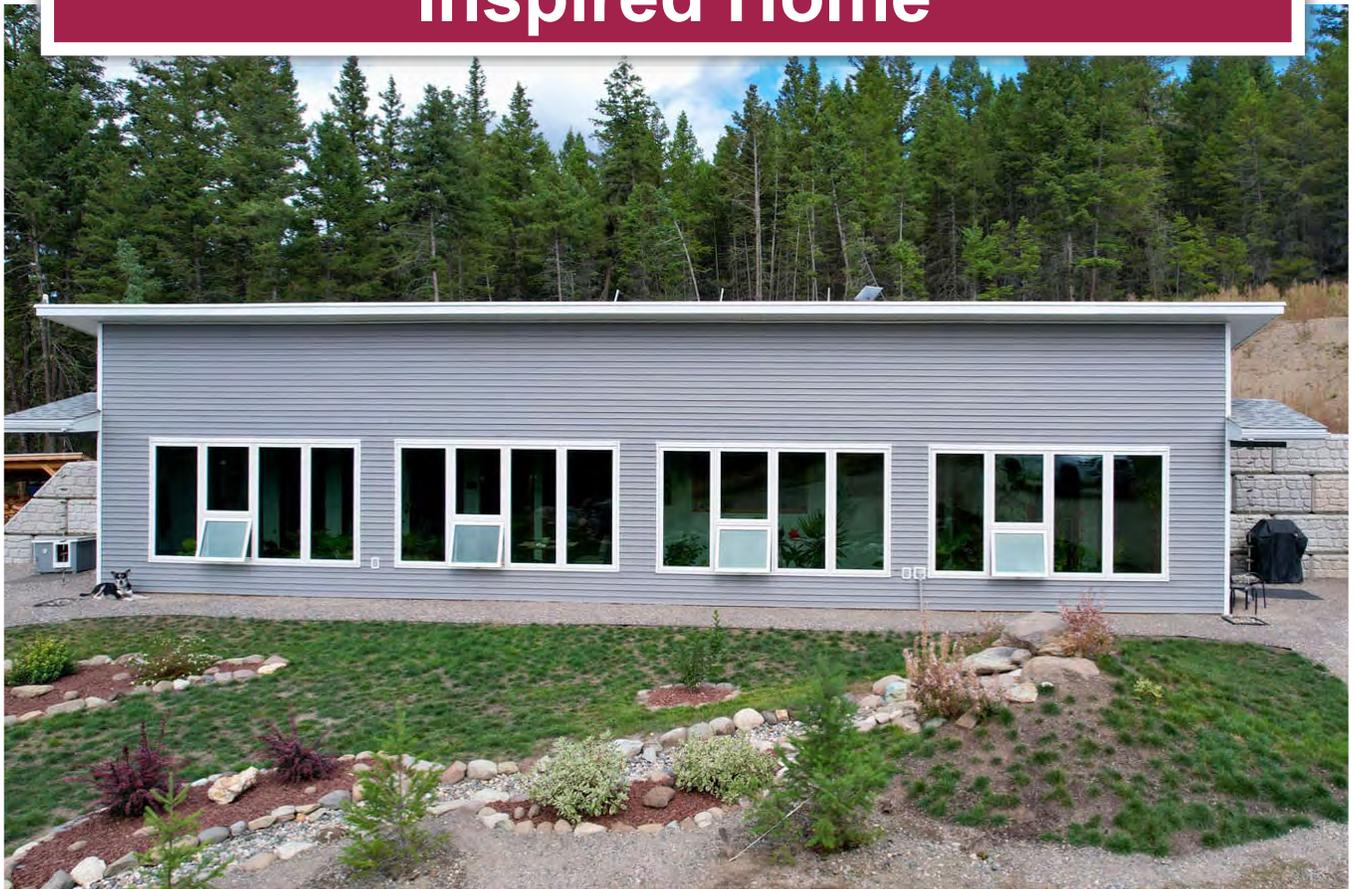




**Off-Grid Passive, Earthship
Inspired Home**



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Off-Grid Passive, Earthship Inspired Home

Chimney Lake Road - Williams Lake

PROPERTY DETAILS

Listing Number:	23180
Price:	\$549,000
Taxes (2023):	\$1,581.46
Size:	8.04 acres
Zoning:	RR2

DESCRIPTION

I am very pleased to offer this truly unique, off-grid earth ship inspired, 1,500 ft² rancher-style home built into the forested hillside on 8 remote acres. This warm and inviting home was built in 2021 with savings and efficiency in mind, and also offers a 10-year New Home Warranty. It is complete with 2 bedrooms, a bathroom, living room, kitchen and large sunroom/dining area.

