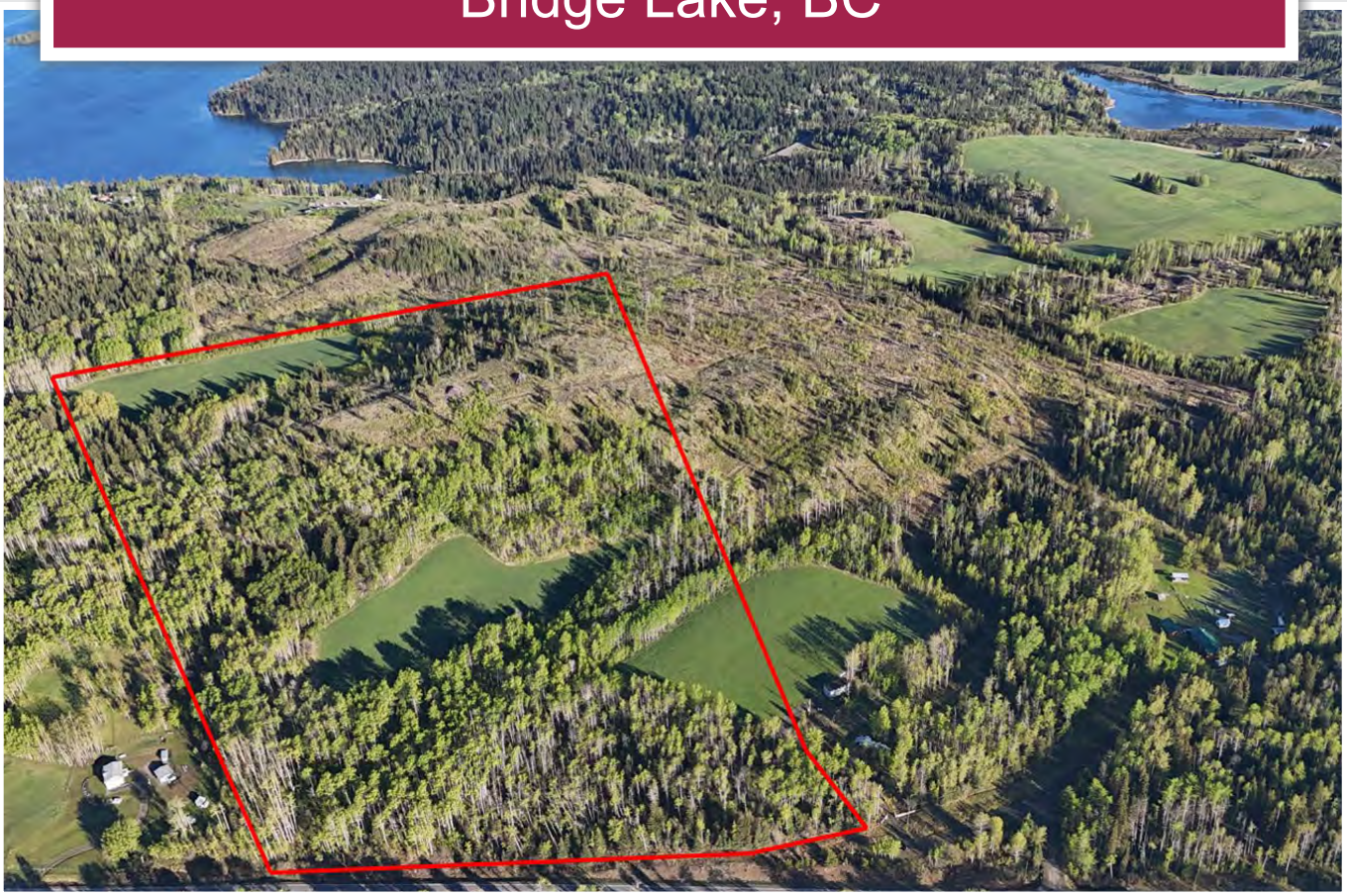
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Quality View Acreage

Bridge Lake, BC



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Quality View Acreage

Bridge Lake, BC

PROPERTY DETAILS

Listing Number:	25299
Price:	$399,900
Taxes (2026):	$1.385
Size:	66.47 acres

DESCRIPTION

Quality view acreage overlooking Bridge Lake. This 66.47-acre property has 3 separate hay fields with 11+ acres of hay land. The hay fields are separated by a mixed forest, but an internal road connects the 3 fields.

