainbow Mountains. Eagle’s Nest can be used as a hub to launch into the backcountry, some popular floatplane tours which can pick guest up right at the lodge are listed below . . .

### Turner Lake and Hunlen Falls

Situated at the top of a huge escarpment, Turner Lake in Tweedsmuir Provincial Park is surrounded



by spectacular mountain scenery. At the end of the lake is Hunlen Falls, the third highest free-falling waterfall in North America, tumbling more than 1,300 feet to Lonesome Lake far below. A “flightseeing” tour gives you an opportunity to view the falls, with the option of landing on Turner Lake to hike to the edge of the falls. There are two short hikes that begin where the float plane drops you off, each providing magnificent views and an opportunity to experience the awesome grandeur of the falls.

### **Monarch Icefields**

At the top of the Pacific Coast Mountain Range, only minutes by air from Eagle’s Nest Resort, are the Monarch Icefields. These are the largest icefields in North America outside of the Arctic Circle, and an amazing sight considering that they are so close to the beautiful summer weather you left behind at Anahim Lake. Fly between massive mountain peaks and see rivers of glacier tumble down the mountainside like a giant roadway. It is an experience guests won’t soon forget.

### **The Rainbow Mountains**

The Rainbows are very old volcanic mountains, very heavily mineralized, and so colourful they were known by the early indigenous people as the Painted Mountains or the “mountains that bleed.” The red, orange, yellow and even white rocks

form brilliant patterns and slide areas that are truly beautiful as you fly beside them.

### **Other Recreation**

In winter the area and nearby Coast Mountains offer some of the world’s best heli-skiing with two operators in the broad area—Bella Coola Heli Sports and Great Bear Heliskiing.

Fishing and outdoor adventure in this ‘big’ outdoors are also a big draw. The area is best known for its premier fishing with lakes that are cold, clean and pristine. Rainbow trout, kokanee, lake trout and burbot are abundant throughout the area.

Another popular activity/stop for guests is routed in the area’s rich ranching history. Horseback pack trips can be arranged to explore more of what the Chilcotin has to offer.

Whitewater rafting, grizzly bear viewing and both guided and self-guided hiking can also be arranged. No doubt, guests to the West Chilcotin and Eagle’s Nest have heaps of options to help extend their stay.

### **HISTORY**

The Anahim Lake area of the West Chilcotin has a history that is rich in colourful characters and great stories. Home to the native Carrier/Chilcotin, or Tsilhqot’in, peoples for some time.

The recorded history of the area begins with the arrival of the famous explorer Alexander Mackenzie in 1793. Mackenzie passed by Anahim Lake to become the first white man to reach the Pacific Ocean by land, near Bella Coola, a full 12 years before the better promoted Lewis and Clark expedition in the United States.

By the early part of the 20<sup>th</sup> century a few hardy pioneers had made their way into the Anahim Lake area, often lured by stories of huge expanses of untouched ranch land. One of those hardy men



was Rich Hobson Jr., a former insurance broker in New York who was financially ruined by the Crash of 1929 and so headed west to pursue his dream of becoming a cowboy. Ultimately, he teamed up with a wily cowboy by the name of “Panhandle” Phillips, and together they headed north in pursuit of what legend said was a new ranching frontier in the Chilcotin region of central British Columbia.

Their adventures eventually became a trilogy of books written by Hobson, filled with the colourful cast of characters that populated the Anahim Lake area at that time. *Grass Beyond the Mountains*, *Nothing Too Good For a Cowboy*, and *Rancher Takes a Wife* were such fascinating real life adventure stories that they eventually became the basis for a CBC TV series in the 1990s. Other good stories about early life in the Chilcotin were written by Paul St. Pierre, a former Vancouver Sun newspaper columnist and Member of Parliament. His books *Smith and Other Events* and *Breaking Smith's Quarterhorse* portray fictional characters based on the rugged individuals he met and came to admire while roaming the Chilcotin.

Experience a little of the pioneer past at Eagle's Nest Resort. The main lodge is built around a log cabin that was at one time a “watering hole” for many of the original *Grass Beyond the Mountains* characters. Long before there was such a thing as a liquor store, the men would gather at Eagle's Nest to swap stories, barter goods with one another, and

generally be sociable while enjoying the potent production of the local still.

