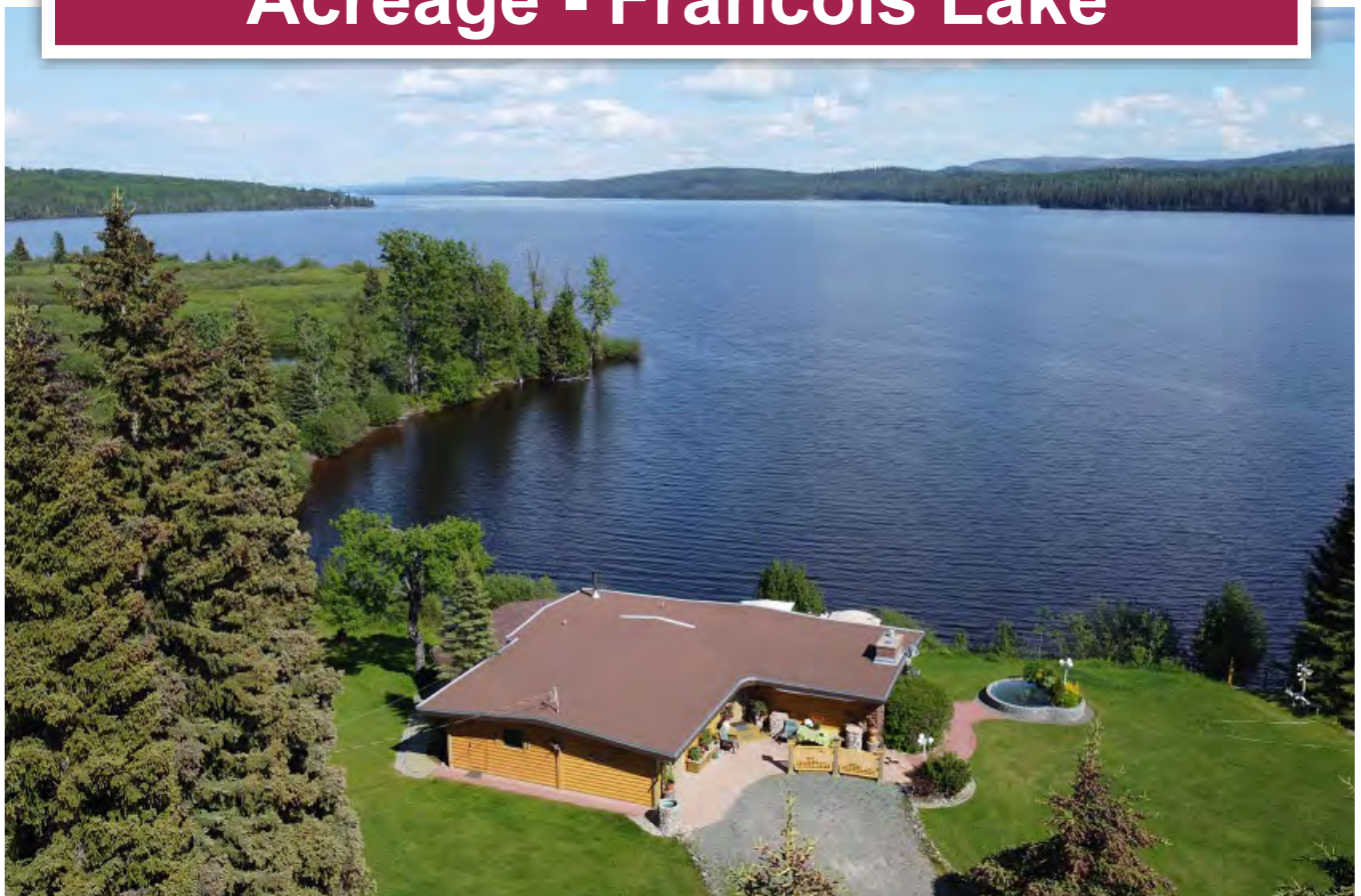




**Luxury Lakefront Home and
Acreage - Francois Lake**



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Luxury Lakefront Home and Acreage

Francois Lake

PROPERTY DETAILS

Listing Number:	23132
Price:	\$1,450,000
Taxes (2023):	\$3,535.36
Zoning:	RR1

SIZE

- 55.59 acres as shown on BC Assessment, currently measured as 34 acres
- House - 2,886 ft²
- New steel building on concrete floor - 28' x 40'
- Workshop fully insulated, wired with diesel Kubota generator for back up, on concrete floor - 30' x 40'

