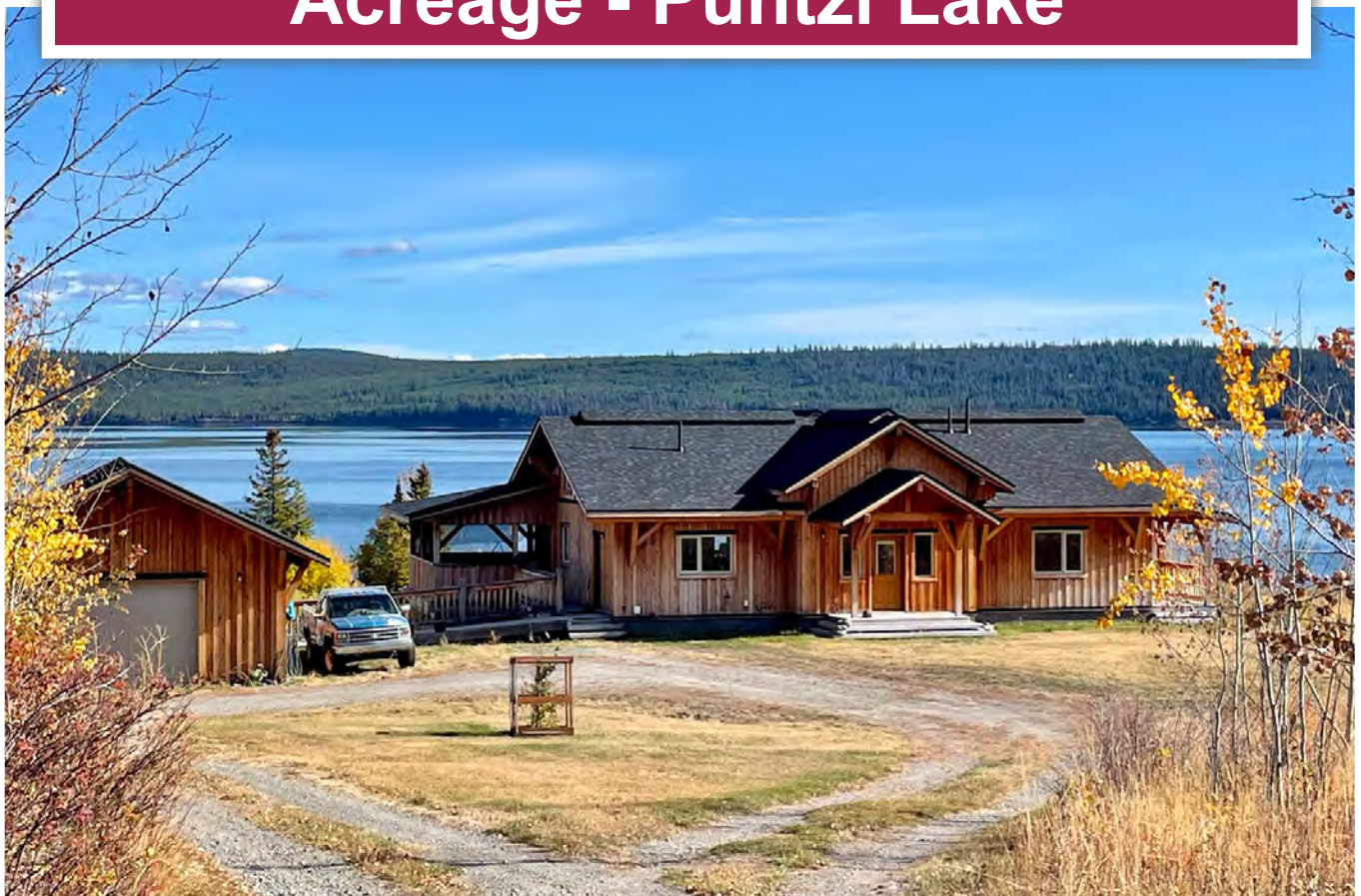




Executive Lakefront Home and Acreage - Puntzi Lake



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Executive Lakefront Home and Acreage

Puntzi Lake

PROPERTY DETAILS

Listing Number:	23022
Price:	\$1,299,000
Taxes (2022):	\$3,726.33
Size:	6.2 acres
Zoning:	R2

