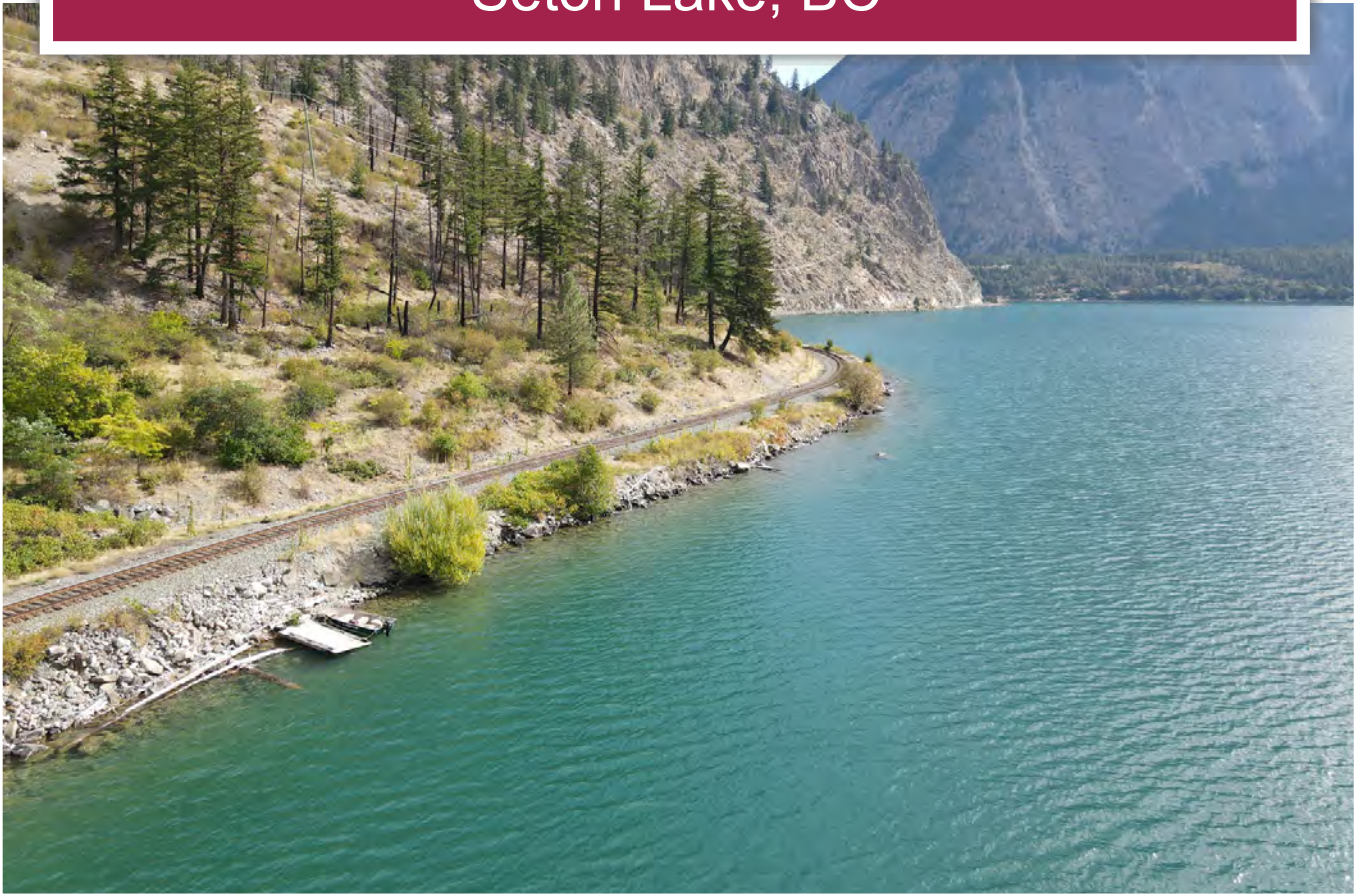




Private Lakeside Retreat

Seton Lake, BC



www.landquest.com

Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Private Lakeside Retreat

Seton Lake, BC

PROPERTY DETAILS

Listing Number:	24233
Price:	\$299,000
Taxes (20):	\$545.43
Size:	18.9 acres
Zoning:	RR4

