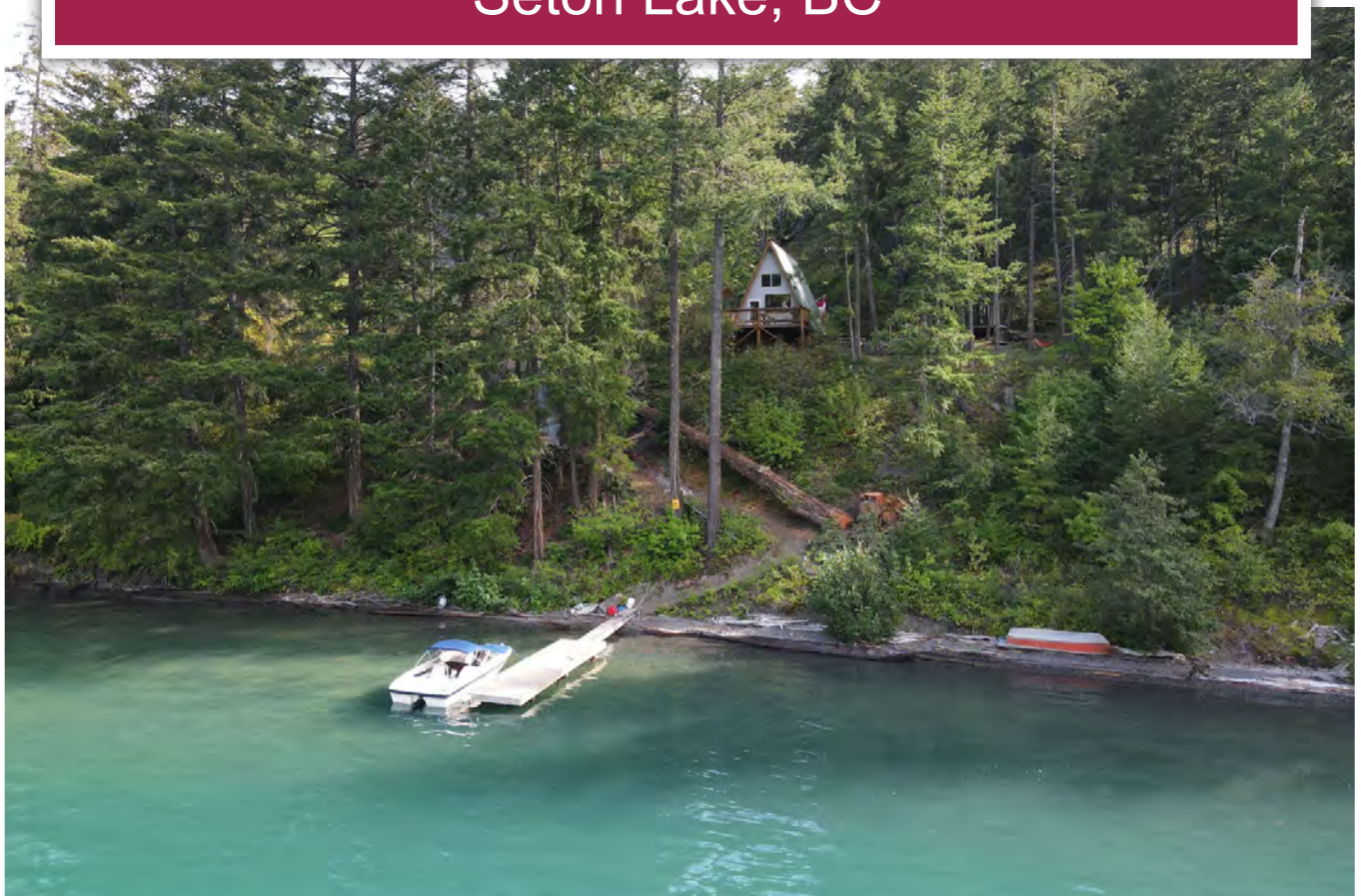




## Lakefront Recreational Cabin

Seton Lake, BC



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# Lakefront Recreational Cabin

Seton Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24243
<b>Price:</b>	\$449,000
<b>Taxes (2024):</b>	\$1,358.10
<b>Size:</b>	4.45 acres
<b>Zoning:</b>	RR4

## DESCRIPTION

The absolute epitome of a private recreational property. Located in its own private protected bay, this water access property is located 11 km up Seton Lake, an approximate 15-minute boat ride from the boat launch at the east end of the lake. Seton Lake does not freeze over during the winter allowing year-round access to the property.