The rear and side walls are 12 inches thick, constructed from ICF and poured concrete. The front wall is regular wood frame 2 x 6 ft construction complete with large triple gazed windows letting in tons of natural light. The ceiling throughout is complete with tongue and groove pine over R50, blown in insulation. The home was meticulously built into the back slope. The earth against the home provides cooling in the summer and warmth in the winter.

The floor throughout is polished concrete, also a feature that takes advantage of the way that the concrete absorbs the heat in the sunshine and retains the heat throughout the night.

The front of the home faces south and is complete with garden planters running the full length of the home offering the option to grow anything you like year-round, from house plants to vegetables or even fruit trees. On the coldest day of the year, you can enjoy your morning coffee amongst the lush gardens in the brilliant sunshine, listened to the soothing indoor water feature.

The home is heated with a small wood fireplace and propane fired in floor heating system offering all of the amenities of a serviced home with the benefits and peace of mind of living a completely off-grid lifestyle with free electricity.

If you are looking for a self-sustaining, off the grid lifestyle in a very private location, this is the perfect property for you!

LOCATION

2325 Chimney Lake Road - Williams Lake, BC

The property is located appropriately ten-minute drive along a paved school bus route from the closest convenience store, and about twenty-minute drive to Williams Lake which has most services (hospital, police, fire, Walmart, Wholesale Club, Canadian Tire, restaurants, motels, and many more). It is a peaceful drive through a farming valley with almost exclusively hay production or cattle ranching as the main activities.

AREA DATA

Williams Lake is located in the sheltered valley of the vast Interior Plateau of BC. It has an approximate population of 20,000 including the outer city limits.



It is the largest urban centre between Kamloops to the southwest, Prince George to the north and Bella Coola to the west.

The city is named after Williams Lake, the picturesque body of water located within its boundaries. The lake offers opportunities for fishing, boating and other water-based activities. The surrounding landscape is characterized by its rolling hills, forests and scenic views.

The prime industries of Williams Lake are forestry, mining, milling, ranching, agriculture and tourism. The area is known for its rich natural resources, including timber, minerals and fertile soil.

The area is served by the Cariboo Chilcotin School District 27 as well as Thompson Rivers University.

VEGETATION

This unique property is located on just over 8 acres of heavily treed land and consist mostly of fir. The surrounding area offers meadows, grassland, deciduous and evergreen trees.

RECREATION

Williams Lake and the surrounding area is major attraction for outdoor enthusiasts. It offers abundant opportunities for mountain biking, ATVing, snowmobiling, kayaking, fishing, hunting, boating, horseback riding, camping and hiking.

Williams Lake is surrounded by numerous beautiful lakes in every direction offering great camping, lake fishing and water sports.

Just minutes down the road from this property are two scenic lakes perfect for camping, day use, swimming, boating or picnics. The lakes are also stocked trout and kokanee. There is also a pitch and putt gold course right new one of the lakes.

Williams Lake is on the Canadian Professional Rodeo Association Tour and is the home to two major rodeos per year.

The Cariboo Memorial Complex is the centre for indoor recreation activities in Williams Lake and caters to all ages. The complex features a large



banquet room, a theatre system, 2 ice rinks a swimming pool and a fitness centre.

MAP REFERENCE

51°59'22.83"N and 122° 0'17.01"W

SERVICES

Water

The home currently uses a cistern tank for water but a well can easily be drilled. The adjacent neighbours all have wells under 150 ft deep and claim the water to be good.