DESCRIPTION

Welcome to this stunning, custom-built home on 34 acres nestled in a private bay, with over 1,000 ft of lakefront, on the picturesque shores of Francois Lake. Boasting an impressive 2,886 square feet of living space, this unique residence offers the perfect blend of luxury, comfort, privacy and natural beauty. The wood frame home is very well built with log siding on the outside, giving it the feel of a log home with greater energy efficiency. The attached garage has windows and a heated floor. It can easily be renovated into 1 or 2 additional bedrooms to accommodate a larger family.

As you step into the home on the main floor, you are greeted by a large, tiled entranceway leading into

the custom kitchen, complete with maple hardwood, stainless appliances and high-end finishings. The adjacent sunroom offers an abundance of natural light, a cozy Blaze King stove for the cooler days, and panoramic views of the yard and lake beyond. This level also offers a dining area and living room with a fireplace, also surrounded by windows and a sliding glass door to the covered composite deck; the perfect setting for outdoor entertaining or just savouring the tranquility and beauty of your private bay. Additionally, the main floor is complete with an office and a master bedroom with an en-suite that features a Jacuzzi tub, ideal for unwinding after a long day.

Descend into the lower level of this unique home and you'll discover a room perfect for an entertainment centre, 2 well-appointed bedrooms, and a three-piece bathroom, providing comfort and privacy for guests or family members. There is also a utility room complete with the washer/dryer, a second fridge, freezer, water heaters and filtration system.

From this level, or from outside, you enter the spa area, designed with unique features and attention to detail complete with a medieval stone tower, which accommodates a luxurious shower, and a stone water wall, adding to the charm. In the spa area, you will find an infrared sauna, a bar, as well as a large round table for everyone to enjoy meals and cocktails together. The lounge area also offers a high-end Beachcomber hot tub, also surrounded in windows, providing an ideal spot for relaxation, and to enjoy the views.

The property is equally impressive with beautiful landscaping, gardens, lake views and privacy. The well-built out buildings include a large shop, a high-



end steel shop, and a greenhouse which could also be made into a guest cabin.

The attention to detail in this home evident throughout. Both upstairs and down, you will discover a multitude of handcrafted tile, rock, stone and glass features that add character and charm to this one-of-a-kind home. With its thoughtfully designed spaces, remarkable lake views, private bay, spa, garden and greenhouse, this property provides a unique family home or retreat.

LOCATION

23388 Ager Road - Burns Lake (Francois Lake)

DIRECTIONS

From the town of Burns Lake, head south on Highway 35 to Francois Lake. Turn right onto Colleymount Road and follow it to Ager Road. The property is approximately 1 hour from the town of Burns Lake.

AREA DATA

Services and Industry

Burns Lake, population 2,800, serves the surrounding 8,000 residents of the Regional District of Bulkley Nechako. This town is a hub for the local

logging, saw-milling, mining and tourist industries. It also serves as the main commercial centre for the surrounding area including Francois Lake, Colleymount, Grassy Plains, Rose Lake, Topley and Granisle. There are two large grocery stores, full auto services, numerous hotels and motels, pubs, many cafes and restaurants, a library, museum and a new hospital. There is a small airport close by. Burns Lake is also the location of the head offices of the Regional District of Bulkley-Nechako.

Lakes District

The Lakes District of Northern British Columbia encompasses 16 lakes including the 177-kilometre-long Babine Lake. This is the longest natural lake in BC, situated due north of Burns Lake and Houston. Francois Lake is the second largest natural lake in BC at 110-kilometres long, situated just south of Burns Lake.

Climate

The average winter snowfall is approximately 190 cm. In June 1982 Burns Lake recorded 376.5 hours of sunshine. This is most sunshine ever recorded in British Columbia during the month of June. The warmest month is July with an average high of 21°C. The coldest month is January with an average low of -15.3°C.

Transportation

Major commercial airlines fly into Smithers Airport, which is 143 km west of Burns Lake, as well as Prince George Airport which is 237 km east of Burns Lake. VIA Rail Canada also stops at Burns Lake and a free ferry operates frequently across Francois Lake.

Education

Burns Lake has three K-7 schools, one K-12, one 8-12 and the College of New Caledonia, a public adult learning facility.