The land fronts on Highway 24 just east of Bridge Lake (3 km to a paved boat launch on Bridge Lake and 5 km to the Bridge Lake General Store). The land also has access off Falcon Road, a side road off Eagleridge Road providing a variety of access options. Power runs along the road. A driveway needs to be punched into the land through some forest. The ideal location for the driveway is at the end of Falcon Road, through the forest and then connecting to an internal road. This forest buffer along the highway and road also provides ample privacy.

The land slopes away from the road, quite gradually at first then increasingly in pitch up to a central knoll and then drops down to the back side. All of the land is useable with good access throughout. From this central knoll down to the back side are expansive views of Bridge Lake, the views from the front side are not too shabby either!

Access from the two front hay fields to the third hay field at the very back of the land is provided by an internal road that winds through forest. The front field is split with a neighbor (1.4 acres of hay on this land and about the same on the neighbors), while the other two fields (3.57 acres and 6.22 acres are private and entirely within the property). Please see maps and aerial photos.

Zoning allows a variety of uses. Minimum lot size is 9.88 acres.

GST is applicable on price.

Vendor may be open to carry financing with minimum of 30% down.

LOCATION

To the east of Bridge Lake on Highway 24 (“the Fishing Highway”)

Notable Distances

- Bridge Lake Provincial Park/Boat Launch - 3 km
- Bridge Lake General Store - 5.5 km
- Little Fort - 44 km
- 100 Mile House - 55 km
- Kamloops - 139 km
- Prince George - 387 km
- Chilliwack - 393 km

DIRECTIONS

On the east side of Bridge Lake on Highway 24 look for Eagleridge Road on the north side of the Highway. Turn here and then take a quick left on

Falcon Road. The property is at the end of the road and starts just past the driveway to the neighbor. One could run a driveway from here and connect to an internal road on the land. Please see maps.

The land also fronts on Highway 24.

AREA DATA

The Interlakes District of British Columbia is a picturesque area known for its stunning natural landscapes, diverse wildlife, and outdoor recreational opportunities. Located in the heart of the South Cariboo, this region is characterized by its numerous lakes, forests, and rolling hills, making it a haven for nature enthusiasts and outdoor adventurers. The area is renowned for its excellent fishing, boating, and hiking, with countless trails and waterways to explore.

The Interlakes District is also rich in history and culture, with several small communities contributing to its unique charm. Here people can explore local attractions, including heritage sites, artisan shops, and seasonal events that celebrate the area's vibrant heritage.

Just over 5 km away is the Bridge Lake General Store with all your basics with the convenience of a liquor store.

RECREATION

This property offers some excellent recreational opportunities. The internal road that connects the three hay fields is a great base that could be used for hiking, horseback riding, mountain biking or motorized recreation. One could add trails that connect to this roadway. The variation in slope add to its allure and would make a great cross country ski route and with a higher elevation (property sits at approx. 1,189 metres above sea level) it gets a beautiful snowy winter.

