



**Nicola Lake View Lot
Build Your Dream Home**



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Nicola Lake View Lot - Build Your Dream Home and Boat the Days Away - Quilchena

PROPERTY DETAILS

Listing Number:	25015
Price:	\$334,900
Taxes (2024):	\$889.76
Size:	0.991 of an acre
Zoning:	LR-1

DESCRIPTION

Located near the end of Monck Park Road in the stunning Nicola Lakeshore Estates, this 1-acre lake view lot at 6601 Monck Park Road offers a rare opportunity to build your dream home in one of the most picturesque settings in British Columbia.

With breathtaking panoramic views over Nicola Lake and the rolling hills of the Douglas Lake Ranch, this lot is truly a nature lover's paradise. The property backs onto expansive Crown land, providing added privacy and a seamless connection to the natural beauty of the area. Whether you prefer a more direct access or a secluded feel, you have the option of building your driveway from either Monck Park Road or Jagpal Road, offering flexibility in your design and approach.

The iconic historic Quilchena Hotel is just across the lake, offering a charming local landmark, and the renowned Sage Brush Golf Course is conveniently located nearby, adding to the area's allure for those seeking both recreation and relaxation.

With all essential services at the lot line, all you need is your vision and house plan to begin bringing your lakeside living dreams to life. Whether you're looking for a peaceful retreat or an adventurous home base, this prime location offers the perfect blend of accessibility and serenity. Make your move to this exceptional lakeside property—where the views are endless, and the possibilities are yours to create.

LOCATION

6601 Monck Park Road - Quilchena, BC

DIRECTIONS

Head west from Merritt on Highway 5A for about 11 km. Go through Nicola Ranch, then turn left onto Monck Park Road, stay on Monck Park Road for about 9 km, lot will be on the left.

AREA DATA

Nicola Lake, located in the southern interior of British Columbia, is a beautiful, scenic body of water nestled between the cities of Merritt and Kamloops. Situated in the Nicola Valley, the lake is approximately 15 km southeast of Merritt, and around 70 km north of Kamloops. It is a freshwater lake, roughly 22 km (13.5 miles) in length and about 1.5 to 2 km wide at its widest point, with a total surface area of about 1,250 hectares (3,089 acres). 400 metres (1,312 feet) above sea level. Nicola Lake offers fun for all water lovers and you will see speedboats, wakeboarding, windsurfing, fishing, paddleboarding, kayaking throughout the sunny seasons.

The lake is surrounded by diverse landscapes, including rolling hills, grasslands, and forested areas. The Douglas Lake Ranch, one of the largest cattle ranches in Canada, lies nearby. Much of the land around the lake, including the land backing onto the 6601 Monck Park Road, is Crown land, adding privacy and access to natural spaces for outdoor activities.

Nicola Lake lies in a semi-arid region, characterized by hot, dry summers and cold, snowy winters. Summer temperatures can reach highs of 30°C (86°F) or more, ideal for boating, fishing, and other outdoor activities. Winters can be chilly, with temperatures often dipping below freezing and snowfall being common.

Nicola Lake is known for its excellent fishing, including species like rainbow trout, kokanee salmon, and bass. The area is rich in wildlife, including deer, elk, bears, and various bird species.

Historic Quilchena Hotel and Sagebrush Golf Course are notable landmarks across the lake, offering a mix of heritage charm and recreational opportunities.

The Nicola Valley offers extensive outdoor recreation options including hiking, horseback riding, and winter sports.

Nicola Lakeshore Estates is a beautiful community, and is a popular choice for recreational properties, seasonal homes, and permanent residences.

The area is rural, providing a peaceful, slower-paced lifestyle while still being within a reasonable drive of larger communities like Merritt and Kamloops for additional services and amenities. Nicola Lake's natural beauty, outdoor recreation, and the unique charm of the surrounding area make it a highly desirable location for those looking for a lakeside property in British Columbia.