DESCRIPTION

One of only a handful of deeded properties stunningly beautiful Seton Lake. 18.9 south-facing acres with expansive views of the clear blue waters of the lake all framed by towering green mountains. A summertime swim in the lake will be just what the doctor ordered with the area known for its warm climate and cloud free days, with summertime temperatures pushing well into the upper 30s. This property has incredible history, originally homesteaded in the early 1900s with relics of this bygone time still visible on the property today. When out at this peaceful estate, you are completely surrounded by Crown land with your only neighbours being the mule deer and bighorn sheep that frequent the property. The current owners have planted several different species trees on the property including fruit trees, which gives the property of feeling as though you're in a secret garden tucked away from the hustle and bustle of city life. You could grow almost anything here, including vegetables, fruit trees and grapes.

Located only 10 minutes from the town of Lillooet, the owners have been accessing this property by

boat for many decades. Although the property is not technically waterfront as the parcel boundary is on the top side of the historic railroad tracks, they do have a dock on the lake where they moor their boat. Seton Lake is a large BC Hydro reservoir, and the lake level does not fluctuate more than approximately 12 inches throughout the season which is very dock friendly. The railroad tracks that run past the property along the lake shore are no longer in use other than a weekly transport rail-bus that runs to the west side of the lake and back. Given that there are so few properties on Seton Lake, the lake does not receive a high amount of traffic or recreational pressure. It's a spectacular lake for water skiing or any water sport recreation and you won't be dodging other boats.

Included with the sale are water rights for both domestic water and irrigation. There are two deep and steep valleys that run up the mountain in behind the property. The water licence is for the valley on the west side where water can be gravity fed down to the home site. The current owner does not have the waterworks set up for the water licence currently, and has been pumping water from the lake.

Improvements to the property include a large outdoor kitchen with fireplace, outdoor sink, kitchen table and covered seating area looking out over the lake. A small shed which serves as the outhouse and additional storage. Additionally, the small sleeping cabin is really quite cool, the simple one room mouse-proof cabin includes a wood stove to keep you warm on even the coolest of days. It's front deck wraps around a mature coniferous tree, giving you the feeling as though you are in a ground level tree fort. The large screened widows

on either side of the cabin fold open to let the warm breeze flow through, and you never know a curious big horn sheep might walk by and have a look inside. The current owner has positioned both the cabin and the outdoor kitchen in such a way that when you travel pass the property on your boat you wouldn't even know there's a private property tucked away in the trees.

Properties such as this one do not come up for sale often, so when you find it, buy it . . . because it's really difficult to find twice. Contact the listing agent today for more information or to book a time to go by for a look.

LOCATION

DL 3619 Seton Lake, Lillooet - 5 minutes from the public boat launch up the north side of Seton Lake.