Access to Bridge Lake is only 3 km away via Bridge Lake Provincial Park where there is a paved boat launch with parking. This lake is a popular one for anglers, here is an excerpt from the Angler's Atlas:

> *Bridge lake is dotted with islands and shoals, providing a diversity of fishing holes to explore. It has good fishing for rainbow trout, kokanee and burbot. Mark Roseboom, from Lone Butte Sporting Goods, says that the lake trout in Bridge Lake "sometimes push a little over 30 lbs., and people have the best success with larger spoons or plugs down deep." If you're going after rainbow trout, Roseboom suggests that anglers head to the shoals and around the island drop-offs. "You'll have great success with flies," he says. "Bridge Lake has great mayfly and sedge hatches." Danny Coyne, from BC Fishn', notes that kokanee can be more sensitive than trout to catch and release. Summer or winter, your best bet is to release in the water. Also, use a soft tip to target kokanee.*
>
> See more of Coyne's suggestions and articles at bcfishn.com.

There are endless other lakes to explore, lots of backcountry and forest service roads offering up endless exploration and recreational opportunities.

MAP REFERENCE

51°29'44.29"N and 120°39'48.75"W

BOUNDARIES

Please see maps and aerial photos—lines are sketched in and approximations only.

INVESTMENT FEATURES

Minimum lot size is 9.88 acres.

SERVICES

Power along the high and up to Falcon Road. No water or sewer.

IMPROVEMENTS

Bare land.

ZONING

RR1 (Cariboo Regional District)

Minimum Lot Size

9.88 acres

Residential Uses

- a single-family residential dwelling
- a two-family residential dwelling unit/duplex
  - or One (1) secondary suite and must be subordinate to a single-family residential dwelling,
  - or One (1) carriage house and must be subordinate to a single-family residential dwelling, or
  - One (1) secondary dwelling and must be subordinate to a single-family residential dwelling,
  - or One (1) temporary dwelling unit in conjunction with a single-family residential dwelling.

Non-Residential Uses

- community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
- helicopter pad;
- a public use, including public utility buildings and structures; parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
- a home occupation or a home industry ancillary to a permitted residential use;
- bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use; museum, historic site, or cemetery; refuse disposal site;
- kennel or animal hospital;
- Animal incineration; provided the activity is in conformance with applicable provincial and federal legislation, ancillary to a permitted veterinary clinic or animal hospital;
- Farm Retail Sales; the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
- agri-tourism activities, other than accommodation, on land that is classified as a farm under the Assessment Act, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;

