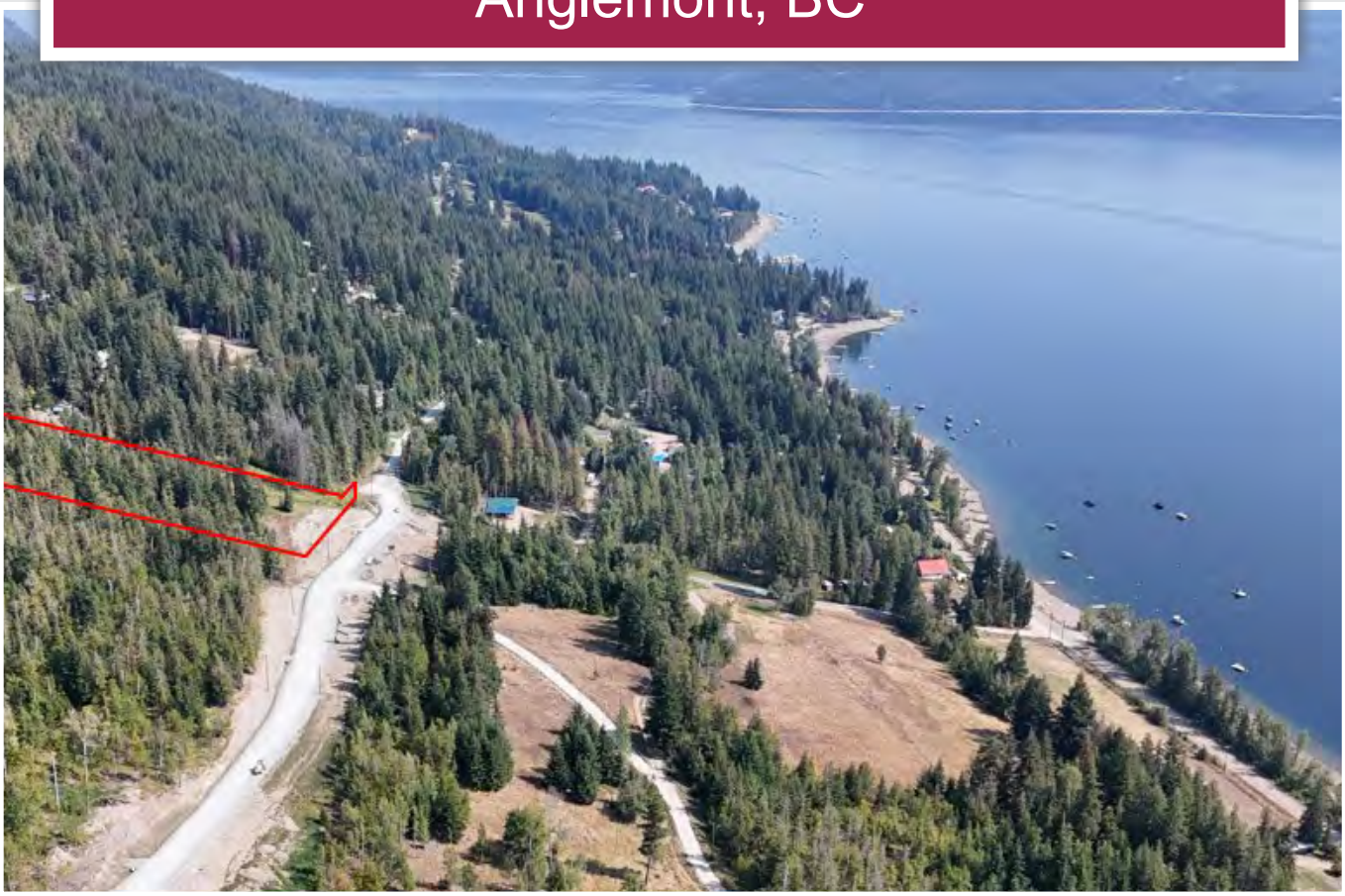
LANDQUEST
REALTY CORP.

# Highland Park Estates - Lot 1

Anglemont, BC



www.landquest.com

Matt Cameron
matt@landquest.com
(250) 200-1199

LANDQUEST®
REALTY CORP.

Your Land. Your Legacy. Our Expertise.



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

**www.landquest.com**

# Highland Park Estates - Lot 1

## Anglemont, BC

## PROPERTY DETAILS

| | |
|---|---|
| **Listing Number:** | 26085 |
| **Price:** | $250,000 |
| **Size:** | 3.41 acres |

## DESCRIPTION

**Build Your Dream Home or Cottage at Highland Park Estates**

Titles have just registered!! Highland Park Estates consists of 17 meticulously planned building lots and lot 1 is the lowest priced lot; a promotional price to help kick start sales.

