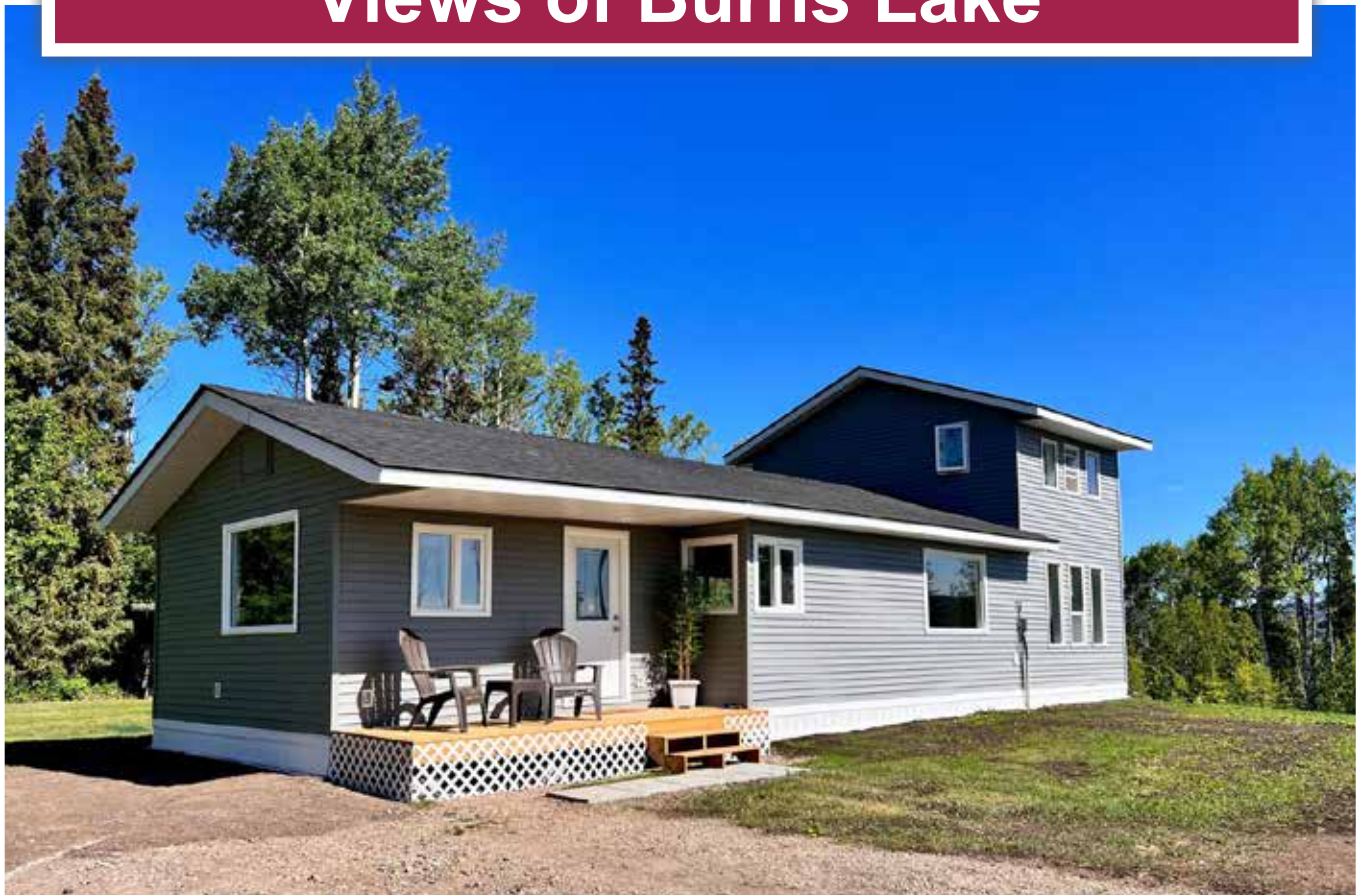




Newly Renovated Residence with Views of Burns Lake



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Newly Renovated Residence with Views of Burns Lake - Burns Lake, BC

PROPERTY DETAILS

Listing Number:	23139
Price:	\$365,000
Taxes (2023):	\$1,266
Size:	5.28 acres
Zoning:	H1

DESCRIPTION

Nestled amidst the tranquility of a sprawling 5.28 acres, this recently renovated 2-bedroom home is a rural sanctuary of contemporary comfort. The 1,280 ft² residence has been meticulously upgraded with a new roof and siding, enhancing the home's rustic charm with modern durability. Step inside to an interior flooded with natural light, bouncing off fresh walls to illuminate a tasteful blend of modern aesthetics and cozy familiarity.

