



Luxury Lakefront Living

Green Lake, BC



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Green Lake, BC

PROPERTY DETAILS

Listing Number:	25145
Price:	\$2,395,000
Taxes (2024):	\$5,606.29
Size:	1.66 acres
Zoning:	RL

DESCRIPTION

Offered for sale for the first time, this 4,400 sq. ft. home located on a private lot is undoubtedly one of the nicest properties along the shores of Green Lake. Known for its stunning turquoise water, Green Lake is coveted for its fishing and water sport recreation of all kinds. This property is uniquely situated on the lake with sunny southern exposure including panoramic views both up and down the lake and is framed by the Marble Mountains in the distance. Located in a private bay, the lakefront area is protected from the prevailing wind, with the shoreline consisting of a beautiful sandy beach.

From the moment you set foot on the property, it's immediately apparent that everything has been built to a high standard and impeccably maintained. Upon entering the property you'll pass through the decorative steel gates framed by stone posts. As you make your way around the property, you'll notice the expansive rock walls with perennial flowers and plants throughout. The yard itself is kept in immaculate condition with golf green quality grass inlaid with large stepping stones leading to the beach area. This property is built for entertaining.

At the beach you'll find a classic tiki hut with power, permanent bar stools and approximately 300 feet of waterfront with sandy beach bordered by extensive rock feature walls. The yard is further complimented by a timber framed octagon gazebo complete with power, sunken fire pit with stone walls and floor which seats eight comfortably. Whether you want to access this property with the float plane, or just tie up your fishing boat or ski boat, the 60 ft treated wood frame wharf with custom plastic floats and Dura-deck finish will let you shove off in style.

The shop is first class and may cause fits of jealousy from friends. Approximately 2,500 sq. ft. in size with 14 ft ceilings and mezzanine, the shop is generously sized. With exterior cladding to match the main house, the 3-bay shop is heated with a natural gas furnace and includes an over height middle bay for storage of a motor home. Even the shop is built for entertaining with the mezzanine set up as a poker room with dry bar.

The finished area of the main home totals 4,400 square feet with cedar board and baton siding, cedar roof and classic stone finishing. The exterior of the home includes hot/cold hose bibs near the front entry, frost free hose bibs in multiple areas including the deck and a 20 kW natural gas backup generator in the event of a power outage. The home is also roughed in for air conditioning and includes 35 amp wiring for future hot tub service. Well-equipped from start to finish the home is outfitted with a motion security system and a built-in stereo speaker system on both levels including the upper deck. Exposed aggregate leads to the exterior of the garage with slate tile steps to the timber entrance at the front door.



Upon entering the home on the primary living area you will notice the high vaulted living room with floor to ceiling windows and fir wood ceiling. Tasteful accents complementing the home include a stonework feature wall, an impressive gas fireplace complete with stone facing along with extensive custom fir wood mouldings. Brazilian maple hardwood flooring on the main floor, aside from the slate in the kitchen and bathrooms with in floor electric heating for comfort on even the coldest of Cariboo winters. It's impossible not to notice that there's a stunning view from each of the windows. The main floor includes 2 bedrooms and 3 bathrooms. The master bedroom on the lakeside of the home showcases a live edge feature wall and an en suite with two-person Jacuzzi tub and large travertine stone tiled walk-in shower. The second bedroom has easy access to a full guest bathroom with Jacuzzi tub and tasteful travertine stone tile features. The third bathroom on the main floor is a unique half-bath with custom stone sink and tree base located off the garage entrance and laundry room. The main floor has sliding patio doors to the deck in both the kitchen and the master bathroom where you can access the expansive concrete

deck. The deck has a durable rubber finish and spans the entire width of the home and overlooks the lake with infinity glass railings.

The party continues downstairs in the walkout daylighted basement with 9 ft ceilings, again perfectly set up for entertaining. Inlaid slate to wood stairs with accent lighting leads down to this bright basement level where you will find a large recreation room, a spacious exercise room, and theatre room with wet bar and sliding patio door access to the exposed aggregate patio which spans the entire width of the home. This floor also contains a welcoming self-contained guest suite with sliding glass door to the patio with laminate floor throughout and tiled bathroom.