Nestled in the picturesque North Shuswap community of Anglemont, Highland Park Estates offers an unparalleled opportunity to embrace an active rural lifestyle surrounded by breathtaking natural beauty. This thoughtfully designed community features estate-sized acreages ranging from 2.47 to 3.48 acres, providing the perfect setting for your dream home or getaway retreat.

Lot 1 is also one of the larger lots in Highland Park Estates at 3.48 acres. The land is mostly forested and there is a long narrow/open meadow on one side of the lot with a creek/drainage route along its edge; an area frequented by wildlife. The land has a gentle slope towards the lake, excellent sun exposure and lake views waiting for the residence. CSRD water is at the lot line, power is at lot line and the lot is approved for a private septic system.

Unlike most lake view properties, the land is easy and cost efficient to build on—no retaining walls required, no fill to be brought in and lots of room for driveways, shops and guest houses; there is nothing like it in the North Shuswap.

**Premium Features and Infrastructure**

- Year-round access on MOTI-maintained roads
- BC Hydro power at the lot line
- Community water system, newly constructed to meet all current guidelines and managed by the regional district
- Approved sand mount septic systems
- Thoughtful planning for drainage and lot layouts
- VIEWS VIEWS VIEWS

**Flexible Building Options and Lifestyle**

There are no time restrictions to build, and simple, astute guidelines are in place to support fire prevention and maintain the community's aesthetic appeal. Zoning permits a guest house or cabin on each lot, offering flexibility for entertaining guests or possibly generating rental income.

The vision for Highland Park Estates is to create a community of quality homes and cottages that seamlessly connect with nature—think large covered decks, outdoor fireplaces, hot tubs, saunas, gazebos, fruit trees, and gardens. The setting is ideal for those who love the outdoors, with large shops, garages, or carports for recreational toys and a vibrant demographic of owners seeking an active lifestyle in a stunning mountain and lakeside environment.

**Unmatched Location and Recreation**

- Less than 2 km to Anglemont Golf Course and scenic hiking trails
- Easy public beach access just down the hill
- Top-tier snowmobiling only a short drive away in winter
- Close to Celista Estate Winery for après-adventure relaxation
- Local marina and boat launch nearby, perfect for embracing the Shuswap's iconic lake life

Future pricing plans are for a phased increase. Don't miss out on this rare opportunity—secure your slice of paradise today!

## LOCATION

Lonneke Trail - Anglemont, BC

**Notable Distances**

- Salmon Arm: 84 km
- Kamloops: 109 km
- Sun Peaks: 160 km
- Revelstoke: 182 km
- Kelowna: 193 km
- Vancouver: 460 km

## DIRECTIONS

Take Golf Course Road off Squilax-Anglemont Road. Take the first left on Columbia Drive and wrap around the golf course—holes will be on the left. Turn left on Copper Island Drive. Take the second right onto Lonneke Trail, when Lonneke forks stay left.

There are directional arrows leading into the subdivision.

## AREA DATA

Now more than ever we are looking to slow down and live a more intentional life. Moving to the Shuswap means you don't have to give up the luxuries of life like wine tasting or amazing food. Located in the heart of the Interior of BC, life on the Shuswap is serene; rural, quiet and slow living mixed in with entertainment, excitement and activities for everyone in your family to enjoy. Say goodbye to spending hours in traffic and hello to more time spent in nature doing the things you love.

Anglemont is a lakeside community in the North Shuswap, located 1 hour to Salmon Arm and just over an hour the major city of Kamloops. The North Shuswap is made of a string of lakeside communities—Lee Creek, Scotch Creek, Celista, Magna Bay, Anglemont, St. Ives, and Seymour with a year-round population of approximately 3,500 and many more vacation home visitors. The North Shuswap truly is an unparalleled paradise. Mild winters, warm/hot summers, long autumns and short winters make for a perfect BC lifestyle. Rainy periods last hours, not days or weeks and then the sun is out again. A long growing season means that gardeners are some of the happiest people around here. Vineyards (the most northerly in the province), nectarines, apples, cherries, pears, peaches and parsnips grow throughout the area. Local farms produce excellent beef and lamb.

Source: North Shuswap Chamber of Commerce *www.northshuswapbc.com*

## RECREATION

The North Shuswap and area surrounding this newly created subdivision is a four-season recreational mecca, the location for this estate lot community was carefully selected with recreational opportunities top of mind.

The lake is certainly the biggest lure to the Shuswap with amazing boating, fishing and swimming, and with access to a public beach and the local marina just minutes away this is surely a big draw. The lake itself is unmatched in beauty with over 1,000 km of shoreline, most of which is Crown land offering everything from ample space for water sports to wilderness exploring.

But not to be overlooked are the North Shuswap's variety of year-round recreational attractions and uncrowded/"off the beaten track" hot spots. Each year there are usually 8 months of snow free recreation (less up in the alpine offering the ability to snowmobile and golf in the same day!). The snowmobile season runs for 6 months a year!

