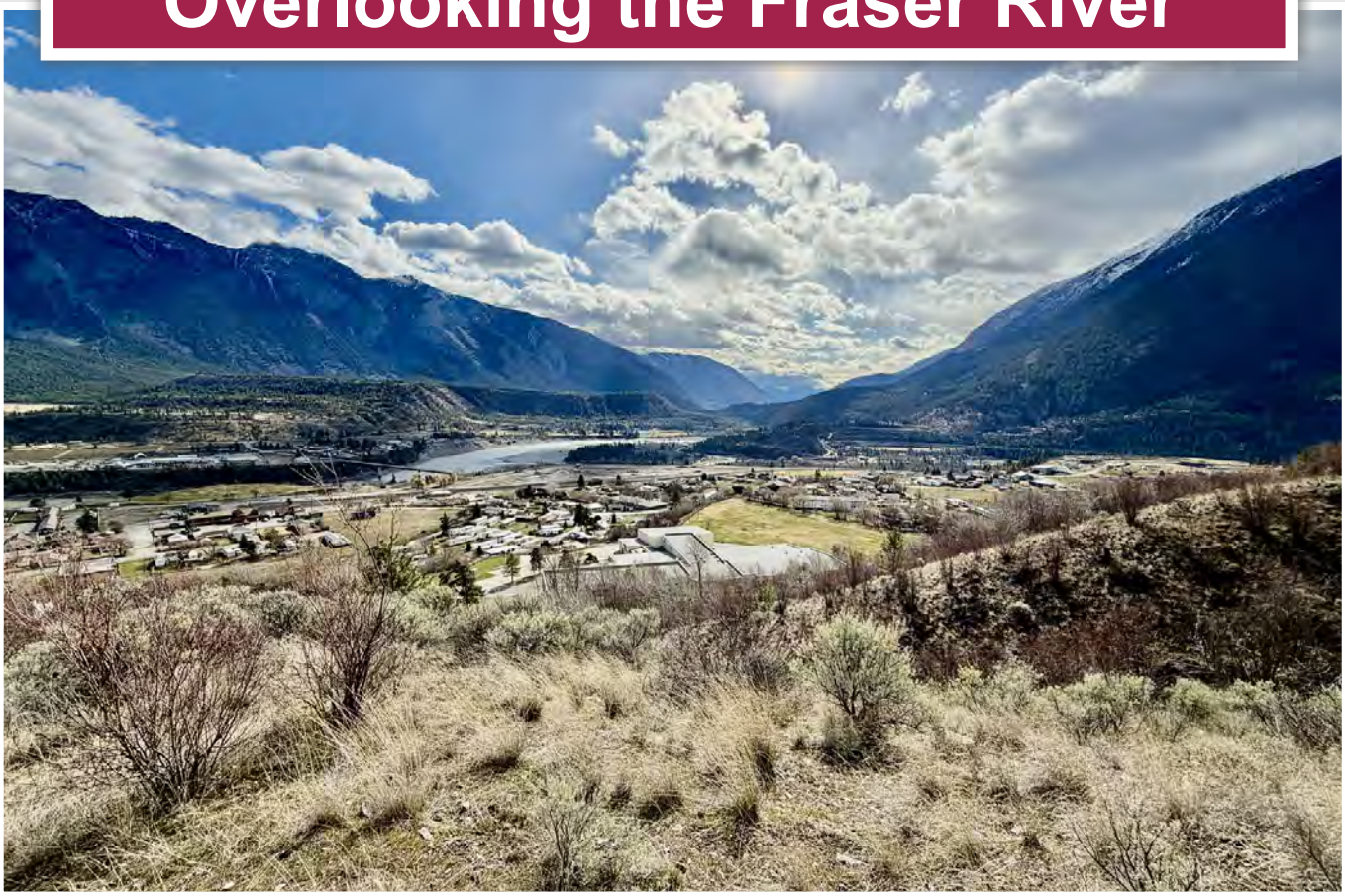
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Premier Lillooet View Estate Overlooking the Fraser River



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Premier Lillooet View Estate Overlooking the Fraser River - Lillooet, BC

PROPERTY DETAILS

Listing Number:	26057
Price:	$675,000 + GST
Taxes (2025):	$3,160.70
Size:	21.73 acres
Zoning:	R-1

DESCRIPTION

Situated at the south end of Columbia Street within the District of Lillooet, this 21.73-acre parcel presents one of the most compelling residential opportunities in the area, defined by its elevated setting, privacy, and arguably the finest views in town. From its natural bench, the property captures sweeping, uninterrupted vistas east toward Fountain Ridge and down the Fraser River corridor, a perspective that is both dramatic and rare within Lillooet's immediate boundaries.