VEGETATION

The surrounding areas, together with Francois Lake Park and Uncha Mountain Park, protect a 47 km long corridor along the south shore of Francois Lake. North-facing Uncha Mountain is predominantly coniferous forest, while south-facing Red Hills is covered with meadows, deciduous and coniferous forest. The wide variety of ecosystems found in Uncha Mountain Red Hills Park provide habitat to high populations of a variety of small mammals, birds, reptiles, amphibians and fish. Deer, moose and black bear are among the large mammals in the region.

RECREATION

Summer

Camping

The Lakes District is a camper's nirvana. Whether you are pitching a tent, travelling with all the comforts of home, or looking to sleep under the stars, you will find a wide range of camping options including many Forest Recreational Sites, Provincial Parks, free and commercial campgrounds. Close to Tatlarose, Ootsa and Takysie Lake have camping sites. Indian Bay Rec Site, Uncha Mountain Red Hills Provincial Park and Francois Lake Provincial Park are scenic within peaceful surroundings.

Fishing

The Lakes District is known for its 3,000 miles of fishing. There is no better place to sit back, relax and drop a line in the waters. Avid anglers can try their hand at catching cutthroat and rainbow trout, char, kokanee, ling cod and salmon. Cast your line from the shore or launch your boat into one of the many lakes and reel in the fish. Francois Lake offers excellent rainbow trout and char fishing. Rainbow trout over 3 pounds and lake trout (char) to over 20 pounds are not uncommon. Nearby Ootsa and Takysie Lakes are rewarding options for fishing.



Water Sports

The extensive lakes and rivers in the area offer up an immense amount of options. There are also numerous boat launches with varying ease of launching. Waterskiing, wakeboarding, floating, exploring, paddling canoes and kayaks, paddle boards, wind surfing, river hikes and good old fashion swimming on the many varied lakes, are great options to enjoy the lakes.

Hiking

There are countless trails that weave their way through the Lakes District. Trails range from short walks, day hikes and overnight expeditions. They are vast and showcase breathtaking views of lakes and rivers, flower and fauna, meadows and mountains, and wildlife. Many trails can be completed within a few hours and are suitable for families. If you are looking for more 'off the beaten track' adventure, the area offers unlimited potential, including remote swimming areas with waterfalls and countless lakes.

Mountain Biking

Thrill seekers, need to be ready to meet your match. Just a few minutes from Burns Lake there is a world-class mountain biking trail system to explore. The Burns Lake Mountain Bike Park Trails have some of the best downhill trails in the world. Trails range from easy, intermediate, advanced

and expert riding. More trails can be found on the Burns Lake Mountain Biking Association website, <http://www.burnslaketrails.ca>.

Rockhounding

The Lakes District is a rich hunting ground for the rockhounder. There are sites within a few hours' drive from Burns Lake, while others can be hiked to or are accessible by boat. From Francois Lake, Babine Lake and Ootsa Lake you can discover agates, different coloured jaspers, rhyolites and red carnelian agates. Opals can be found at the John Shelford Opal Beds at Eagle Creek Road on Highway 35 south of Burns Lake. The opals are buried deep in the rocks.

Shooting and Archery

The Tweedsmuir Park Rod & Gun Club is home to the second oldest 1,000-yard shoot in North America. There is indoor archery, pistol and small-bore facilities, 50 m, 100 m, 200 m, and 1,000 m outside ranges, and a trap range.

Winter

Cross-Country Skiing

Omineca Ski Club has a long tradition of cross-country skiing and biathlon, claiming proudly to be the oldest ski club in BC and possibly Canada. There are many groomed trails ranging from easy to moderate degrees of difficulty. The trails are rated according to difficulty which is indicated on each trail. Watch for wildlife, as the trails pass through various ecosystems. Moose and deer as well as many types of birds may be seen along the trails. There is 5 kilometres stretch of lighted trails for night skiing.

Curling

This winter sport can be enjoyed by the whole family. There are leagues and seniors curling clubs. Many curling bonspiels are held throughout the curling season. Located next to Spirit Square, which is a community waterfront park, the rink is also used for



other recreational programs, activities, events, and is available for private rental.

Ice Sports

Burns Lake has a minor hockey and women's team. Local hockey teams meet for games most weekends during the winter season. There is also a local figure skating club offering all levels of coaching. The rink is also shared for those wanting to enjoy public skating or clear a patch of ice on a lake for an outdoor experience.