The property itself is 4.45 acres in size and is the last lot on the far west end of a small 5 lot lakefront subdivision. Being the end lot comes with its advantages, including no neighbor on the west side and virtually exclusive use over the large pebble beachfront to the west of the property line. This area of the province enjoys warm summer evenings with the advantage of virtually no mosquitos. The owner has installed a permanent dock with pilings into the lake floor. Seton Lake is one of the few lakes in British Columbia where permanent docks work extremely well as the lake level does not fluctuate more than 12 inches throughout the season. Seton Lake would be one of my top picks for swimming, beautiful clear water and summer temperature pushing into the upper 30s means you'll love taking a dip in the clear water. A path

leads from the dock through the mature timber up the hill to the cabin site, the cabin site itself sits on an elevated bench above the lake is actually fairly flat. The property includes water rights on Machute Creek.

This property is offered for sale turnkey, fully furnished and ready to go. Improvements to the property include a well-built 650 sq. ft. A-frame cabin with a single bedroom on the main floor and sleeping loft above, a sq. ft. sleeping cabin, an outdoor kitchen with propane stove, storage sheds and outhouse. The cabin is simple, yet exactly what you would hope for in a recreational lakeside retreat. The cabin includes a metal roof, propane fridge, propane stove and off grid power provided by solar and generator. Outside you'll find a private shower with on demand hot water. The owners have been thoughtful in their design for the property with small touches that make lakeside living more enjoyable, such as an exterior stove in the outdoor kitchen or another fridge underneath the deck for quick access during a beer emergency. The cabin does not have an interior bathroom, but includes a well-made outhouse outside. The views from the cabin are spectacular out over the aqua blue waters of Seton Lake and the towering mountains the distance. Properties like this are rare.

The property includes several additional flat campsites for extra accommodation for guests. The owners have had groups of up to 20 people staying at the property, utilizing the main cabin, the sleeping cabin and tent sites. When you and your friends head out to the lake for the weekend you won't run out of things to do, try out the zip line on the property for kids, go fishing, go swimming, hike over to the epic rope swing or take advantage





of the awesome water sport recreation on the lake and the fact that you almost never see any other boats around the section of the lake. Your own private paradise.

Contact the listing agent today for more information.

### LOCATION

DL 5363 Seton Lake - Lillooet, BC

### DIRECTIONS

Water access - located 11 km up Seton Lake, an approximate 15-minute boat ride from the boat launch at the east end of the lake. Seton Lake does not freeze over during the winter allowing year-round access to the property.

See mapping section of this listing.

### AREA DATA

Lillooet, formerly Cayoosh Flat, is a community on the Fraser River in British Columbia, about 240 kilometres (150 mi) up the British Columbia

Railway line from Vancouver. Situated at an intersection of deep gorges in the lee of the Coast Mountains, it has a dry climate—329.5 millimetres (13 in) of precipitation is recorded annually. Lillooet has a long growing season and once had prolific market gardens and orchard produce. It often experiences extremely hot summers with shade temperatures more than occasionally topping 40°C (104°F) and it often vies with Lytton and Osoyoos for the title of “Canada’s Hot Spot” on a daily basis in summer.

It is set against a backdrop of the Coast Mountains—a varied terrain ideal for fishing, canoeing, hiking, mountain biking, snowmobiling and ice climbing. The abundant surrounding wilderness also provides incredible wildlife viewing and bird watching. Lillooet’s spectacular geography is accompanied by a rich culture and history experienced today at heritage sites and on cultural tours.

## RECREATION

Lillooet offers a wide range of outdoor recreation activities, all set against the backdrop of rugged landscapes and diverse geography. Here's a more detailed breakdown of each type of recreation, along with notable geographical points like provincial parks, trails, and mountains.

### Hunting

The wilderness around Lillooet is a haven for hunters, with abundant wildlife including deer, moose, and black bears. The surrounding mountain ranges and forests provide ample opportunities for hunting during the designated seasons. Popular hunting areas include the mountains around Marble Canyon Provincial Park and the expansive South Chilcotin Mountains Provincial Park.

### Fishing

Lillooet sits near several major rivers and lakes, making it a great spot for fishing enthusiasts. The Fraser River, one of the largest rivers in BC, is well-known for its salmon and sturgeon fishing. Seton Lake and Carpenter Lake are also popular spots for trout, kokanee, and rainbow trout fishing. Guided fishing tours on the Fraser River are common, especially for those looking to try their hand at sturgeon fishing, which can be a thrilling challenge.