RECREATION

Nicola Lake offers a diverse range of recreational activities, from water sports and fishing in the summer to hiking, wildlife viewing, and snow sports in the winter. Its beautiful natural surroundings and variety of outdoor pursuits make it a fantastic destination for nature lovers, outdoor enthusiasts, and those simply seeking a peaceful place to unwind.

MAP REFERENCE

50°11'59.36"N and 120°30'3.74"W

SERVICES

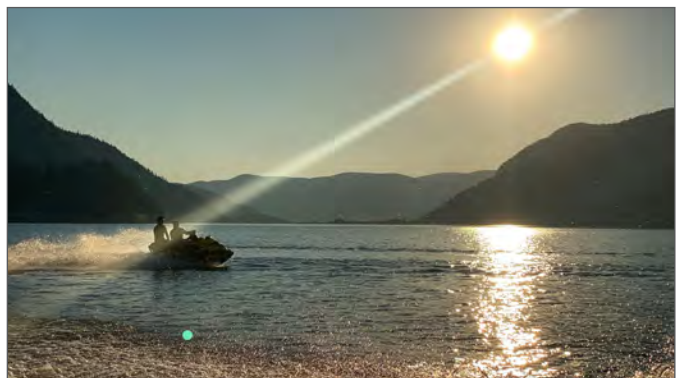
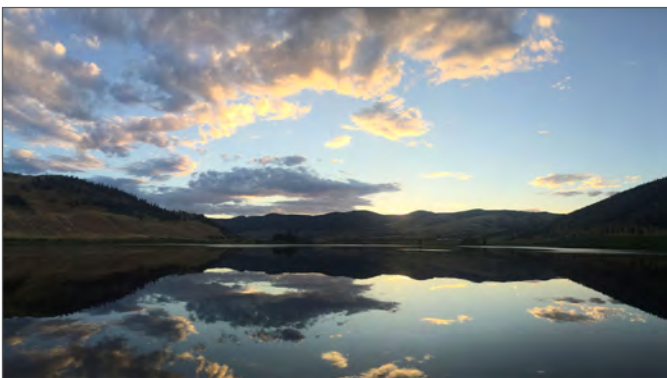
- High-speed Internet
- BC Hydro
- MPR Utilities - \$140.02/month includes: fire, garbage, sewer, water

