



**Executive Lakefront Home and
Acreage - Fort St. James, BC**



www.landquest.com

Fawn Gunderson
Personal Real Estate Corporation
fawn@landquest.com
(250) 982-2314



Your Land. Your Legacy. Our Expertise.



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Executive Lakefront Home and Acreage

Fort St. James, BC

PROPERTY DETAILS

Listing Number:	26117
Price:	\$1,150,000
Taxes (20):	\$6419.94
Size:	5.44 acres

DESCRIPTION

Welcome to your private lakefront retreat—an exquisitely crafted custom-designed executive smart home set on 5.44 acres of pristine waterfront. Thoughtfully designed to blend luxury with comfort, this exceptional residence offers 3 bedrooms plus a dedicated office and game room, enhanced by warm cottage-style details throughout. Soaring vaulted ceilings, a loft overlooking the living room, expansive windows, and a cozy wood-burning fireplace fill the home with natural light while showcasing breathtaking lake views. The modern chef's kitchen features stainless steel appliances, sleek finishes, in-floor heating, and engineered hardwood floors, making it both stylish and functional. The spacious primary suite is a true sanctuary with a spa-inspired ensuite and deep soaker tub, while the attached two-car garage includes a generator-ready panel for added peace of mind.

Outdoors, the property is equally impressive, with meticulously landscaped grounds designed for relaxation and entertaining. Enjoy a cement patio perfect for gatherings, a dedicated outdoor dining area, an indoor/outdoor sound system, and a wood-fired cedar hot tub for year-round enjoyment. A

private path leads to your own tranquil beach area, ideal for swimming, paddling, or simply soaking in the tranquility. Additional highlights include a greenhouse, shed, designer landscaping, and exceptional privacy, creating a serene retreat-like atmosphere. This is a rare opportunity to own a stunning lakefront sanctuary in the Fort St. James area.

LOCATION

4230 Sowchea Road - Fort St. James, BC

DIRECTIONS

From Prince George, drive west on Highway 16 toward Vanderhoof, then turn north onto Highway 27 and continue toward Fort St. James. Follow Highway 27 past Fort St. James, then turn onto Sowchea Road and continue to 4230 Sowchea Road. The total drive is approximately 215 kilometres and takes about two and a half to three hours, depending on road and weather conditions.

4230 Sowchea Road is approximately 65 kilometres north of Vanderhoof, with a driving time of about one hour via Highway 27.

AREA DATA

Fort St. James is a small, historic community on the southeast shore of Stuart Lake in north-central British Columbia. The town has a population of about 1,386, with roughly 4,500 to 4,800 people in the broader surrounding area including nearby rural and First Nations communities. The setting is scenic and natural, surrounded by lakes, rivers, and forest, offering excellent fishing, boating, hiking,

hunting, and year-round outdoor recreation. The community has essential services including grocery stores, restaurants, hardware and convenience stores, a local hospital/clinic, RCMP detachment, and a selection of small businesses. Schools in the area include two elementary schools, a high school, and a local campus of the College of New Caledonia.

The economy of Fort St. James is primarily resource-based, with forestry being the dominant industry, supported by periodic mining and agriculture. Tourism is also a growing sector, driven by the area's wilderness, rich history, and lake-based recreation. The town serves as a regional hub for surrounding communities, offering banking services, retail, and community amenities such as recreation programs, local events, and volunteer clubs. With its quiet rural lifestyle, access to excellent outdoor activities, and solid community infrastructure, Fort St. James appeals to families, retirees, and buyers looking for a peaceful northern lifestyle with strong ties to nature.

RECREATION

Fort St. James and the surrounding region are a haven for outdoor enthusiasts, offering year-round recreation set against a backdrop of lakes, rivers, forests, and mountains. In the warmer months, residents and visitors enjoy boating, kayaking, and fishing on Stuart Lake, hiking local trails, hunting, wildlife viewing, and exploring back-roads on ATVs or quads. Winter brings snowmobiling, cross-country skiing, ice fishing, and snowshoeing, with extensive forest service roads and trails right at your doorstep. The area's natural beauty and abundance of outdoor opportunities make it ideal for anyone who loves an active, outdoor lifestyle.

HISTORY

Fort St. James has a rich history rooted in the early fur trade and Indigenous culture. The area

has long been home to the Dakelh (Carrier) First Nations, who lived along Stuart Lake for thousands of years before European contact. In 1806, Simon Fraser established Fort St. James as a North West Company trading post, making it one of the oldest continuously occupied European settlements in British Columbia. The fort later became a key Hudson's Bay Company post and an important supply and administrative centre for the central interior.