Heat

Wood stove with propane fired back up in-floor heat. This system gets heat from the on-demand water heater that also provides the domestic hot water.

Septic

Engineered gravity septic system, professionally installed and inspected.

Solar

This home was built with energy saving and efficiency in mind. It is powered by a 3.7 kW photovoltaic system producing reliable and free power with a backup gas generator.

Average Utility Bills

- Electricity = \$11.25 per month (gas for generator in winter)
- Propane = \$21.22 (propane for hot water and cooking)
- Water = \$28.95 (water from city, trucked in)
- No fees at local transfer station for garbage disposal

TOTAL utility bills = \$61.42/month

LEGAL

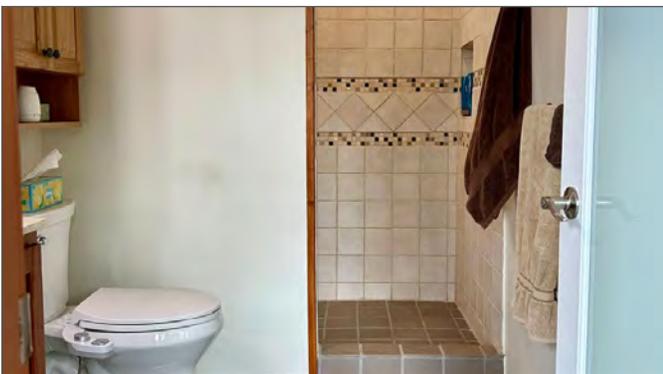
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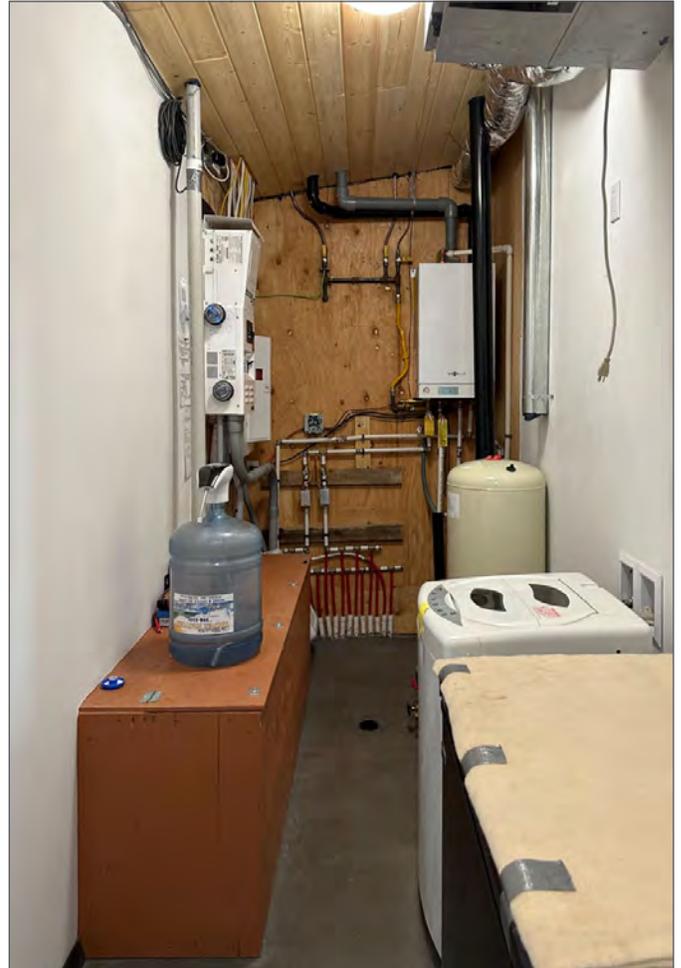
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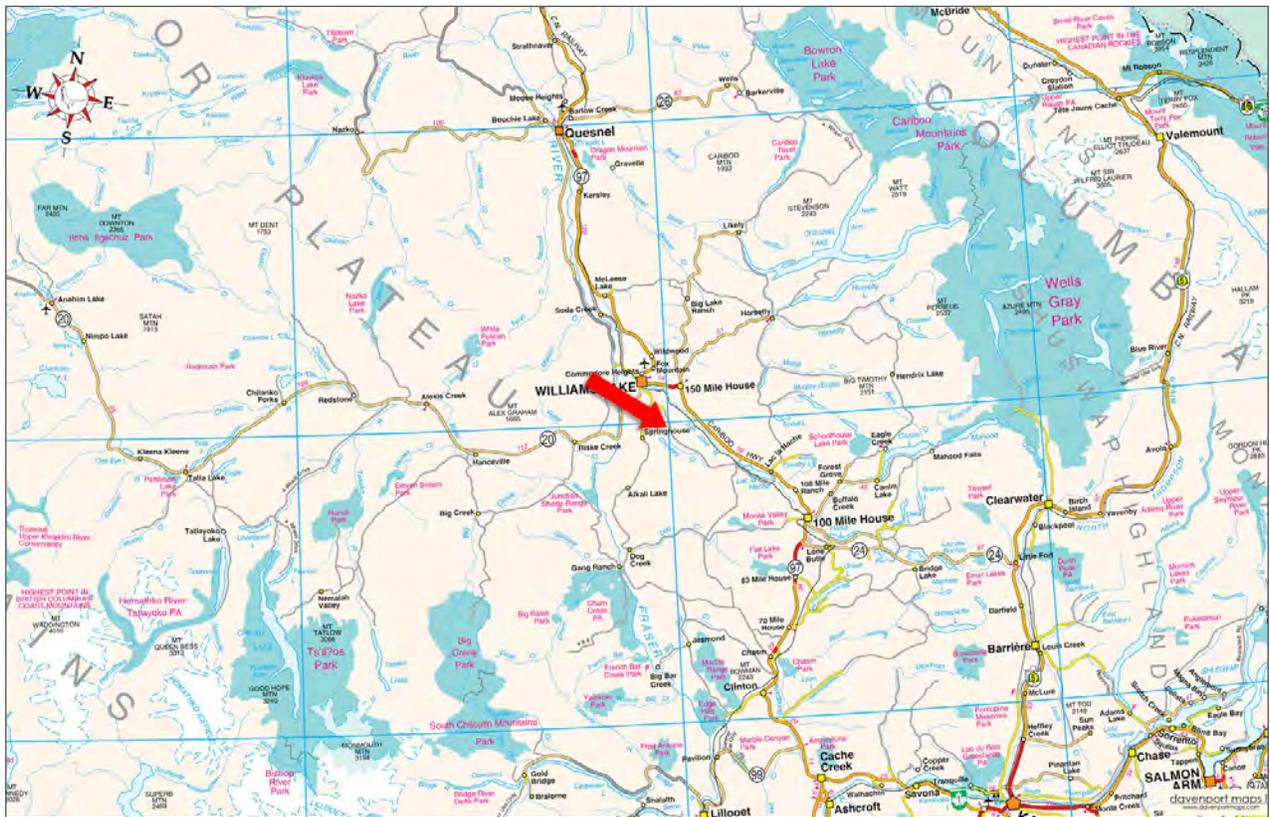
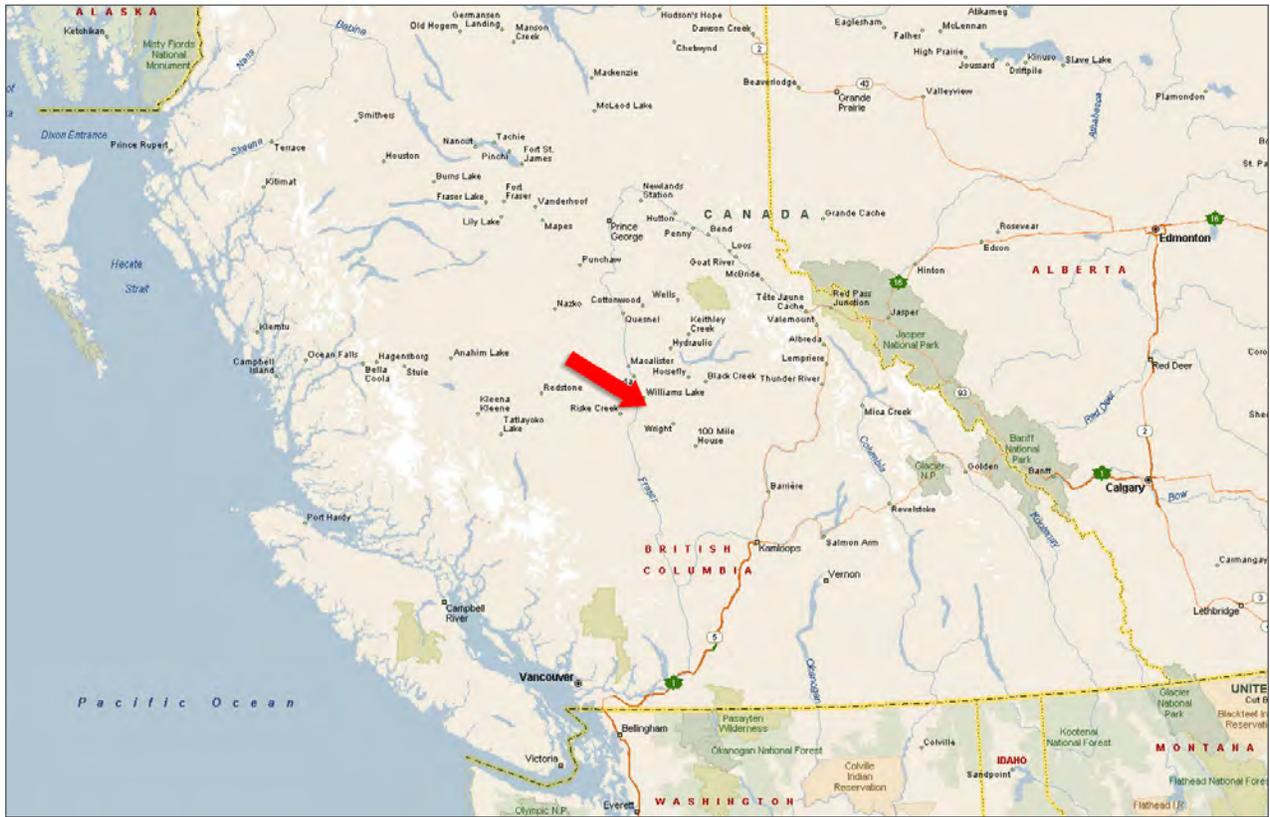