The interior renovations have been thoughtfully executed with an eye for quality. The living spaces boast new lighting fixtures, illuminating every corner with a warm glow that accentuates the new flooring. Each room combines elegance with practicality, providing you with the best of comfort and convenience. The expansive kitchen has been refurbished with the latest amenities, ready to inspire your culinary creativity.

The property is an enchanting wilderness haven, its vast acreage offering endless possibilities. A new pole with yard lights adds a charming touch to the landscape, while the lush, open space calls out for gardening, horse riding, or simply basking in the peace of your own private retreat. The majestic views of the surrounding land bring nature right to your doorstep. Situated a mere stone's throw from Burns Lake, this home offers a wealth of recreational activities. The shimmering waters of the lake are an inviting playground for fishing, boating, or just a leisurely picnic by the water's edge. The changing seasons bring new beauty and activities, from the colourful spectacle of autumn leaves to the thrill of winter ice-fishing.

The home's rural tranquility belies its convenient proximity to the nearby town, a charming community hub teeming with life. A short drive takes you to quaint boutiques, local cuisine, and a bustling calendar of community events. Immerse yourself in the local culture, before returning to the serenity of your countryside oasis. This home harmoniously blends the best of rural living with modern luxuries and conveniences. It's not just a residence—it's a lifestyle, offering an escape into nature with all the comforts of a fully renovated home. From the minute details of interior fixtures to the breathtaking sweep of the surrounding landscape, it's a place where dreams take root and flourish.

LOCATION

656 McNeil Drive - Burns Lake, BC

DIRECTIONS

Contact Listing REALTOR®

AREA DATA

The Lakes District of Northern BC embraces over 300 wilderness fishing lakes and 3,000 miles of pristine shoreline. The district extends from the Stikine Mountains to the Omineca Mountain Range in the east. Ootsa Lake borders the southern area and then extends northward to Babine Lake.

Burns Lake (pop. 2,800) serves the greater surrounding areas' population of over 8,000 within the Regional District of Bulkley Nechako. The town is a hub for the local logging, saw-milling, mining, and tourist industries. It also serves as the main commercial center for the surrounding area, including Francois Lake, Colleymount, Grassy Plains, Rose Lake, Topley, and Granisle. Several pubs, cafés, restaurants, a broad selection of stores and services, numerous hotels and motels, a library, and a hospital. It is also the location of the head offices of the Regional District of Bulkley-Nechako.

Burns Lake Airport is 20 kilometres northwest of the town. Commercial airlines fly into Regional Smithers Airport, 143 km west of Burns Lake, and International Prince George Airport, 237 km to the east. VIA Rail Canada stops at Burns Lake on the iconic trip from Jasper to Prince Rupert.

Overall, the area receives an above-average of sunshine than other BC areas. In June 1982, Burns Lake recorded a whopping 376.5 hours of sunshine. This is the most sunshine ever recorded during the month of June. The warmest month is July, with an average high of 21°C. The average snowfall is approximately 190 cm, with the chilliest month in January having an average low of -15.3°C.

RECREATION

Burns Lake and the surrounding region offer a plethora of recreational opportunities for outdoor enthusiasts and adventure-seekers alike. The area is known for its stunning lakes, providing ample options for water-based activities such as fishing, swimming, kayaking, canoeing, and boating. Decker Lake, for instance, is a popular spot for anglers in search of various fish species, while Tchesinkut Lake is a fantastic location for family picnics and leisurely boat rides.

The extensive trail system around Burns Lake caters to hikers and mountain bikers of all skill levels, with the renowned Boer Mountain Recreation Site featuring an impressive network of trails. During the winter months, cross-country skiing and snowshoeing are popular pastimes, and the nearby Omineca Ski Club offers well-groomed trails and rental equipment.

For those who prefer motorized adventures, Burns Lake is a hub for snowmobiling and ATV riding, with miles of groomed trails and backcountry terrain to explore. The region's abundant wildlife and pristine wilderness also make it an ideal destination for hunting, bird watching, and wildlife photography.

In addition to outdoor recreation, Burns Lake hosts a variety of community events and festivals throughout the year, such as the Burns Lake Fall Fair and the Lakes District Arts Council's performing arts series. The local art scene, historical sites, and cultural attractions further enrich the recreational offerings in this beautiful and diverse region.