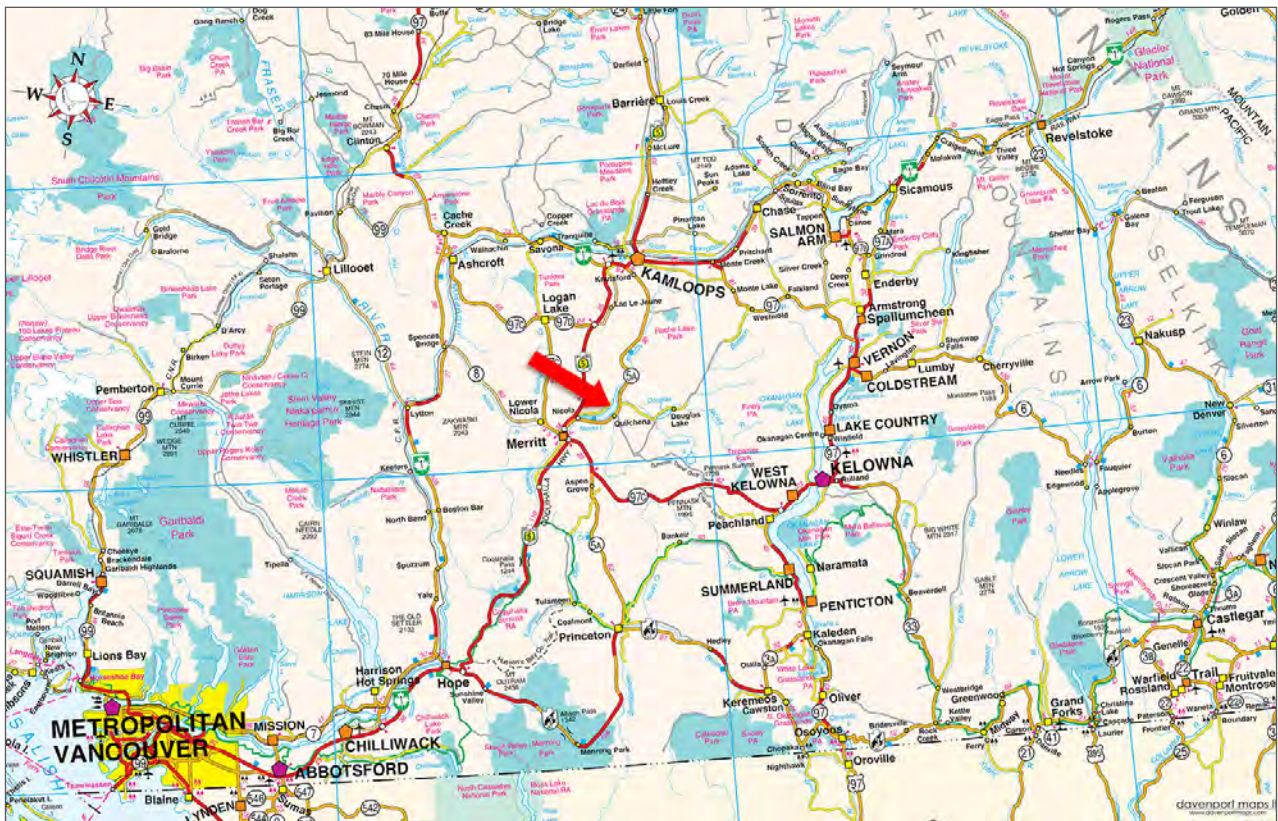
LEGAL

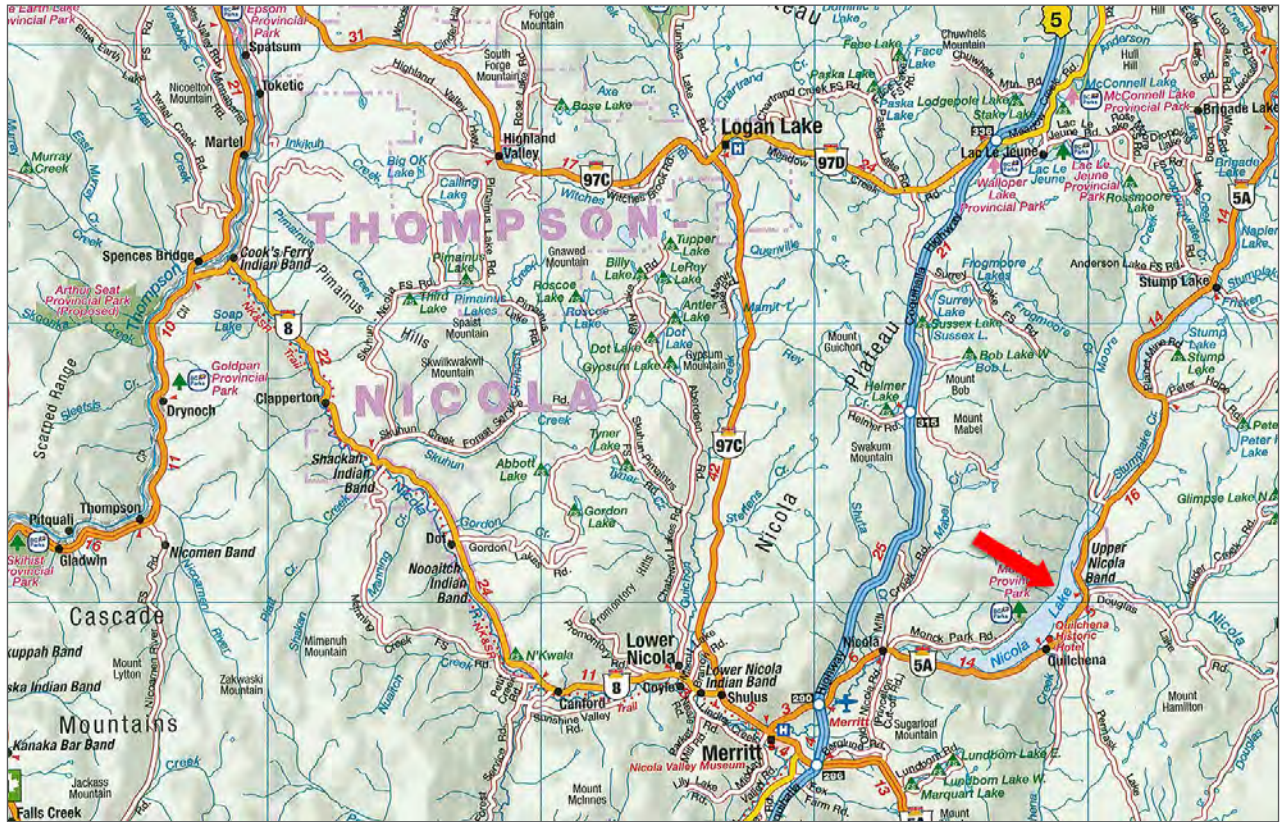
LOT 15 DISTRICT LOT 