### Snowmobiling

The snow-covered mountains surrounding Lillooet offer excellent snowmobiling terrain in winter. The rugged terrain in areas like Bridge River Valley provides miles of snowmobiling trails. Downton Lake and the Hurley River area are particularly popular with experienced snowmobilers who enjoy backcountry riding.

### Gold Panning

Lillooet has a rich history as part of the gold rush, and modern-day visitors can still try their luck

panning for gold in the creeks and rivers that were once popular with 19<sup>th</sup> century prospectors. Bridge River and Fraser River are prime spots for gold panning, and local tours often guide visitors through the process.

### Gardening

Lillooet's climate is unique for the region, with hot, dry summers and mild winters, making it possible to grow almost anything. The town is often called "BC's Little Napa" due to its ability to support vineyards, orchards, and a variety of crops. Gardeners can grow fruits like apples, cherries, peaches, and vegetables like tomatoes and peppers. The fertile soils near the Fraser River are ideal for large-scale gardening projects.

### Backcountry Skiing

The nearby mountains, including the Cayoosh Range and the South Chilcotin Mountains, offer excellent opportunities for backcountry skiing. These areas are known for deep snowpacks and challenging terrain, making them ideal for experienced skiers. Many skiers also explore the Duffey Lake Road, which offers access to some of the best backcountry routes in the area.

### Horseback Riding

With its wide-open spaces and scenic trails, Lillooet is perfect for horseback riding. Popular spots include trails around Texas Creek, the Cayoosh Creek area, and Marble Canyon, where riders can enjoy the natural beauty of the region. Guided tours are also available for those looking for a more structured experience.

### ATVing

The rugged terrain around Lillooet is a paradise for ATV enthusiasts. There are numerous off-road trails, including those around Carpenter Lake and Gun Lake, that offer varying levels of difficulty. The Yalakom Valley and Highline Road are other

popular routes for ATV riders looking to explore remote and scenic parts of the region.

### **Snowmobiling**

The terrain around Lillooet is particularly well-suited for backcountry snowmobiling, with untouched powder in areas like the South Chilcotin Mountains and along the Duffey Lake Road. Snowmobilers can also explore the rugged trails near Hurley Pass and Blowdown Pass, which offer more challenging rides through pristine winter wilderness.

The amenities at the Lillooet R.E.C. Centre include:

- 25 m six-lane swimming pool with hot tub and sauna
- NHL regulation-size ice arena
- Gymnasium
- Squash court
- Bouldering gym
- Commercial kitchen
- Meeting rooms
- Catering and vending services
- Fitness and weight room
- Library
- Day care centre
- Sports field and playground

### **HISTORY**

The region is one of the oldest continuously inhabited areas in North America. Originally known as Cayoosh Flat, the town was renamed Lillooet in 1860 during the Fraser River Gold Rush, becoming Mile 0 of the historic Cariboo Wagon Road. Its strategic location along the Fraser River made it a vital stop for gold prospectors traveling to the Cariboo goldfields. Lillooet also served as an important transportation hub, with the construction of the Pacific Great Eastern Railway in the early 20<sup>th</sup> century further solidifying its role in regional development.

The St'át'imc (Lillooet Nation) are the First Nations people of the area, with a deep cultural and spiritual connection to the land. Their history in the region

extends over 10,000 years, with fishing on the Fraser River, particularly for salmon, being central to their way of life. The St'át'imc people have a longstanding tradition of trade and stewardship of the land, playing a critical role in preserving the area's natural resources.

### **MAP REFERENCE**

50°41'38.74"N and 122° 8'47.39"W

### **BOUNDARIES**

Please see mapping section, all boundaries are approximate.

### **INVESTMENT FEATURES**

Water rights on Machute Creek.

### **SERVICES**

- Power - solar and generator
- On demand hot water
- Outhouse
- Water system - lake intake
- Water rights on Machute Creek

