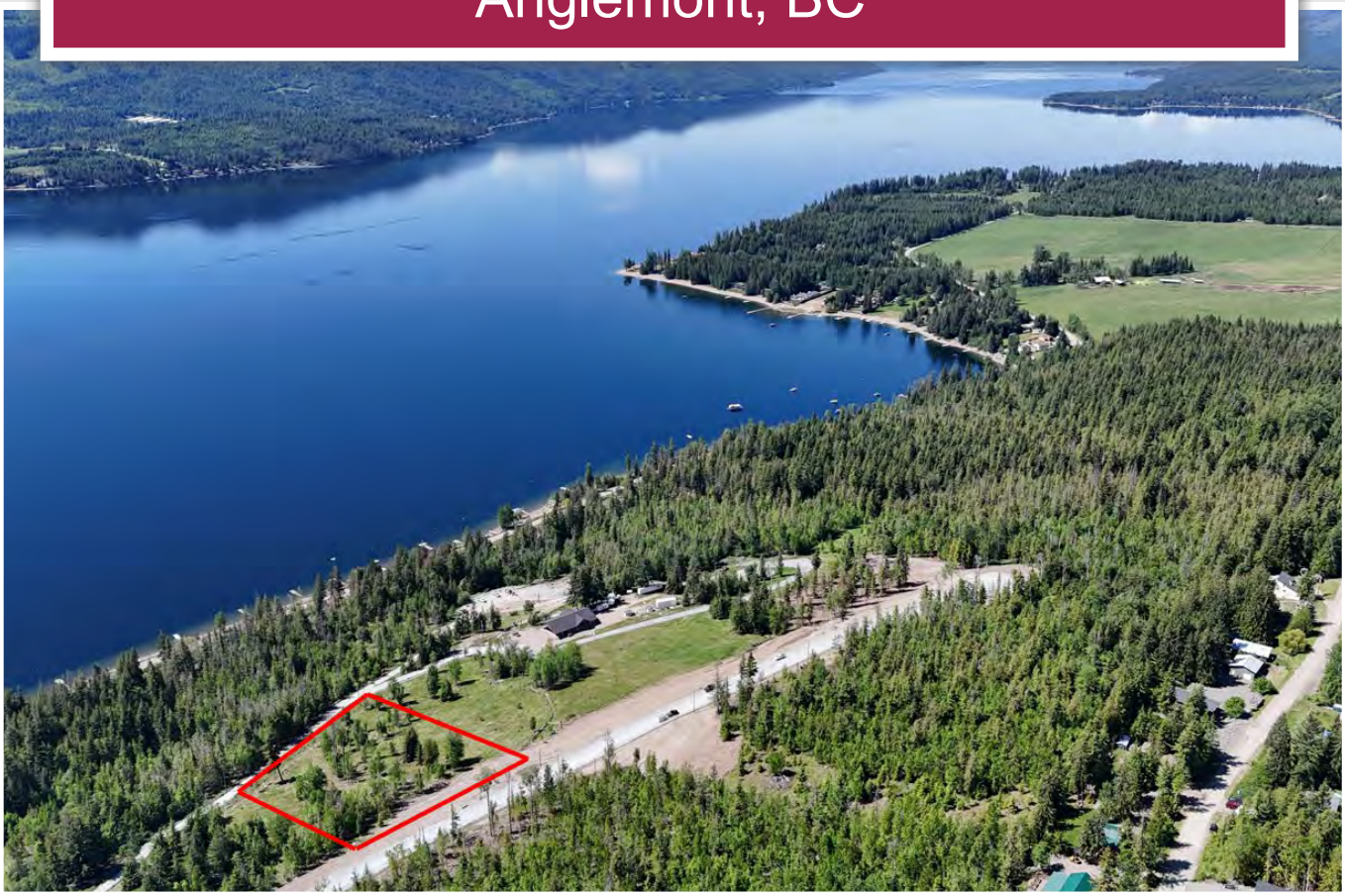
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Highland Park Estates - Lot 13