Throughout the 19th and early 20th centuries, Fort St. James played a central role in regional trade, transportation, and governance, especially during the gold rush era. As river travel declined, the community adapted through forestry, agriculture, and later resource-based industries. Today, Fort St. James is recognized as a National Historic Site, preserving its fur-trade buildings and history, while continuing to function as a modern rural community with strong ties to its Indigenous heritage and northern roots.

MAP REFERENCE

54°25'33.79"N and 124°18'33.78"W

SERVICES

- BC Hydro
- Septic
- Electric, radiant and wood heat
- Drilled well

ZONING

R4 Waterfront Residential - Bulkley-Nechako Regional District

LEGAL

LOT 2 DISTRICT LOT 1665A RANGE 5 COAST DISTRICT PLAN 5048 EXCEPT PLAN 11824

PID 007-347-049



















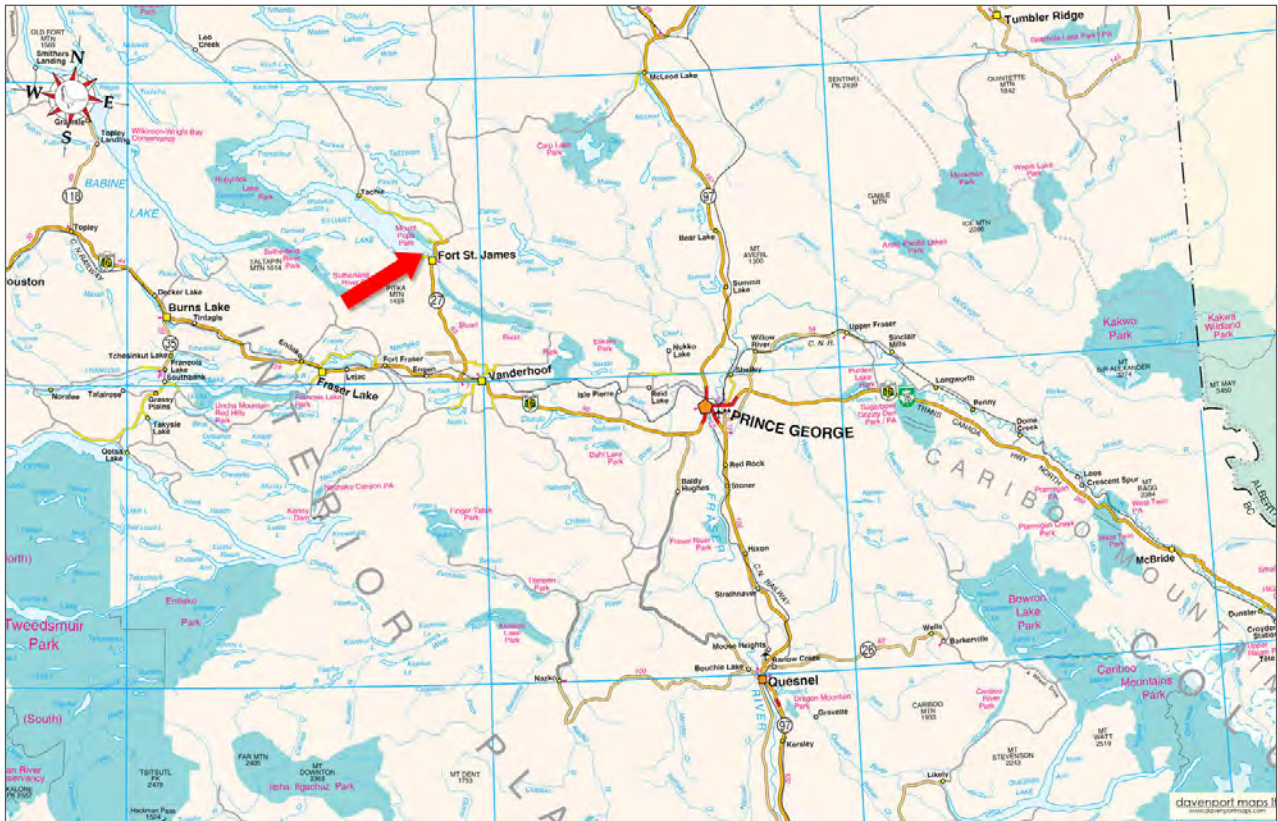
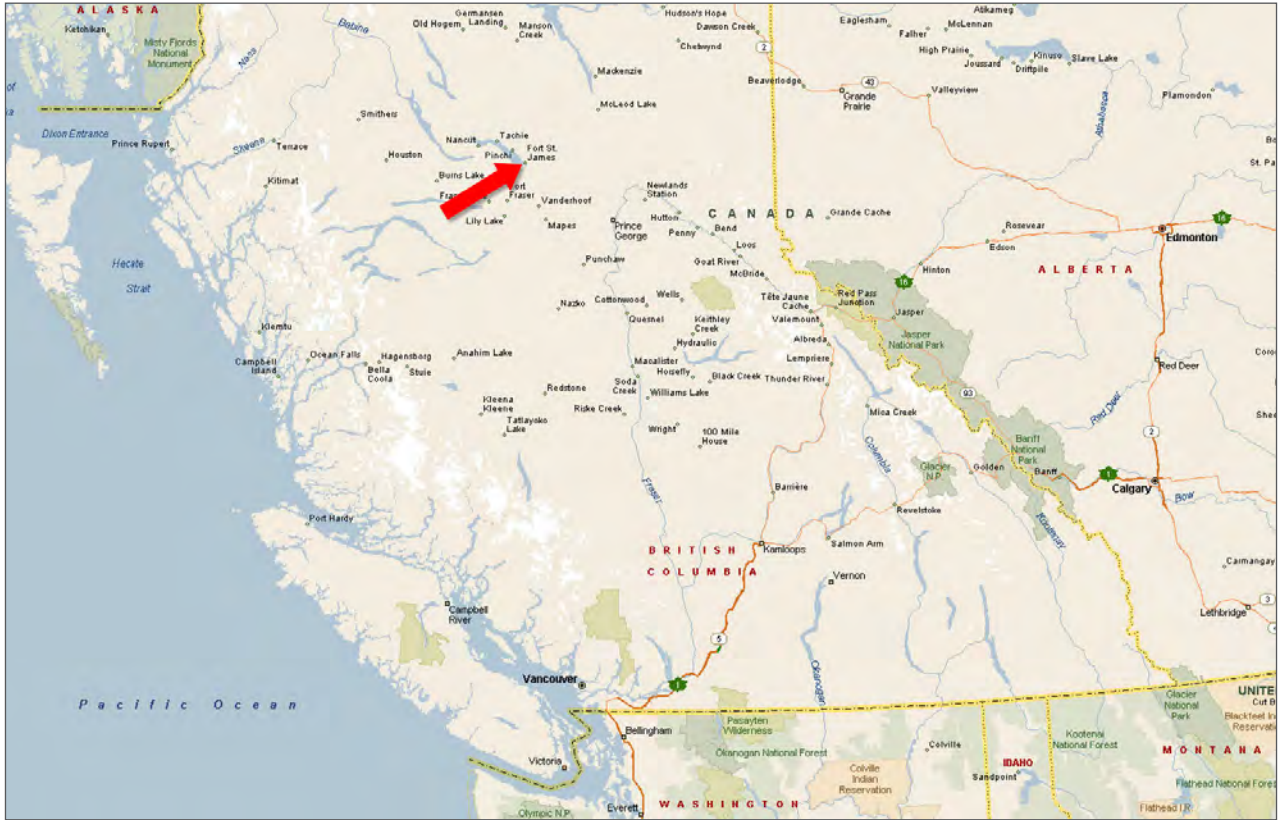


