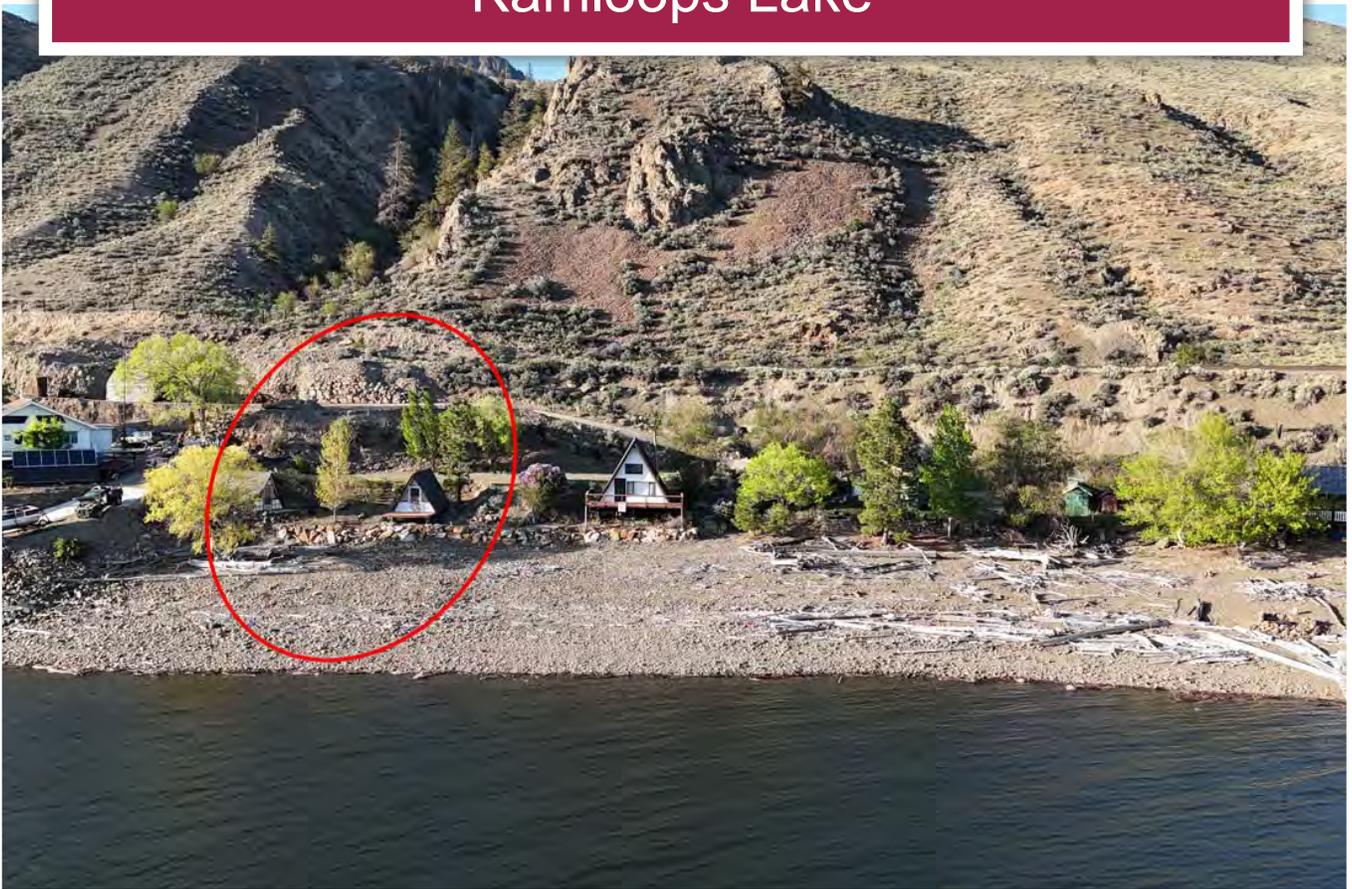




Off-Grid Lakefront Lot
Kamloops Lake



www.landquest.com

Matt Cameron
matt@landquest.com
(250) 200-1199



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Off-Grid Lakefront Lot

Kamloops Lake

PROPERTY DETAILS

Listing Number:	25226
Price:	\$199,000
Size:	0.3 of an acre

DESCRIPTION

Rare and affordable recreational property on the north side of Kamloops Lake in the lakeside community of Frederick a community of 25 to 30 seasonal properties. The property is surrounded by grasslands and an arid landscape that is partially moderated by the lake along its edge.