Eagle's Nest welcomes you to experience the beauty and joys of nature that led these settlers to call Anahim Lake their home.

## MAP REFERENCE

52°30'16.96"N and 125°22'7.05"W

## BOUNDARIES

Please see the mapping section, all boundaries are approximate.

## SERVICES

- Power.
- Drilled well with lots of water.
- Septic: There is a holding tank in the Auxiliary Building (where the rooms are) that gets pumped into a larger holding tank servicing the Lodge. This Lodge tank is then pumped to the septic field which is six lines that run across the hillside above the Lodge. This has proven more than adequate for septic needs thus far. There is room for more septic lines if that was deemed necessary for expansion in the future. The cabins (situated around the lakeside) do not have flush toilets and are therefore not connected to the septic system. The Staff Building, which is located at the entrance to the property adjoining the Workshop has a pit toilet (not a flush toilet), and so is not part of the current septic set-up. If at some point a flush toilet was considered appropriate, a septic field near that building would need to be installed.
- Internet.
- Satellite TV.
- Wood burning furnace with a newer propane furnace for back up heat.
- Multiple wood stoves for heat.

## IMPROVEMENTS

### Main resort building

- Foyer/lobby with small office
- Boutique/store
- Dining room with bar and wood insert fireplace
- Lakeside dining room with access to deck
- Library/reading room with TV
- Banquet/meeting room with access outside
- Washroom
- Owner's suite with washroom
- Commercial kitchen with lots of storage and staff/owner's private break room
- Staff washroom/shower
- Basement/crawl space for storage/wood furnace

### 5 cabins

- 3 heritage log cabins (1970s era) each with a wood stove/no power/water/propane lights
- The "Eagle Cabin" (Built in 1994/95) has 2 bedrooms and sleeps 6 to 8 people/power /indoor pit toilet/water/kitchen area/wood stove
- Sunshine Cabin (Built in 1994) overlooks the marsh and has power/ water / wood stove
- The only cabin rented in the winter months is the 2-bedroom Eagle Cabin

### Shower house and restrooms for cabin users

### Staff quarters

- Residential suite with kitchen, living, and bedroom
- Attached to the residential suite is a shop/warehouse area with lots of tools and wood stove for heat

### Guest room building

- 5 guest rooms with a queen bed and full washroom

- 2 guest rooms with a single bed, one with full washroom, one with private washroom down a hallway
- Den/sitting area for guests to use
- Washroom for guests

### Woodshed

- Wood splitter
- Old jeep to haul wood to lodge

Chicken coop—currently has a peacock!

Hillside garden with gazebo/retaining walls

### Dock

## ZONING

C2 Zoning (Tourist Commercial)

Residential Permitted Uses

Accessory Residential Dwelling Unit

### Permitted Commercial Uses

lodge, resort, guest ranch, health spa, hotel, motel; campground, RV park; recreational facility, guide / outfitting operation; restaurant; laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, rental and sales of boats and sporting equipment, fuel service for auto, marine or aviation purposes; marina and floatplane base; helicopter pad; ancillary buildings.

For full zoning details contact the Cariboo Regional District.

## LEGAL

Parcel 1 District Lot 1768 Range 3 Coast District  
Plan PGP47365 - PID 025-210-840