### **IMPROVEMENTS**

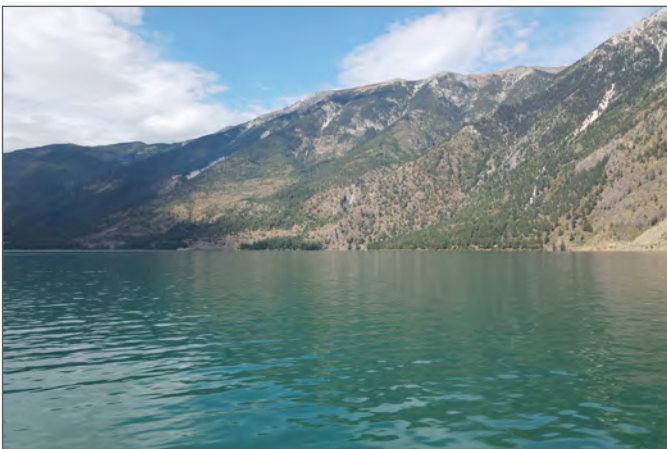
- Well-built 650 sq. ft. A-frame cabin with a single bedroom on the main floor and sleeping loft above
- 150 sq. ft. sleeping cabin
- Outdoor kitchen with propane stove
- Storage sheds
- Outhouse

### **LEGAL**

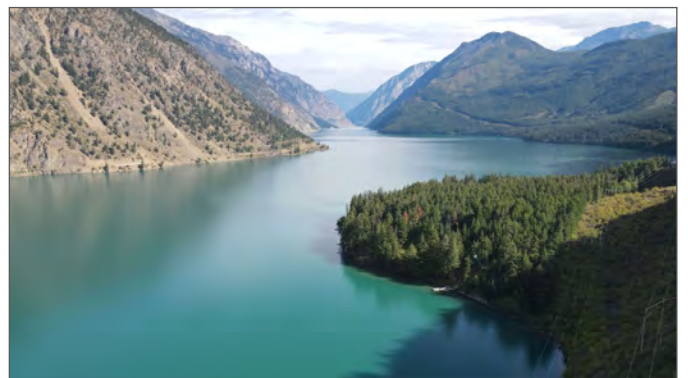
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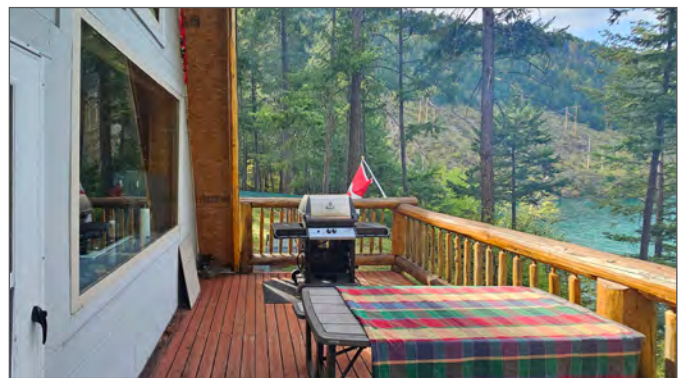








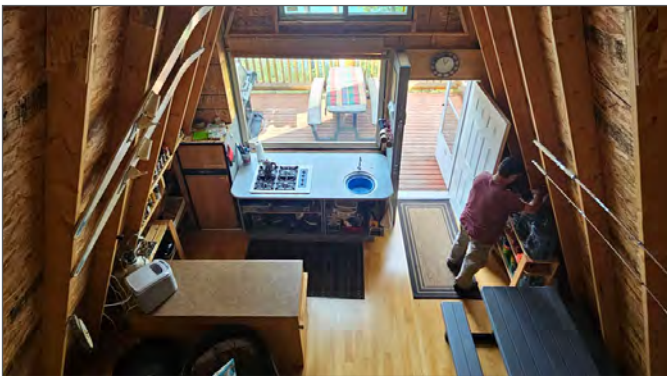












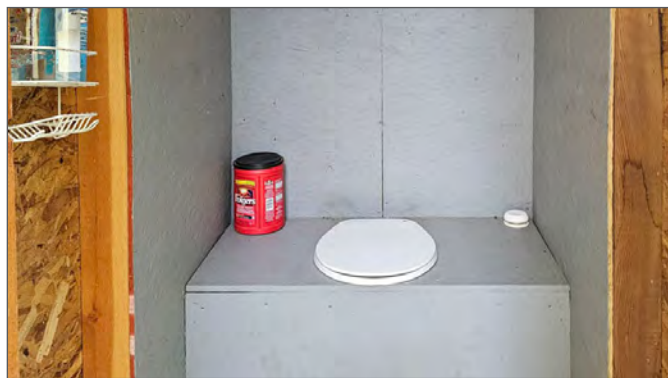
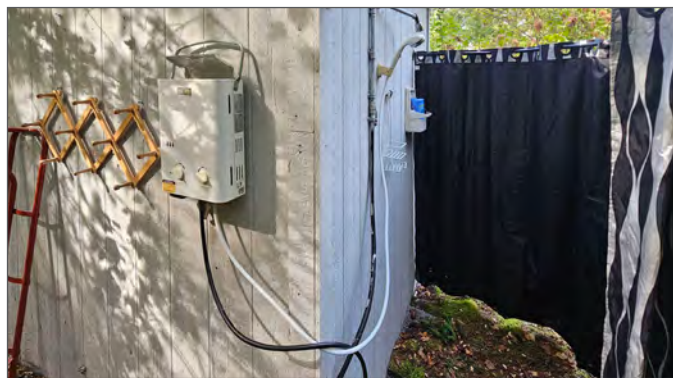




