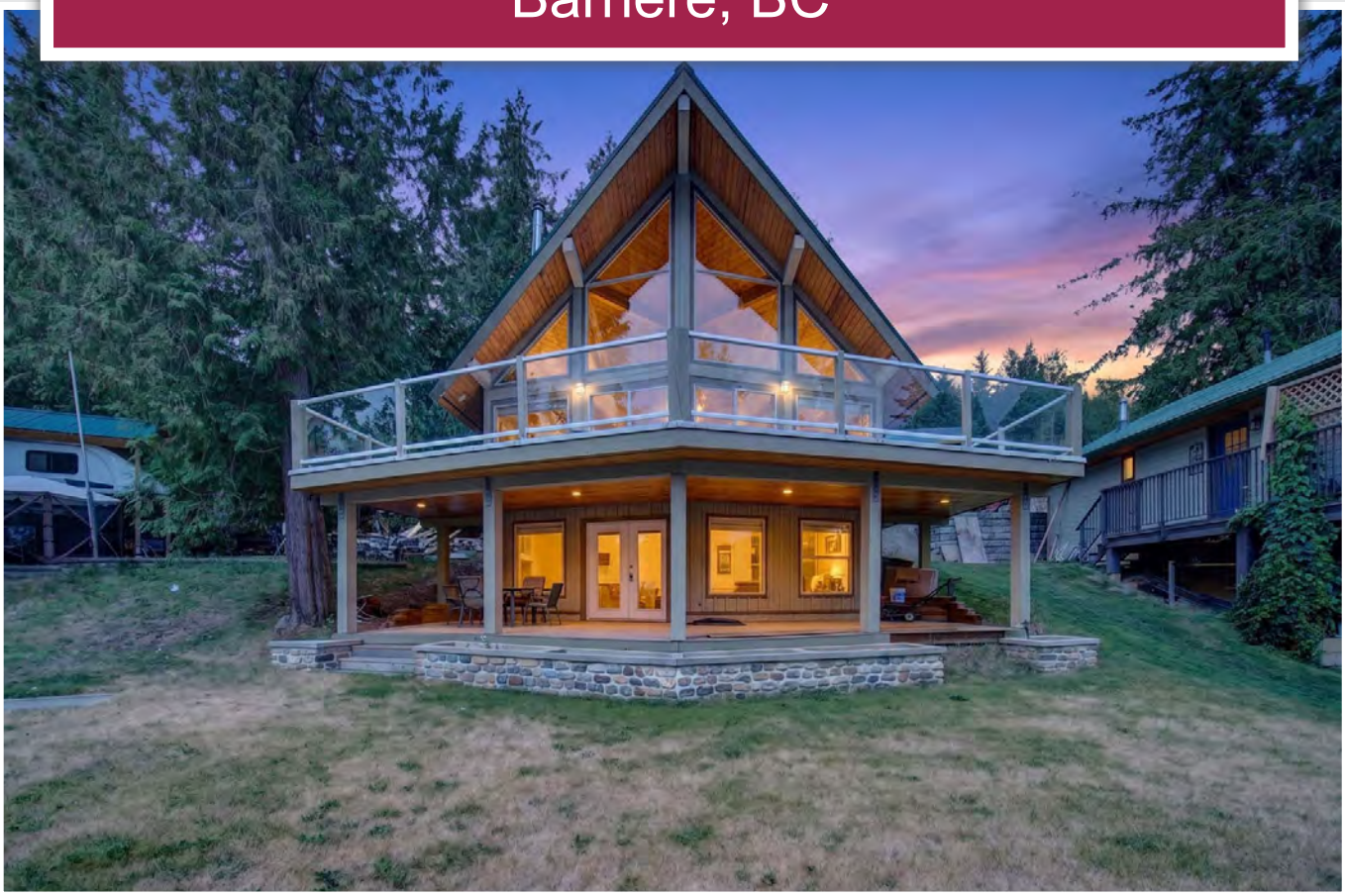
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Lakefront Home, East Barriere Lake