HISTORY

Burns Lake, a small community located in the heart of British Columbia, has a rich and varied history dating back to the early 20th century. The area was originally inhabited by the Carrier and Wet'suwet'en First Nations, who lived off the land and relied on

its abundant resources for their sustenance and way of life.

The arrival of European settlers in the early 1900s, spurred by the construction of the Grand Trunk Pacific Railway, marked a significant turning point in the region's history. The railway, which was built between 1906 and 1914, played a crucial role in the development of Burns Lake as a transportation and commerce hub. The town was named after Michael Byrnes, a railway contractor, but a spelling error led to the adoption of the name "Burns Lake."

The establishment of sawmills and the thriving forestry industry in the 1920s and 1930s further fueled the growth of Burns Lake. The region's abundant timber resources attracted both workers and entrepreneurs, leading to an influx of settlers and the establishment of a close-knit community.

Over the years, Burns Lake has evolved to become a service center for the surrounding rural areas and a gateway to outdoor recreational opportunities. Despite the challenges faced by the forestry industry in recent times, the town has managed to diversify its economy, focusing on tourism, agriculture, and local businesses.

Today, Burns Lake is a vibrant community that proudly preserves its rich cultural heritage and historical roots while embracing modern development and growth. The town continues to celebrate its past through local events, museums, and historical sites, while looking forward to a bright future.

MAP REFERENCE

54°12'25.47"N and 125°45'51.89"W

SERVICES

Electricity, septic, water.

IMPROVEMENTS

Below are recent upgrades the current owner has completed on the home.

Exterior

- Roof was sheeted and new shingles installed
- All new vinyl siding and skirting
- Brand new front porch and rear deck
- Landscaping is done and seeded to grass

Interior Renovations

- All rooms upstairs and downstairs were dry walled and painted
- All ceilings were had dry wall installed
- New kitchen countertops and cabinetry was freshly painted
- Brand new stove was installed
- Brand new flooring throughout the entire home
- New washing machine bought by previous owner last year never used yet
- Both upstairs and downstairs bathrooms were fully renovated
- The front entry door is brand new
- All new lighting through out
- A new pole with yard light pans power was run under ground to a 200-amp panel that feeds another 100-amp panel