The land lends itself exceptionally well to a signature estate build. Its scale allows for a thoughtfully positioned residence that maximizes exposure to sun and view, while still maintaining complete privacy from neighbouring properties. There is ample room to design a true legacy holding, whether that includes a primary residence, guest accommodations, shop space, or landscaped grounds, all oriented to take full advantage of the surrounding landscape. Few properties offer this combination of elevation, usable area, and proximity to town center, making it an ideal setting for a premier residential build.

The property also carries underlying development potential. Zoned R1, it has previously supported a 33-lot subdivision concept, providing long-term flexibility for an owner should future development be considered. With direct access off Columbia Street and municipal services nearby, the fundamentals for a phased approach remain in place, though the true appeal lies in the immediate ability to secure and enjoy a large, view-driven holding.

Lillooet continues to attract attention as a lifestyle destination, offering a unique blend of accessibility, recreation, and climate. With a full range of amenities including a recreation centre, hospital, schools, and local services, it supports both full-time living and recreational use. Surrounded by lakes, trail networks, and expansive backcountry, and known for its high sunshine levels relative to coastal markets, the area continues to draw buyers seeking space, privacy, and a more relaxed pace. This property stands apart as a rare opportunity to establish a premier residence in one of the most visually striking positions in the community.

LOCATION

DL596 Columbia Street - Lillooet, BC

DIRECTIONS

Contact the listing agent.

AREA DATA

Lillooet, formally known as the District of Lillooet, is a small but well-established interior community set along the Fraser River corridor, two hours from Whistler and Kamloops and within reach of the Okanagan. Historically rooted in gold rush activity,



the town has evolved into a service hub for the surrounding rural and agricultural region, offering essential amenities including a hospital, recreation centre, schools, grocery services, and local retail. Its position along key highway routes provides reliable year-round access while still maintaining a sense of separation from larger urban centres, something that continues to appeal to buyers seeking space and a slower pace without giving up convenience.

The area is defined by its dry climate, expansive landscapes, and exceptional recreational access. Known for having some of the highest sunshine hours in British Columbia, Lillooet attracts those looking to escape coastal weather while enjoying a more predictable, four-season environment. Surrounding the community is an extensive network of lakes, trails, and backcountry terrain, supporting activities such as fishing, hiking, mountain biking, and off-road exploration. As affordability pressures persist in coastal markets, Lillooet has begun to see increased interest from lifestyle and recreational buyers, positioning it as an emerging destination with both livability and long-term upside

RECREATION

Lillooet is a gateway to some of the most diverse and accessible backcountry in British Columbia, where recreation is defined by scale, variety, and year-round usability. The Fraser River runs directly through the valley and is world renowned for its white sturgeon fishery, drawing anglers from around the World for the chance to hook fish exceeding 10 feet in length. Surrounding lakes such as Seton, Anderson, and Carpenter offer excellent trout fishing, boating, and quiet shoreline exploration, while an extensive network of logging roads and trails opens up endless terrain for ATVing, dirt biking, and backcountry access. Hiking, hunting, and horseback riding are all deeply rooted in the area, with vast stretches of Crown land allowing you to explore for hours without ever retracing your steps.

Within approximately two hours, the landscape transitions dramatically toward the Coast Mountains and Whistler, expanding the recreational reach even further. Whistler is internationally recognized for skiing and snowboarding at Whistler Blackcomb, but also offers world-class mountain biking, alpine hiking, and golf throughout the summer months. The Sea-to-Sky corridor connecting Lillooet to Whistler is lined with additional lakes, rivers, and trail systems, creating a continuous recreational corridor from desert canyon to alpine terrain. This allows for a lifestyle where sturgeon fishing on the Fraser, exploring quiet backcountry lakes, and skiing deep powder in Whistler can all be part of the same seasonal rhythm.

MAP REFERENCE

50°41’8.48”N and 121°56’39.67”W

SERVICES

Sewer, water and hydro along Columbia Street.