Barriere, BC



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Lakefront Home, East Barriere Lake

Barriere, BC

PROPERTY DETAILS

Listing Number:	26257
Price:	$749,000
Taxes (2024):	$2,447
Size:	50’ x 186’ lot
Zoning:	RL-1

DESCRIPTION

Welcome to East Barrier Lake, one of the warmest lakes in BC. With plenty of room to pull out the water toys and paddle, ski, wakeboard, or simply drift on your boat with friends and family. This offering is an opportunity to escape life’s hustle and bustle and enjoy this tranquil retreat.

After a day of play, head on back to your gorgeous home perched along the lakeshore. The sheer grandeur upon entrance into the main level showcases wall-to-wall, floor-to-vaulted ceiling windows. The upper loft area enjoys the same views stretching past the lake and mountains. A spacious deck with glass railings, encompassing the full width of the home further provides another gathering place to take in the surroundings.

Watch the sunrise reflect on the still waters while sipping your first coffee of the day, enjoy the warm days out on the water, and chill in a hammock with a cooling beverage in the evening.

Quality kitchen cupboards and countertops, tile and wood flooring, and a charming rock wall provide a for the wood stove. The upper loft area enjoys the same sweeping views of the lake and beyond.
Barriere Ridge Resort is a 71-site/share development. The development has a group hunting and fishing lodge, beaches, a boat/trailer storage area, and direct access to hunt, hike, ATV, and naturally, access to the lake.

The resort transitioned from a prepaid lease structure to freehold cooperative ownership. This structure provides ownership in perpetuity and gives the owners greater collective control over the resort and its future.

LOCATION

#17 - 7540 Russel Creek Forest Service Road - East Barriere Lake, Barriere, BC

Drive Time to East Barriere Lake

- Edmonton: 7.5 hours
- Kamloops: 45 minutes
- Kelowna: 2.5 hours
- Vancouver: 4 hours
- Prince George: 5 hours

DIRECTIONS

Travel north or south to Barriere, BC, via Highway 5. Turn northeast onto Barriere Town Road until you reach Barriere Lakes Road, travel east for 21 km, then turn north (left) onto Fir Road, which turns into Russel Creek Forest Service Road (FSR). Follow this road until there is a fork in the road and turn right to Barriere Ridge Resort. From Fir Road, the way to the resort is well-marked. A gate is at the upper end of the resort that requires a combination to enter.



Another option for shorter access is via boat—from a public boat launch beside the East Barriere Forest Recreation Site on the lake's western end. The launch has a concrete base and is well-maintained.

AREA DATA

Known as a deep warm lake, East Barriere Lake is a hidden gem. At 632 m in elevation, one can enjoy the warm and sunny weather of the North Thompson. With surface temperatures reaching 27°C, the lake is ideal for swimming or any water sports. The lake is also up to 100 m deep, translating to excellent fishing during the summer. With a surface area of 2,456 acres and almost 15 km in length, plenty of lake areas remain uncrowded.

The low cost of living, mild climate, serene setting, and connectivity to nature attract people to Lower North Thompson. East Barriere Lake provides an abundance of outdoor recreation within these favorable characteristics. These features pair well with the nearby town of Barriere's essential services, including a fire department, RCMP detachment, and ambulance service. Schools run from kindergarten to Grade 12, and the Thompson Rivers University Centre offers students courses including personal and professional development, health and safety, and forestry.

Pleasant winters have a January average of -6°C with an average annual snowfall of 121 cm, which provides enough snow for snowmobiling, cross-country skiing, snowshoeing, and building gigantic snowmen! Summers are comfortably warm, with an average high in July of 28°C. The overall climate is comfortably dry, with an average yearly precipitation of 486 mm. This climate translates to East Barriere Lake offering a year-round playground within this comfortable climate.