DESCRIPTION

This beautiful, four season, lakefront, timber frame home on a 6.2 acres offers the perfect family home with income potential. This stunning, custom built home offers over 3,000 ft² of living space on two full, above ground levels. The formal entry of this newly built home opens into a large, sun-filled entranceway and living room. Your eyes are immediately drawn up to the vaulted ceilings, timber frame construction and floor to ceiling windows overlooking the lake. This room leads seamlessly into the open concept dining room and kitchen complete with top quality stainless appliances and a large island. There are 2 bedrooms and 2 bathrooms on this level as well as a utility room/entranceway. The entire level is complete with seamless cork flooring and tons of natural light. This level also offers a large walk-around deck with a screened in sitting area, perfect to enjoy your evening meals while watching the sunset.

The bottom floor is currently being utilized as an Airbnb with its own entranceway, 2 bedrooms, bathroom, large game room and generous living room. Other rooms on this level include

a mechanical room and a cold room. This floor is complete with polished cement floors, a pellet fireplace and an outdoor, covered hot tub.

The luxury home is heated with both a pellet stove and electric furnace. The roof is Durroid shingles and the foundation is full cement. The home has endless, excellent water from a spring with an artisan 235 ft well.

Enjoy this luxury lakefront living with over 350 ft of mesmerizing lake views in a peaceful, wilderness setting.

LOCATION

3990 Puntzi Lake Road - Williams Lake, BC

Puntzi Lake is a lake in the Chilcotin District of the Central Interior of British Columbia. It is located on the western side of the upper Chilcotin River to the northeast of Tatla Lake and is connected to the Chilcotin River via Puntzi Creek.

DIRECTIONS

To reach Puntzi Lake from Williams Lake, turn west onto Highway 20. Follow Highway 20 until you are 64 km (39.7 mi) west of Alexis Creek. Turn north off Highway 20 on Puntzi Lake Road. The property is located on the right at 3990 Puntzi Lake Road.

Puntzi lake also offers a 6,000 ft, paved runway just 10 minutes from the property. You can also access the property by float plane and dock right in-front of the house.

AREA DATA

Puntzi Lake is 3 miles wide and 7 miles long with a surface area of 4,215 acres. It is at 3,133 ft above sea level and has a gently sloping bottom from 0 to 140 ft at its deepest point.

The lake freezes over by mid-December which provides opportunities for cross-country skiing, snow shoeing, ice fishing, and snowmobiling. Ice off is by mid to late April to allow for fishing and water sports.

Several fishing resorts and serviced RV campsites are located around the lake as well as numerous private homes and recreational properties.

VEGETATION

Puntzi Lake is surrounded mainly by pine and fir. The property was subject to a forest fire in 2015 but is now growing up with newly planted vegetation.

RECREATION

Fabulous Fishing

Puntzi Lake is a consistent producer of 2.5 lbs. (and better) kokanee and rainbow from May through October. Fly fishing meets with good success in the early and late part of the season, while spinning and trolling gear do well all the time.

Awesome Hunting

This property is situated in Cariboo Regional area 5-12, but in close proximity to 5-13, 5-4, and 5-5 that will give the opportunity to hunt a variety of different species such as:

- mule deer
- white tail deer
- Moose
- black bear
- migratory and upland birds

There is a 100 m rifle range close by if you need to sight in your rifle.

This property is surrounded by endless scenic trails for horse riding, quading or cross-country skiing. Other recreation and tourist past times include:

Water skiing

- Hiking
- Wildlife viewing
- Bird watching
- Star gazing
- Canoeing
- Kayaking
- Sailing
- Swimming
- Ice skating

MAP REFERENCE

52°11'51.02"N and 124° 4'32.40"W

INVESTMENT FEATURES

This large, beautiful home offers ample space for Airbnb or rental with its own entrance. The seller is currently operating an Airbnb which would be transferred to the buyer at their request. Visit Beautiful Home Lakefront Views on the Airbnb website for more info.