Anglemont, BC

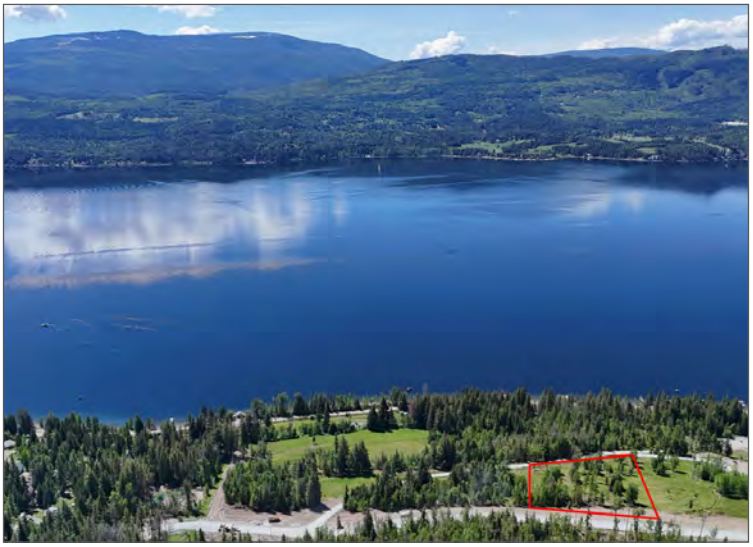


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Highland Park Estates - Lot 13

Anglemont, BC

PROPERTY DETAILS

Listing Number:	26088
Price:	$300,000
Size:	2.47 acres
Zoning:	RS1 (CSRD)

DESCRIPTION

Highland Park Estates is now for sale, titles registered this spring!

Nestled in the picturesque North Shuswap community of Anglemont, Highland Park Estates presents a rare opportunity to enjoy an active rural lifestyle surrounded by breathtaking natural beauty. This thoughtfully planned community features 17 estate-sized acreages ranging from 2.47 to 3.48 acres—ideal for your dream home or a private getaway retreat.

Lot 13 (2.47 acres) is one of the select open meadow parcels, offering expansive views of Shuswap Lake. Adding character and some privacy between neighbours are a couple dozen mature hardwood and softwood trees dotted through the land with a cluster towards one side making an ideal place to situation a home with southwest views and exposure. The land slopes gently away from the road, providing the perfect setting for a walk-out basement, a spacious lake-facing deck, and exceptional southern exposure. With fertile soils for gardening and ample room for a shop or outbuildings, this lot combines beauty with practicality.

Servicing is already in place, with CSRD community water and BC Hydro power at the lot line, along with approval for a private septic system. Located within a fire protection area, hydrants are installed for added peace of mind. Unlike many lake view properties, this land is straightforward and cost-efficient to build on—no retaining walls or imported fill required.

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 practical guidelines are in place to support fire safety while preserving the community's overall aesthetic. Zoning allows for a guest house or cabin on each lot, offering flexibility for hosting or potential rental income.

The vision for Highland Park Estates is a collection of quality homes and cottages that blend seamlessly with the surrounding landscape—featuring covered decks, outdoor living spaces, hot tubs, saunas, gardens, and more. It's an ideal setting for outdoor enthusiasts, with plenty of space for shops, garages, and recreational equipment, all within a vibrant and like-minded community.