Lot 27 is 0.30 acres and has 81 feet of lakeshore and two small, one room A frames. One is set up as a small shop and one for storage. The land is sloping with two flat landings—one suitable for parking and one could be a potential cabin site or a landing for an RV. There is a nice gravel beach in front of the lots.

The area is a mix of cabins, a couple houses, and RV users. Water is pumped from the lake (generator) up to a cistern allowing for gravity fed water from the cistern once filled.

There is no septic or power on site but other lots have put in septic systems.

There is a great neighbor on one side and the other side is owned by this seller who also has the two lots listed for sale as a package price of \$449k (Listing 25044). The adjacent lot has a very well setup A frame cabin with one bedroom, a loft, small kitchen and living area.

Access to the lot is via 15-20 km of gravel/dirt roads. Access is generally possible in a car, although a truck or SUV is preferred/good tires, and except for after a big dump of snow it is possible to access the property most days but there is no snow clearing so you are at the will of nature for access in and out. Little accumulation of snow occurs here.

All showings are to be with an agent as there is a private gate/key needed to get to Frederick and across a private piece of property. There is a rail crossing agreement in place—\$200 a year for that crossing.

LOCATION

6416 Frederick Road - Frederick, BC

Property is on the north shore of Kamloops Lake and just 30 minutes to Kamloops.

DIRECTIONS

Directions from Kamloops Airport

The kilometre distances are the total from entrance to airport on Tranquille Road.

- At 6 km keep right to Red Lake Road/Criss Creek Road and cross the tracks, the road becomes gravel in 1 more kilometre
- At 10.5 km at switch back take left fork (west) to Frederick Road and Dewdrop Meadow
- At 13.7 km take the left fork
- At 18.2 km gate
- At 19.6 km CN tracks, cross tracks and continue to right
- At 20.5 km you arrive at the lot



AREA DATA

Make sure to read over the recreational section to learn about all the local recreation, parks and ecological areas surrounding this property.

Being so close to Kamloops, yet extremely private with the private gate separating the community of Frederick makes this a unique recreational property. Kamloops is the hub of the interior offering you any urban amenities you could ever desire. With a population of around 100,000 people Kamloops has everything from a great full service hospital, university, mall, big box stores, to quaint locally owned shops, cafes and restaurants to amazing recreational facilities at Thompson Rivers University and Canada Games Aquatic Centre, Sandman Centre for concerts and Western Hockey League games, multiple golf courses, and much more.

RECREATION

Hiking

Within a 5- to 10-minute drive are multiple trailheads to some awesome hikes taking you to remote lakes, through grasslands, rocky outcrops, canyons, hoodoos, passing by viewpoints of the lake and river and amazing wilderness all around you. This is probably one of the most underrated hiking areas in BC. Some of these hikes are listed below:

- Cinnamon Ridge
- Mara Loop
- Mara Canyon
- Pine Park
- Battle Bluffs
- Tranquille Slot

Mountain Biking

Not underrated and known to have some of BC's best mountain biking, this area has some excellent riding on established bike trails as well as remote Forest Service Roads (FSR) offering everything from flowy runs to technical riding. Right from the property you can ride up the hill a couple kilometres and connect with a large trail system. A link to some trail info can be found on the Trailforks website.

Motorized Recreation

The local FSRs offer excellent terrain for quads and bikes.

Fishing and Boating

With lake frontage on Kamloops Lake, you have access to this large, 29 km long lake. Mornings are typically calm and ideal, while late afternoon the winds can pick up making it good for afternoon windsurfing. It's a great lake for rainbow and bull trout, and there are some nice pockets of for fly fishing.

Golf

The Kamloops golf and country club is a great course you pass on the way from Kamloops to the property—approximately 18 km away. You also have the option to boat across to Tobiano, one of Canada's top-rated courses.

MAP REFERENCE

50°44'56.77"N and 120°38'40.91"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Property is off the grid.

Water

There is a cistern up near the train tracks. Water is pumped from the lake to fill cistern and then you have gravity fed water. This is not treated drinking water, it could be used for dishes and personal hygiene.