Here in the beautiful North Shuswap you can expect moderately hot and dry summers ideal for biking, hiking, golfing and motorized recreation on thousands of kilometres of Forest Service Roads (FSRs) and trails. Just over 1 km from Highland Park Estates, the North Shuswap Golf Club is a scenic and well cared for 9-hole golf course with practice range and green.

The same distance away and near the golf course is the trail head to a local favorite but otherwise unknown hike to Evelyn Falls—a 3.6 km trail through lush forest up to an waterfall where you can soak in its cool waters on a hot summer day.

The Shuswap is also home to some spectacular natural events, the world's largest sockeye salmon run is something to enjoy annually.

And in the winter, there is still plenty to do. There are over 45,000 acres of accessible snowmobiling terrain for riders and lots of trails for snowshoeing. The Celista Snowmobile Club maintains trails with trailhead access a short drive away. The surrounding slopes are covered with perfectly spaced trees and many subalpine bowls with maintained warming huts.

Bottom line . . . there is a trove of recreational opportunities available, and in an increasingly hard to find uncrowded natural setting.

## MAP REFERENCE

50°58'4.88"N and 119°11'27.09"W

## INVESTMENT FEATURES

With a limited number of lots (17 total) and an escalating market and pricing strategy, those who jump in early will reap the biggest reward.

## SERVICES

### Power

BC Hydro line to each lot. Owner responsible to costs run power from lot line/road to their house.

### Water

Community water operated by the Regional District to each lot.

### Access

Year-round public/MOTI roads. Owners are responsible for driveway construction.

### Fire Service

Area is serviced by the Anglemont Volunteer Fire service. Hydrants provided.

### Septic

Each lot has been approved for a sand mount septic system.

### Cell Service

Cell service is available.

## IMPROVEMENTS

Bare land

## TAXES

Unassessed - newly created lots, registration expected this summer.

## ZONING

RS1 (CSRD)

**Permitted Uses**

Single Family Home, Campsite, Secondary Dwelling Unit.

**Building Scheme**

These guidelines are meant to enrich and preserve the character of the community while permitting individuality and taste. The following are the fundamentals:

1. There shall not be erected or maintained on any of the Lots any dwelling, building or structure which is not designed and constructed in accordance with all applicable Columbia–Shuswap Regional District and City of Anglemont Zoning Bylaws, Building Bylaws, restrictions and other requirements, or which does not conform to the National Housing Act Building Codes.
2. There shall not be erected or maintained on any of the Lots any dwelling which contains less than 1,500 square feet of habitable living area (not including the area of any basement, deck, or ancillary buildings) and Lot owners are encouraged to build larger homes commensurate to the size of their Lot.
3. All dwellings on the Lots must be hard wired and plumbed with remote-controlled roof top sprinklers with exterior drainage plugs.
4. Sprinklers must be tested annually.
5. Lot owners must not permit any woody debris or standing dead or dying plants to remain on the Lot, and must not store any flammable materials or woodpiles under decks, soffits, or within a fire-safe distance from any structures on the Lot.
6. Lot owners shall not permit any RVs to be placed on the Lot as a permanently occupied residence, and the Lot must not be used for the purpose of a campground, or place for religious gatherings.
7. Each home constructed on a Lot is to have a minimum of 4 carriage style lights on the front elevation connected to a photo eye, creating a softer lighting feel to the development.
8. Yard lights must not be directed towards neighboring Lots.
9. No more than a single guest house is permitted on each Lot, in accordance with applicable zoning and bylaws.
10. Only a small home office or small home-based professional business shall be allowed to be conducted on a Lot. No placard or advertising sign shall be located on the Lots, except for a reasonably sized “for sale” sign, or small and tasteful signage associated with the home-based business. No more than three visitor parking spaces are allowed for the purpose of any business use.
11. No more than two dogs, two cats and a reasonable number of chickens shall be permitted on the Lots. No roosters or livestock shall be allowed on the Lots, and all animals must be leashed or fenced into the Lot and must not present a nuisance to neighboring Lots.
12. No Lot owner or occupier may keep or permit to be kept or stored on any Lot, any junk or wrecked or partially wrecked motor vehicles or any salvage materials, or goods intended for commercial use or sale, nor shall any waste or refuse be kept or stored on any Lot.