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

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°57'59.57"N and 119°11'40.92"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 13, Sections 15 and 16, Township 23, Range 9, West of the 6th Meridian, Kamloops Division of Yale District Plan KAP66529

PID 032-762-925



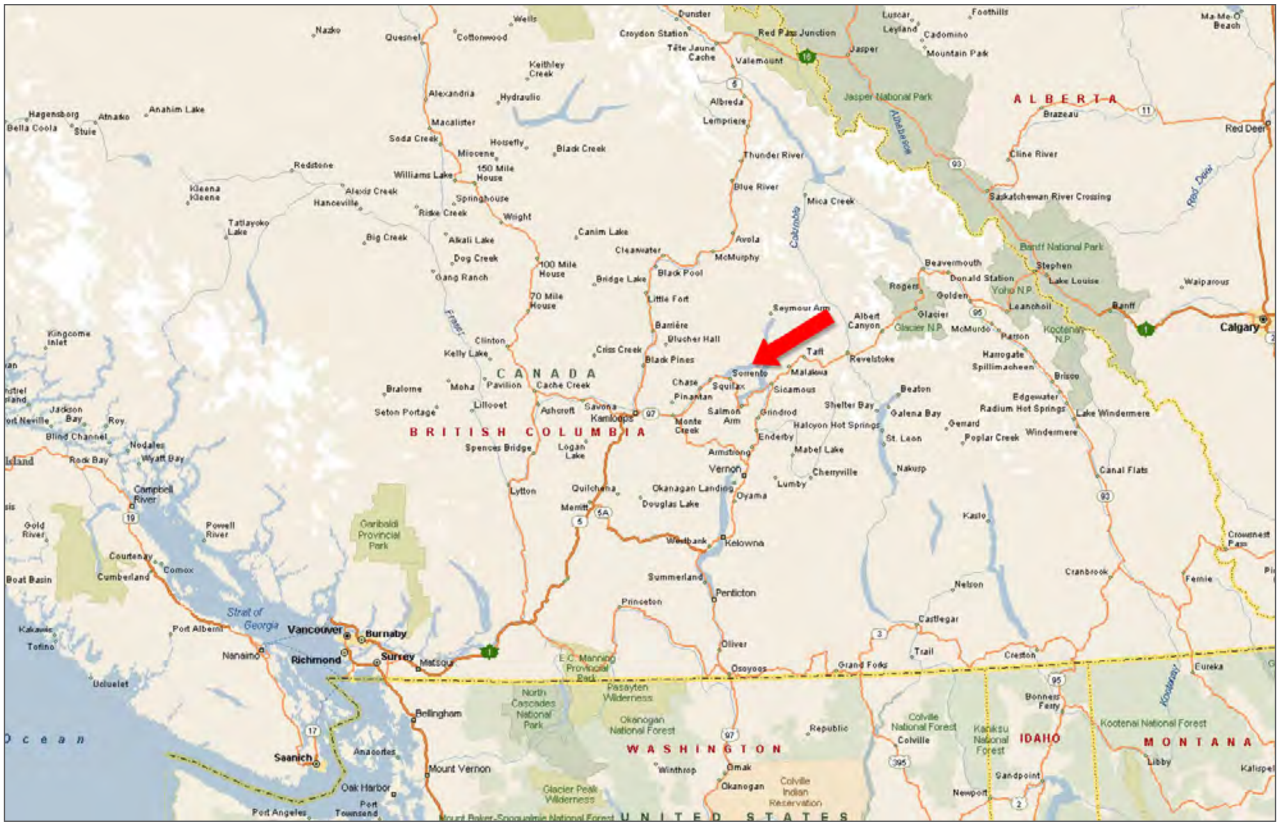


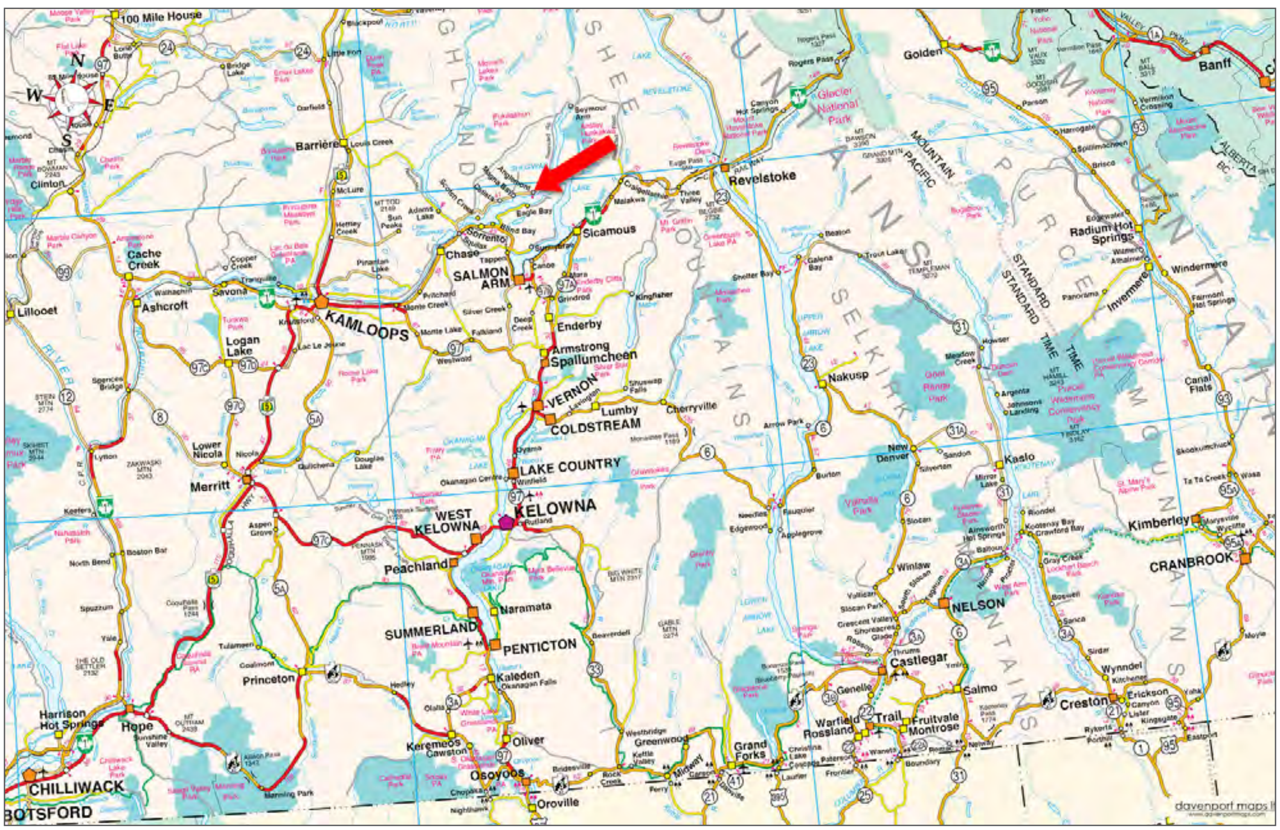


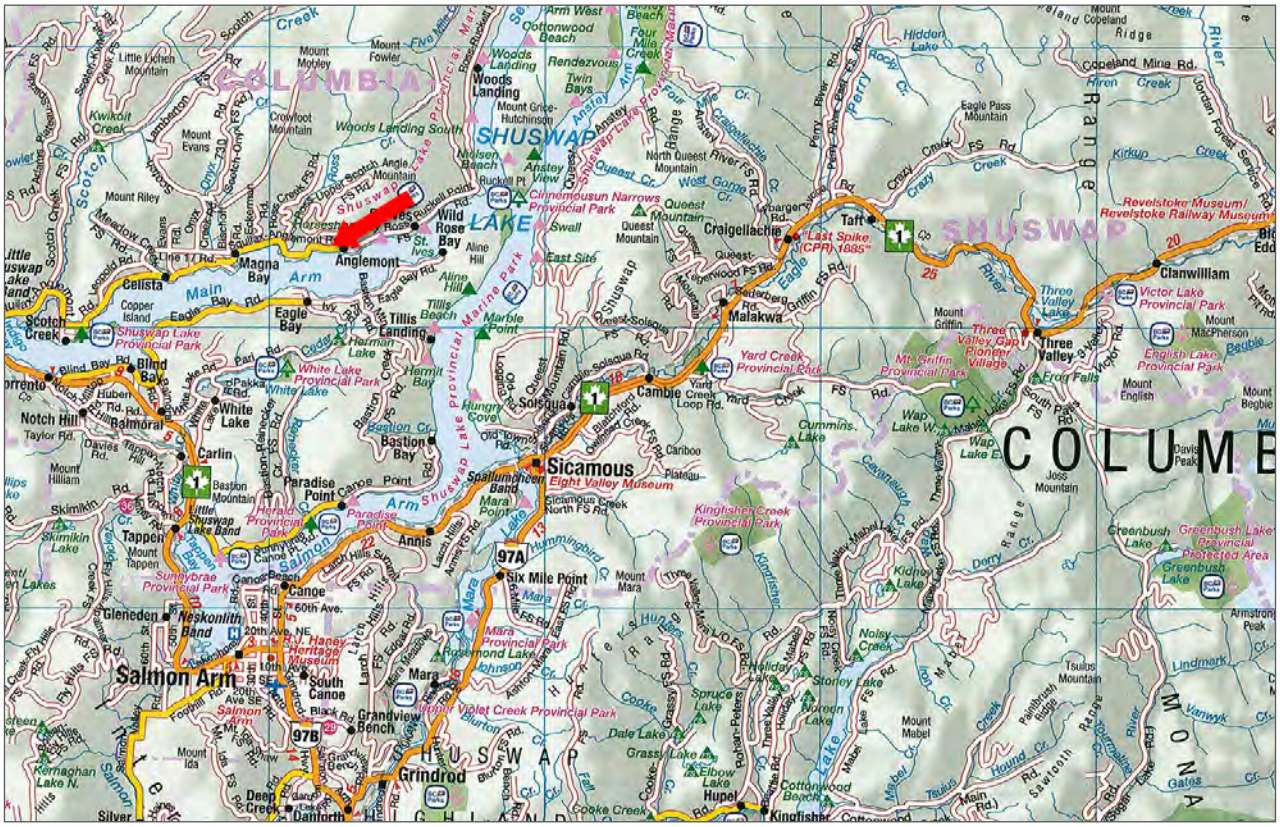






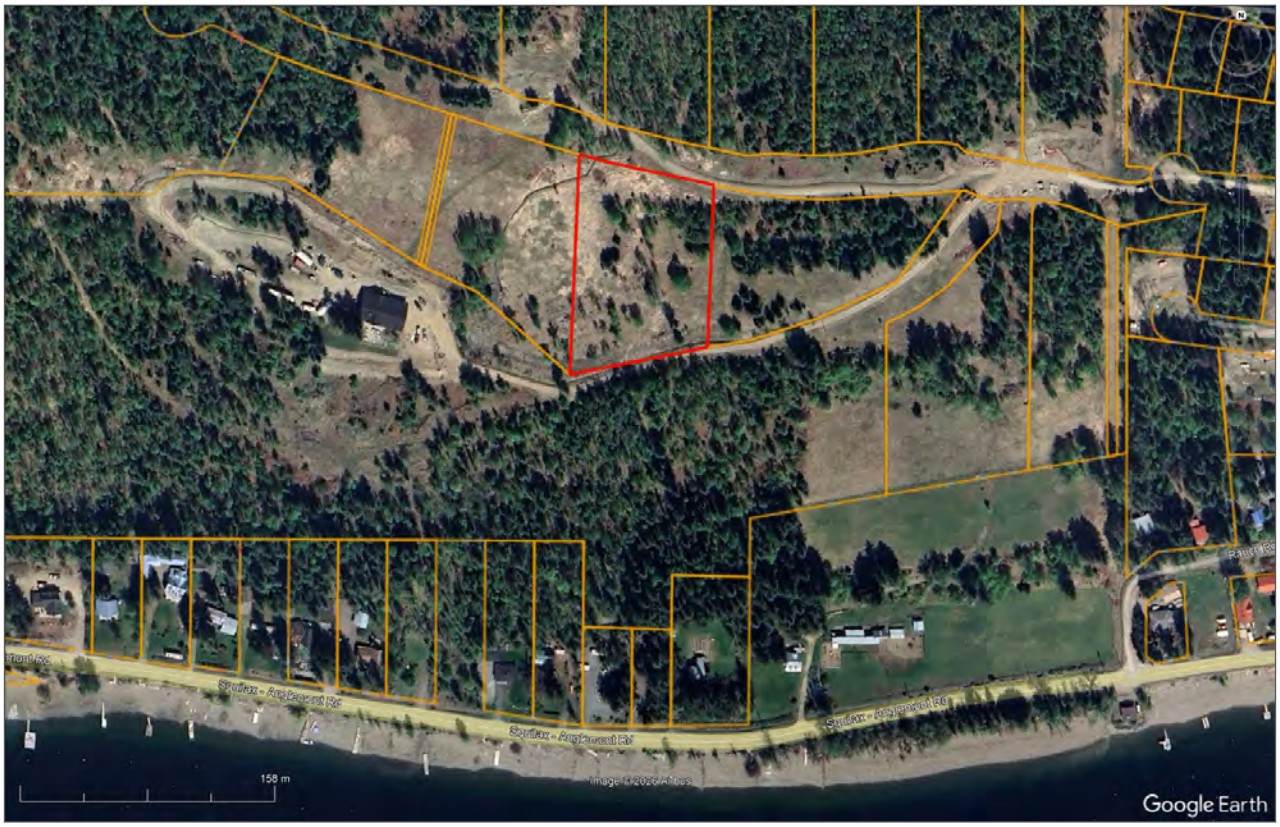

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Quesnel
Williams Lake
100 Mile House
Clinton
Kamloops
Chase
Sorrento
Squilax
Salmon Arm
Sicamous
Malakwa
Revelstoke
Enderby
Armstrong
Vernon
Lumby
Kelowna
Westbank
Summerland
Penticton
Oliver
Osoyoos
Princeton
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Burnaby
Richmond
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Campbell River
Jasper
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Red Deer