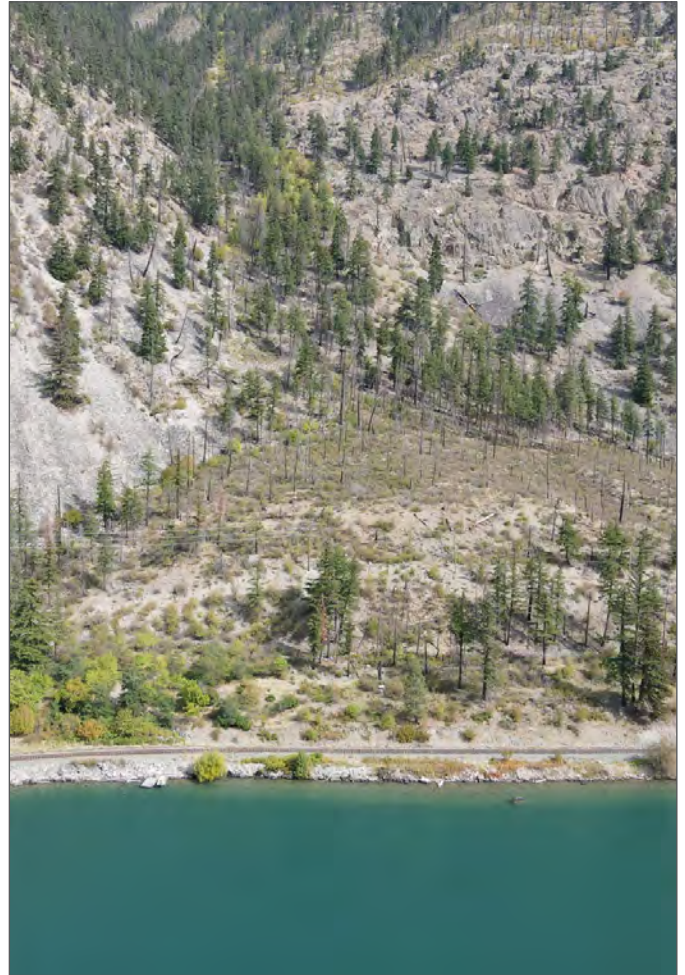
DIRECTIONS

Water access, contact agent for detailed directions.

AREA DATA

Lillooet, formerly Cayoosh Flat, is a community on the Fraser River in British Columbia, about 240 kilometres (150 mi) up the British Columbia Railway line from Vancouver. Situated at an intersection of deep gorges in the lee of the Coast Mountains, it has a dry climate—329.5 millimetres (13 in) of precipitation is recorded annually. Lillooet has a long growing season and once had prolific market gardens and orchard produce. It often experiences extremely hot summers with shade temperatures more than occasionally topping 40°C (104°F) and it often vies with Lytton and Osoyoos for the title of “Canada's Hot Spot” on a daily basis in summer.

It is set against a backdrop of the Coast Mountains—a varied terrain ideal for fishing, canoeing, hiking, mountain biking, snowmobiling and ice climbing. The abundant surrounding



wilderness also provides incredible wildlife viewing and bird watching. Lillooet's spectacular geography is accompanied by a rich culture and history experienced today at heritage sites and on cultural tours.

RECREATION

Lillooet offers a wide range of outdoor recreation activities, all set against the backdrop of rugged landscapes and diverse geography. Here's a more detailed breakdown of each type of recreation, along with notable geographical points like provincial parks, trails, and mountains.

Hunting

The wilderness around Lillooet is a haven for hunters, with abundant wildlife including deer, moose, and black bears. The surrounding mountain ranges and forests provide ample opportunities for hunting during the designated seasons. Popular hunting areas include the mountains around Marble Canyon Provincial Park and the expansive South Chilcotin Mountains Provincial Park.

Fishing

Lillooet sits near several major rivers and lakes, making it a great spot for fishing enthusiasts. The Fraser River, one of the largest rivers in BC, is well-known for its salmon and sturgeon fishing. Seton Lake and Carpenter Lake are also popular spots for trout, kokanee, and rainbow trout fishing. Guided fishing tours on the Fraser River are common, especially for those looking to try their hand at sturgeon fishing, which can be a thrilling challenge.

Snowmobiling

The snow-covered mountains surrounding Lillooet offer excellent snowmobiling terrain in winter. The rugged terrain in areas like Bridge River Valley provides miles of snowmobiling trails. Downton Lake and the Hurley River area are particularly popular with experienced snowmobilers who enjoy backcountry riding.

Gold Panning

Lillooet has a rich history as part of the gold rush, and modern-day visitors can still try their luck panning for gold in the creeks and rivers that were once popular with 19th century prospectors. Bridge River and Fraser River are prime spots for gold panning, and local tours often guide visitors through the process.

Gardening

Lillooet's climate is unique for the region, with hot, dry summers and mild winters, making it possible to

grow almost anything. The town is often called "BC's Little Napa" due to its ability to support vineyards, orchards, and a variety of crops. Gardeners can grow fruits like apples, cherries, peaches, and vegetables like tomatoes and peppers. The fertile soils near the Fraser River are ideal for large-scale gardening projects.

Backcountry Skiing

The nearby mountains, including the Cayoosh Range and the South Chilcotin Mountains, offer excellent opportunities for backcountry skiing. These areas are known for deep snowpacks and challenging terrain, making them ideal for experienced skiers. Many skiers also explore the Duffey Lake Road, which offers access to some of the best backcountry routes in the area.