The mechanical room is located on the basement level, is fully finished, and houses the brains for the entire home and includes a locked concrete vault with steel door. The home is serviced with well water, natural gas, power, septic system, security system and Internet. Heating is provided by forced air natural gas with additional individually controlled electric baseboards.

The top floor of the home includes a loft functioning as an office for the current owners. It includes built-in office desks and cabinetry with a beautiful fir floor and extensive lake views.

Just when you thought it couldn't get any better, the property also includes 0.61 acre across Green Lake Road North with an 800 sq. ft. building used as a hay barn and shelter for horses. This section of land is fenced and includes power. The current owner keeps her horses across the road and is able to ride directly from the property into an extensive trail network.

Properties such as this one do not come up for sale often. Don't let this home pass you by as they are difficult to find twice. Please call the listing agent today for more information or to book an appointment for viewing.

LOCATION

5834 Green Lake North Rd - 70 Mile House, BC

DIRECTIONS

From Vancouver

take the Trans-Canada Highway (Highway 1) eastbound. Departing from Vancouver, you'll follow Highway 1 through the Fraser Valley, passing through cities like Chilliwack and Hope.

After Hope, continue east on Highway 1, traversing the scenic Fraser Canyon alongside the Fraser River. As you approach Cache Creek, take the Highway 97 exit northbound towards 100 Mile House. Follow Highway 97 for approximately 20 kilometres until you reach 70 Mile House.

Please refer to the mapping section of this listing for the detailed location.

AREA DATA

70 Mile House is a small community nestled in the picturesque Cariboo region of British Columbia. Historically, it gained significance as a stopping point along the Cariboo Wagon Road during the Cariboo Gold Rush in the late 1800s. Today, it maintains its rural charm and serves as a hub for outdoor enthusiasts and those seeking a peaceful retreat.

The community itself is characterized by its tranquil surroundings, with rolling hills, dense forests, and pristine lakes dotting the landscape. Residents and visitors alike are drawn to the area for its abundance of recreational opportunities, including hiking, fishing, camping, and wildlife watching.

Despite its small size, 70 Mile House boasts a tight-knit community spirit, with residents who take pride in their surroundings and actively participate in local events and initiatives. While amenities may be limited compared to larger urban centers, the community exudes a sense of warmth and hospitality that is unmistakably characteristic of rural British Columbia.

Visitors to 70 Mile House can expect to find cozy accommodations, charming bed and breakfasts, and rustic campgrounds, providing the perfect base for exploring the natural beauty of the surrounding area. Whether it's a leisurely stroll along forested trails, a day of fishing on one of the nearby lakes, or simply soaking in the serenity of the countryside, 70 Mile House offers a tranquil escape for those looking to reconnect with nature and experience the slower pace of rural life.

VEGETATION

The vegetation surrounding 70 Mile House in British Columbia typically consists of a mix of coniferous and deciduous trees, reflecting the diverse ecosystems of the Cariboo region. Thick



forests of Douglas fir, lodgepole pine, spruce, and cedar dominate the landscape, providing habitat for various wildlife species. In lower-lying areas and along waterways, cottonwood, birch, and aspen trees thrive, adding to the area's biodiversity. Understory vegetation includes shrubs such as willow, huckleberry, and elderberry, along with an array of wildflowers and ferns. This lush vegetation contributes to the region's scenic beauty and supports a variety of recreational activities, from hiking and camping to wildlife watching and photography.

RECREATION

Tucked away in BC's Cariboo region, 70 Mile House and its surrounding communities offer a wealth of outdoor recreation set against a backdrop of forests, lakes, and rolling mountain terrain. This area is a scenic escape for all things outdoors, with activities that span all four seasons. Hike the with scenic trails such as the Mount Bowman Trail and the rugged routes within Marble Range Provincial Park, with breathtaking views of forested valleys, and dramatic cliffs. Fishing enthusiasts

will find excellent opportunities at nearby lakes like Green Lake, Watch Lake, and Sheridan Lake, all renowned for their clear waters and abundant trout stocks.