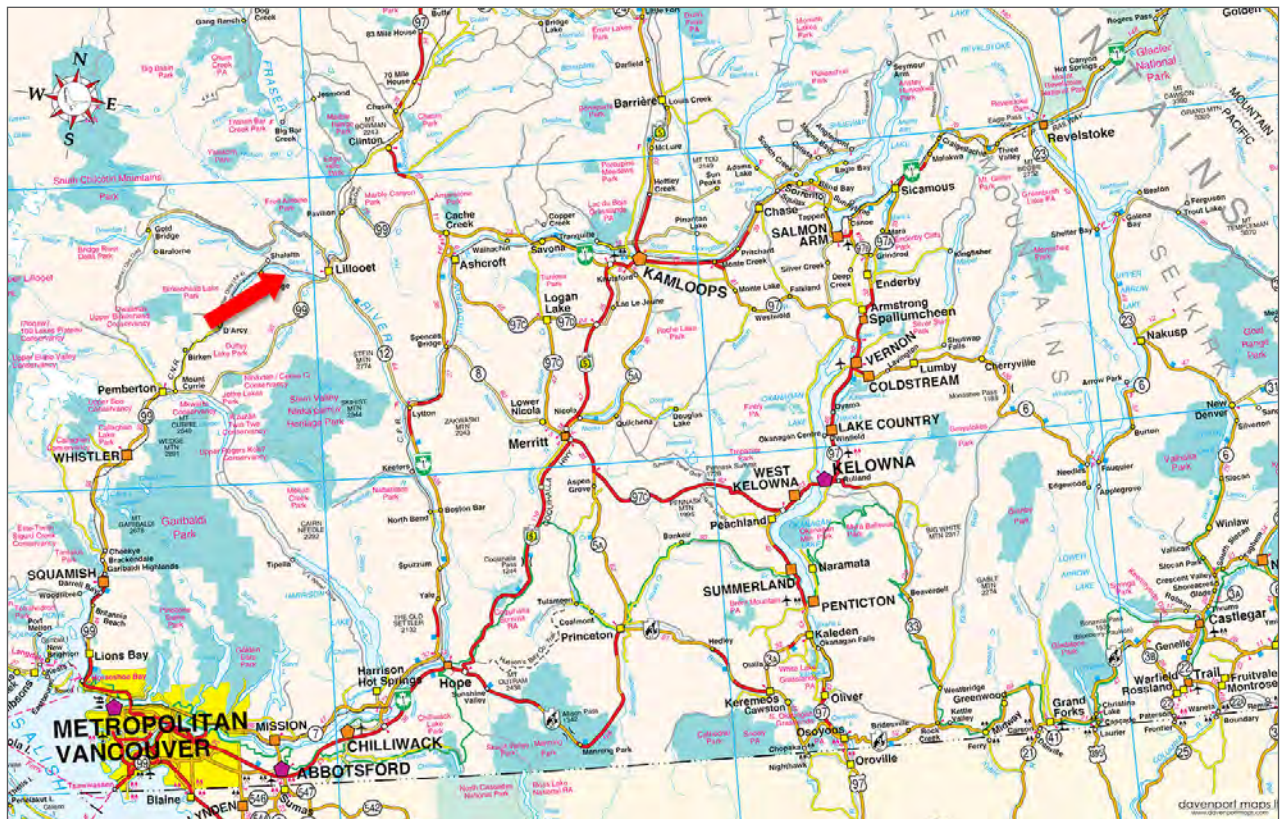