Horseback Riding

With its wide-open spaces and scenic trails, Lillooet is perfect for horseback riding. Popular spots include trails around Texas Creek, the Cayoosh Creek area, and Marble Canyon, where riders can enjoy the natural beauty of the region. Guided tours are also available for those looking for a more structured experience.

ATVing

The rugged terrain around Lillooet is a paradise for ATV enthusiasts. There are numerous off-road trails, including those around Carpenter Lake and Gun Lake, that offer varying levels of difficulty. The Yalakom Valley and Highline Road are other popular routes for ATV riders looking to explore remote and scenic parts of the region.

Snowmobiling

The terrain around Lillooet is particularly well-suited for backcountry snowmobiling, with untouched powder in areas like the South Chilcotin Mountains and along the Duffey Lake Road. Snowmobilers can also explore the rugged trails near Hurley Pass

and Blowdown Pass, which offer more challenging rides through pristine winter wilderness.

The amenities at the Lillooet R.E.C. Centre include:

- 25 m six-lane swimming pool with hot tub and sauna
- NHL regulation-size ice arena
- Gymnasium
- Squash court
- Boulderer gym
- Commercial kitchen
- Meeting rooms
- Catering and vending services
- Fitness and weight room
- Library
- Day care centre
- Sports field and playground

HISTORY

The region is one of the oldest continuously inhabited areas in North America. Originally known as Cayoosh Flat, the town was renamed Lillooet in 1860 during the Fraser River Gold Rush, becoming Mile 0 of the historic Cariboo Wagon Road. Its strategic location along the Fraser River made it a vital stop for gold prospectors traveling to the Cariboo goldfields. Lillooet also served as an important transportation hub, with the construction of the Pacific Great Eastern Railway in the early 20th century further solidifying its role in regional development.

The St'át'imc (Lillooet Nation) are the First Nations people of the area, with a deep cultural and spiritual connection to the land. Their history in the region extends over 10,000 years, with fishing on the Fraser River, particularly for salmon, being central to their way of life. The St'át'imc people have a longstanding tradition of trade and stewardship of the land, playing a critical role in preserving the area's natural resources.



MAP REFERENCE

50°40'36.82"N and 122° 0'9.30"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Water licence for both domestic and irrigation water
Power lines run through the property (according to the owner you may be able to pay to have the voltage stepped down for residential service)

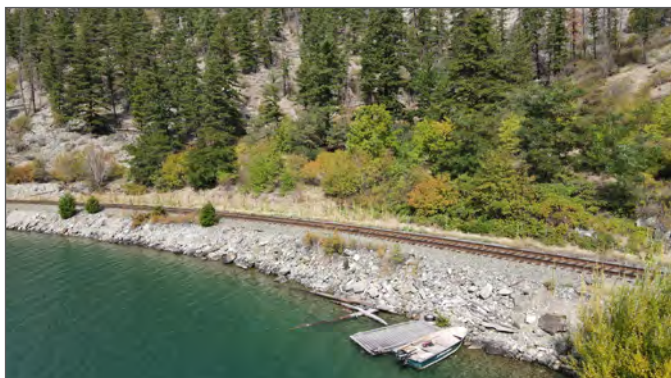
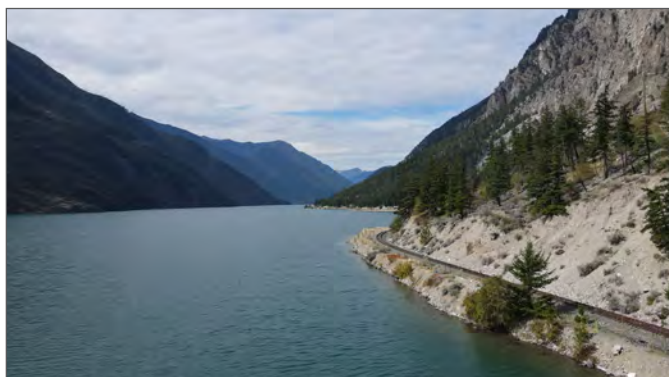
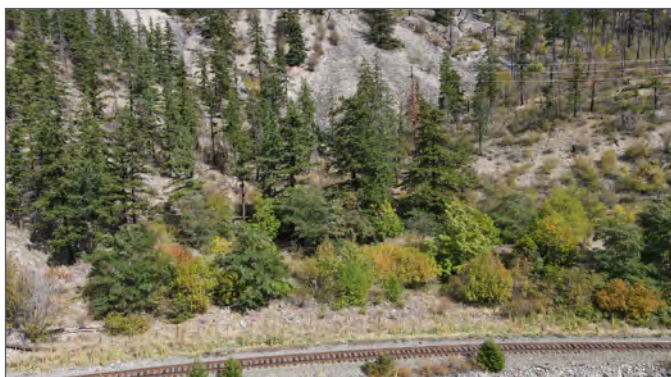
IMPROVEMENTS