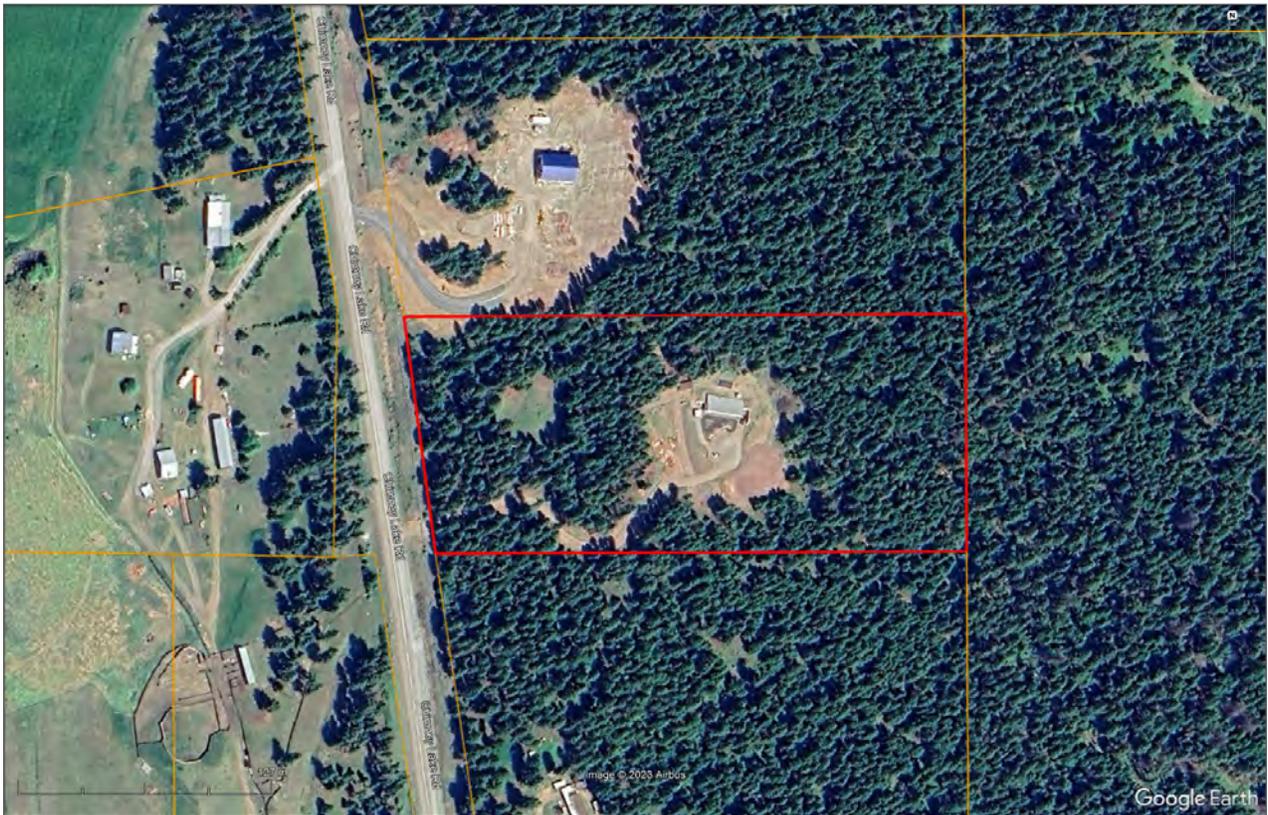