LEGAL

LOT A DISTRICT LOTS 596 AND 7637 LILLOOET DISTRICT AND OF TOWNSITE OF LILLOOET SUBURBAN PLAN 34573

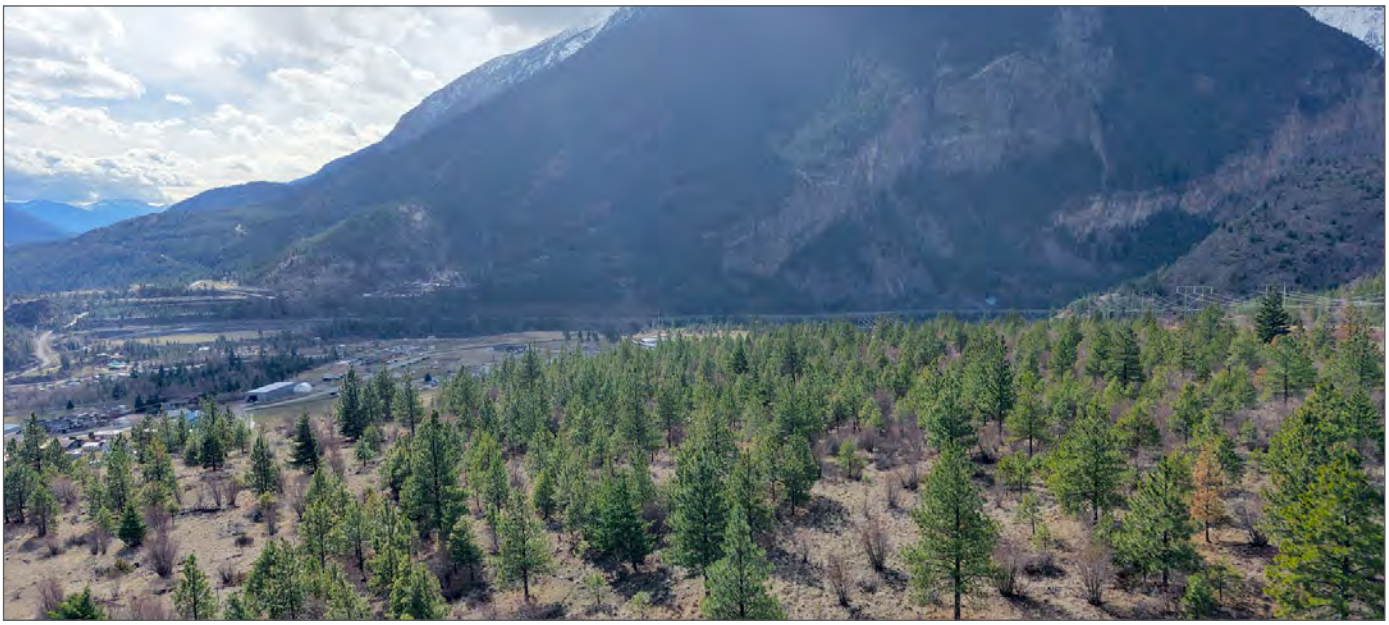
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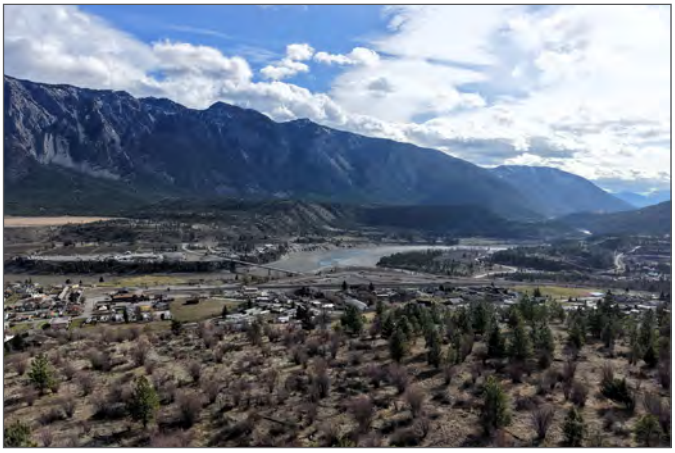