## LEGAL

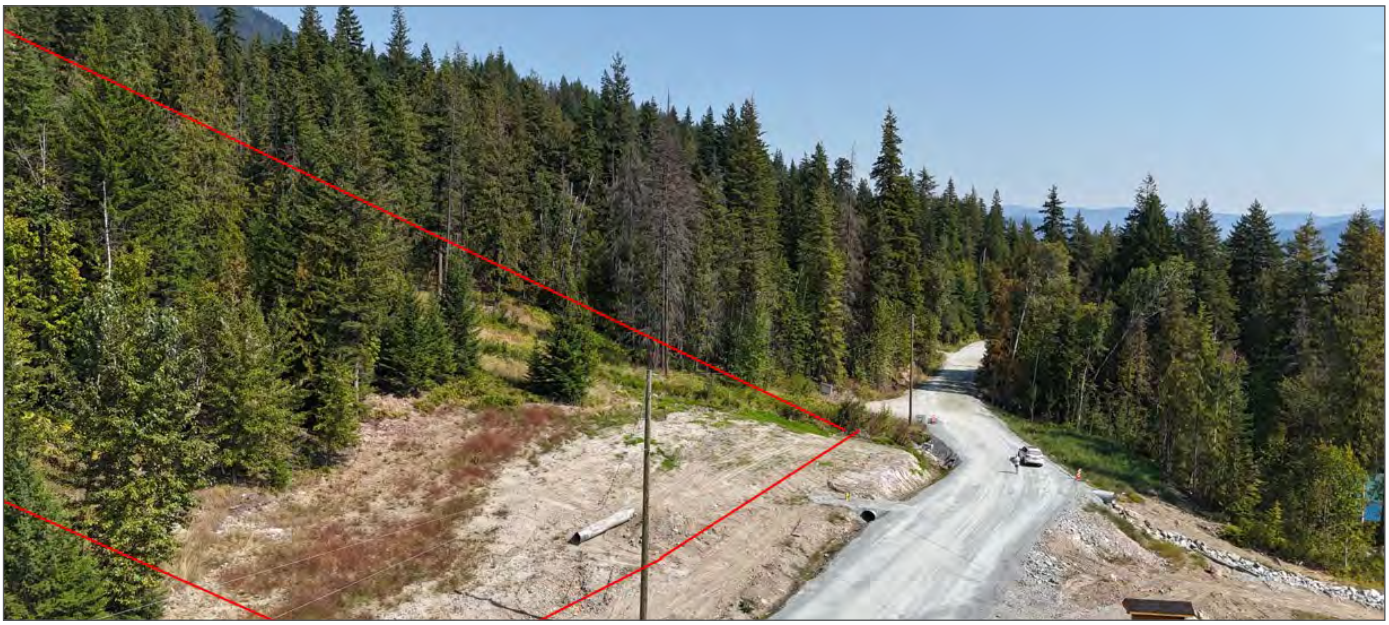
LOT 1 SECTIONS 15 AND 16 TOWNSHIP 23 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN EPP145197