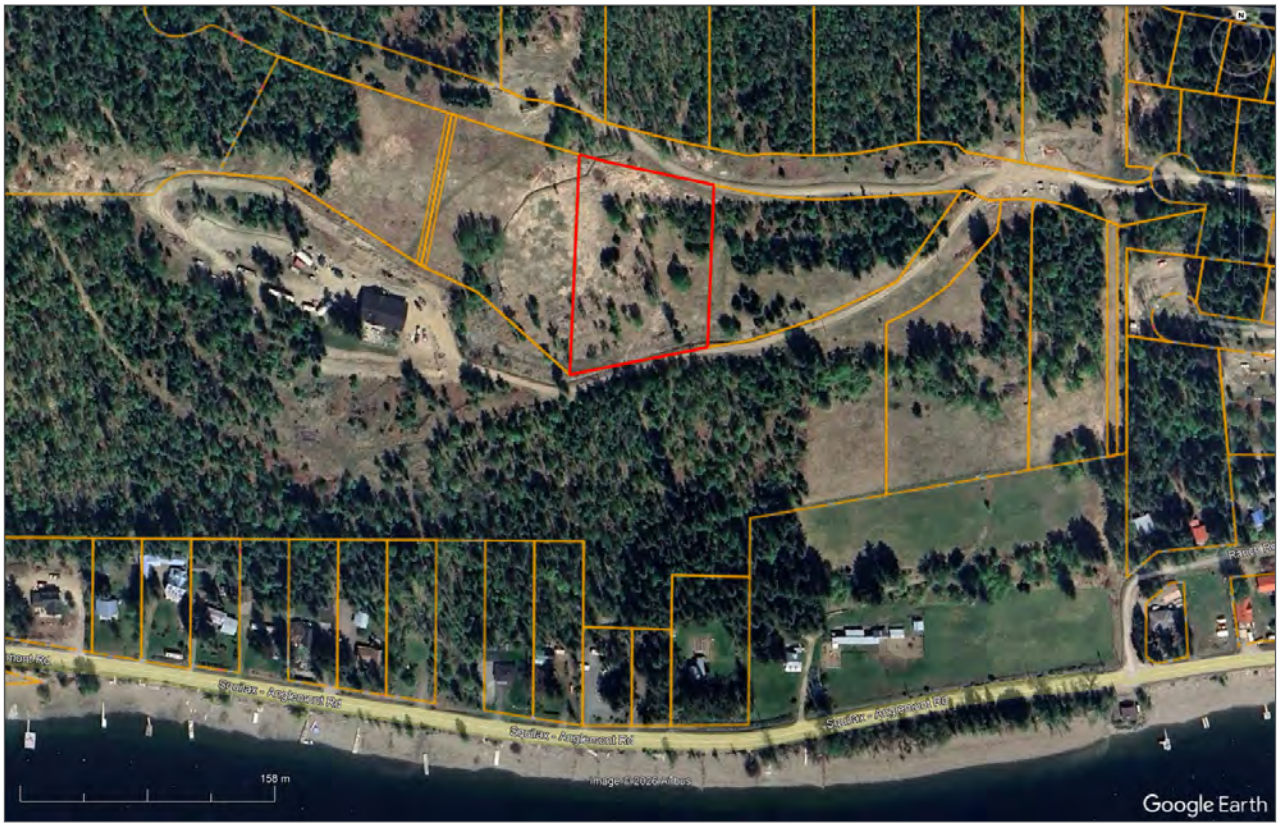

100 Mile House
Barriere
Clinton
Cache Creek
Ashcroft
Lillooet
Savona
KAMLOOPS
Logan Lake
Chase
Sorrento
SALMON ARM
Sicamous
Revelstoke
Golden
Banff
Enderby
Armstrong
Spallumcheen
VERNON
COLDSTREAM
Lumby
Cherryville
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
SUMMERLAND
Naramata
PENTICTON
Kaleden
Princeton
Merritt
Lower Nicola
Hope
CHILLIWACK
ABBOTSFORD
Harrison Hot Springs
Keremeos
Cawston
Oliver
Osoyoos
Oroville
Greenwood
Grand Forks
Rossland
Warfield
Trail
Fruitvale
Montrose
Castlegar
Salmo
NELSON
Nakusp
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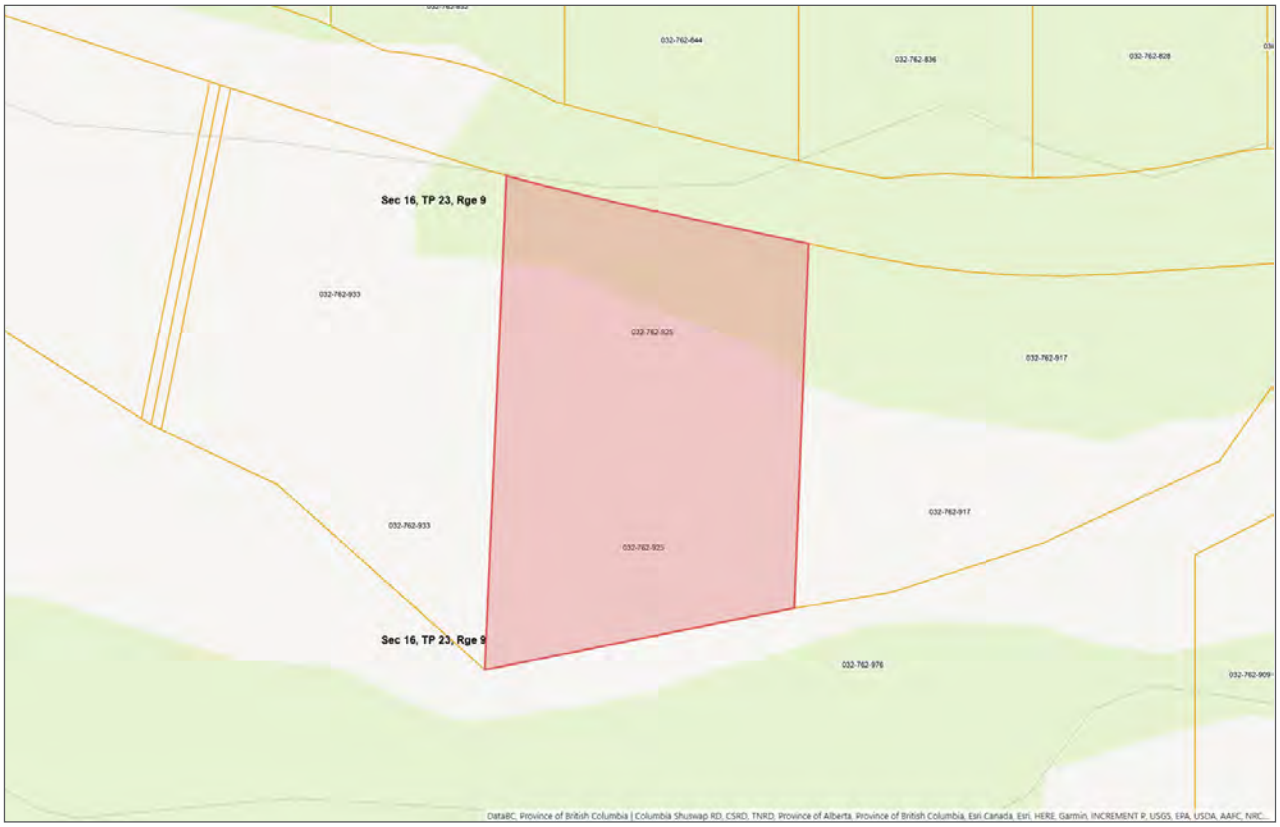

Anglemont
Magna Bay
Celista
Scotch Creek
Eagle Bay
Tillis Landing
Blind Bay
White Lake
Notch Hill
Balmoral
Carlin
White Lake
Bastion Bay
Paradise Point
Sicamous
Eight Valley Museum
Tappen
Annis
Six Mile Point
Canoe
Gleneden
Neskonlith Band
Salmon Arm
South Canoe
Grandview Bench
Grindrod
Deep Creek
Craigellachie