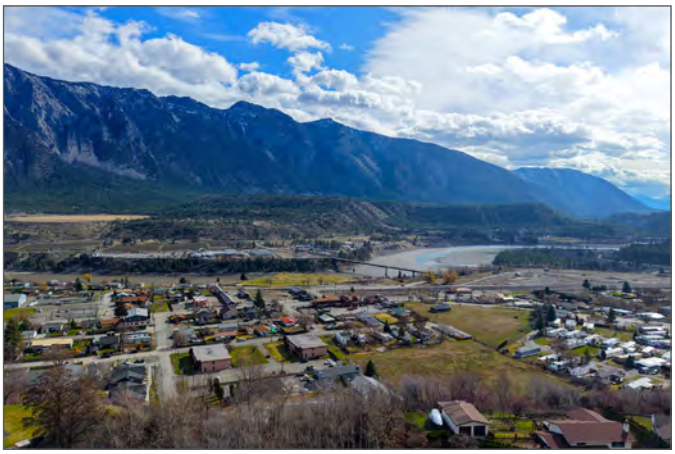




















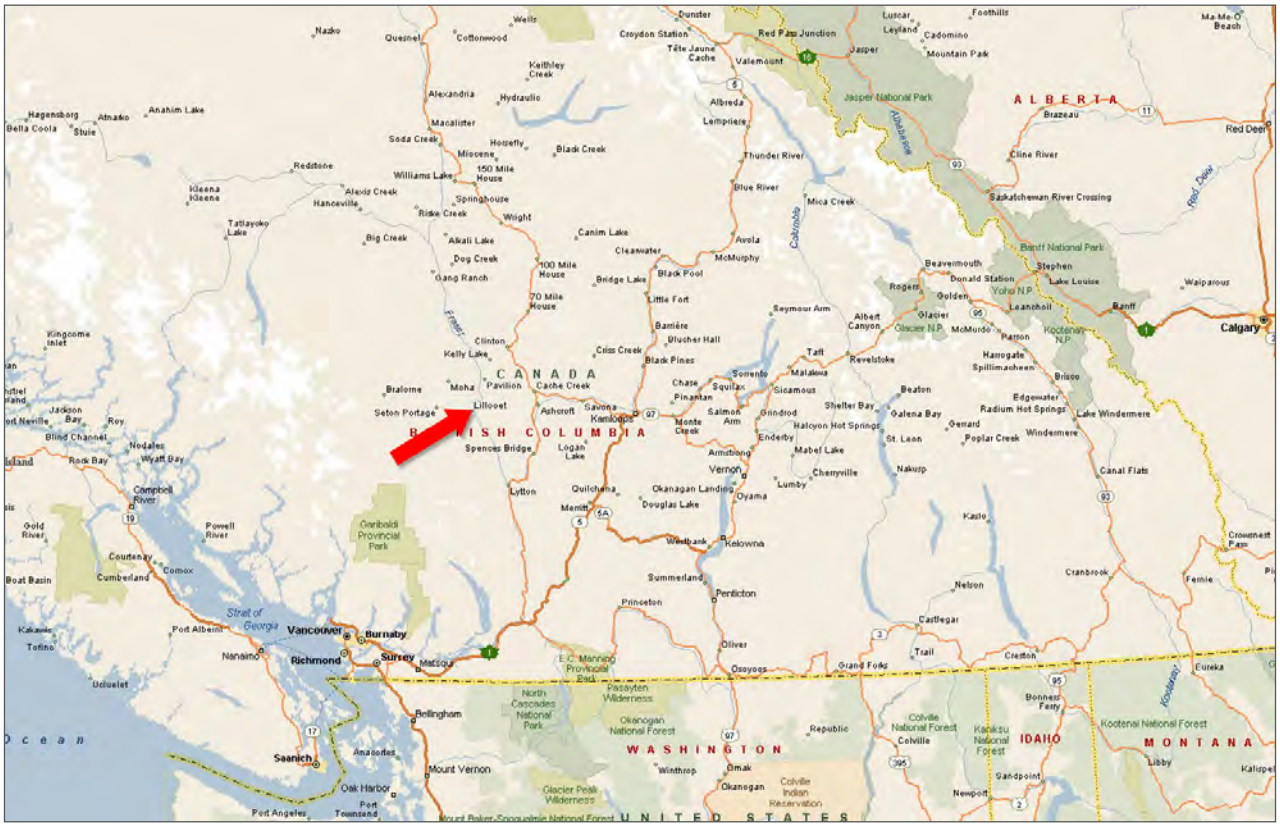


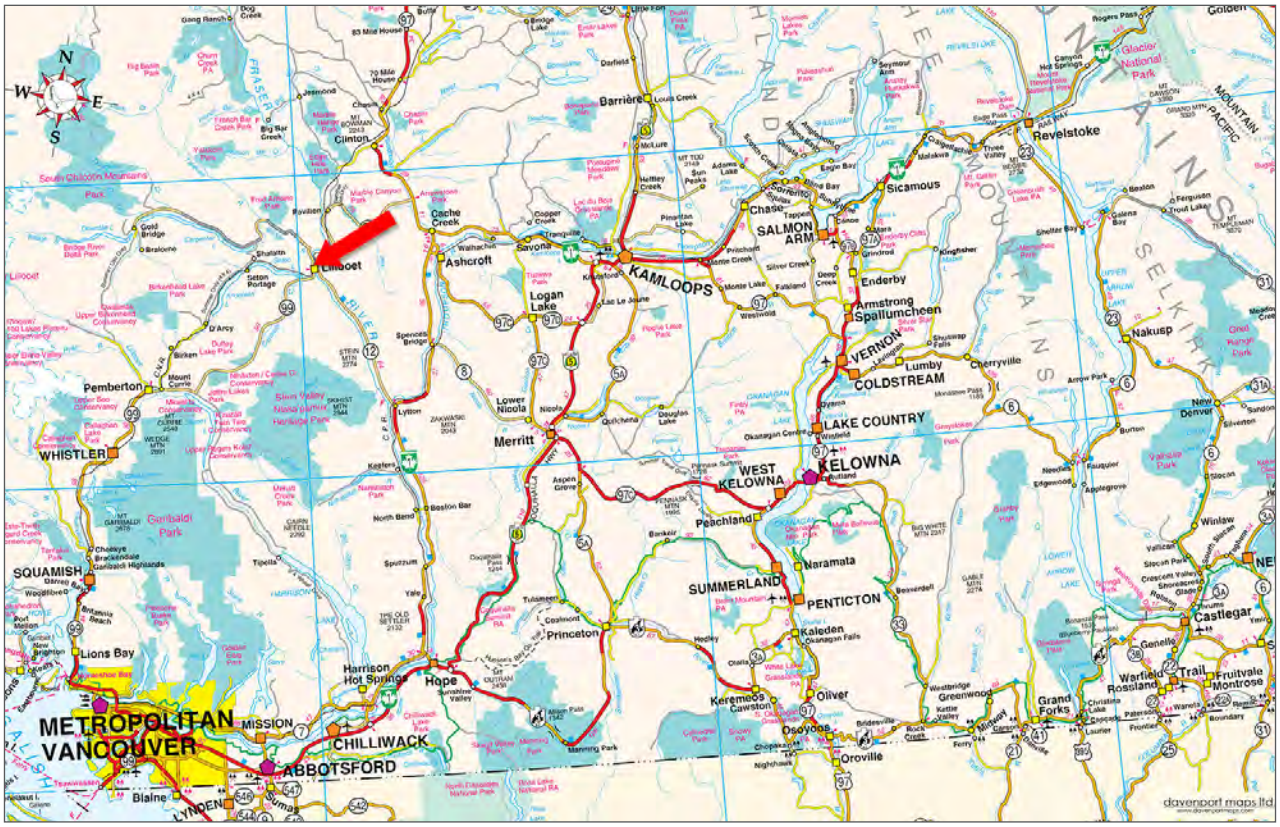