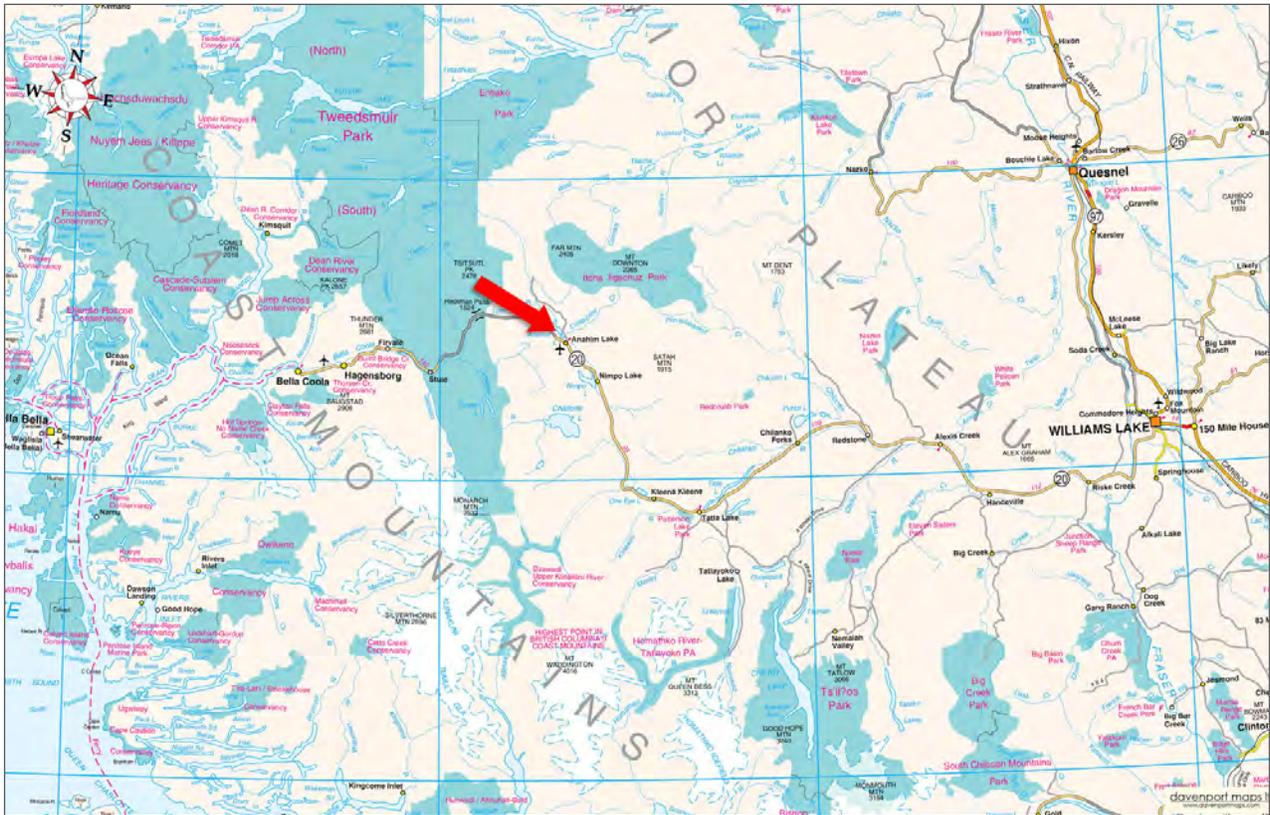


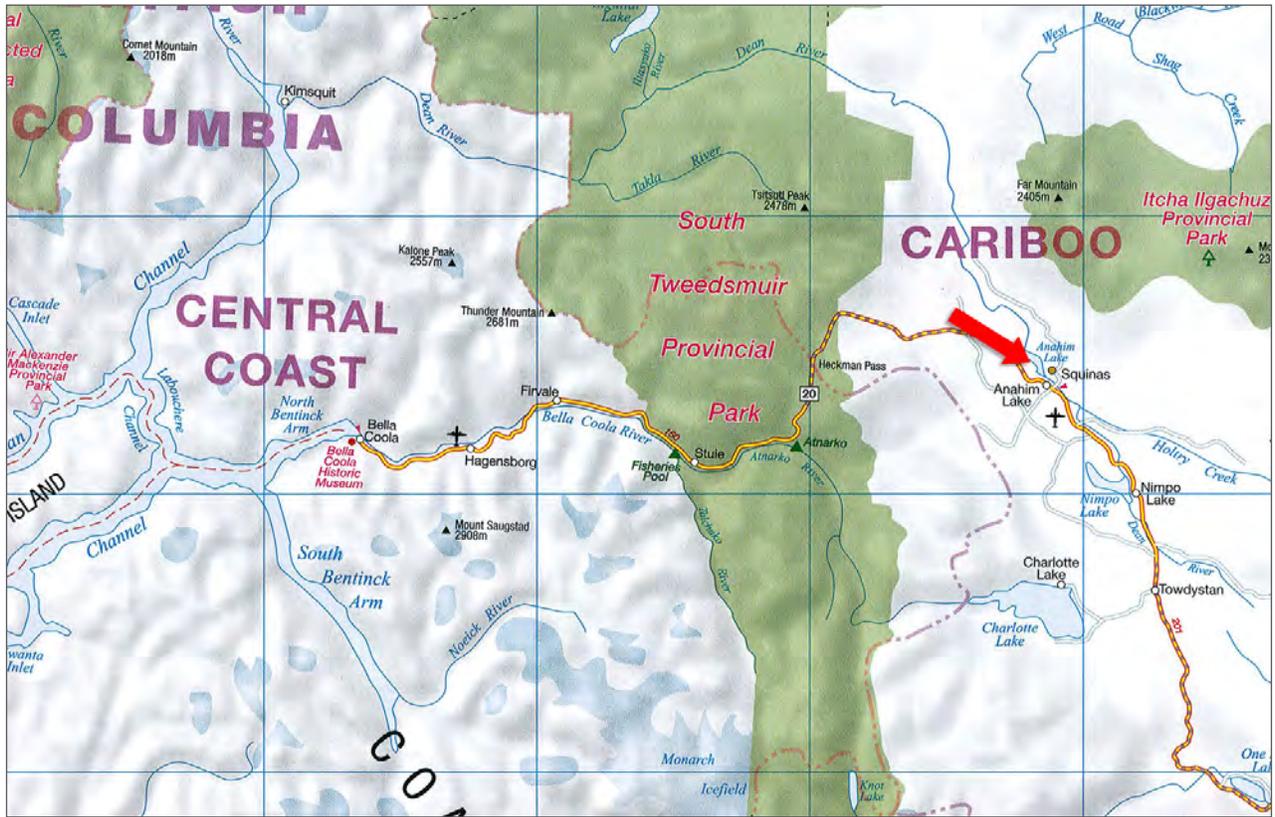