LEGAL

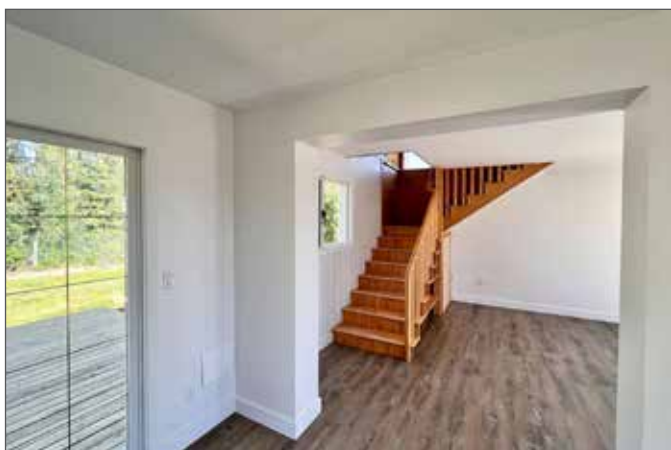
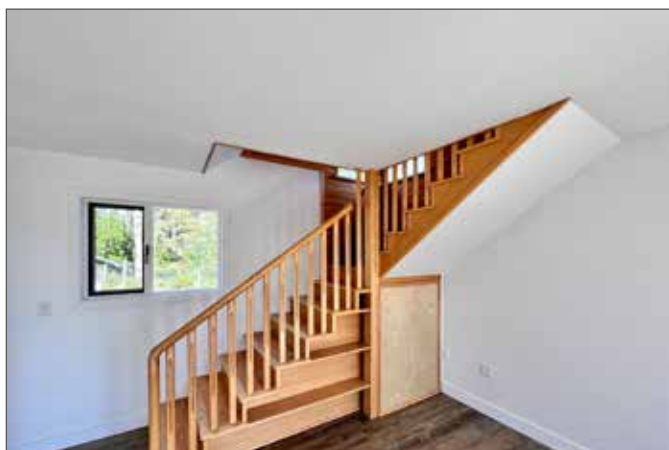
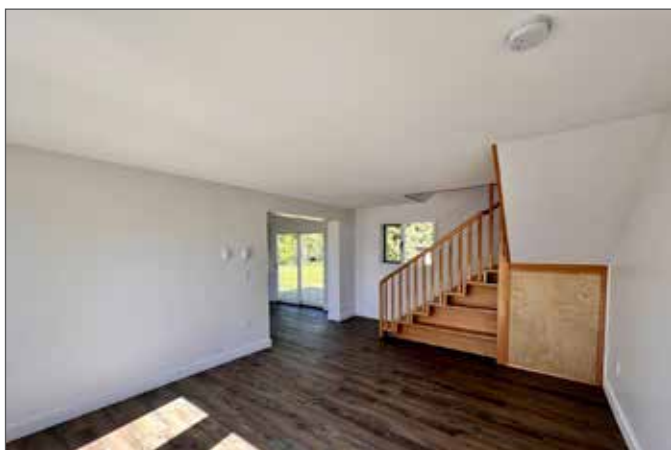
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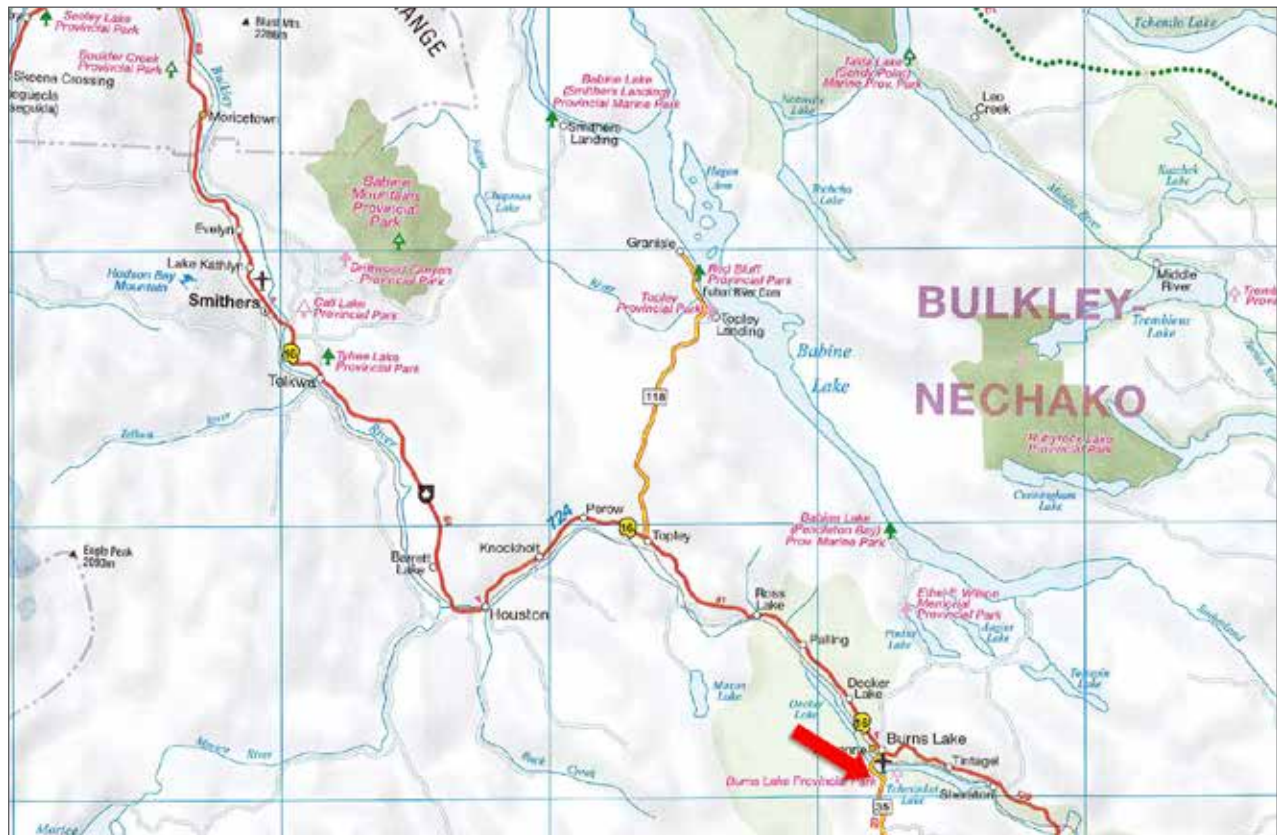














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