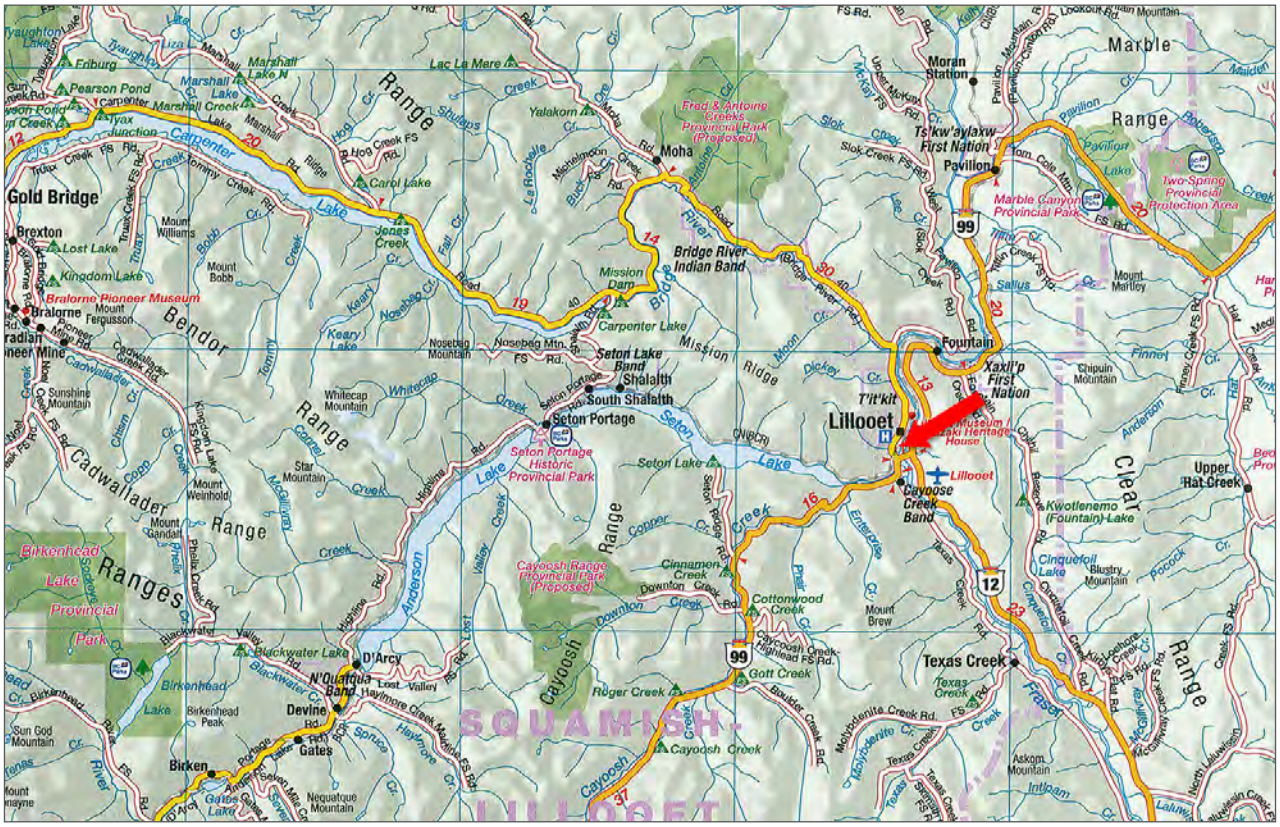


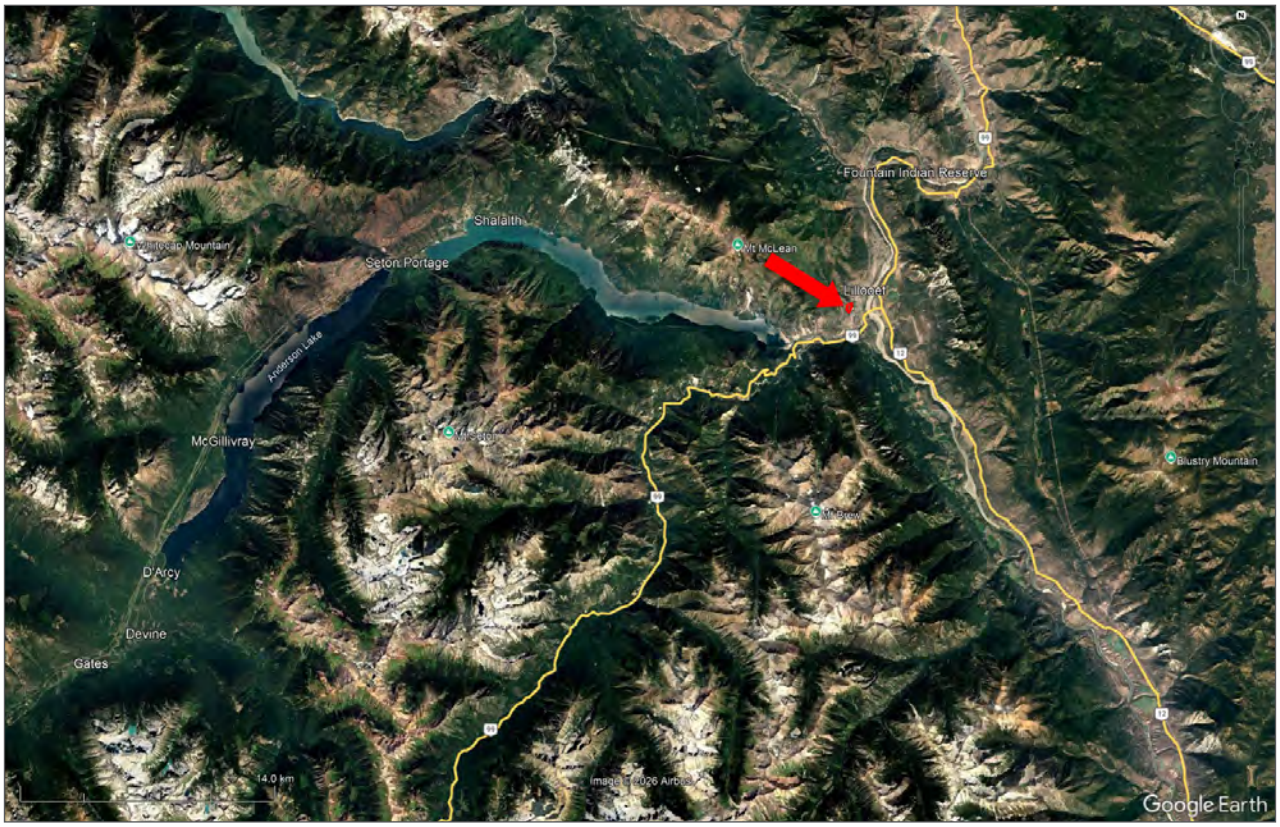



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CANADA
BRITISH COLUMBIA
ALBERTA
WASHINGTON
IDAHO
MONTANA
UNITED STATES
Vancouver
Burnaby
Surrey
Richmond
Victoria
Nanaimo
Bellingham
Kelowna
Kamloops
Prince George
Calgary
Lillooet