SERVICES

- BC Hydro
- Septic
- Excellent artisan water with a water licence for Armstrong Spring
- Satellite Internet
- Electric and pellet heat

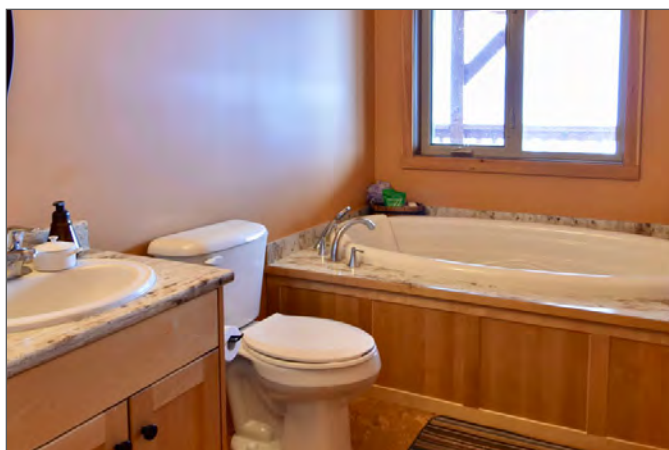
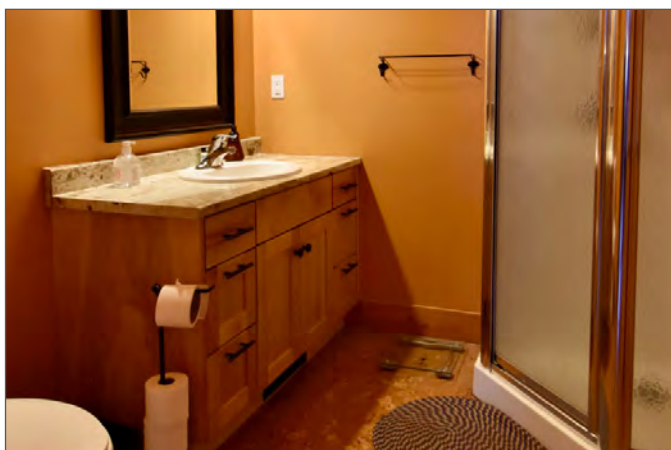
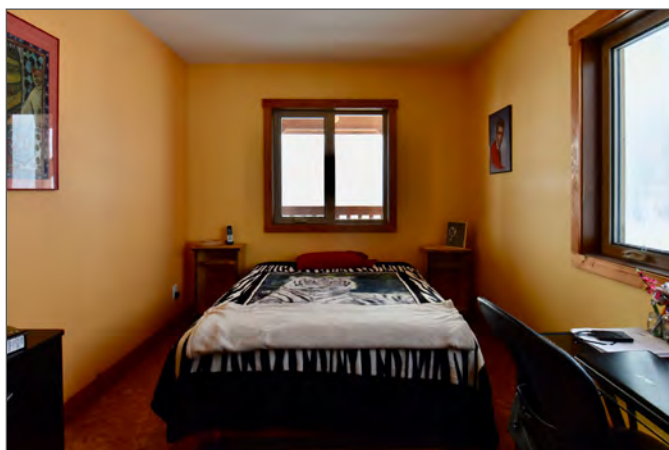
LEGAL