Camping is equally popular, with Green Lake Provincial Park offering lakeside campsites and easy access to water sports, while Mahood Lake in Wells Gray Provincial Park presents a more remote experience with access to waterfalls, hiking trails, and wildlife viewing. Moose Valley Provincial Park, just west of 70 Mile House, is a quieter gem, known for its canoe routes and pristine wilderness. The area is also rich in wildlife, making it a favorite for birdwatchers and photographers hoping to spot bald eagles, great blue herons, deer, moose, and even the occasional black bear. When the snow hits, bring out your snowshoes and skis—winter activities round out a year-round outdoor lifestyle. 70 Mile House has countless ways to explore and enjoy the untamed beauty of the Cariboo.

HISTORY

70 Mile House, located along British Columbia's historic Cariboo Wagon Road, was established in the 1860s during the Cariboo Gold Rush. It served as one of the many roadhouses that provided food, lodging, and rest for miners and travelers journeying north toward the goldfields around Barkerville. The settlement got its name from its distance—70 miles—from Lillooet, which was considered "Mile 0" of the route.

Over time, 70 Mile House became a key stopping point for stagecoaches and freight wagons, helping it grow into a small but vital hub in the region. Though the gold rush faded, the community remained, evolving into a quiet rural area that still reflects its frontier roots. Today, it serves as a gateway to the South Cariboo's recreational lakes and wilderness, while holding on to the spirit of its pioneering past.

MAP REFERENCE

51°24'50.05"N and 121°14'23.80"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Septic
- Internet
- Drilled well
- Natural gas

IMPROVEMENTS

Main House

4,400 square foot home. The main level includes two bedrooms and three baths, with a spa-like primary suite and lakefront deck access. The



walkout basement boasts a rec room, theatre, exercise space, guest suite, and full wet bar. A loft office upstairs offers commanding lake views.

Shop

Approximately 2,500 sq. ft. in size with 14 ft ceilings and mezzanine, the shop is generously sized. With exterior cladding to match the main house, the 3-bay shop is heated with a natural gas furnace and includes an over height middle bay for storage of a motor home. Even the shop is built for entertaining with the mezzanine set up as a poker room with dry bar.

Additional Improvements

- Beachfront tiki hut
- Gazebo with firepit
- 60 ft wharf
- Separate 0.61-acre parcel with a basic horse shelter across road