RECREATION

The Barriere Lakes (North, South, and East) hold some of the best trout fishing in this region. Trolling, fly fishing, and light spin casting for native Kamloops rainbow trout are all productive methods. The Lakes each personalize opportunities to enjoy paddling in calm waters, fishing, or drifting in a pontoon boat. Uncrowded East Barriere Lake for perfect for waterskiing, wakeboarding, and other paddling sports. Nearby, Dunn Lake is also long and deep, offering excellent fishing for rainbow trout, lake trout, bull trout, and Kokanee. There is excellent hunting for moose and deer directly from the property.

Barriere is an ideal region for snowmobiling, snowshoeing, and cross-country skiing. Sun Peaks Resort (less than an hour's drive from Barriere), provides world-class alpine sports. Harper Mountain (just over an hour's drive) is a relaxed family resort for old-fashioned winter fun.

Chinook Cove Golf is a championship-length 9-hole, par-36 golf course 3 km north of Barriere. The first four holes are links-style, with water coming into play, while the last five holes carve through the natural forest. Sun Rivers and Rivershore Golf offer diversity from desert to riverside settings.

HISTORY

Thompson is as wild as you could imagine. “From First Nations to European settlers to people in the 21st century looking to escape to a quieter life, the Lower North Thompson has been and continues to be, home.” (North Thompson Valley Barriere).

Upon arrival in the North Thompson in 1817, Alexander Ross (with the Northwest Company) quoted, “It was a barren waste well stocked in wild animals of the chase and with some few furs.” Little did he know. The fur trade boomed in the mid-1800s. Hudson Bay Fur Trading Co. constructed the trading post called Little Fort.

Then gold was discovered in 1861. Gold was on everyone’s mind. ‘A mere $25 could get you a double-barreled shotgun and saddle or an acre of land.” Louis Creek sprung up with its own post office and store. The road in 1891, the road between Louis Creek and Kamloops completed.

By the early 1900s, Barriere and Little Fort had a school, post office, and telephone service. Barriere became a bona fide town in 1914 when the CP Railway connected the Lower North Thompson to the rest of BC. The Barriere River dam provided electricity for Kamloops from 1914 to 1950, well before the smaller communities close to Barriere had electricity.

MAP REFERENCE

51°15’55.32”N and 119°49’18.01”W

INVESTMENT FEATURES

Lakefront Home

- 50’ x 186’ lot
- 2,032 sq. ft. (1,024 sq. ft main, 208 sq. ft loft, 800 sq. ft basement)
- 2 storey with walkout basement and loft
- 2 bathrooms



- Living, dining, and kitchen areas with double glass doors to expansive sun deck
- 2 bathrooms
- 3 bedrooms including a loft (with stair access)
- Large basement recreational area
- A storage room that could be made into a bedroom

SERVICES

- Water (Co-operative)
- Sewer
- Power
- Starlink for Internet and Wi-Fi calling is available in the area

There is no cell service.

IMPROVEMENTS

- Hunting and Fishing Group Lodge
- Common facilities; boat launch, boat trailer parking, beaches and picnic area

LEGAL

#17 Cooperative Share of Barriere Ridge Resort with an interest in LOT 1, PLAN KAP63618, DISTRICT LOT 3700 & 3701, KAMLOOPS DIVISION OF YALE LAND DISTRICT
PID 024-367-931









