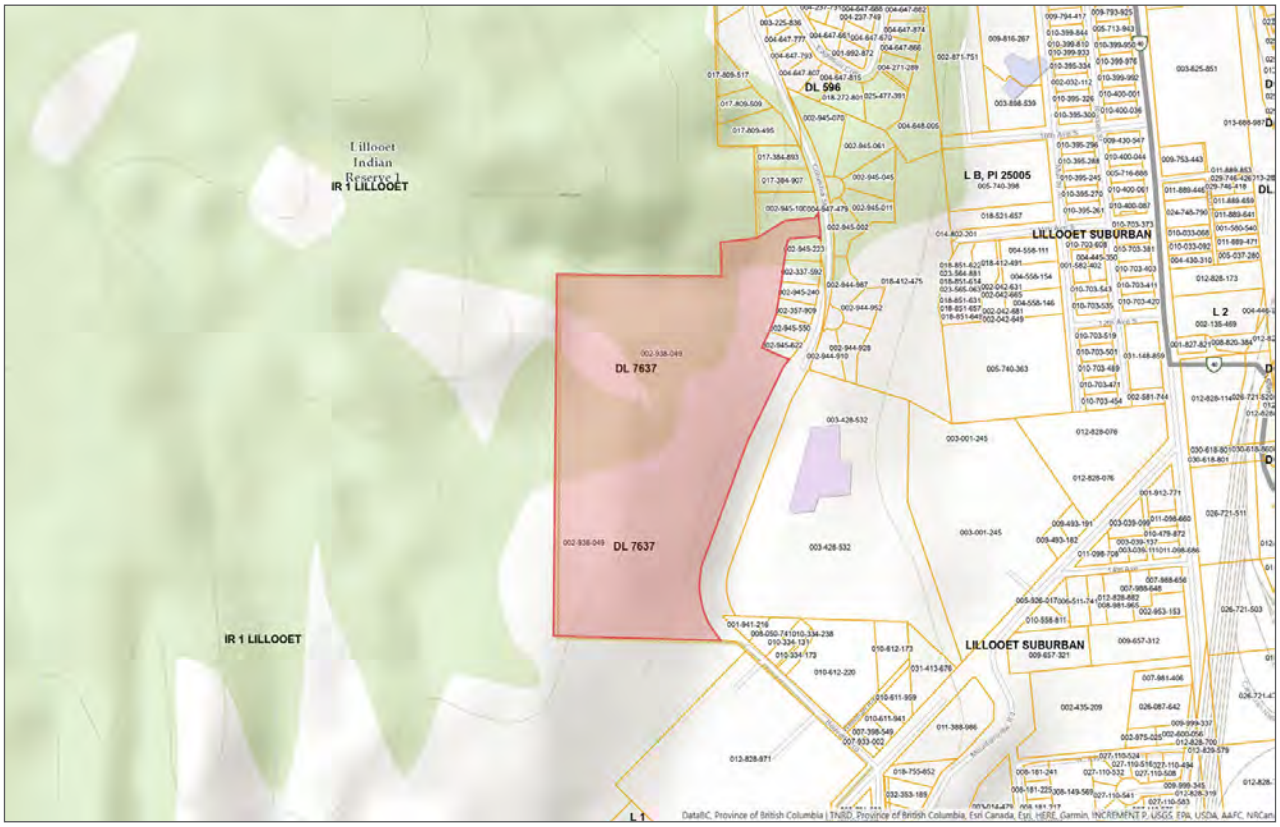

METROPOLITAN VANCOUVER
ABBOTSFORD
CHILLIWACK
MISSION
Hope
Harrison Hot Springs
Lillooet
Pemberton
WHISTLER
SQUAMISH
Lions Bay
Blaine
Ashcroft
Cache Creek
Clinton
Barrière
KAMLOOPS
Logan Lake
Merritt
Lower Nicola
SALMON ARM
Chase
Sicamous
Revelstoke
Enderby
Armstrong
Spallumcheen
VERNON
COLDSTREAM
Lumby
Cherryville
Nakusp
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Okanagan Falls
Oliver
Osoyoos
Oroville
Keremeos
Cawston
Princeton
Castlegar
Trail
Fruitvale
Montrose
Rossland
Warfield
Grand Forks
Greenwood
Midway
Christina Lake
New Denver
Winlaw
Slocan
Genelle
Glacier National Park
Yoho N.P.
Kootenay N.P.
Banff National Park
Jasper National Park
Golden
Canal Flats
Fernie
Cranbrook
Creston
Nelson
Castlegar
Grand Forks
Osoyoos
Oliver
Penticton
Summerland
Kelowna
Vernon
Salmon Arm
Revelstoke
Golden
davenport maps ltd


Gold Bridge
Brexton
Bralorne
Bralorne Pioneer Museum
Pearson Pond
Carpenter Lake
Lac La Mare
Marshall Lake
Marshall Lake N
Marshall Creek
Erlburg
Tyaughton Lake
Tyax
Tyax Junction
Carol Lake
Jones Creek
Lost Lake
Kingdom Lake
Mount Williams
Mount Bobb
Mount Fergusson
Bendor Range
Cadwallader Range
Tommy Creek
Keary Lake
Nosebag Mtn.
Nosebag Creek
Whitecap Mountain
Sunshine Mountain
Mount Weinhold
Mount Gandalf
Star Mountain
Birkenhead Lake Provincial Park
Birkenhead Lake
Birkenhead Peak
Sun God Mountain
Birken
Gates
Gates Lake
Devine
N'Quatqua Band
D'Arcy
Blackwater Lake
Lost Valley
Haylmore Creek
Spruce Creek
Anderson Lake
Seton Lake
Seton Portage
South Shalalth
Shalalth
Seton Lake Band
Seton Portage Historic Provincial Park
Cayoosh Range Provincial Park (Proposed)