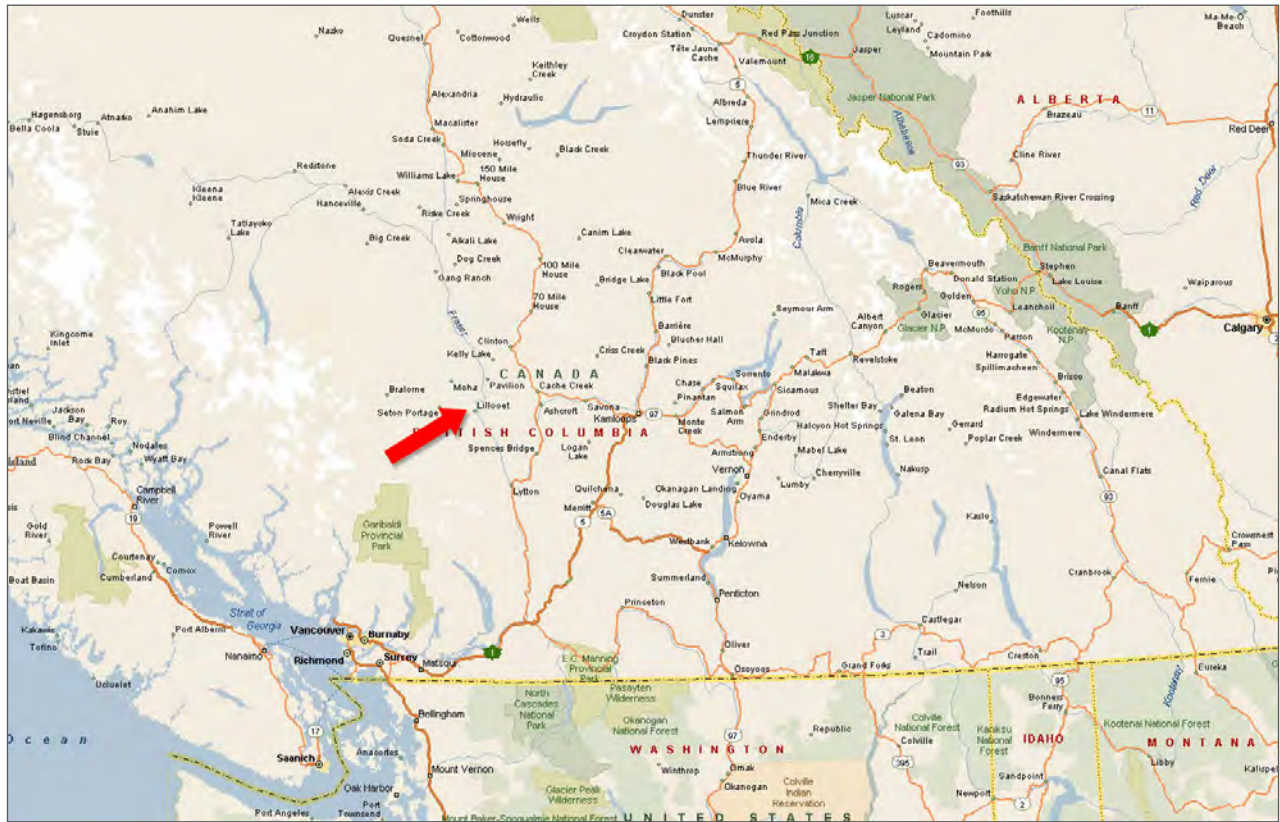