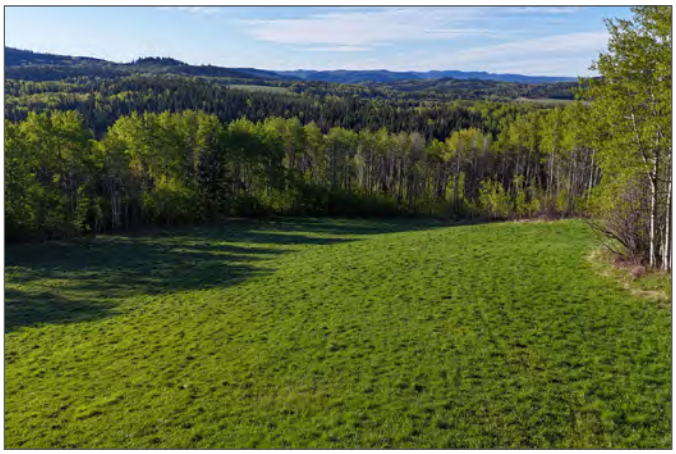
Property is not in the ALR

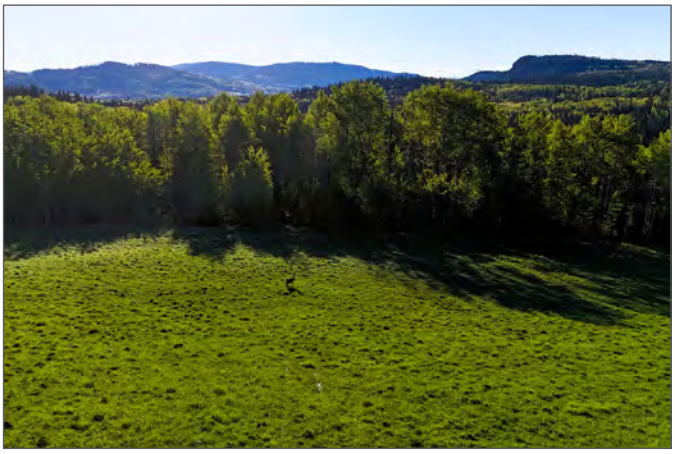
LEGAL