Cayoosh Creek
Cayoosh Creek Highhead FS Rd.
Roger Creek
Gott Creek
Cottonwood Creek
Cinnamon Creek
Downton Creek
Mount Brew
Lillooet
T'it'kit
Cayoose Creek Band
Xaxli'p First Nation
Fountain
Mission Dam
Bridge River Indian Band
Fred & Antoine Creeks Provincial Park (Proposed)
Moha
Yalakom
Moran Station
Ts'kw'aylaxw First Nation
Pavilion
Marble Canyon Provincial Park
Two-Spring Provincial Protection Area
Mount Martley
Chipuin Mountain
Upper Hat Creek
Kwotlenemo (Fountain) Lake
Cinquefoil Lake
Blustry Mountain
Texas Creek
Askom Mountain
Marble
Range
Clear Range
Fraser
Anderson
Finney
Pavilion Mountain
Lookout Mountain
Mount McKay
Slok Creek
Tom Cole Mtn.
Tyaughton Lake
Lizzie Lake
Hog Creek
Riffine
Le Rochelle
Mission Ridge
Moon Creek
Dickey Creek
Seton Ridge
Phelix Creek
Highline
Valley Creek
Copper Creek
Enterprise Creek
Texas Creek
Boulder Creek
Mcpherrite Creek
Cayoosh Creek
Lillooet Lake
Lillooet Museum / Heritage House
SQUAMISH - LILLOOET
99
12
16
20
30
37


Fountain Indian Reserve
Shalalth
Whitecap Mountain
Seton Portage
Mt McLean
Lillooet
Anderson Lake
McGillivray
Blustry Mountain
D'Arcy
Devine
Gates
14.0 km
Google Earth


Lillooet
Fraser River
LILLOOET 1
Fraser River
GAYOOSH CREEK 1
1108 m
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Google Earth


IR 1 LILLOOET
DL 596
L B, PI 25005
LILLOOET SUBURBAN
DL 7637
L 2
IR 1 LILLOOET
DL 7637
LILLOOET SUBURBAN
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Lillooet
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Reserve 1
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Notes



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