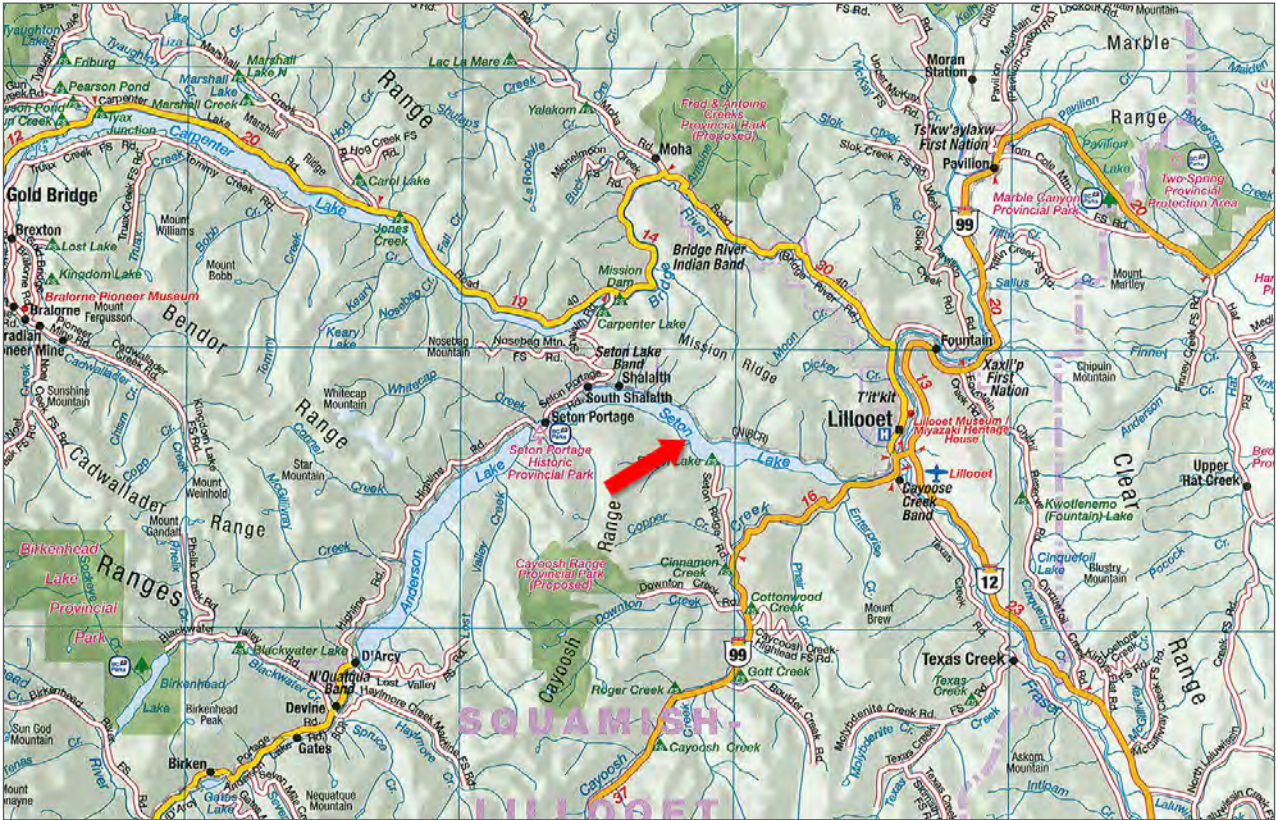








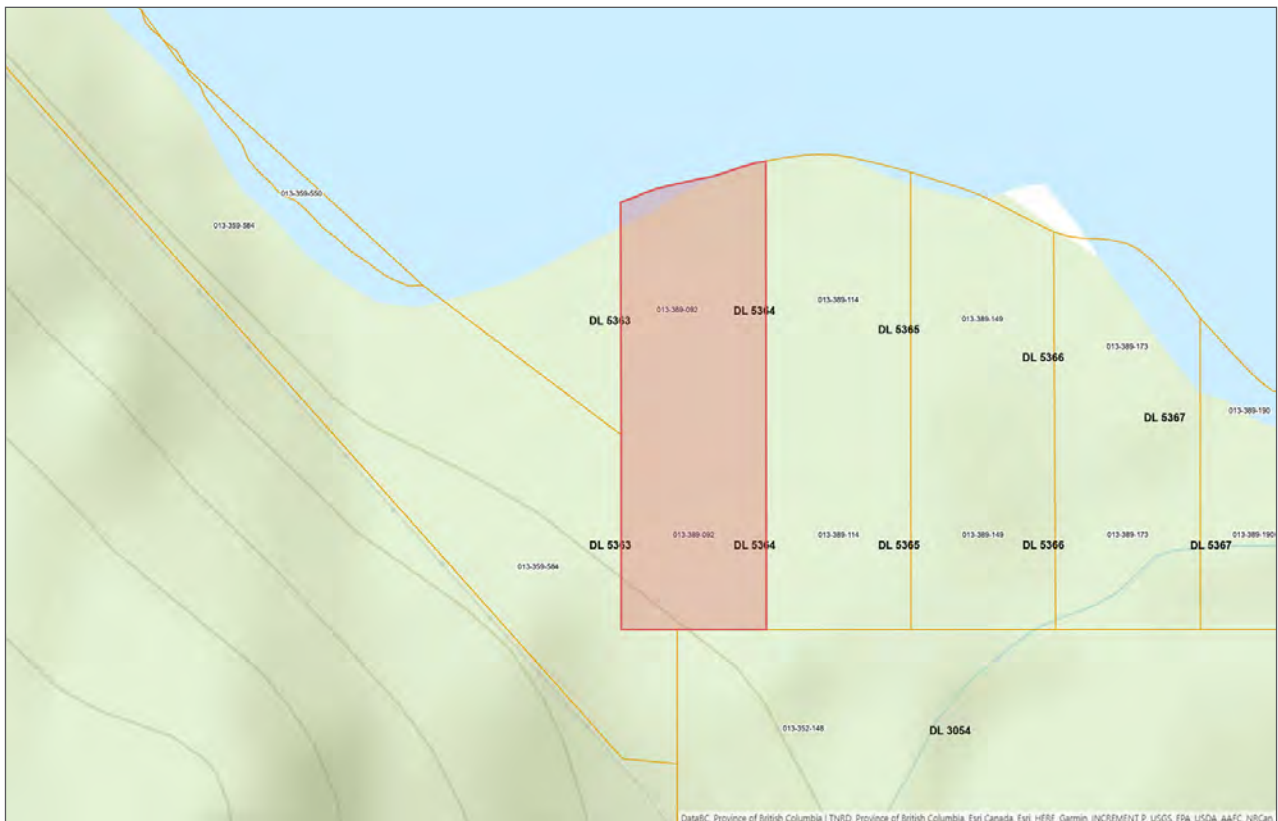