LOT 3, PLAN KAP87141, DISTRICT LOT 1487, LILLOOET LAND DISTRICT

PID 027-588-866

























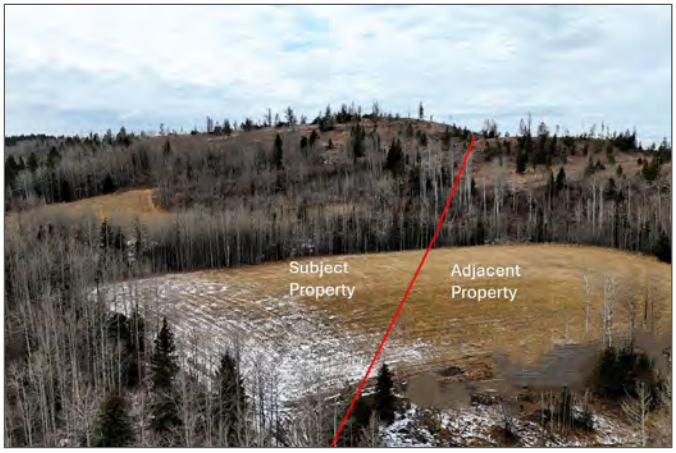











Subject
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Property





























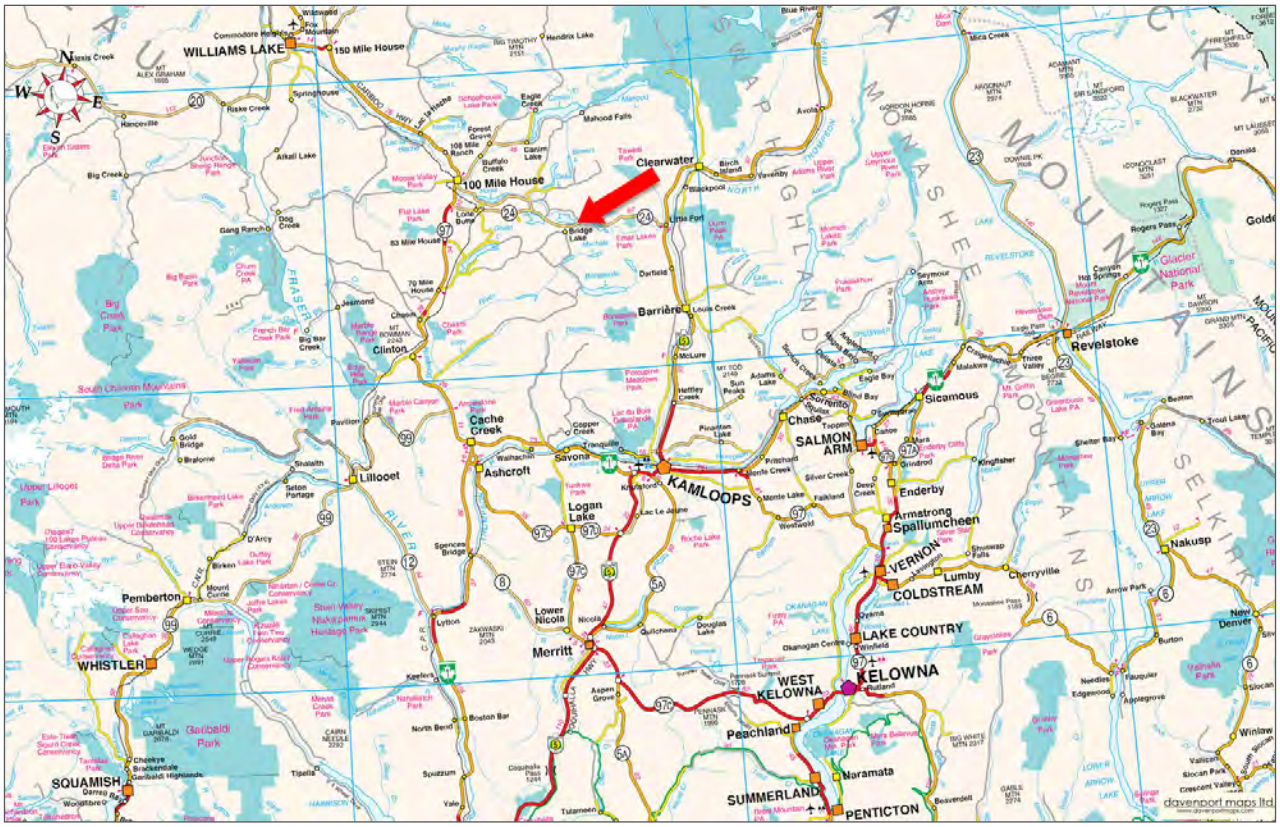