PID 032-762-801









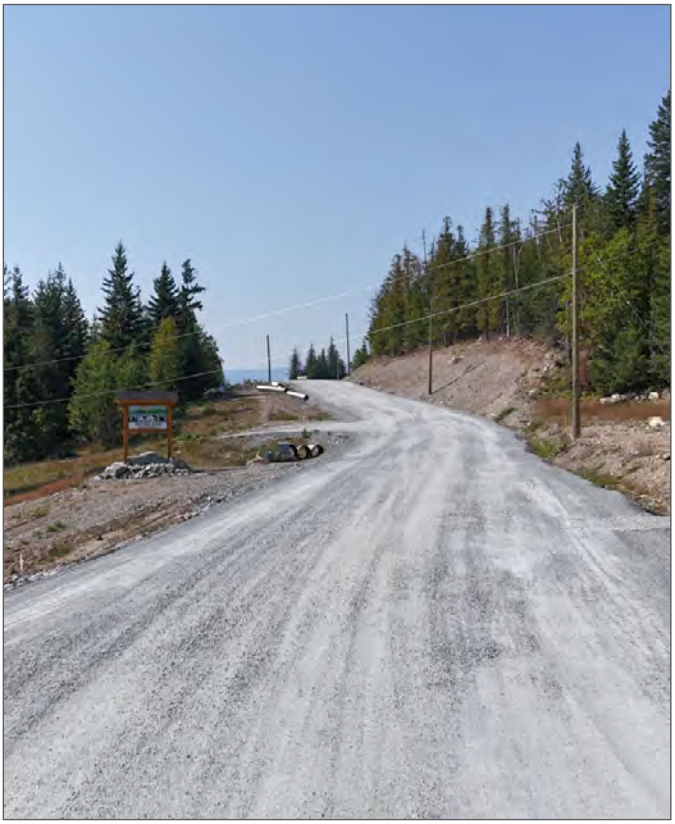




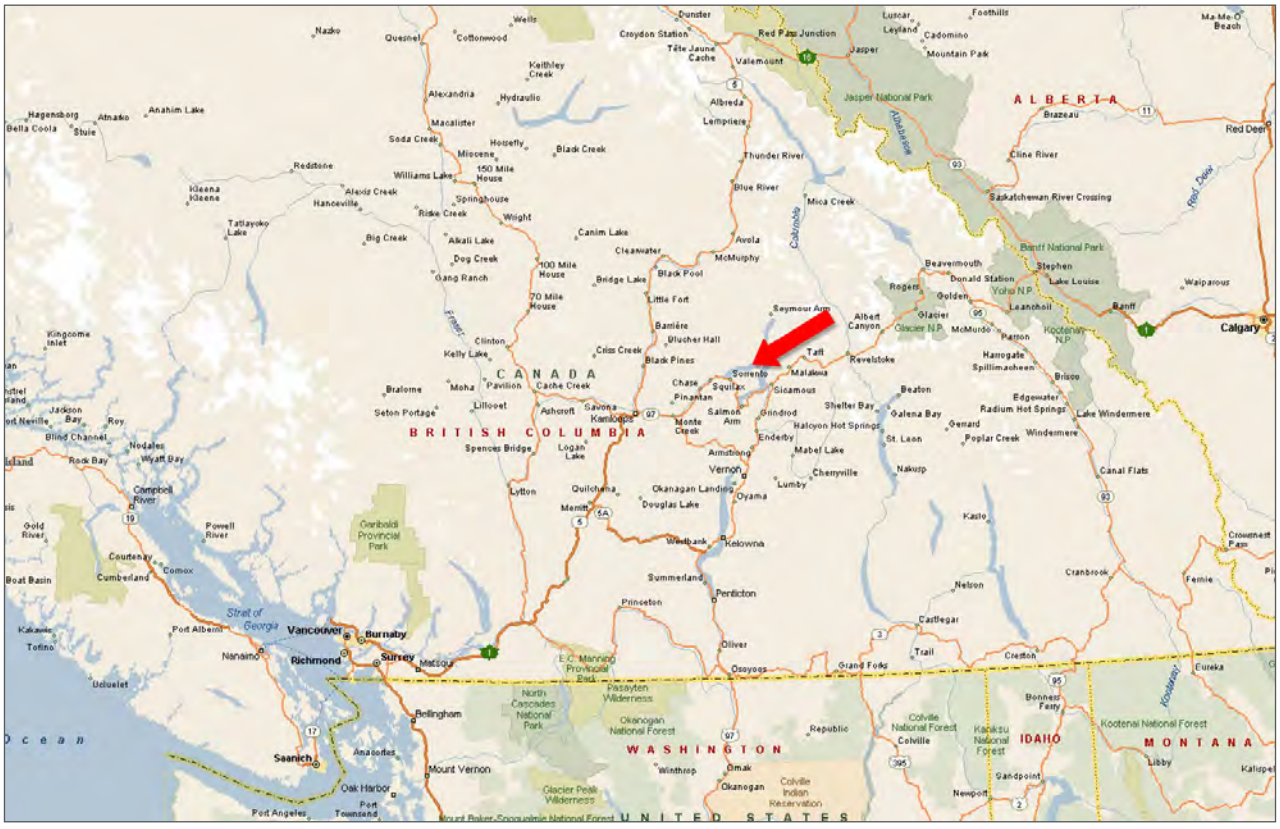


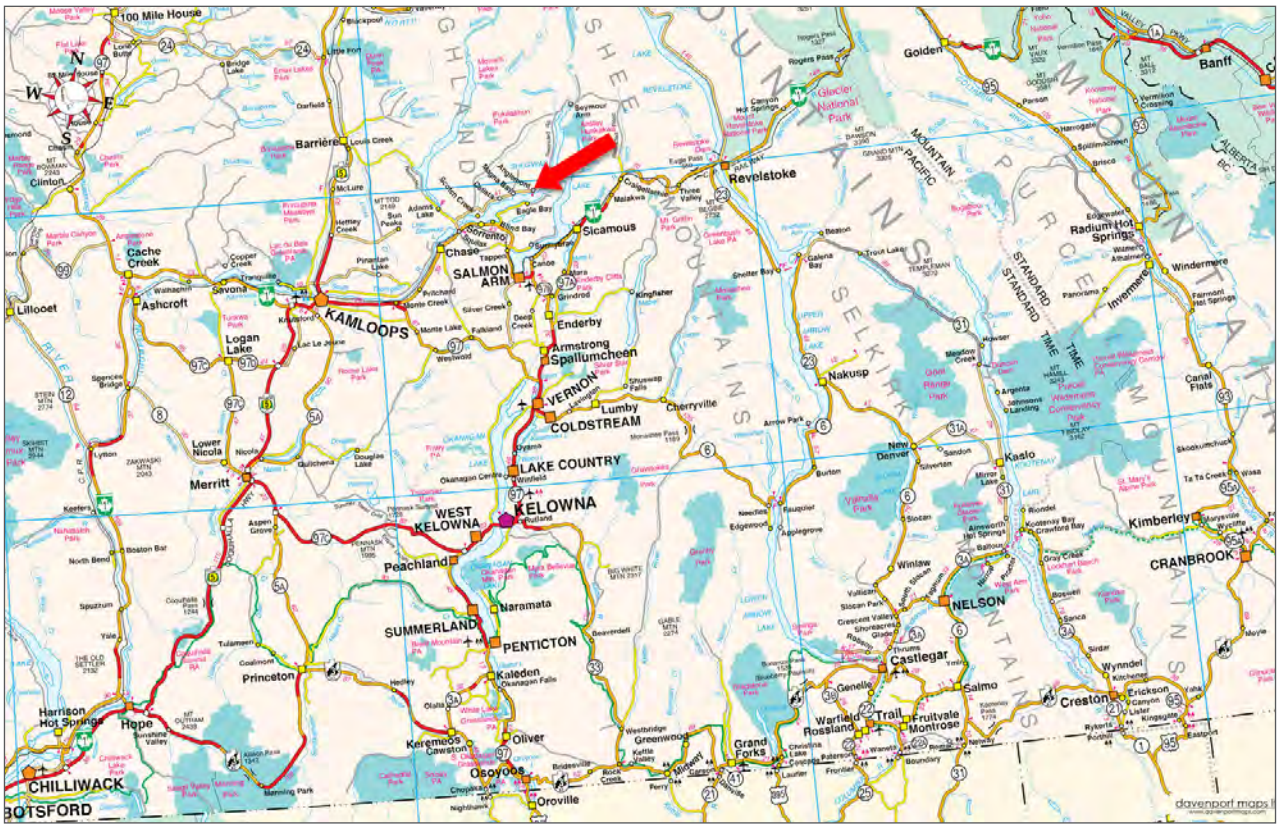


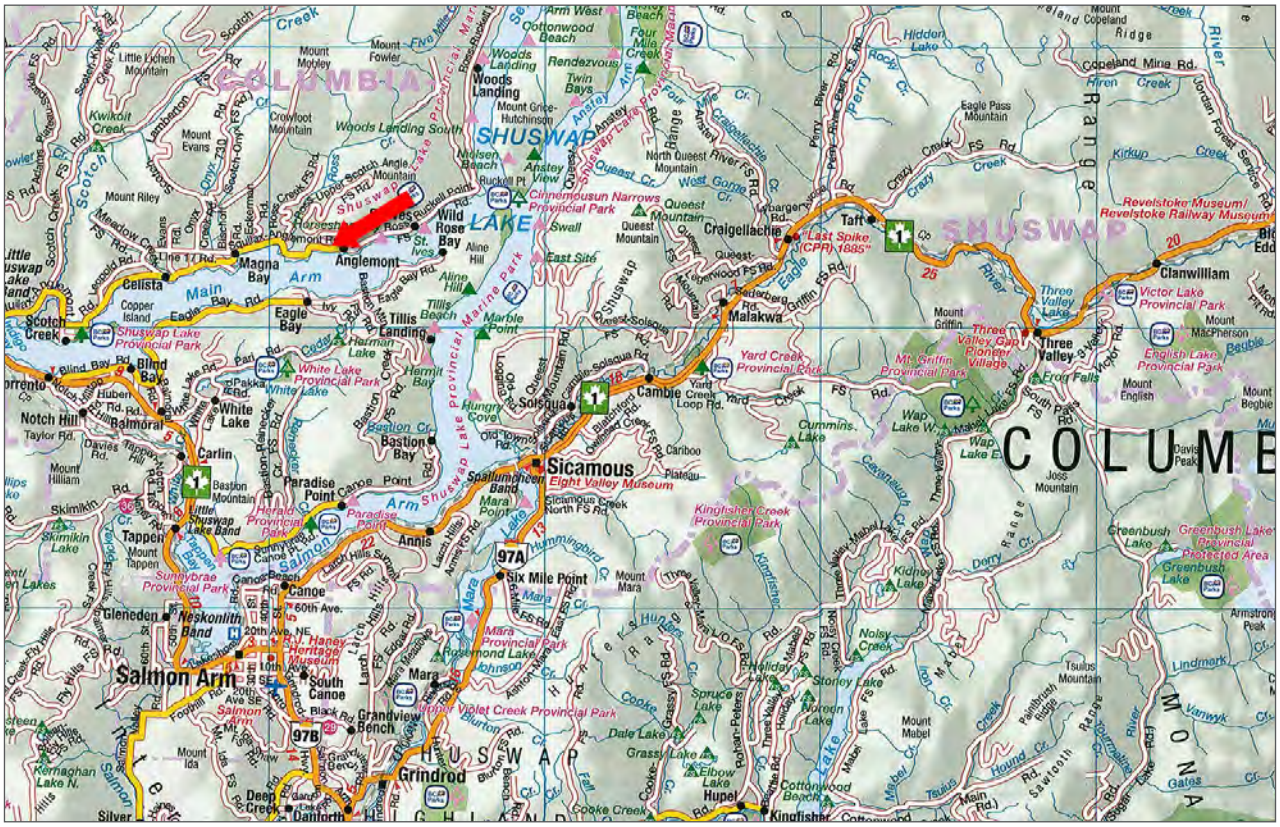





HIGHLAND


ALBERTA
CANADA
BRITISH COLUMBIA
WASHINGTON
IDAHO
MONTANA
Calgary
Banff
Revelstoke
Sicamous
Salmon Arm
Sorrento
Chase
Kamloops
Vernon
Kelowna
Penticton
Princeton
Vancouver
Burnaby
Richmond
Surrey
Nanaimo
Victoria
Bellingham
Mount Vernon
Anacortes
Saanich
Port Angeles
Oak Harbor
Port Townsend
Cranbrook
Nelson
Castlegar
Trail
Creston
Fernie
Golden
Jasper
Lillooet
Merritt
Hope
Osoyoos
Oliver
Grand Forks
Kimberley
Invermere
Windermere
Radium Hot Springs
Canal Flats
Kaslo
Nakusp
New Denver
Salmo
Fruitvale
Montrose
Rossland
Warfield
Genelle
Castlegar
Ocean
Strait of Georgia


100 Mile House
Barrière
Clinton
Cache Creek
Ashcroft
Lillooet
Lytton
Lower Nicola
Merritt
Logan Lake
Spences Bridge
Harrison Hot Springs
Hope
CHILLIWACK
ABBOTSFORD
KAMLOOPS
SALMON ARM
Sicamous
Sorrento
Chase
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
Cherryville
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Okanagan Falls
Keremeos
Oliver
Osoyoos
Oroville
Princeton
Revelstoke
Golden
Banff
Glacier National Park
Rogers Pass
Mount Revelstoke National Park
Three Valley
Malakwa
Eagle Bay
Shuswap Lake
Shuswap Falls
Silver Creek
Deep Creek
Monte Creek