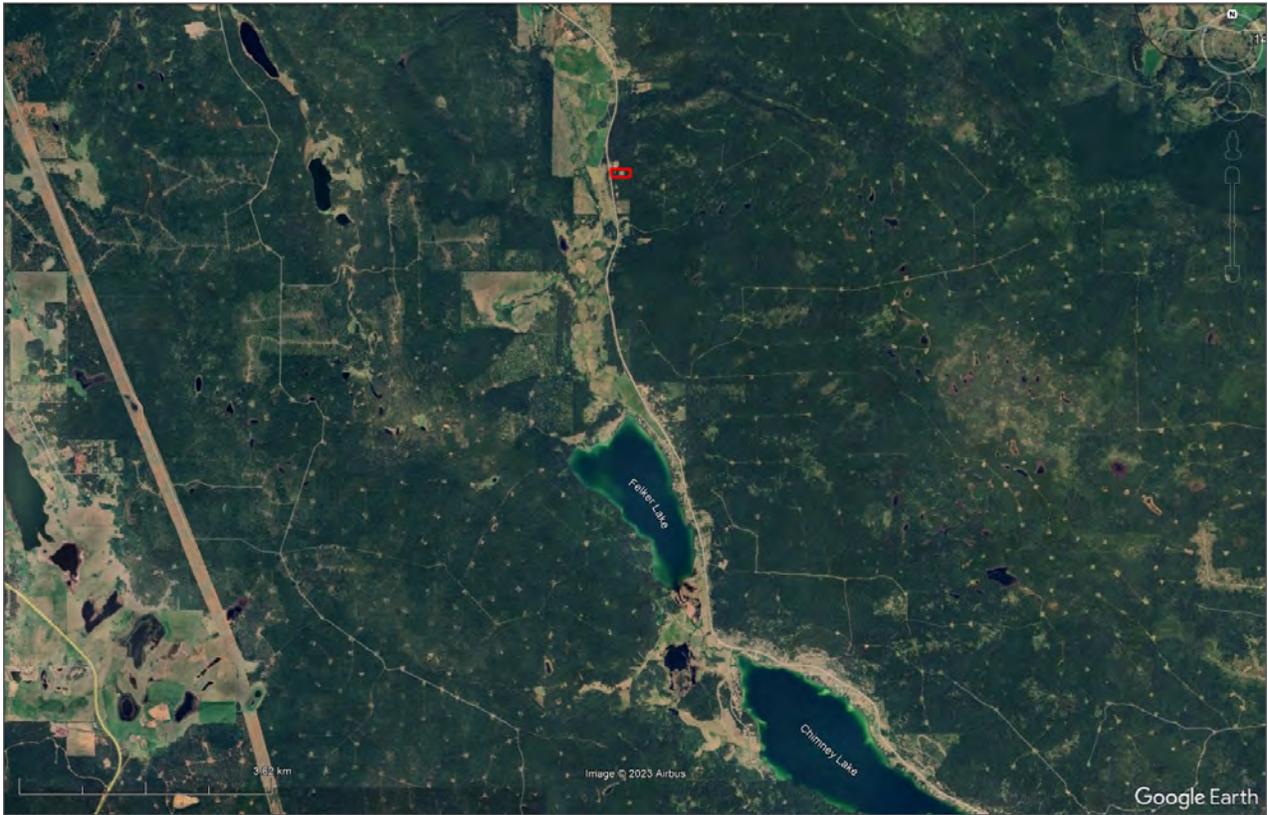