DISTRICT LOT 1687 RANGE 3 COAST DISTRICT
PID 016-986-148



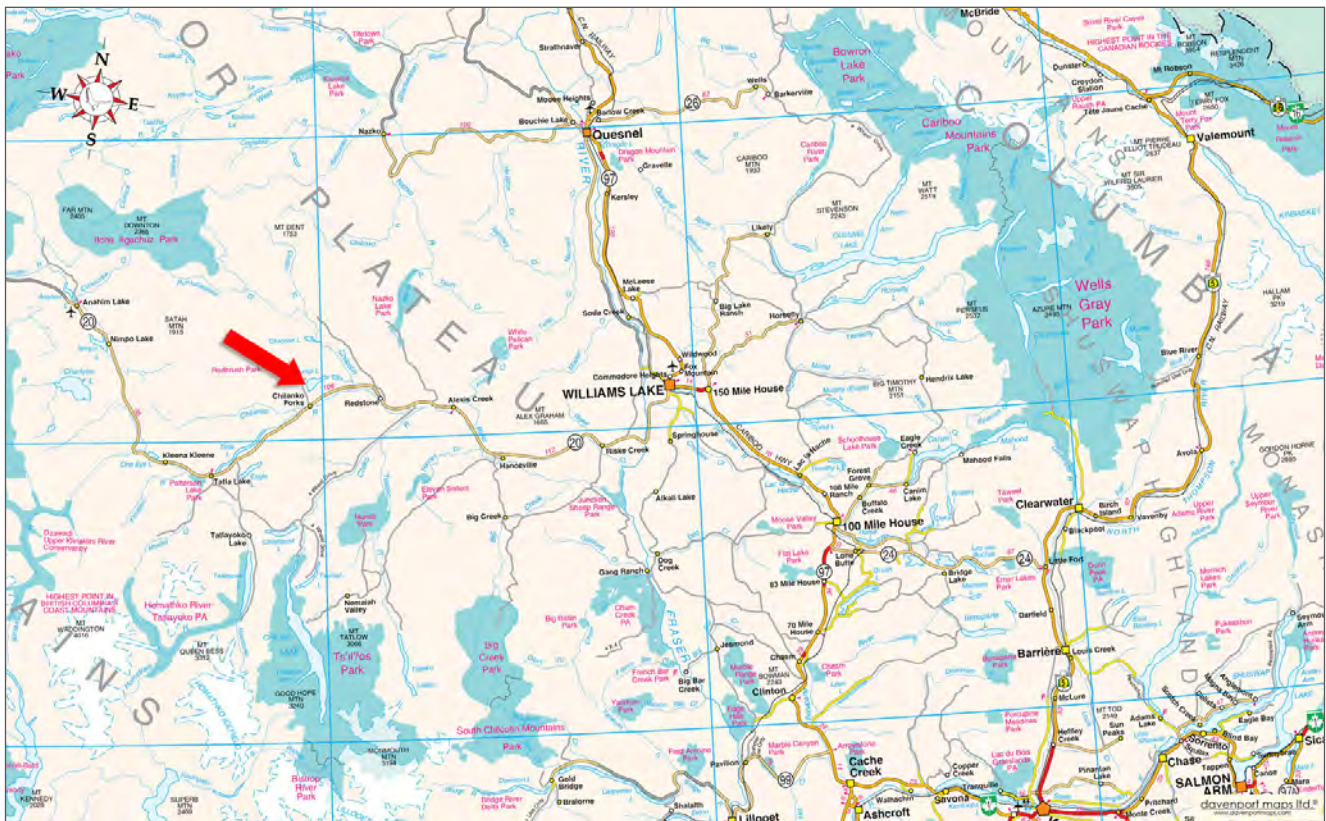