LEGAL

LOT 2 DISTRICT LOT 3405 LILLOOET DISTRICT
PLAN EPP13049

PID 028-680-171







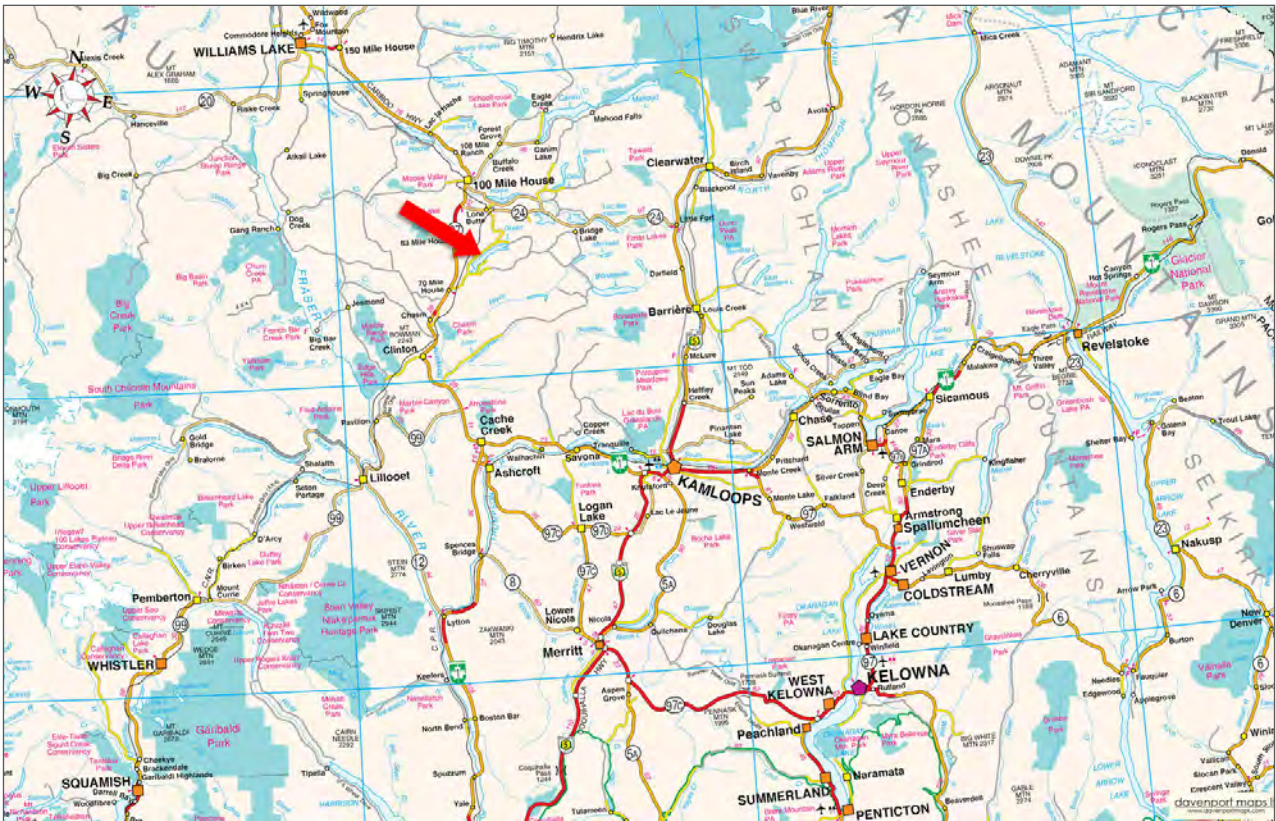


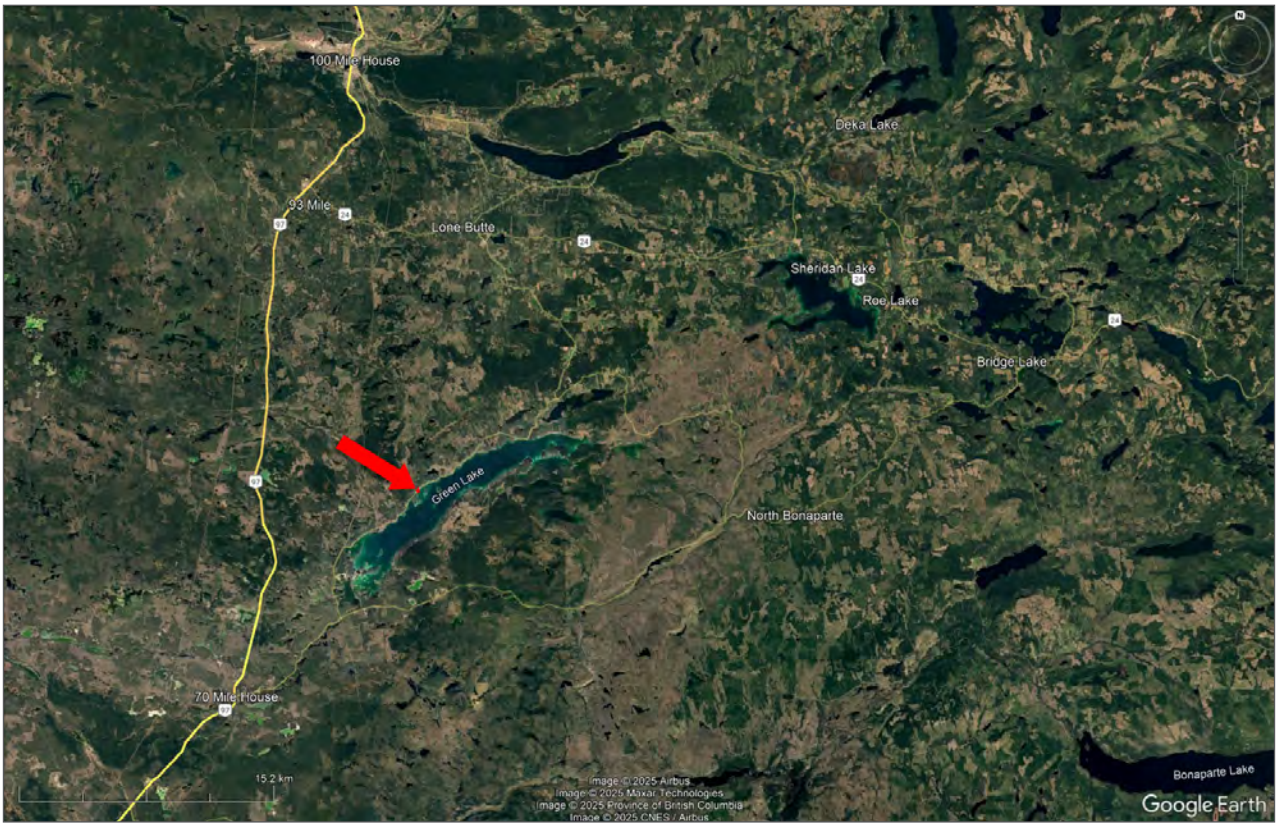
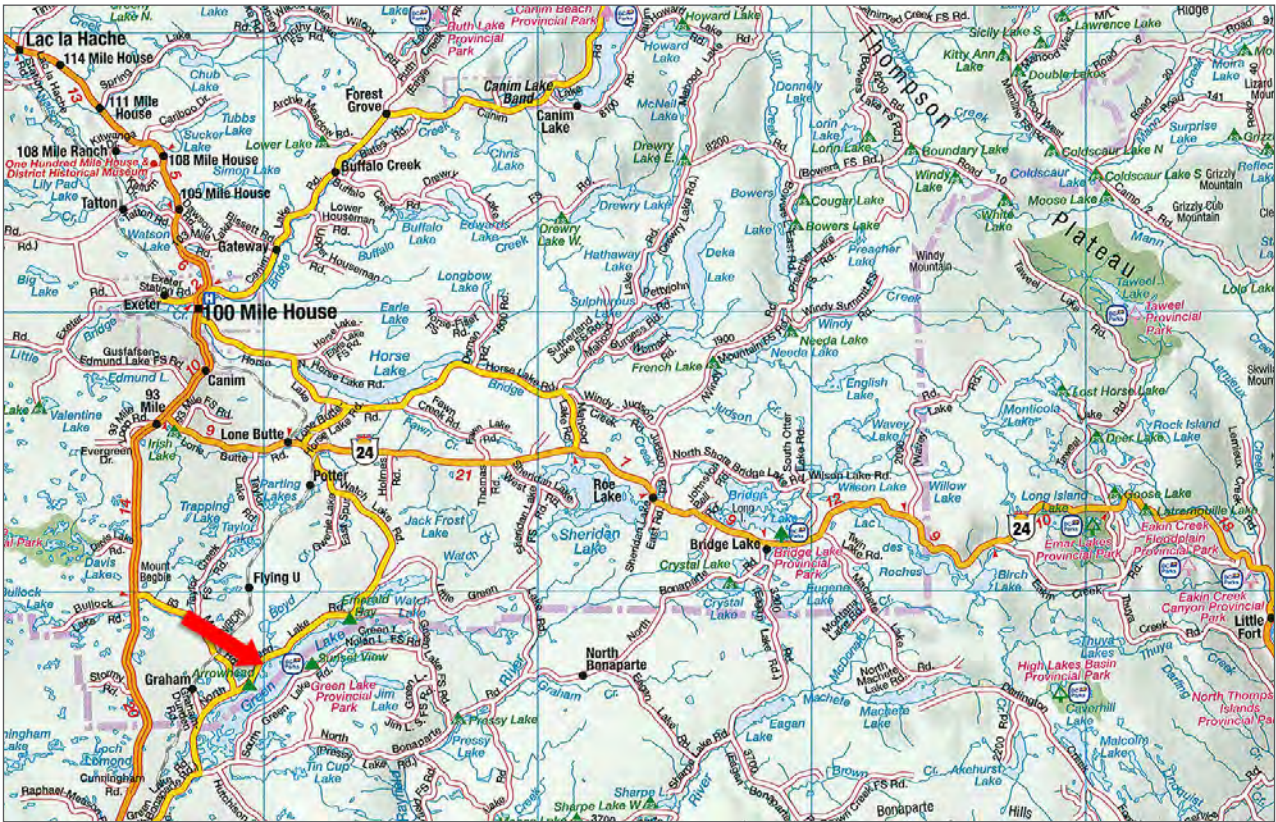