Snowmobiling

Burns Lake is a paradise for the enthusiast snowmobiler. There are plenty of marked trails and mountain ranges. Other trails and riding areas are family friendly and great for all riding abilities. The Burns Lake Snowmobile Club established in 1999 has an average of 40 members. Their main riding areas are the Telkwa Range, the Sibola's and Ailport. The Club also hosts annual snow drag competitions on a property equipped with a groomed track, professional lights and bleachers.

Snowshoeing

Burns Lake offers many opportunities to strap on your snowshoes and go for an adventure. The Omineca Ski Club has two exclusive trails for snowshoers. Their trails wind through the trees and cross-groomed ski tracks in some places.

Snowshoers are welcome to use any of the groomed ski trails as well. Many hiking trails in the Lakes District are also popular for snowshoers.

Indoor Recreation

The Lakeside Multiplex connects to the arena and curling rink. This modern new facility includes many new features for public recreation. There's a fitness centre, climbing wall and a squash/racquetball court. It also features a multi-use room that can be booked for everything from fitness classes, to business meetings or conferences and birthday/wedding parties. In the summer they also rent out canoes and kayaks.

North Tweedsmuir Provincial Park

North Tweedsmuir Provincial Park is one of the most scenic provincial parks in the province. The park appeals primarily to outdoor recreationists interested in boating, angling, camping, hiking or hunting in one of North America's most magnificent wilderness areas. Outdoor recreation opportunities are almost unlimited. Regions of the park are open to hunting in the fall.

HISTORY

Francois Lake got its current name by mistake. The Carrier First Nations named the lake Nitapoen Lip Lake because of its shape. The early settlers mistook Nita for 'white man' and named the lake 'Lac de Francois' as most of the early settlers at the time were French Canadian voyageurs. During the early years, the residents pronounced it 'Francis Lake', however, it is now known as 'Francois Lake'.

Burns Lake's and the Francois Lake area's first inhabitants were the Carrier First Nations communities that spanned much of the Lakes District and beyond. Burns Lake began as a small rest stop for travellers on their way to the Yukon Gold Rush. Many saw opportunity in the rich forestry, fur, and mining opportunities here and surrounding area.

MAP REFERENCE

54° 0'10.38"N and 126°18'1.15"W

INVESTMENT FEATURES

This home and property are also an investment opportunity offering a house with a spa and a unique advantage of float plane access right in front of the home. Guests can access the property by plane, enjoy breathtaking aerial views, and then enjoy a unique, relaxing experience in the spa. The combination of the lakefront location and the spa make this an excellent option for an Airbnb, retreat or vacation destination.

SERVICES

- Power - BC Hydro with Generator backup
- Water - filtered lake water with 2 electric water heaters, house also has reverse osmosis water to the kitchen
- Septic - septic tank with drain field, pumped and replaced lines and septic field in 2019
- Internet - Xplornet
- Heating - in-floor heating in the addition, geothermal with electric heating and cooling, Blaze King wood stove, gas fireplace in living room and spa; electric fireplace in downstairs bedroom