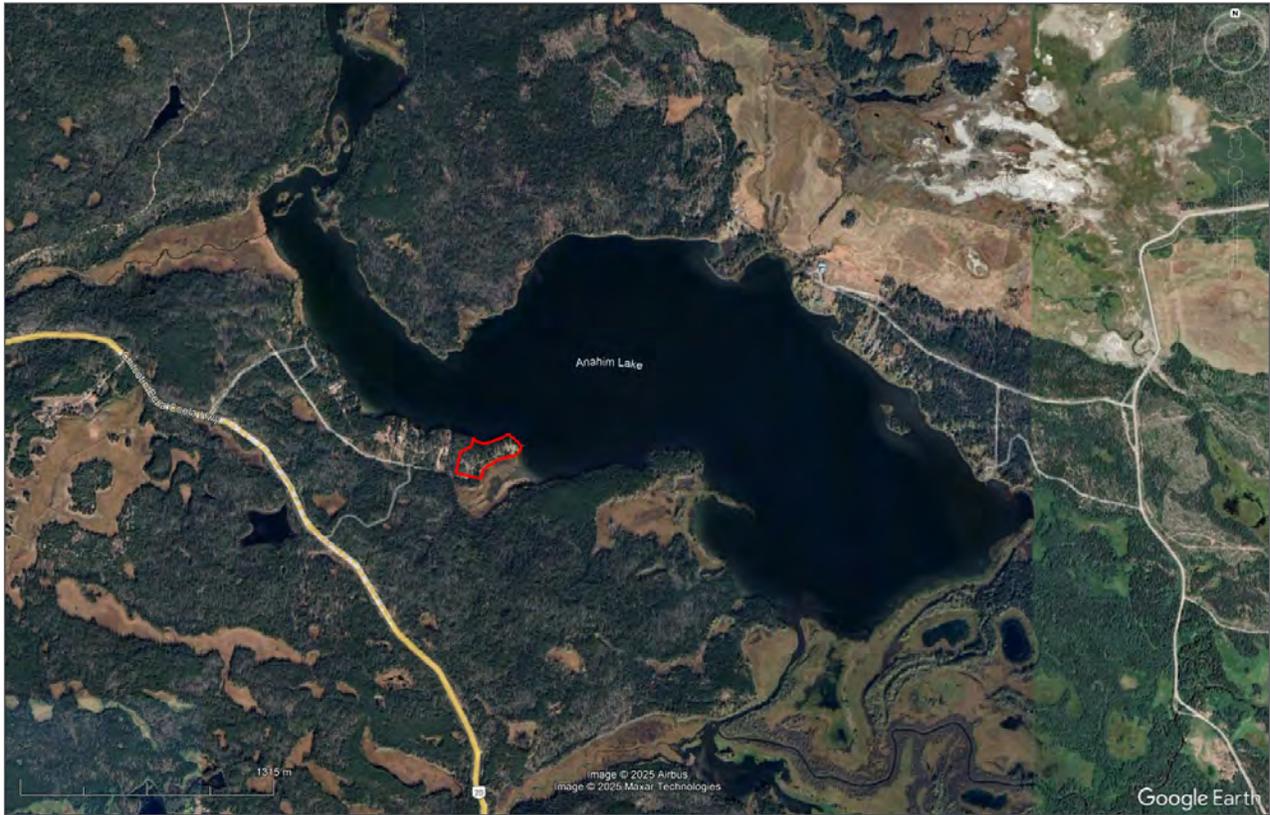


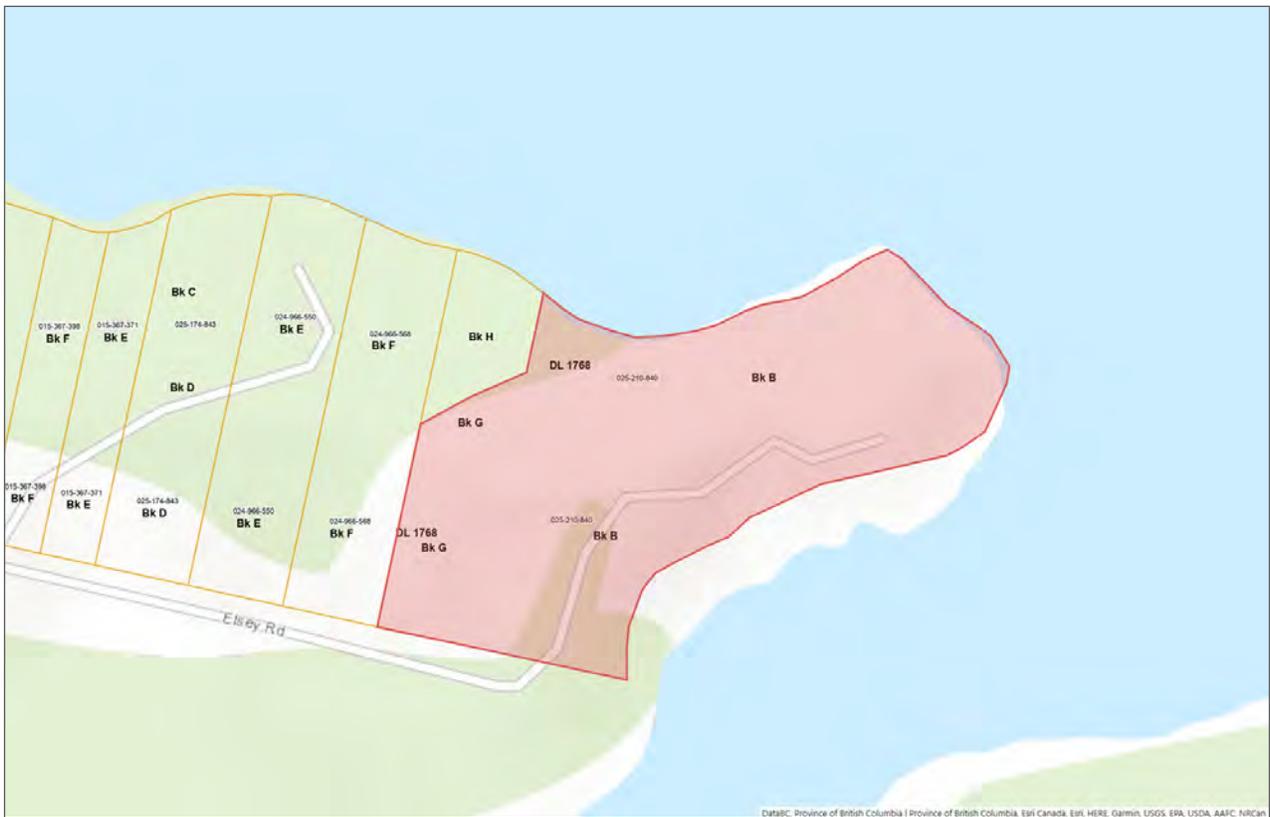
















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