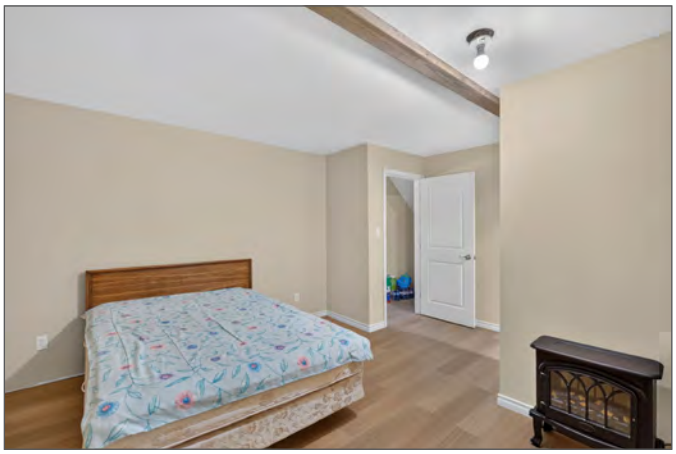


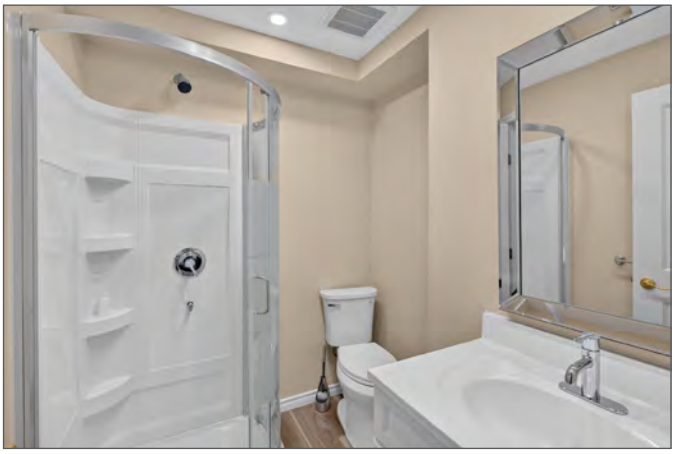






