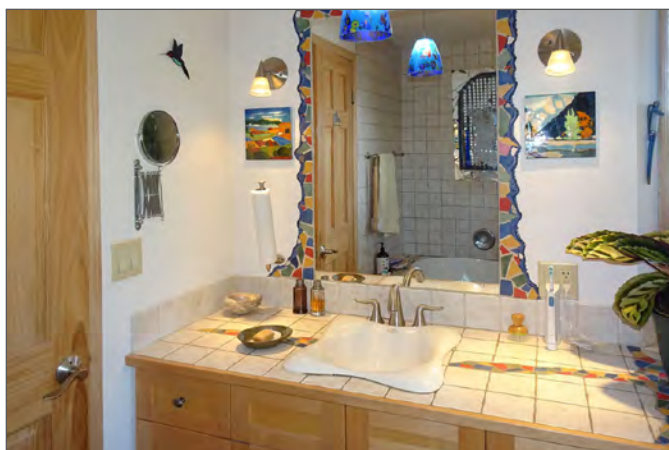
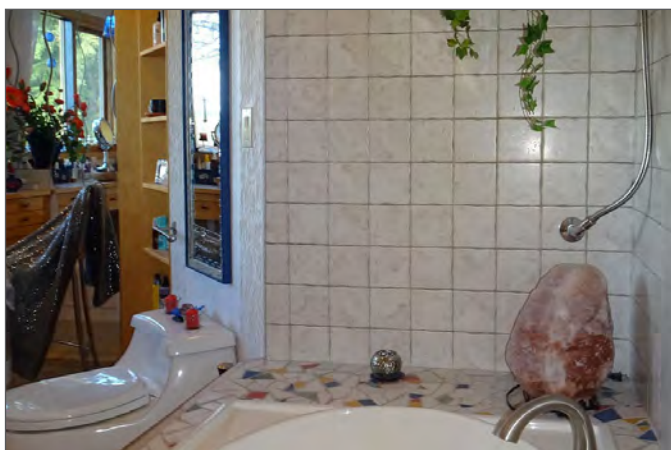
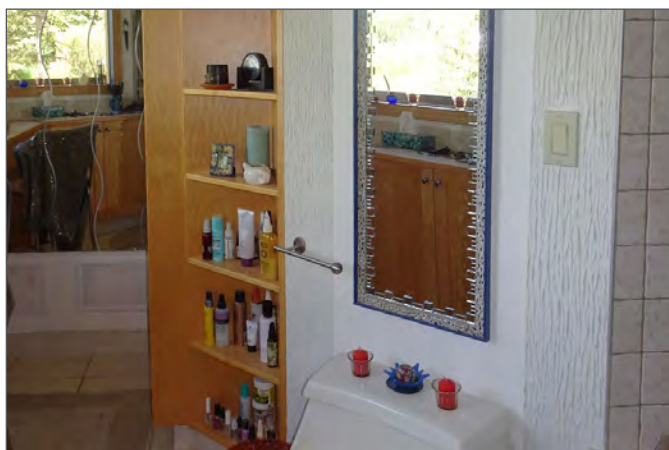
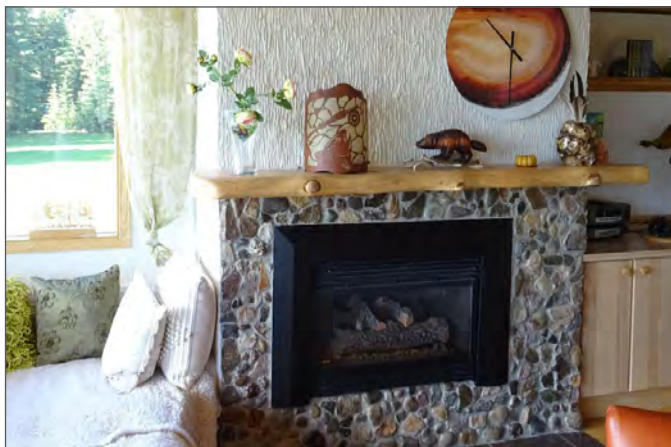
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