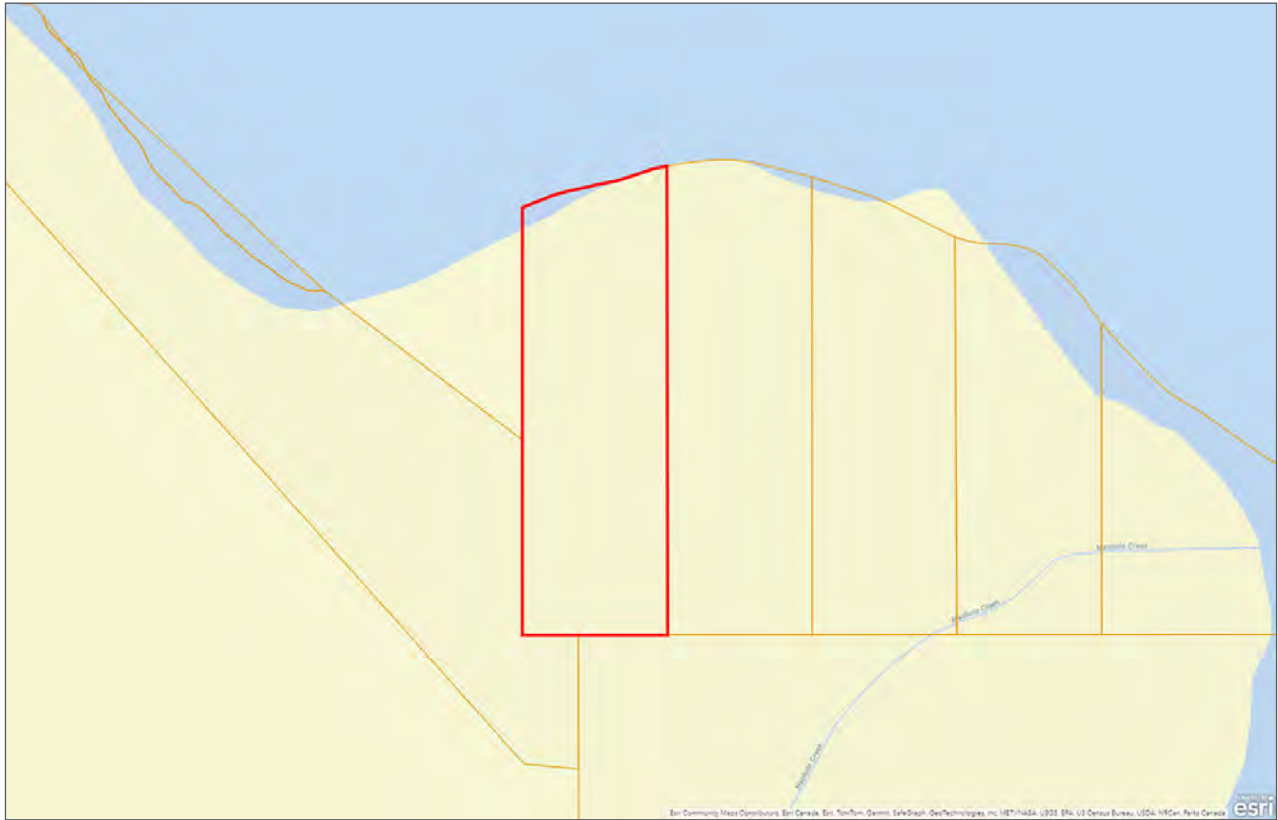














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