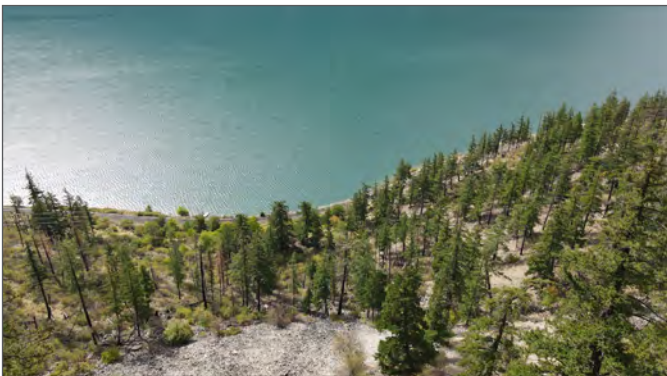
Large outdoor kitchen with fireplace
Outhouse/shed
Simple one room mouse-proof cabin includes a wood stove to keep you warm on even the coolest of days

LEGAL

DISTRICT LOT 3619 LILLOOET DISTRICT

PID 013-369-636

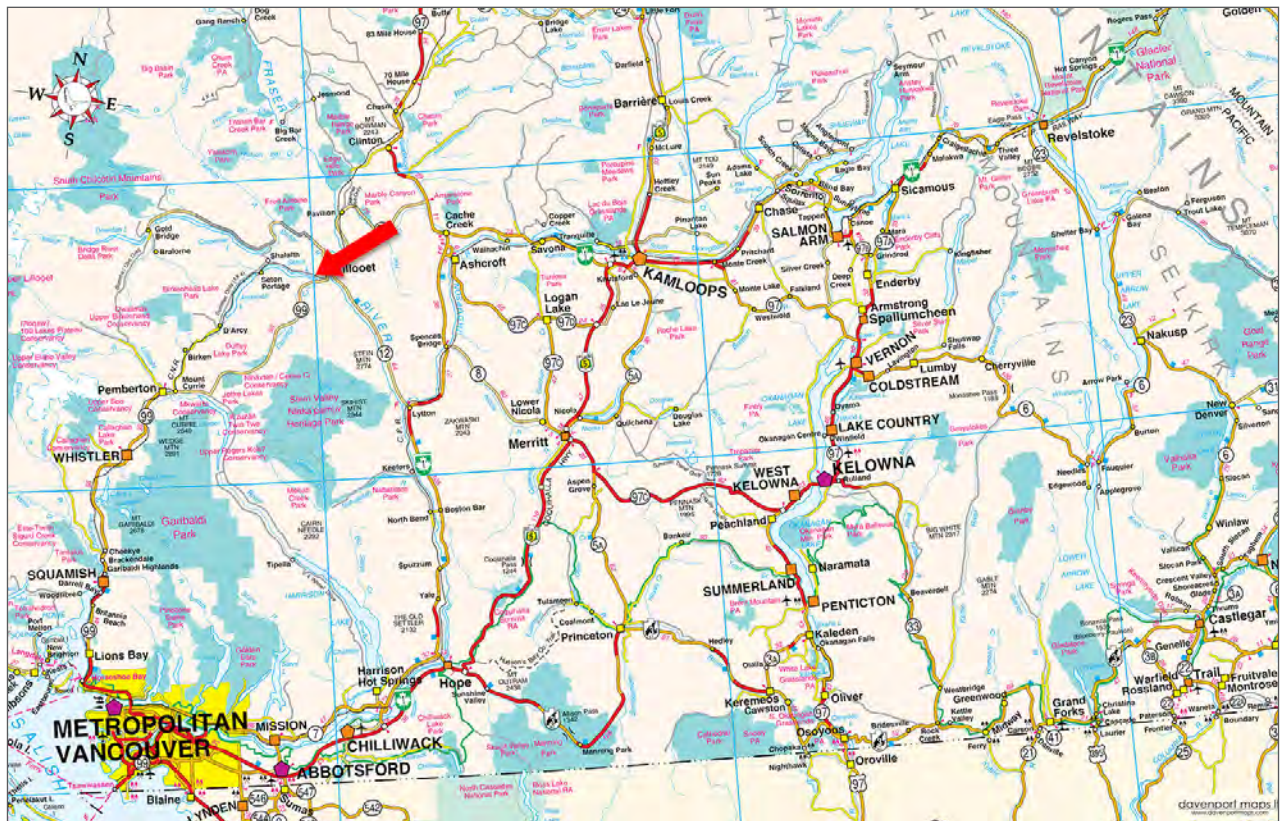
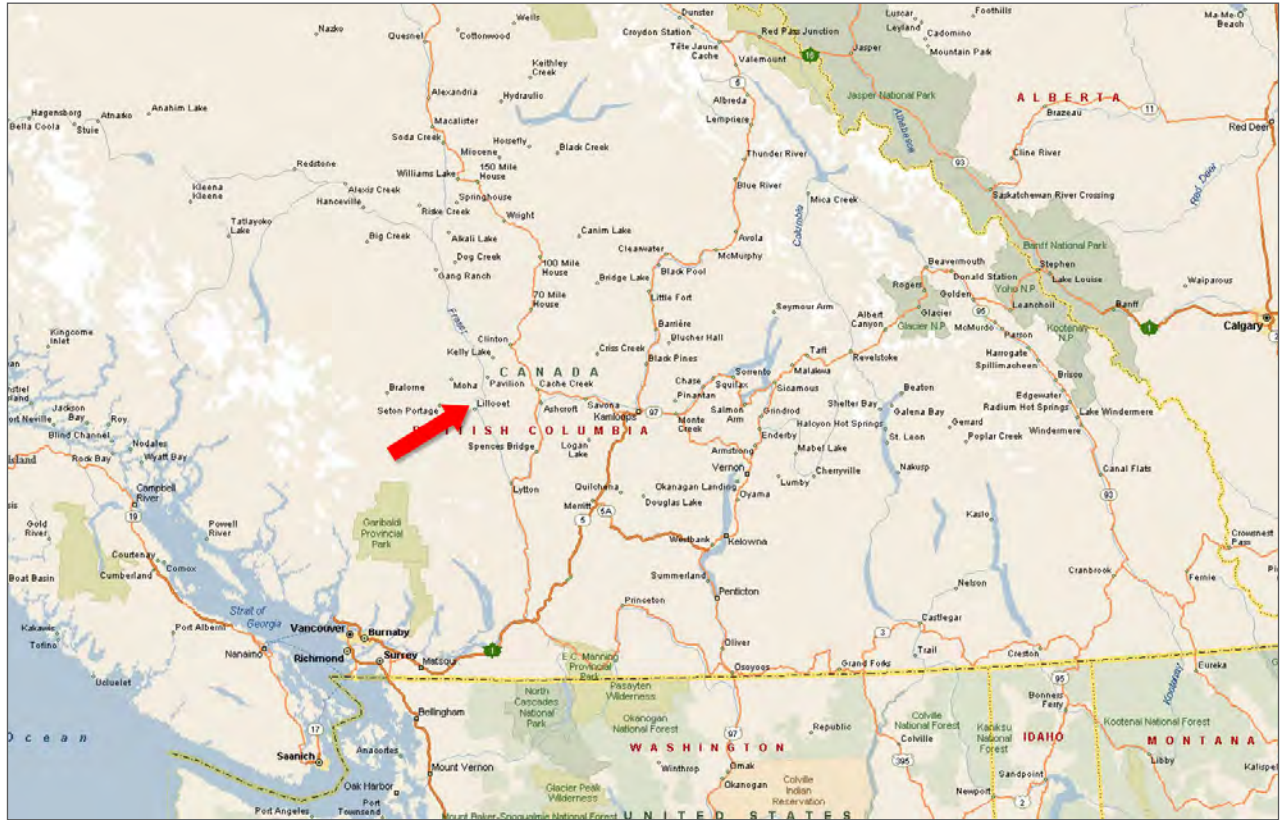