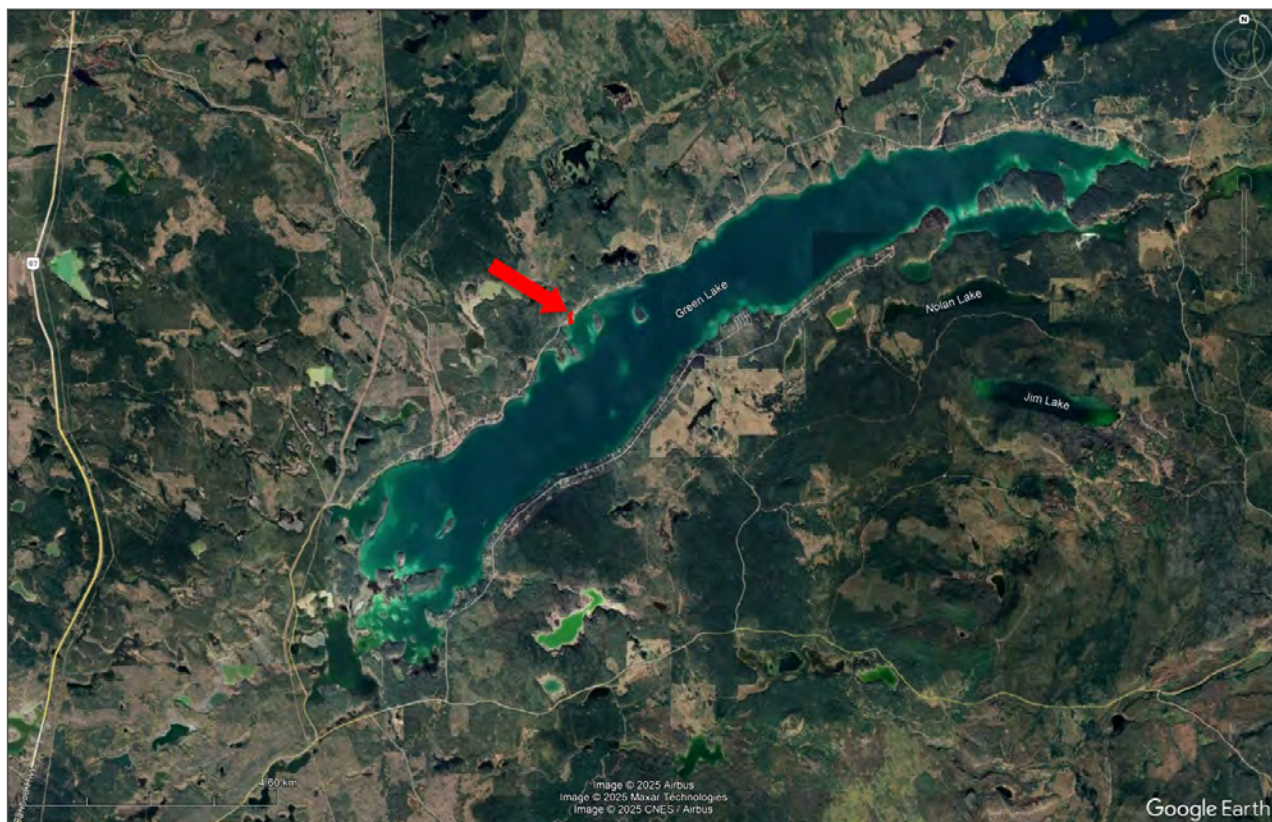
















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