530 KAMLOOPS DIVISION
YALE DISTRICT PLAN KAP79399

PID 026-485-095

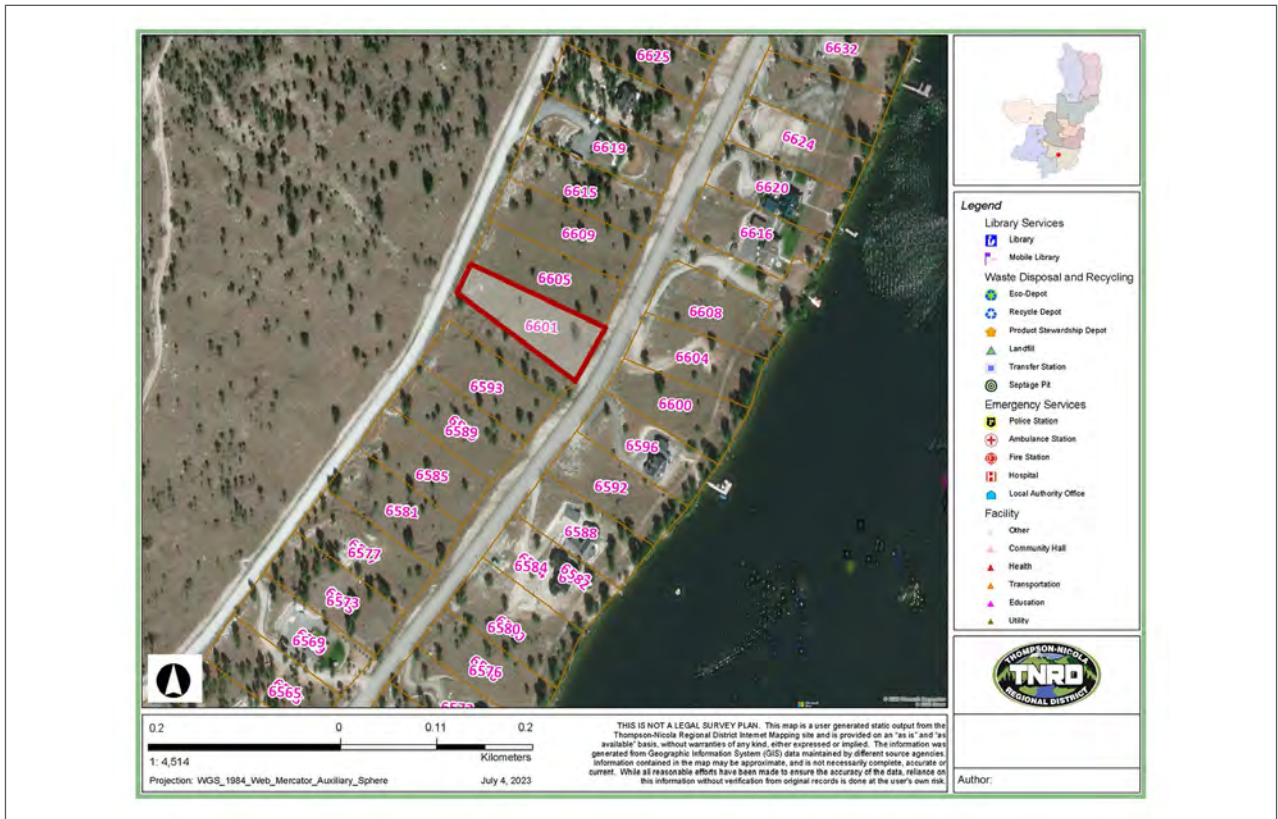