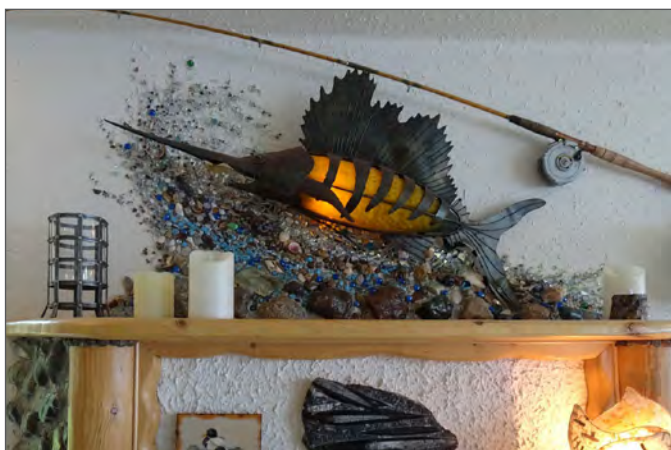
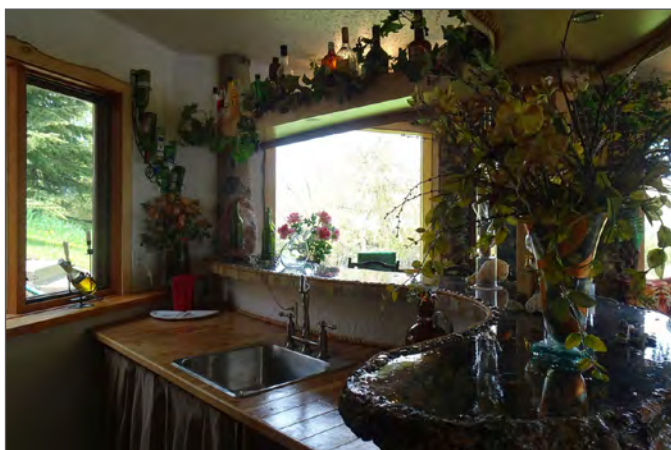
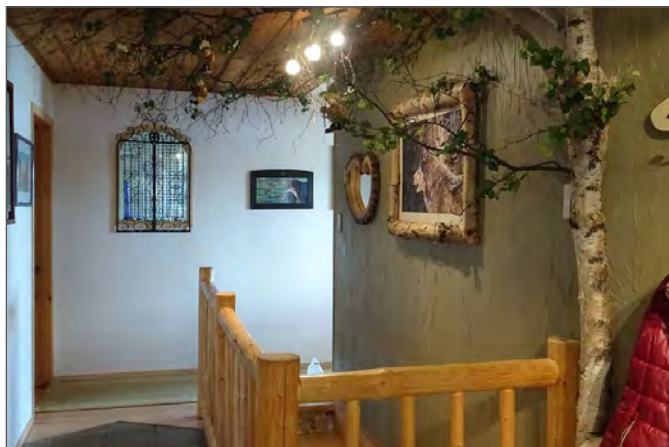
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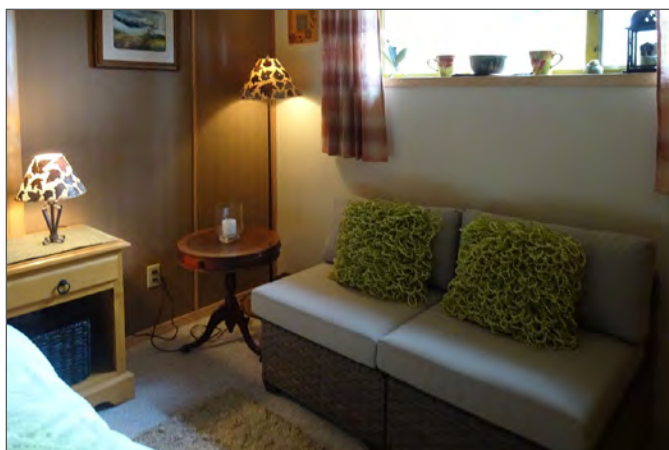