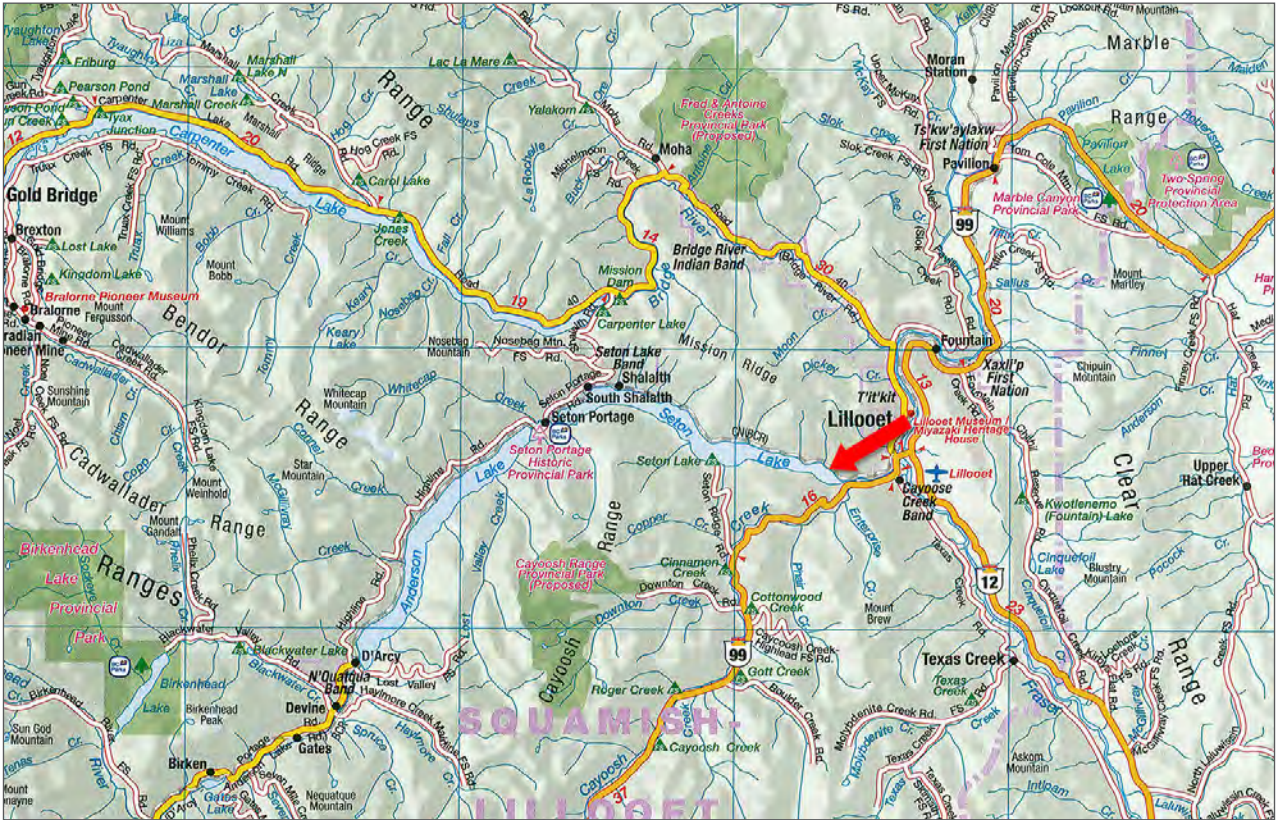


















Marketing British Columbia to the World®



www.landquest.com



Sam Hodson

Personal Real Estate Corporation

President

sam@landquest.com

(604) 809-2616

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)