Power

The property is off-grid, but a generator is used on site for power needs. It is located in one of the small A frames. They run the generator on this porch with a 30 amp or heavy gauge extension cord to prevent line loss. To fill the cistern, there is a high head pump and 1.25" hose coiled under the cabin. The owner has a schematic of how the system is valved, but here is how it works . . . they roll out the 1.25" hose to the water's edge, hook up the pump, and open a valve under the walkway. The valve under the walkway is connected to 1.25" hose which goes underground and which feeds to the bottom of the cistern. They start and run the pump for 20 to 30 minutes (there are overflow vents at the top of the cistern but they usually stop pumping before the 500 gal. cistern is full). When done pumping, they shut off the pump and close the valve under the walkway. This prevents the cistern from draining and it pressurizes the cabin faucets. There is a total system drain under the cabin walkway for winter line purging. There is also an isolation valve buried on the bank so that they could make changes to the supply without draining the cistern. A sketch can be provided.

Sewer

There is no septic system. Other lots have put in a septic tank and field.



IMPROVEMENTS

- Small A frame set up as a one room shop
- Small A frame for storage
- Cistern

TAXES

\$709.27

\$200 annually for rail crossing agreement.

ZONING

AF-1 (Thompson-Nicola Regional District)

Permitted Uses

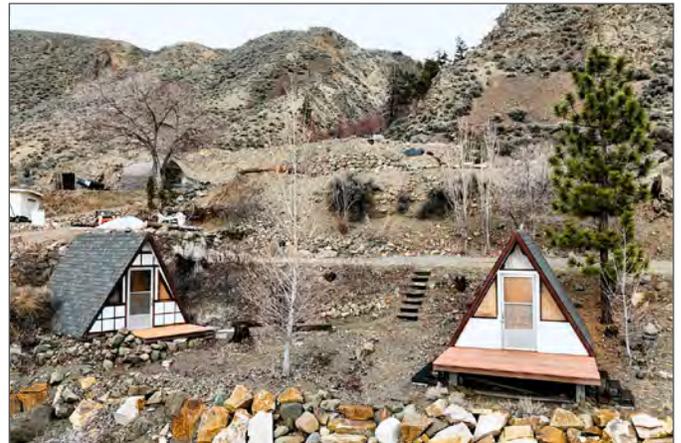
single family dwelling with or without a suite, duplex, manufactured home

(among many other uses but the most applicable are listed above). Contact the listing agent for full zoning bylaws.