Last Spike (CPR) 1885
Taft
Malakwa
Solsqua
Cambie
Three Valley
Clanwilliam
Revelstoke Museum/ Revelstoke Railway Museum
Victor Lake Provincial Park
Three Valley Gap Pioneer Village
Mt. Griffin Provincial Park
Yard Creek Provincial Park
Kingfisher Creek Provincial Park
Greenbush Lake Provincial Protected Area
Mara Provincial Park
Violet Creek Provincial Park
Shuswap Lake Provincial Park
Cinnemousun Narrows Provincial Park
Herald Provincial Park
Sunnybrae Provincial Park
Salmon Arm
Shuswap Lake
Mara Lake
Three Valley Lake
Eagle River
Columbia Mountains
Monashee Mountains
Selkirk Mountains
Hupel
Kingfisher


Chinook Cove
Barriere
Louis Creek
Blucher Hill
McLure
Cahilty
Vinsulla
Adams Lake
Sun Peaks
Eee Creek
Squilax
Sorrento
Chase
Shuswap
Pinantan Lake
Pritchard
Monte Creek
Holmwood
Tappen
Anglemont
Seymour Arm
Albas
Craigellachie
Taft
Malakwa
Sicamous
Swansea Point
Morton Peak
Salmon Arm
Mara
Grindrod
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