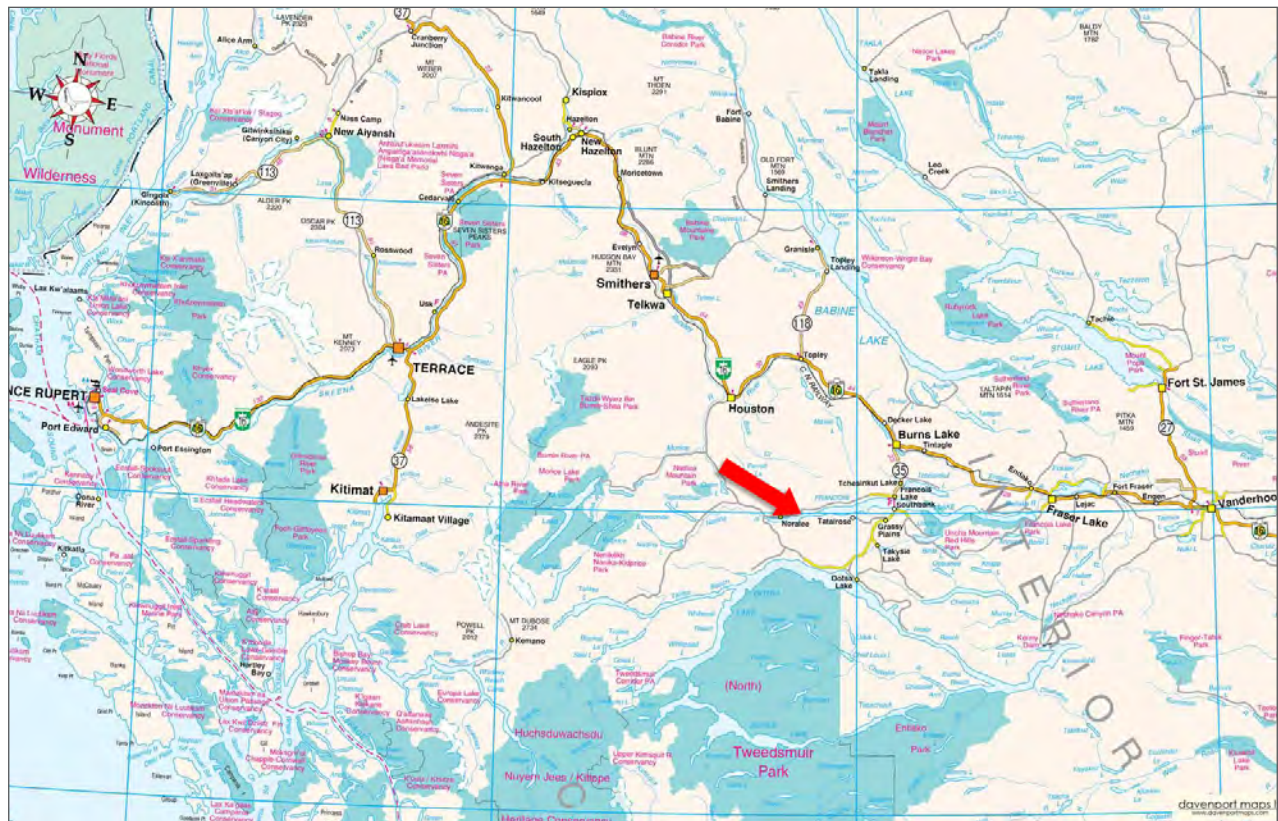


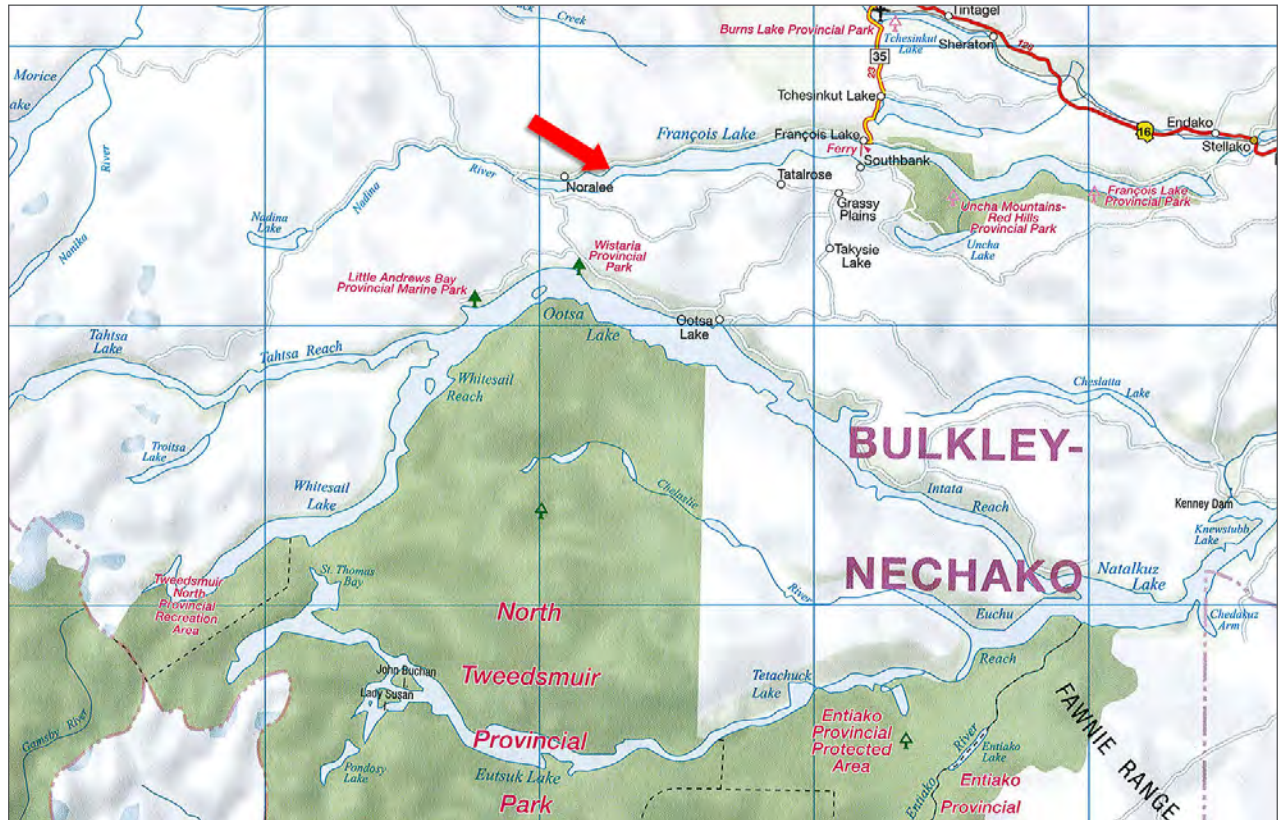