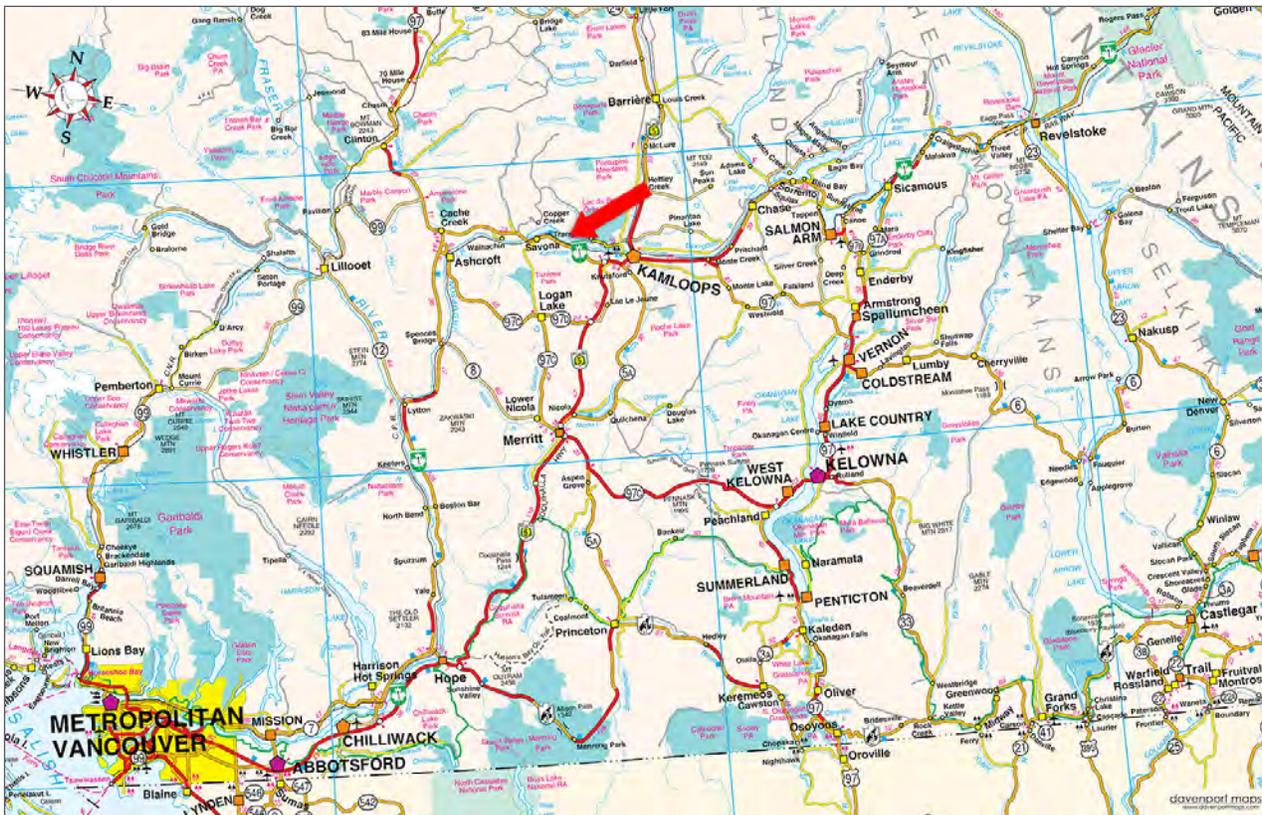
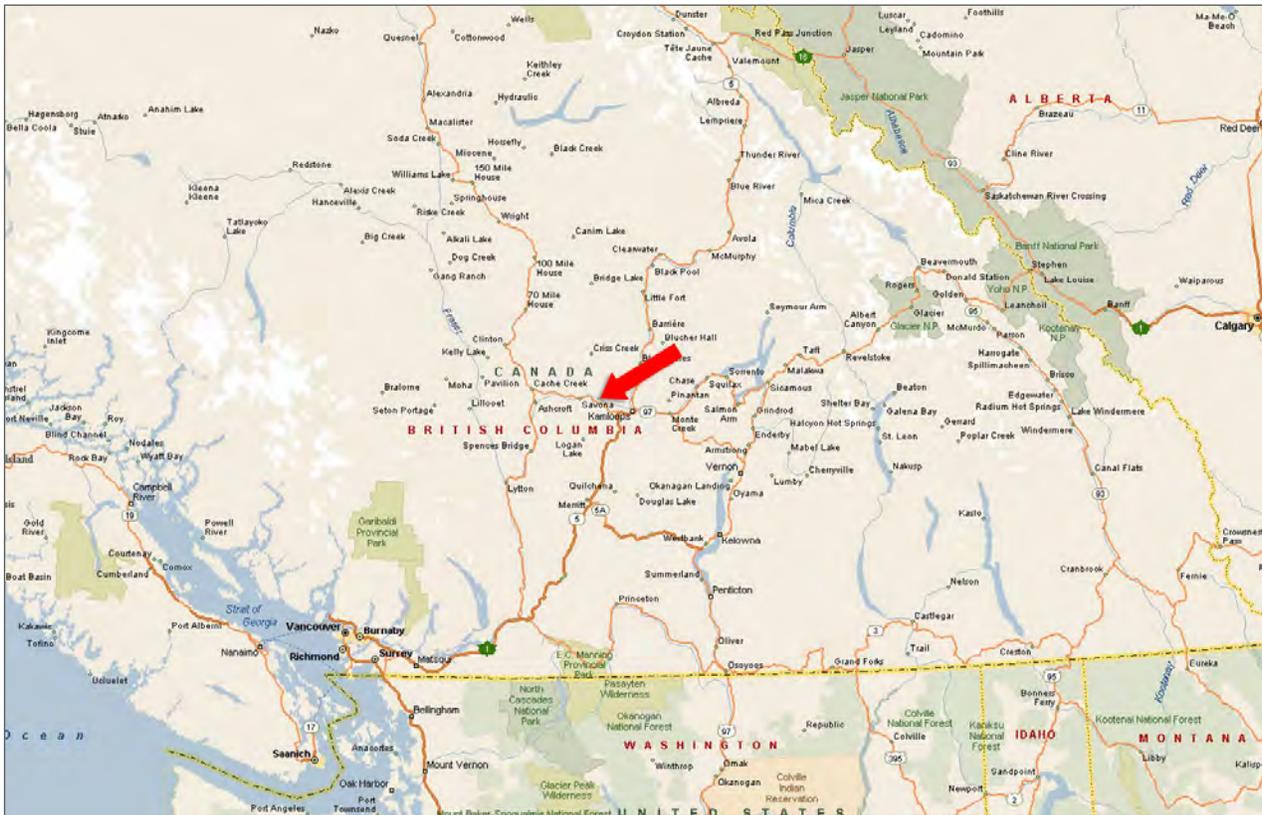
LEGAL