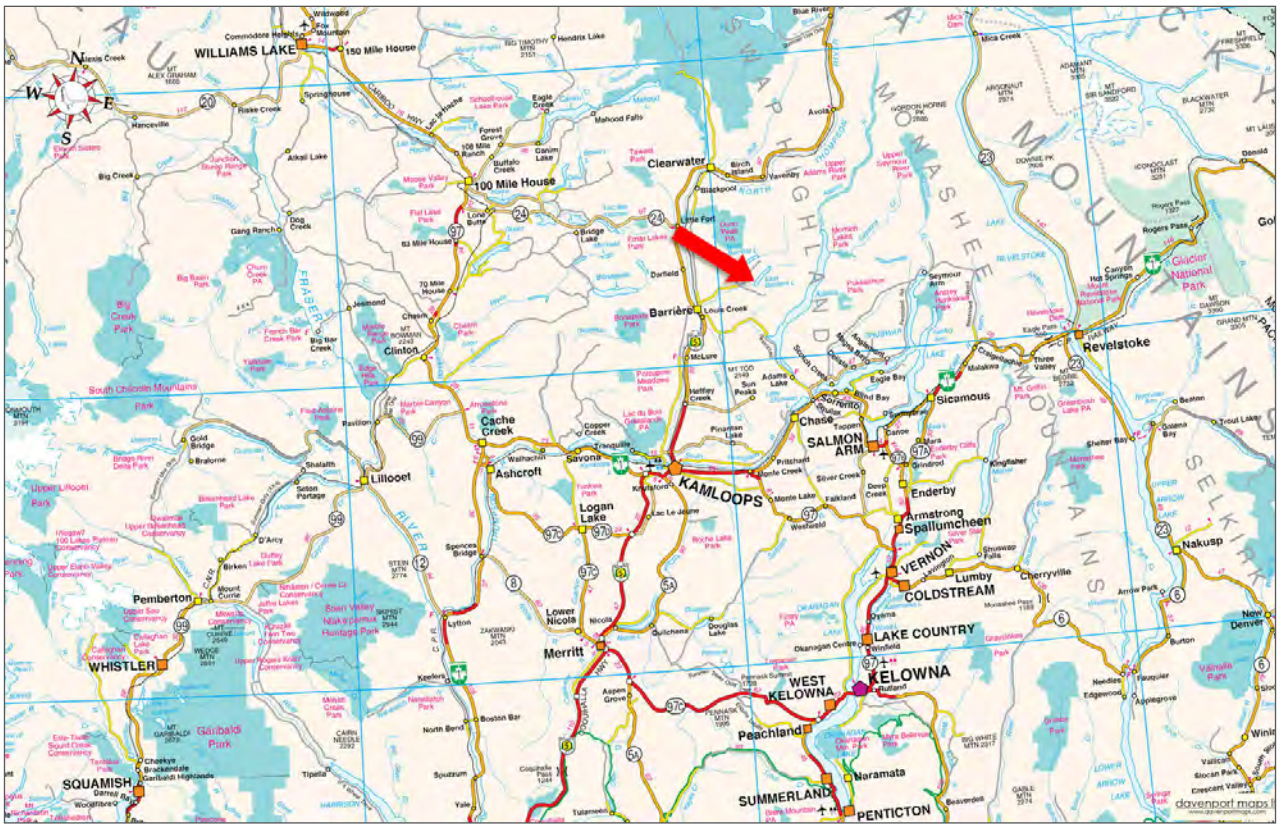


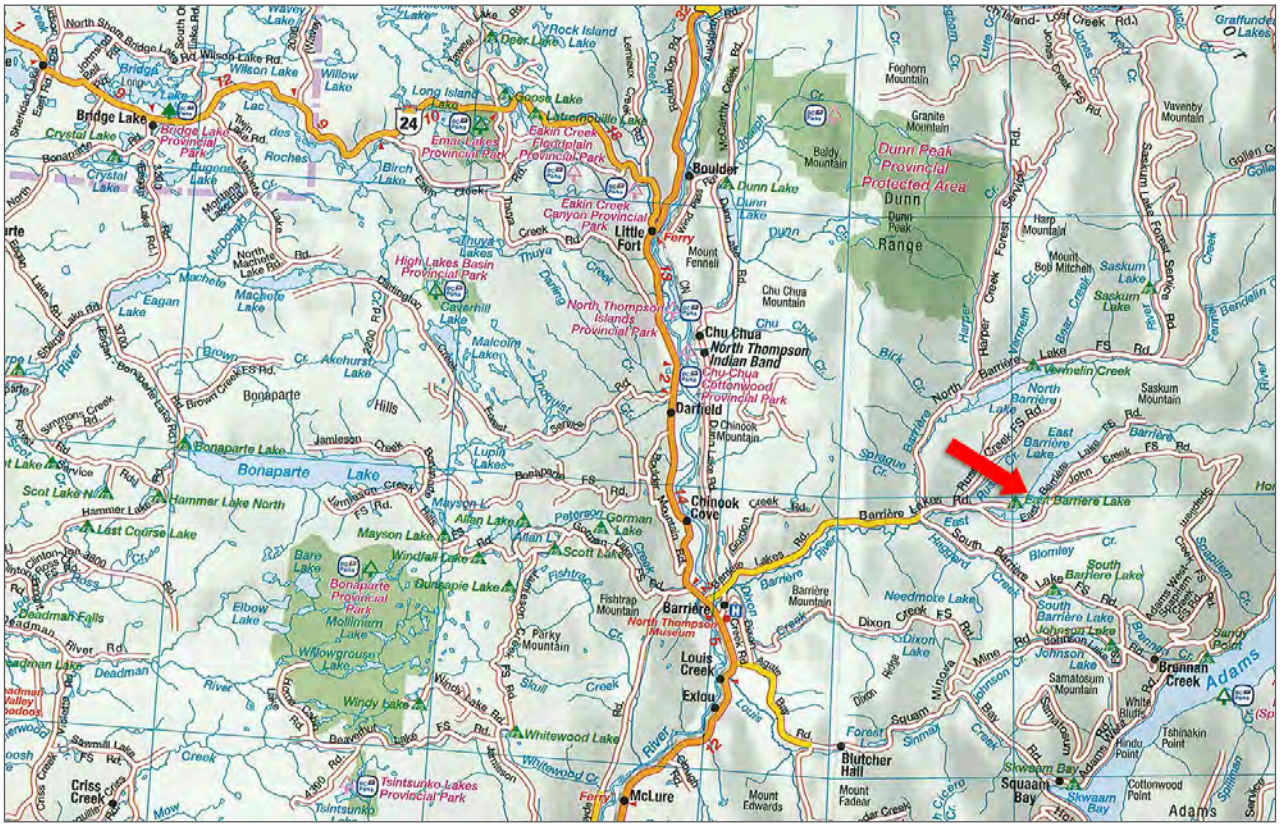


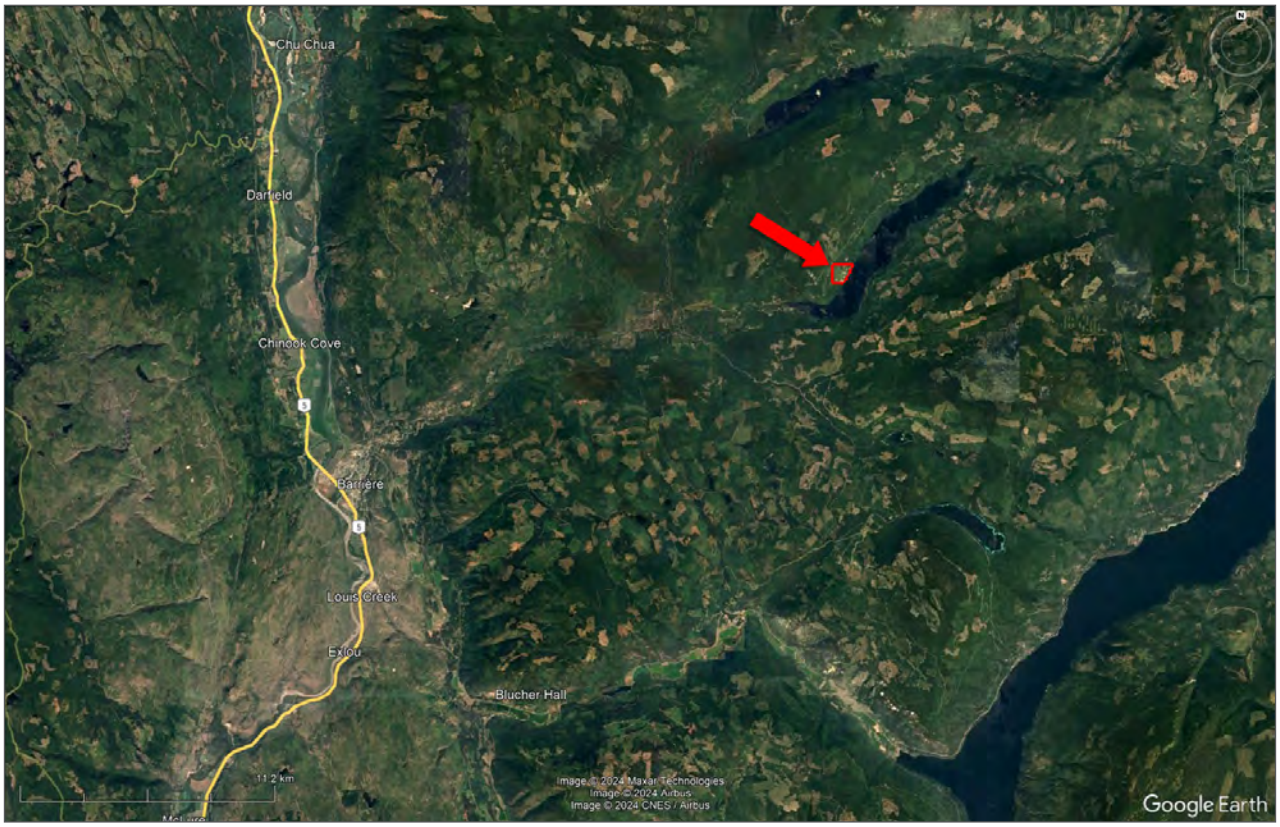