Pritchard
Savona
Tranquille
Kingfisher
Grindrod
Shuswap Park
Salmon River
Adams Lake
Scotch Creek
Seymour Arm
Anstey Arm
Mara Lake
Sicamous Creek
Eagle River
Three Valley Gap
Mount Tupper
Mount Griffin
Mount Dawson
Mount Begbie
Mount Ida
Mount Cheadle
Mount Macpherson
Mount Sir Donald
Mount Bonney
Mount Fidelity
Mount Cheops
Mount Abbott
Mount Rogers
Mount Tilley
Mount Purity
Mount Sifton
Mount Moloney
Mount Hermann
Mount Copeland
Mount Odin
Mount Mackenzie
Mount Revelstoke
Mount Dawson
Mount Griffin
Mount Tupper
Mount Begbie
Mount Ida
Mount Cheadle
Mount Macpherson
Mount Sir Donald
Mount Bonney
Mount Fidelity
Mount Cheops
Mount Abbott
Mount Rogers
Mount Tilley
Mount Purity
Mount Sifton
Mount Moloney
Mount Hermann
Mount Copeland
Mount Odin
Mount Mackenzie
Nakusp
New Denver
Silverton
Slocan
Slocan Park
Slocan Lake
Kaslo
Lardeau
Meadow Creek
Argenta
Johnsons Landing
Mirror Lake
Kootenay Bay
Crawford Bay
Kootenay Lake
Balfour
Ainsworth Hot Springs
Gray Creek
Lockhart Beach Park
Boswell
Sanca
Sirdar
Wynndel
Kitchener
Erickson
Creston
Yahk
Kingsgate
Eastport
Porthill
Kimberley
Cranbrook
NELSON
Castlegar
Genelle
Salmo
Fruitvale
Montrose
Rossland
Warfield
Trail
Grand Forks
Greenwood
Midway
Boundary
Christina Lake
Fauquier
Needles
Edgewood
Appledale
Burton
Arrow Park
Arrow Lakes
Monashee Pass
Monashee Park
Cherryville
Lumby
Vernon
Okanagan Centre