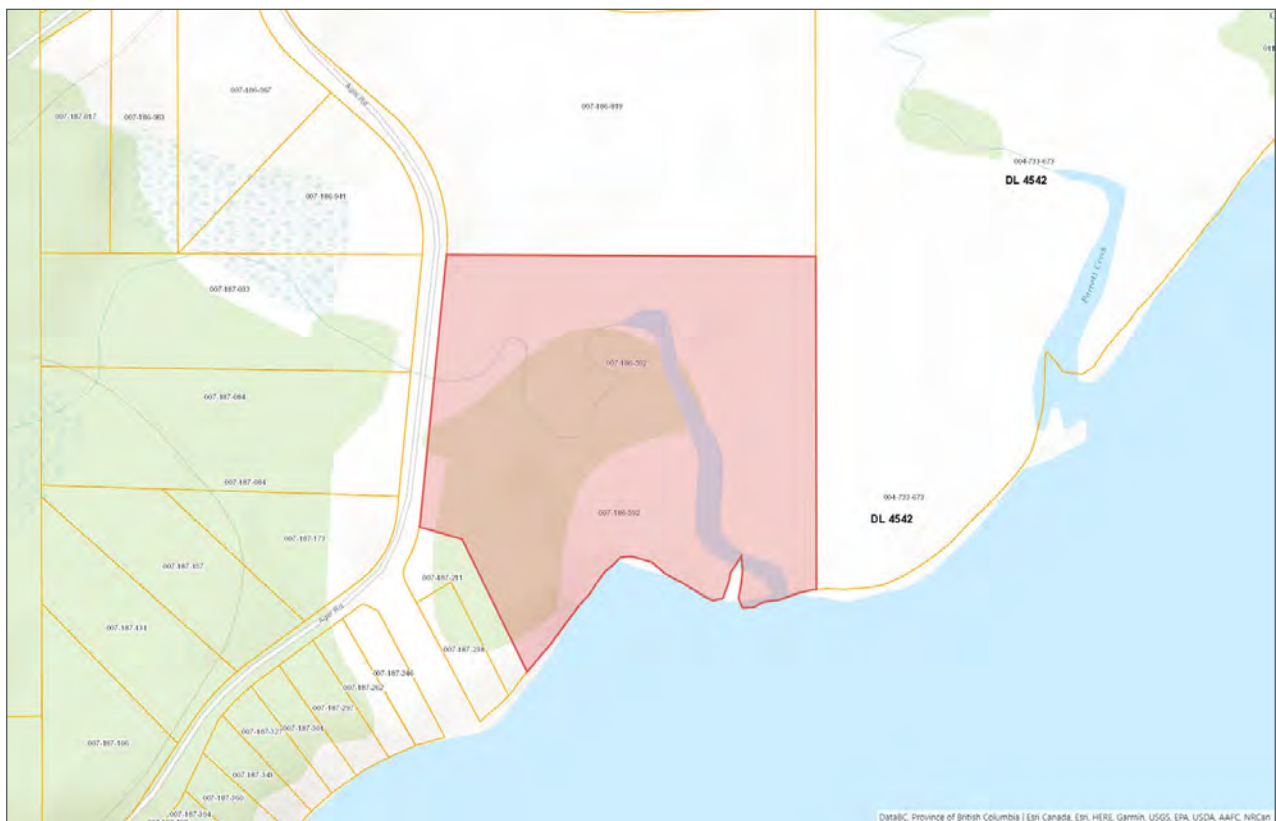












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