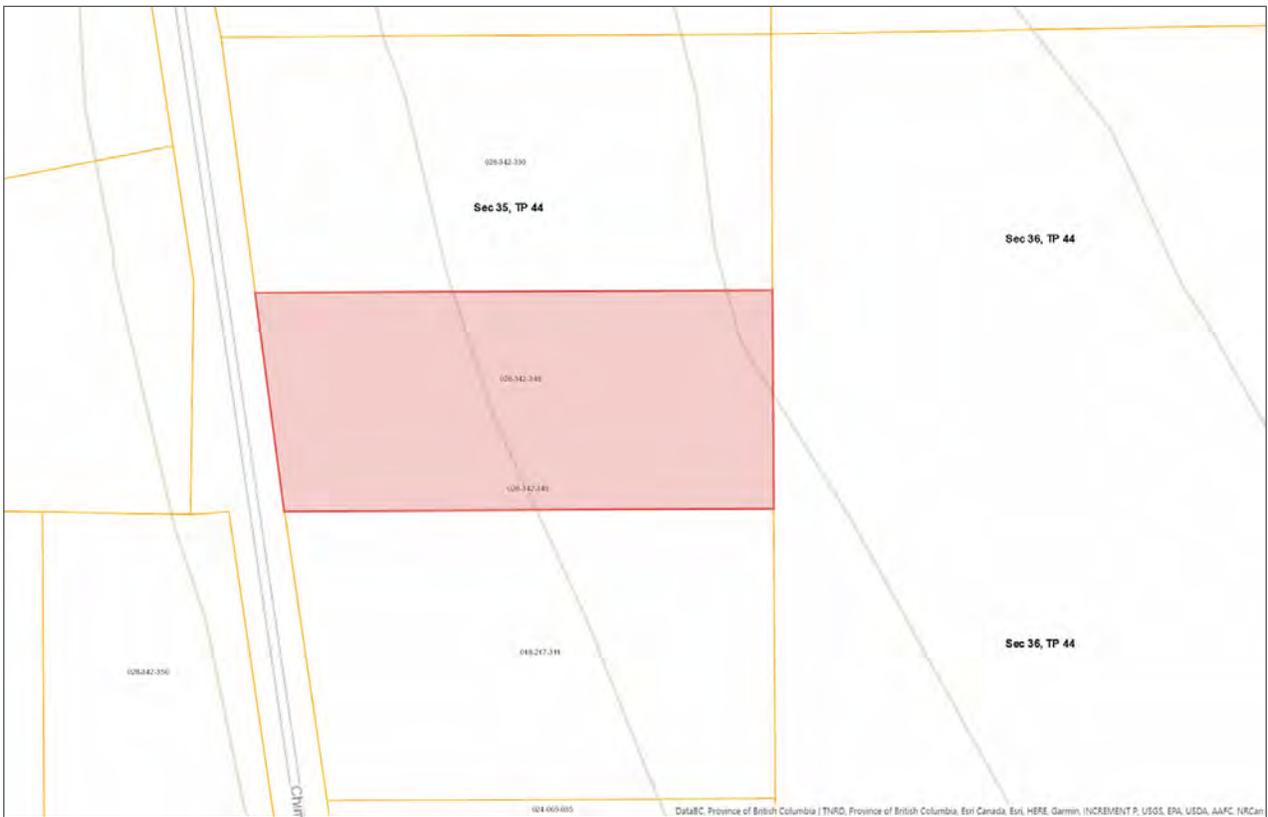
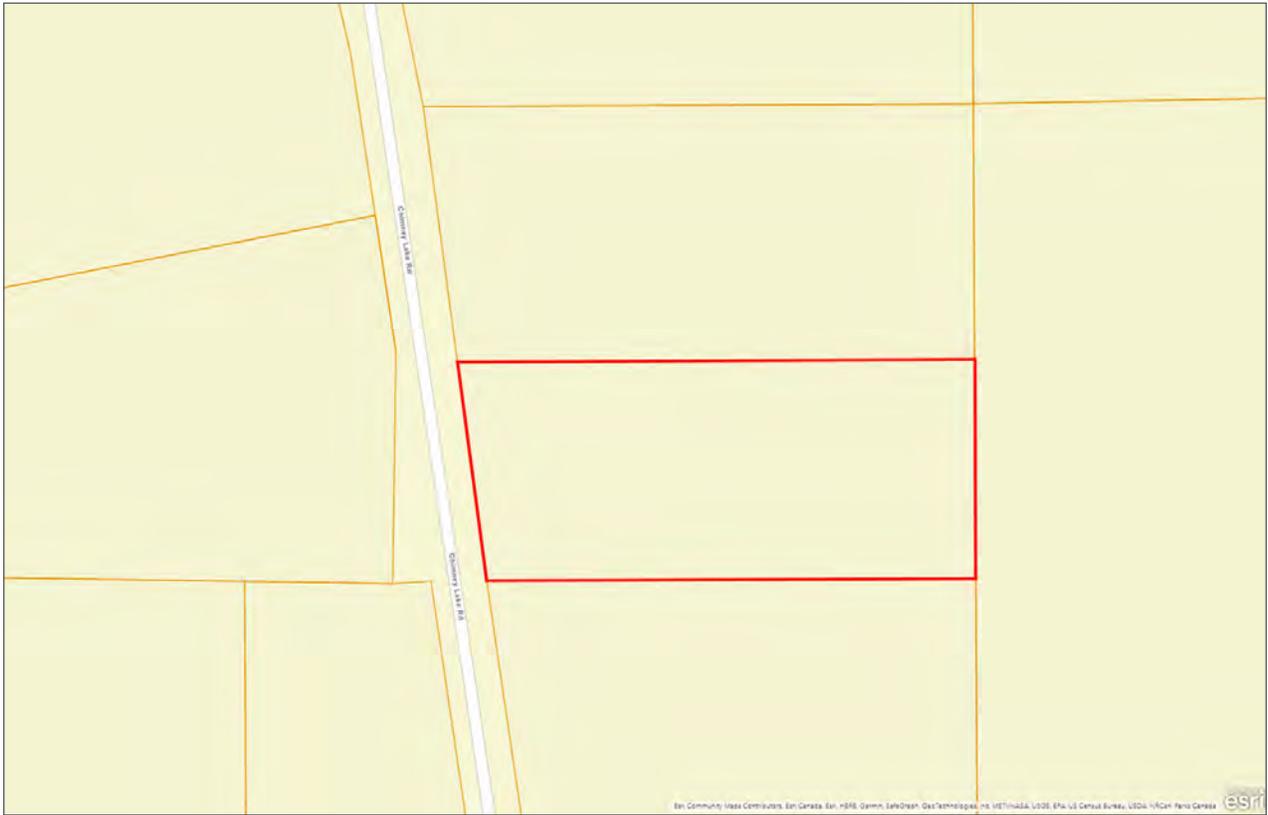














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