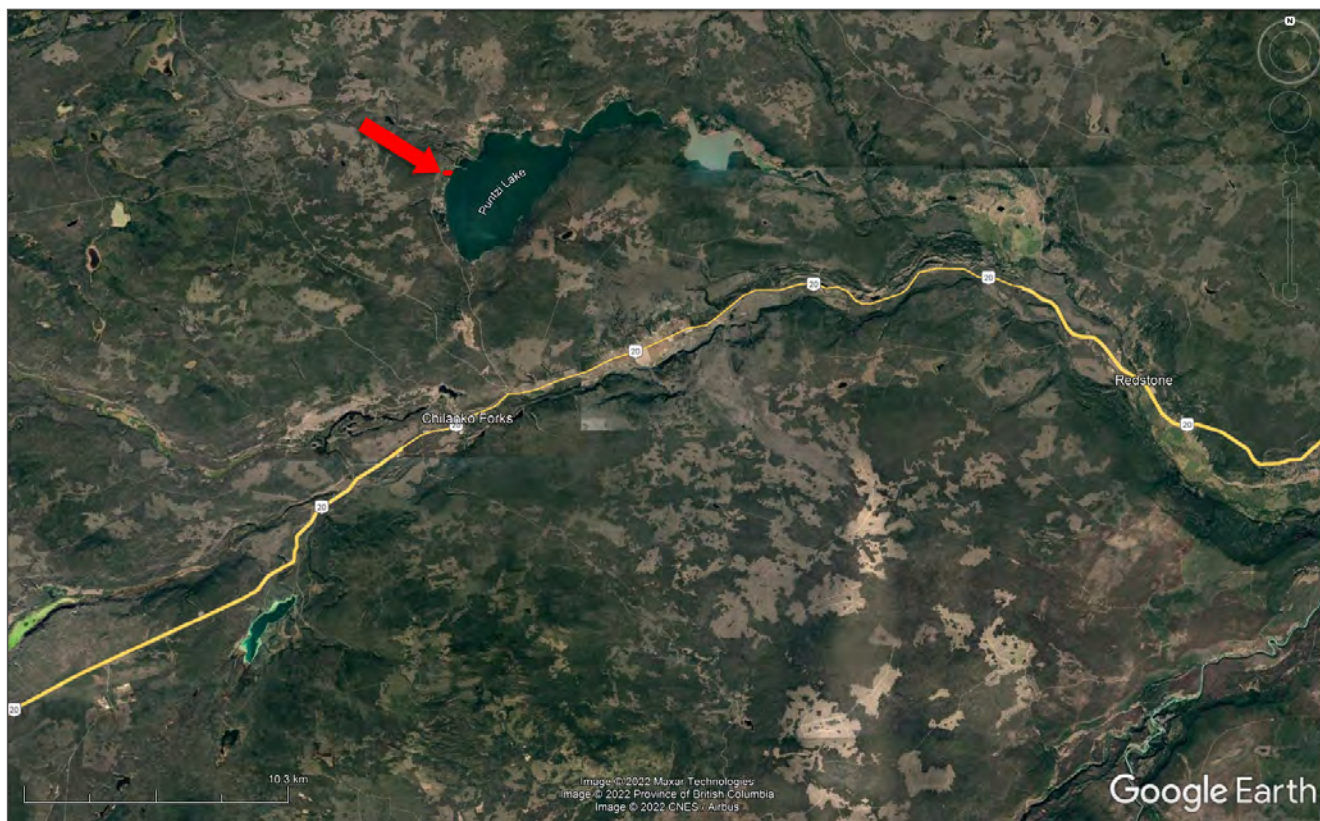


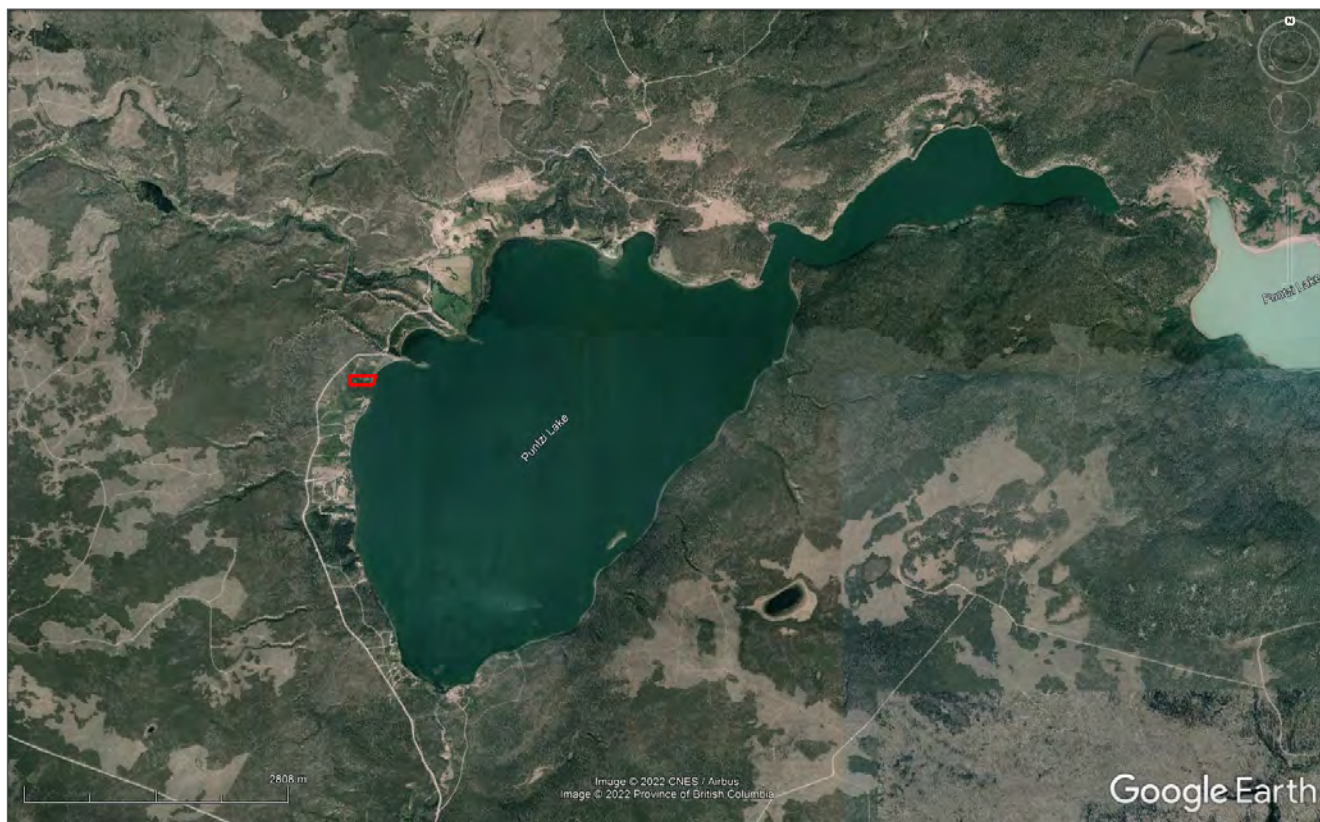