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Prince George
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Calgary
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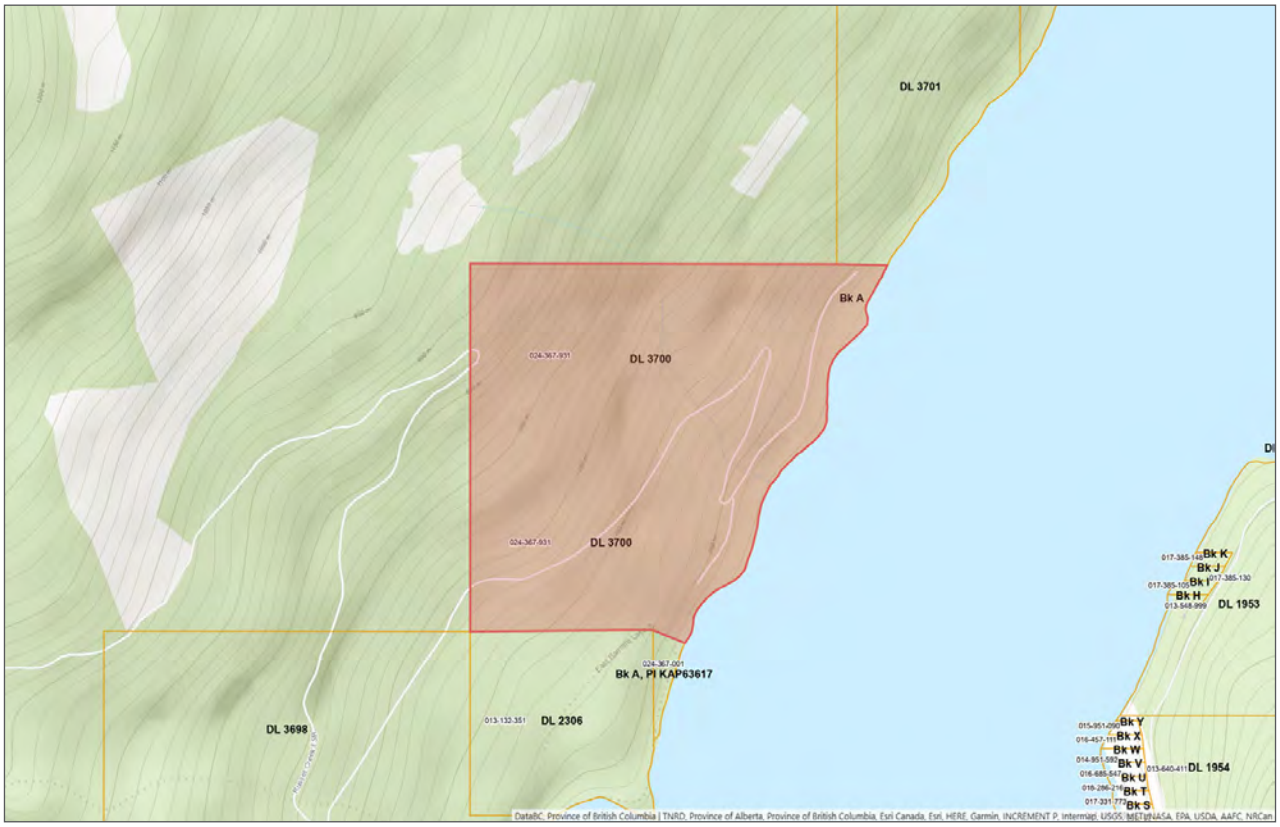