Okanagan Lake
Duteau Creek
Douglas Lake
Quilchena
Merritt
Nicola
Quilchena
Douglas Lake
Lytton
Lytton Creek
Fraser River
Thompson River
Nicola River
Coquihalla
Coquihalla Summit
Hope
Harrison Hot Springs
Harrison Lake
Sasquatch Provincial Park
Bridal Veil Falls
Chilliwack Lake
Chilliwack River
Vedder River
Sumas Mountain
Sumas River
Sumas Prairie
Abbotsford
Matsqui
Fraser Valley
Mission
Maple Ridge
Pitt Meadows
Pitt Lake
Pitt River
Coquitlam
Port Coquitlam
Burnaby
Vancouver
Richmond
Surrey
Delta
White Rock
Langley
Aldergrove
Cloverdale
Fort Langley
Mount Baker
Mount Shuksan
Mount Larrabee
Mount Blum
Mount Ruth
Mount Redoubt
Mount Watson
Mount Challenger
Mount Baldy
Mount Kobau
Mount Kruger
Mount Kilpatrick
Mount Kidd
Mount Fernie
Mount Hosmer
Mount Broadwood
Mount Phillips
Mount Fisher
Mount Proctor
Mount Sproatt
Mount Thompson
Mount Revelstoke
Mount Dawson
Mount Griffin
Mount Tupper
Mount Begbie
Mount Ida
Mount Cheadle
Mount Macpherson
Mount Sir Donald
Mount Bonney
Mount Fidelity
Mount Cheops
Mount Abbott
Mount Rogers
Mount Tilley
Mount Purity
Mount Sifton
Mount Moloney
Mount Hermann
Mount Copeland
Mount Odin
Mount Mackenzie
Columbia Mountains
Monashee Mountains
Selkirk Mountains
Purcell Mountains
Rocky Mountains
Mountain Pacific Standard Time
Mountain Standard Time
Pacific Time
Alberta
British Columbia
Washington
Idaho
Montana
davenport maps