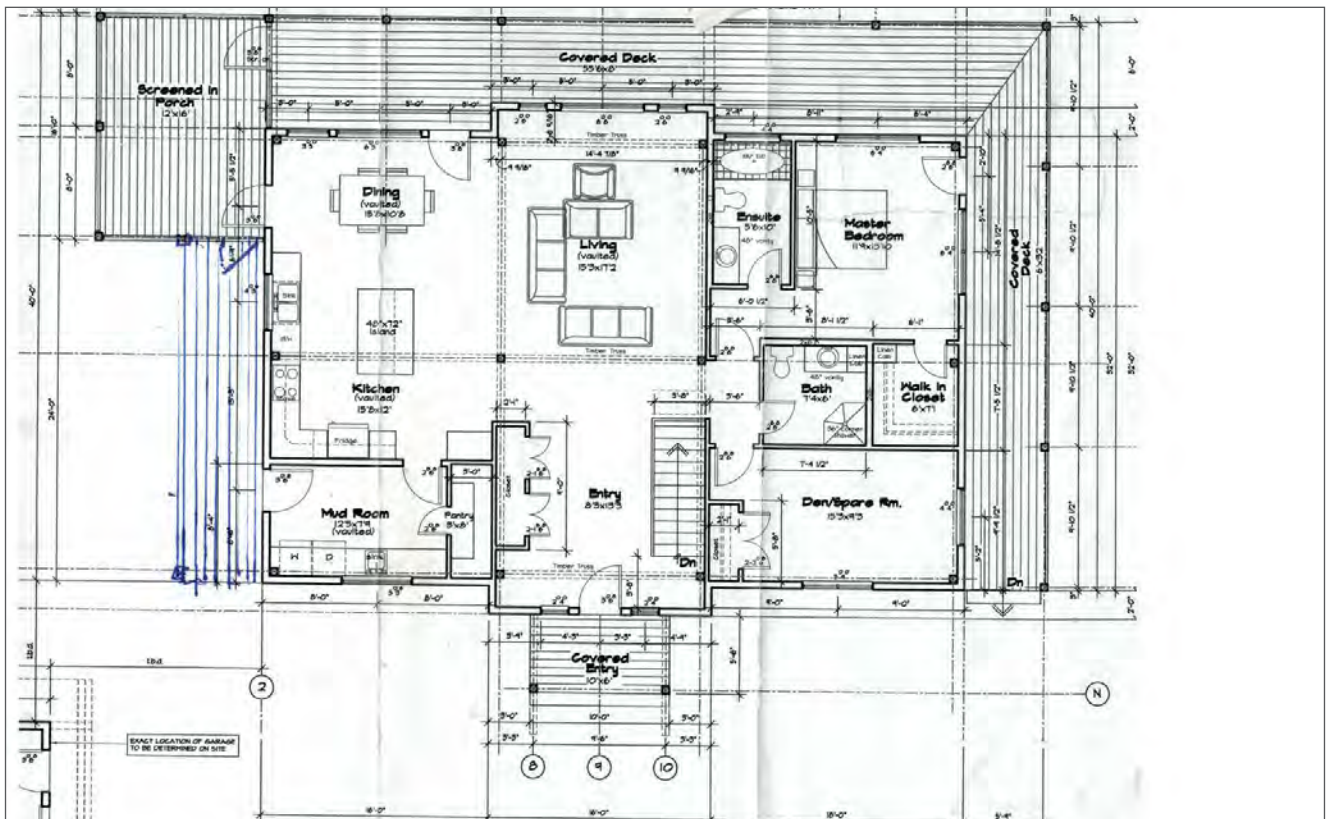
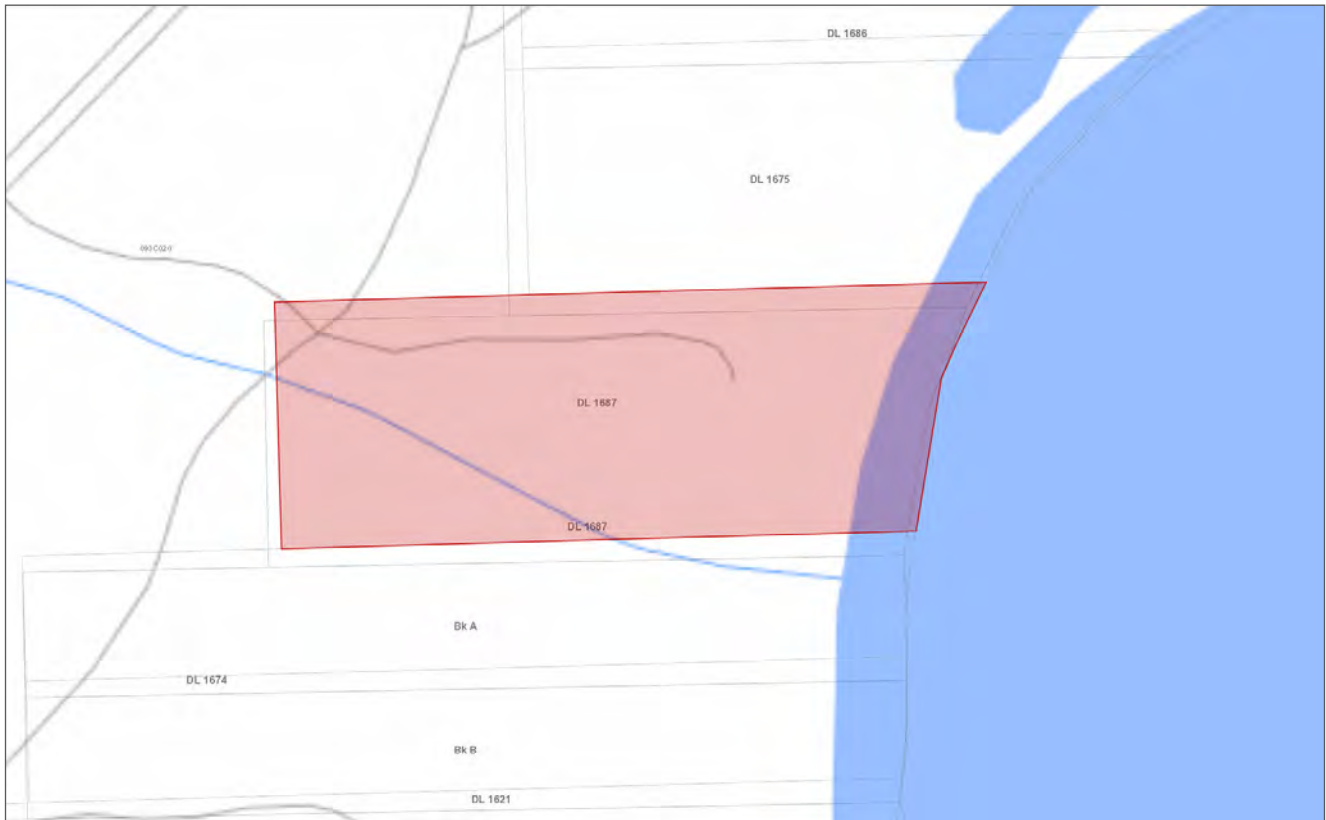












Notes

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