WILLIAMS LAKE
100 Mile House
Clearwater
Barrière
Clinton
Cache Creek
Ashcroft
Lillooet
KAMLOOPS
Logan Lake
Merritt
Revelstoke
Sicamous
Chase
SALMON ARM
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
LAKE COUNTRY
KELOWNA
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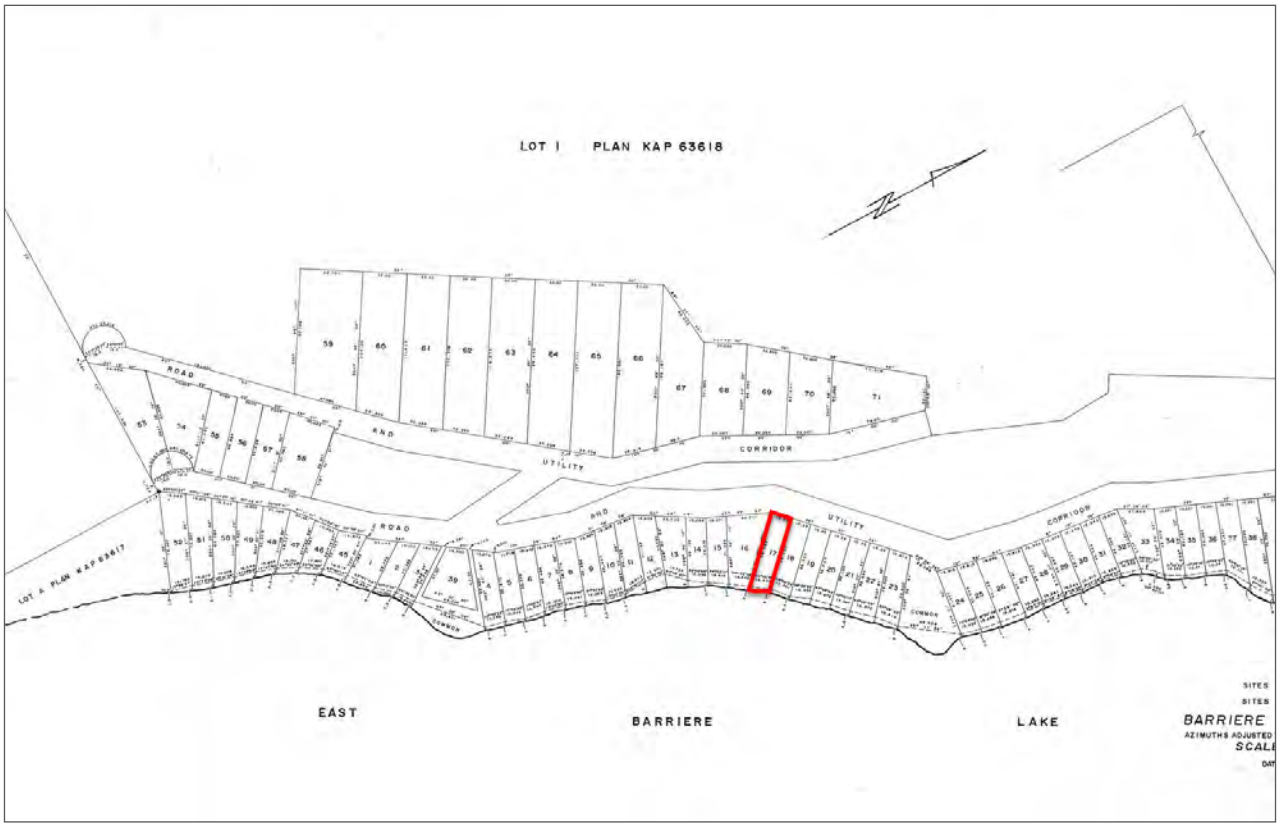

Bridge Lake
Little Fort
Boulder
Darfield
Chinook Cove
Barrière
Louis Creek
Exlou
McLure
Squaam Bay
Blutcher Hall
Bonaparte Lake
Chu Chua
North Thompson Indian Band
Dunn Peak Provincial Protected Area
Dunn Peak Range
East Barrière Lake
South Barrière Lake
Adams


Chu Chua
Darfield
Chinook Cove
Barrière
Louis Creek
Exlou
Blucher Hall
11.2 km
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East Barriere Lake
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