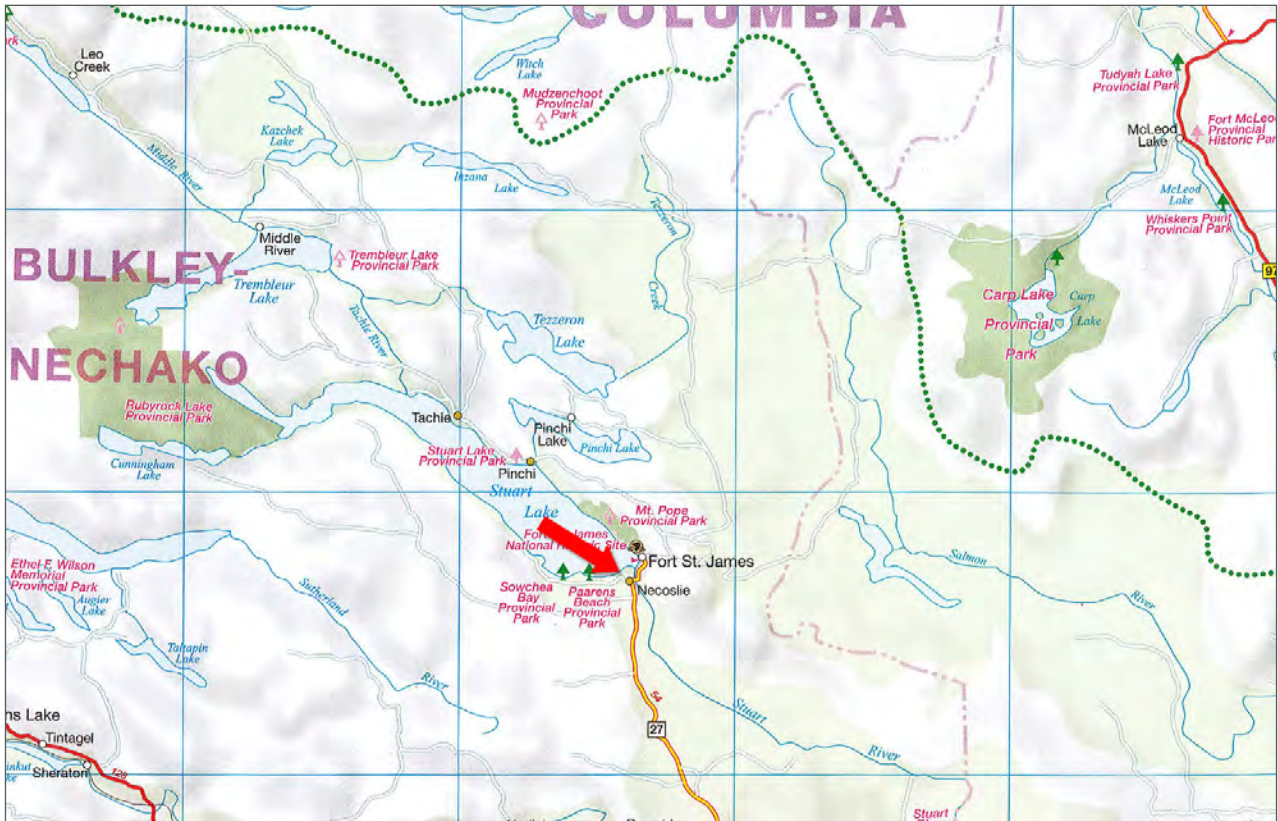




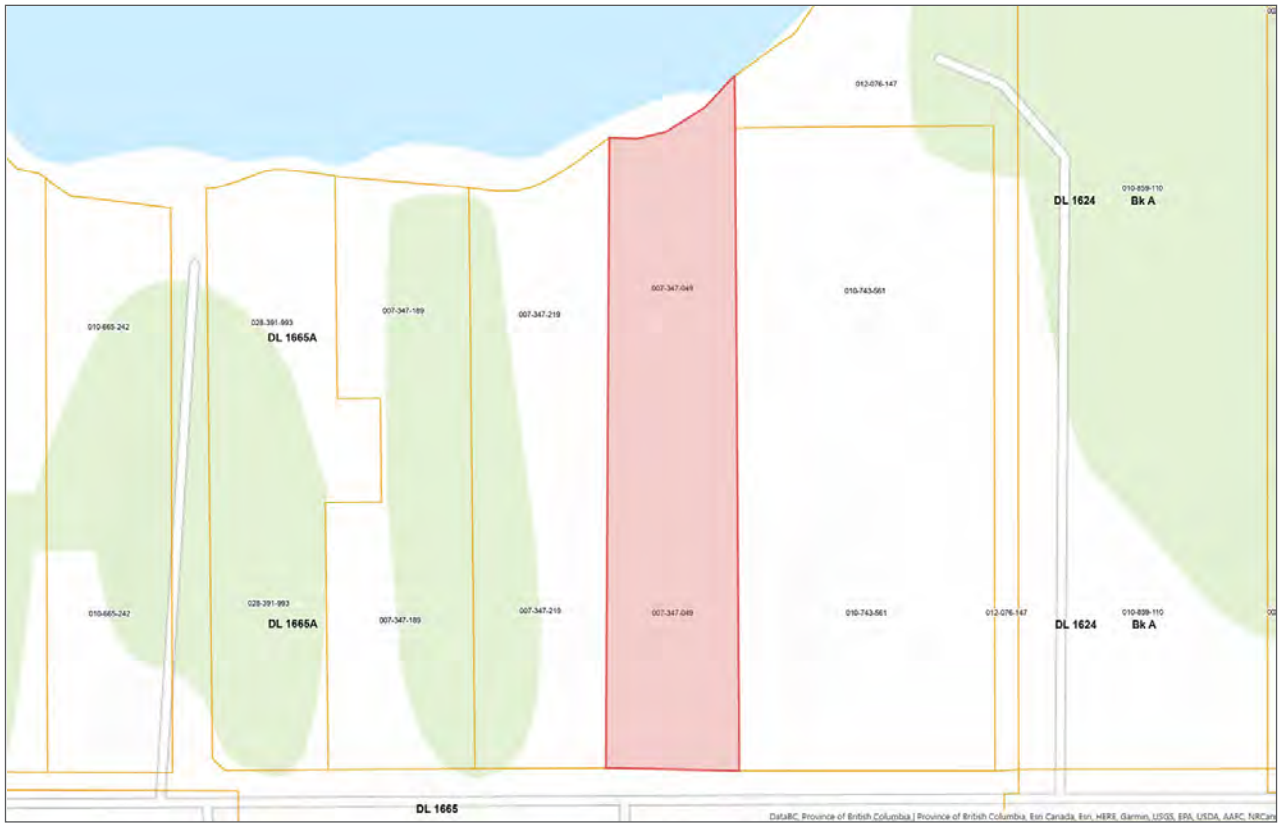
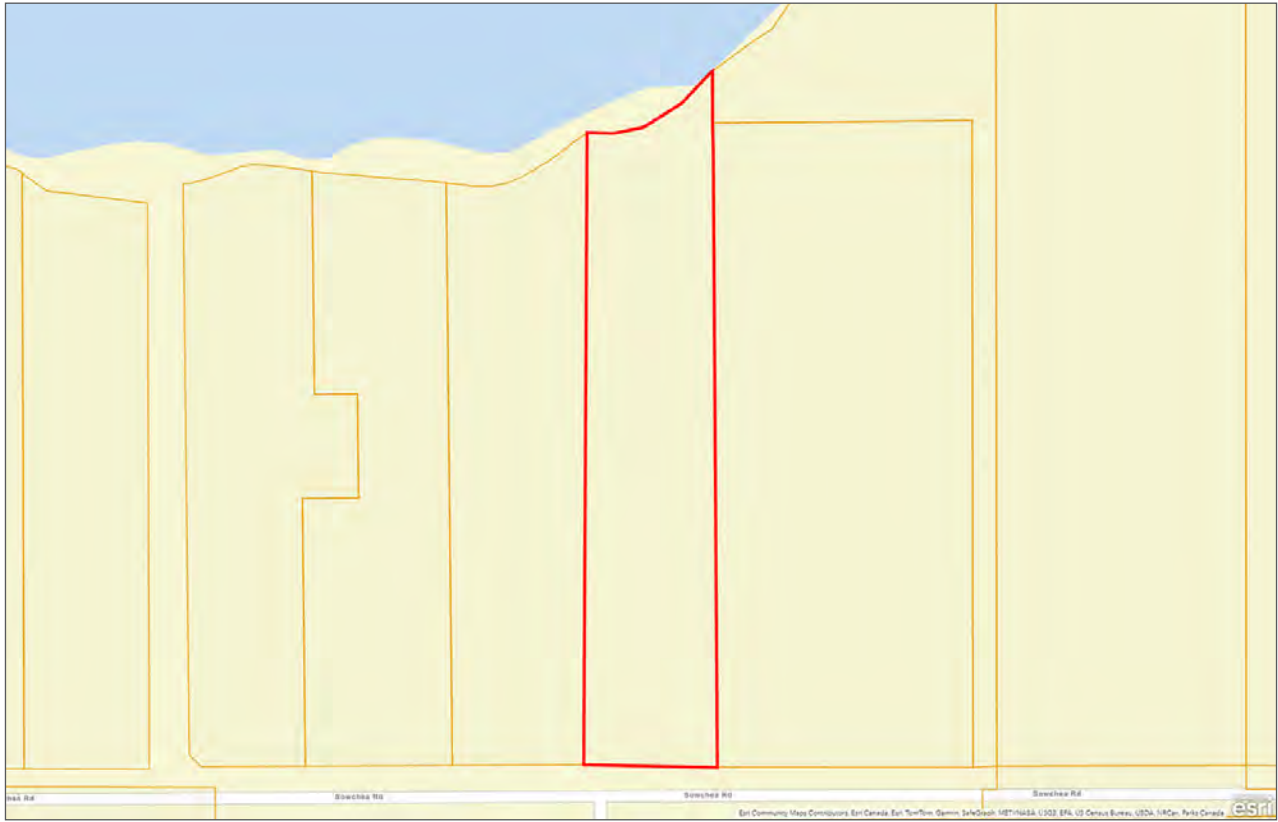














Your Land. Your Legacy. Our Expertise.



www.landquest.com



Fawn Gunderson

Personal Real Estate Corporation

Representative

fawn@landquest.com

(250) 982-2314

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)