Anglemont
Magna Bay
Celista
Scotch Creek
Eagle Bay
Tillis Landing
Blind Bay
Notch Hill
White Lake
Carlin
Tappen
Sicamous
Eight Valley Museum
Cambie
Solsqua
Malakwa
Craigellachie
Taft
Three Valley
Clanwilliam
Revelstoke Museum/ Revelstoke Railway Museum
Six Mile Point
Annis
Salmon Arm
Canoe
Grandview Bench
Grindrod
Deep Creek
Mara
Spallumcheen
Paradise Point
Bastion Bay
Wild Rose Bay
Woods Landing
Shuswap Lake Provincial Park
Mara Provincial Park
Kingfisher Creek Provincial Park
Three Valley Gap Pioneer Village
Mt. Griffin Provincial Park
Victor Lake Provincial Park
English Lake Provincial Park
Greenbush Lake Provincial Protected Area
Yard Creek Provincial Park
White Lake Provincial Park
Herald Provincial Park
Sunnybrae Provincial Park
Upper Violet Creek Provincial Park
Cinnemousun Narrows Provincial Park
Shuswap Lake Provincial Marine Park
SHUSWAP LAKE
SHUSWAP
COLUMBIA
COLUMBIA MOUNTAINS
Arm Shuswap Lake
Salmon Arm
Eagle River
Three Valley Range
Monashee Mountains
Seymour Arm
Albas
Adams Lake
Blucher Hall
Louis Creek
Barriere
Ee Creek
Sun Peaks
Squilax
Sorrento
Chase
Shuswap
Tappen
Sicamous
Swansea Point
Morton Peak
Pinantan Lake
Pritchard
Monte Creek
Holmwood
Mara
Grindrod
Kingfisher
Image Landsat / Copernicus
Google Earth


Magna Bay
Magna Bay
Anglemont
Saint Ives
Eagle Bay
2904 m
Image © 2025 Airbus
Image © 2025 CNES / Airbus
Google Earth


Evelyn Falls
Evelyn Falls Trailhead
Anglemont Golf Course
Highland Park Estates
Community Park
Anglemont Marina
Anglemont
703 m
Image © 2025 Airbus
Image © 2025 CNES / Airbus
Google Earth


FRANKLIN
BRENT WORMELL
LONNEKE TRAIL
SUBDIVISION
7500 LONNEKE
TRAIL
SUBDIVISION PLAN
21-167
C-01


Stampede Trail
Stampede Trail
Stampede Trail
Stampede Trail
Stampede Trail
Victoria Street
Klondike Trail
Klondike Trail
Klondike Trail
142 m
Image © 2026 Airbus
Google Earth


Sec 21, TP 23, Rge 9
Sec 22, TP 23, Rge 9
STAMPEDE TRAIL
VICKERS TRAIL
Sec 16, TP 23, Rge 9
Sec 15, TP 23, Rge 9
L 28, Pl 19268
KLONDIKE TRAIL
Sec 16, TP 23, Rge 9
Sec 15, TP 23, Rge 9
L 71, Pl 19268
L 55, Pl 19268
DataBC, Province of British Columbia | Columbia Shuswap RD, CSRD, THRD, Province of Alberta, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRC...


65.8m FRONTAGE
534.4m PERIMETER
12.3% FRONTAGE
4
13162.7 m2
(3.25 ACRES)
65.5m FRONTAGE
536.7m PERIMETER
12.2% FRONTAGE
3
13271.9 m2
(3.28 ACRES)
65.0m FRONTAGE
535.9m PERIMETER
12.1% FRONTAGE
2
13099.7 m2
(3.24 ACRES)
72.3m FRONTAGE
553.2m PERIMETER
13.1% FRONTAGE
1
13796.1 m2
(3.41 ACRES)
150.7m FRONTAGE

# Notes



LANDQUEST
REALTY CORP.

# Your Land. Your Legacy. Our Expertise.






# www.landquest.com




## Matt Cameron

Representative
matt@landquest.com
(250) 200-1199


---


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)



Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.