LOT 27 SECTION 36 TOWNSHIP 20 RANGE 20 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 10856

PID 009-515-267

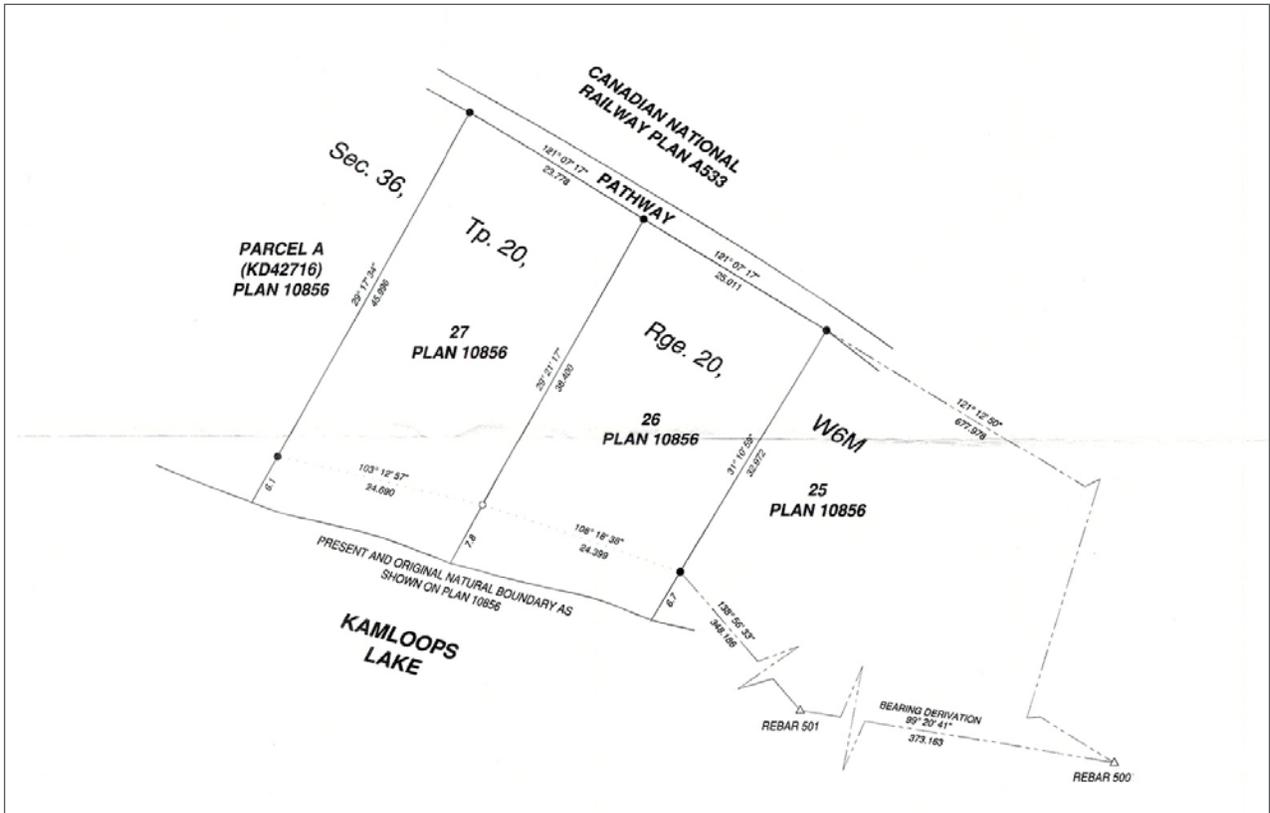














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Matt Cameron

Representative
matt@landquest.com
(250) 200-1199

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)