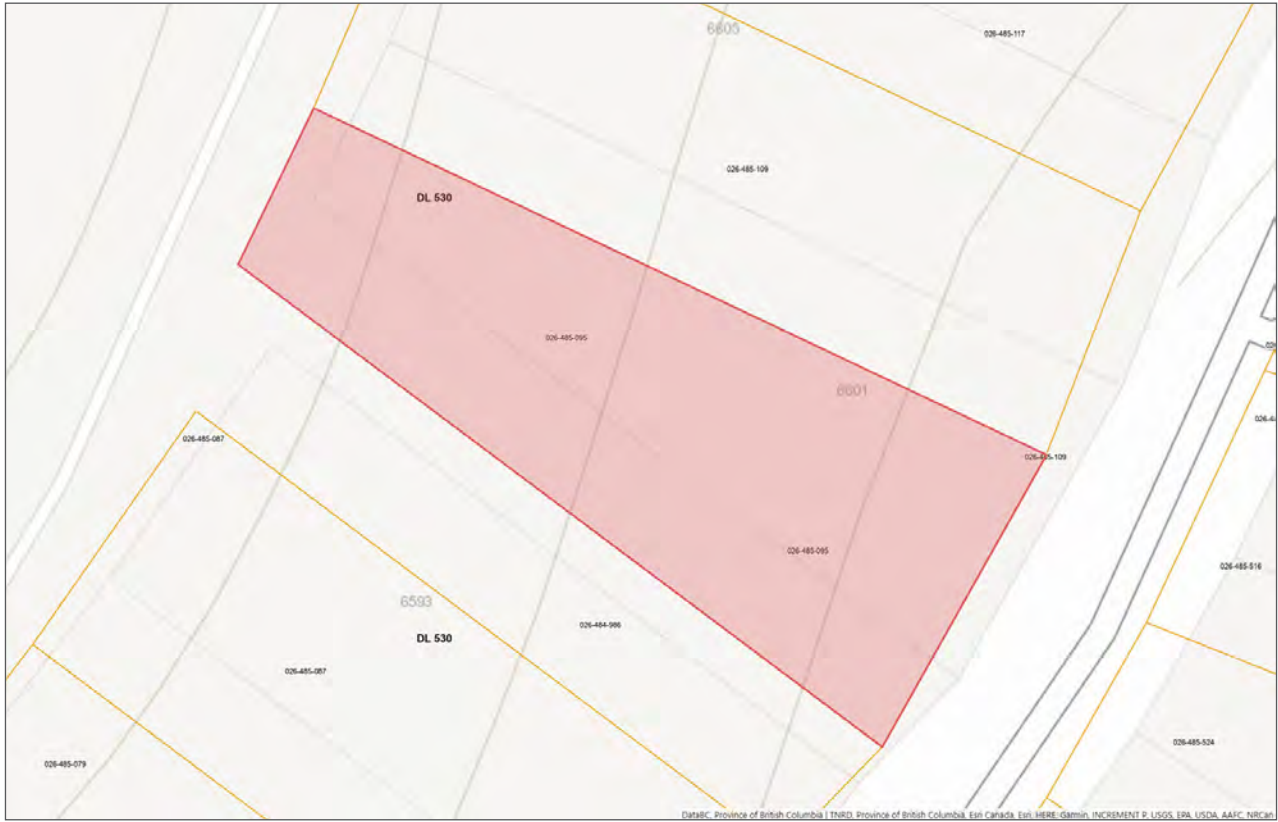














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