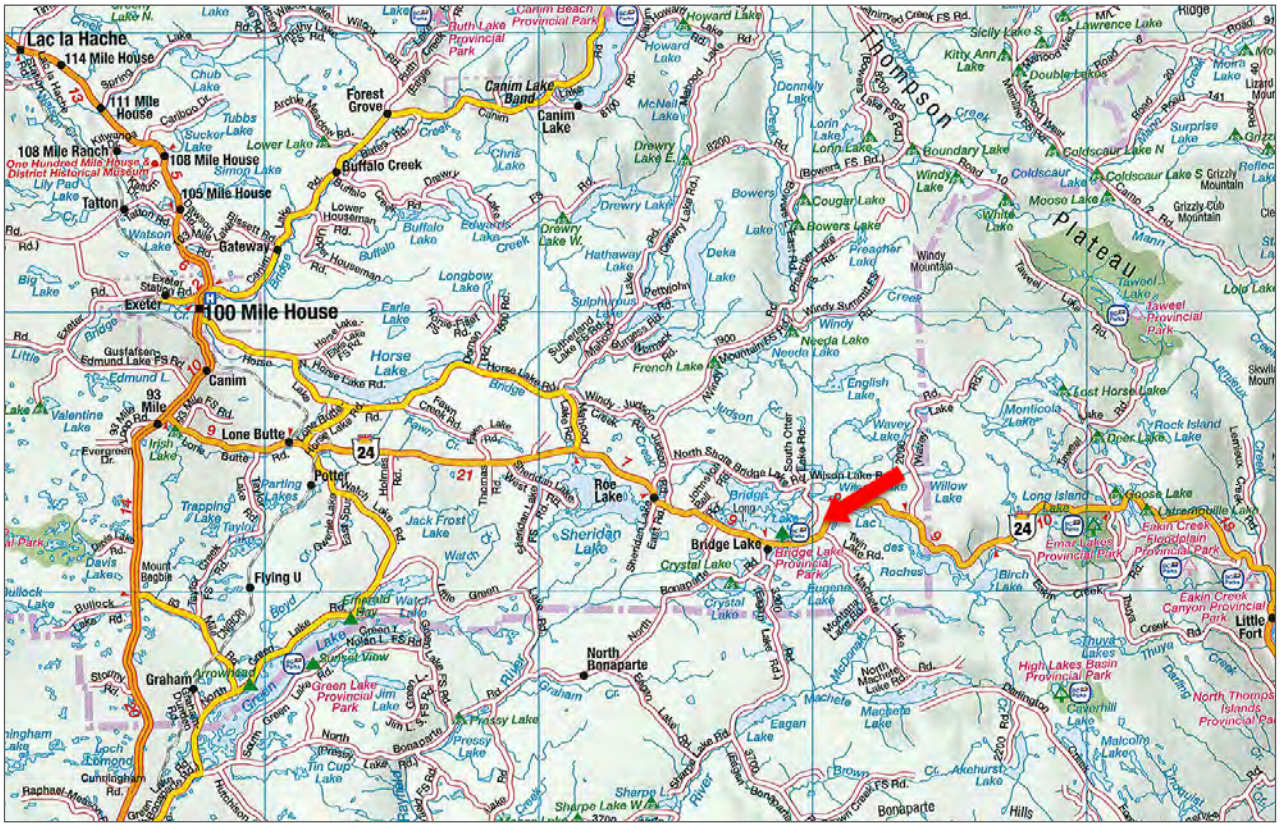


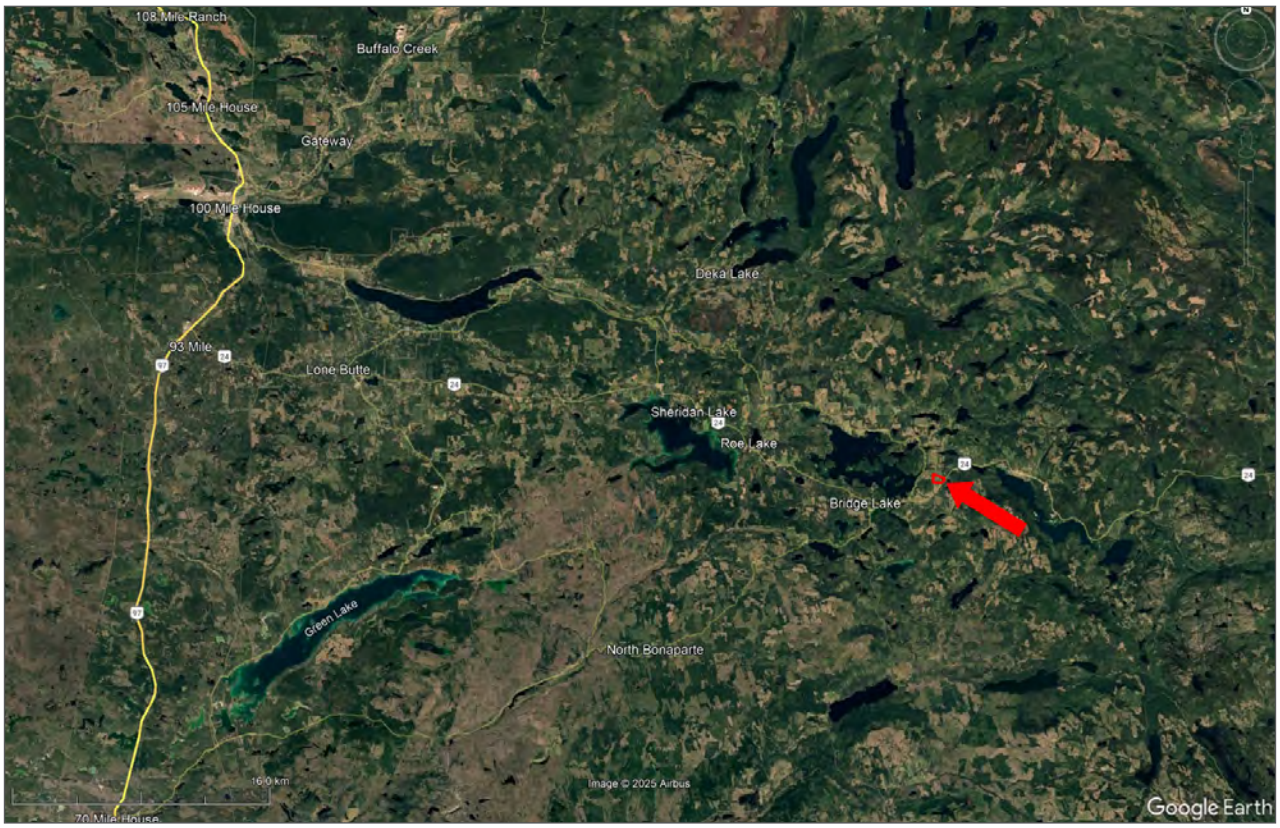


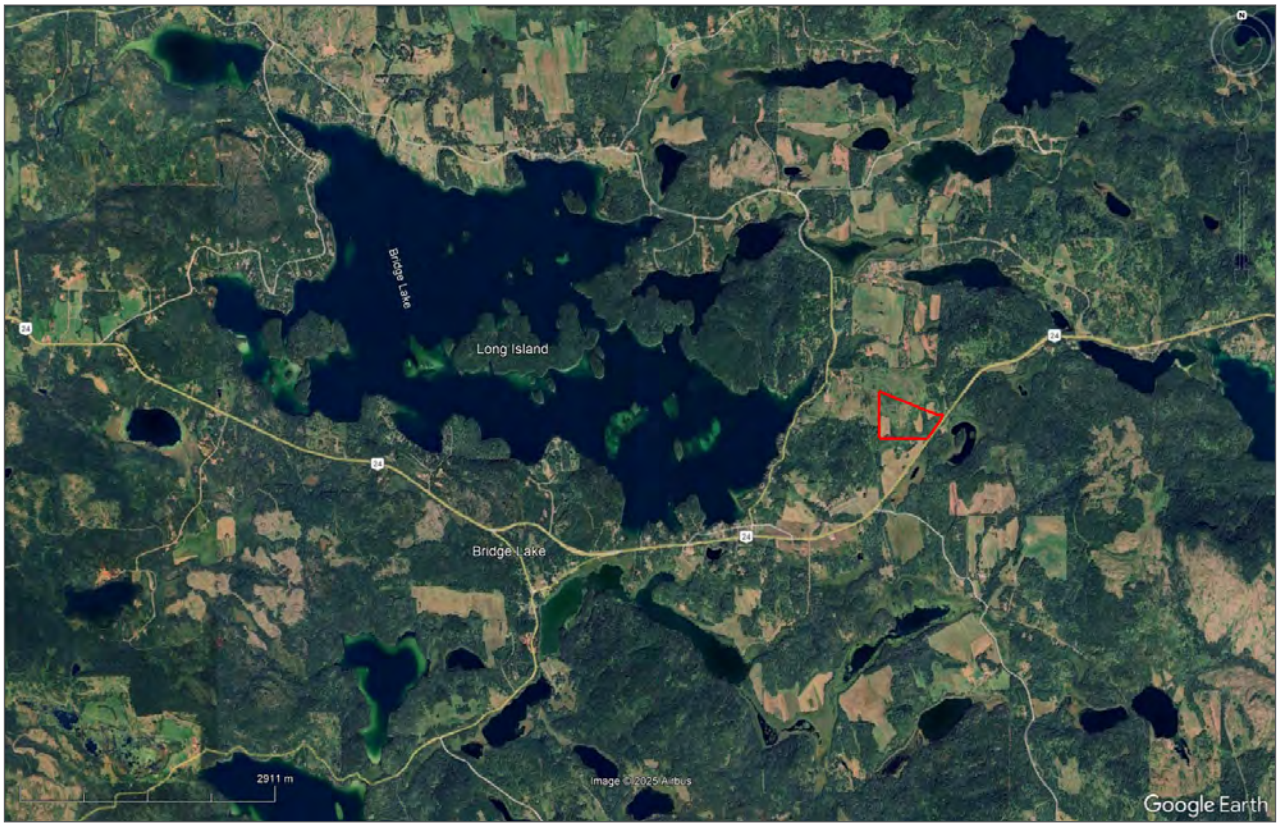


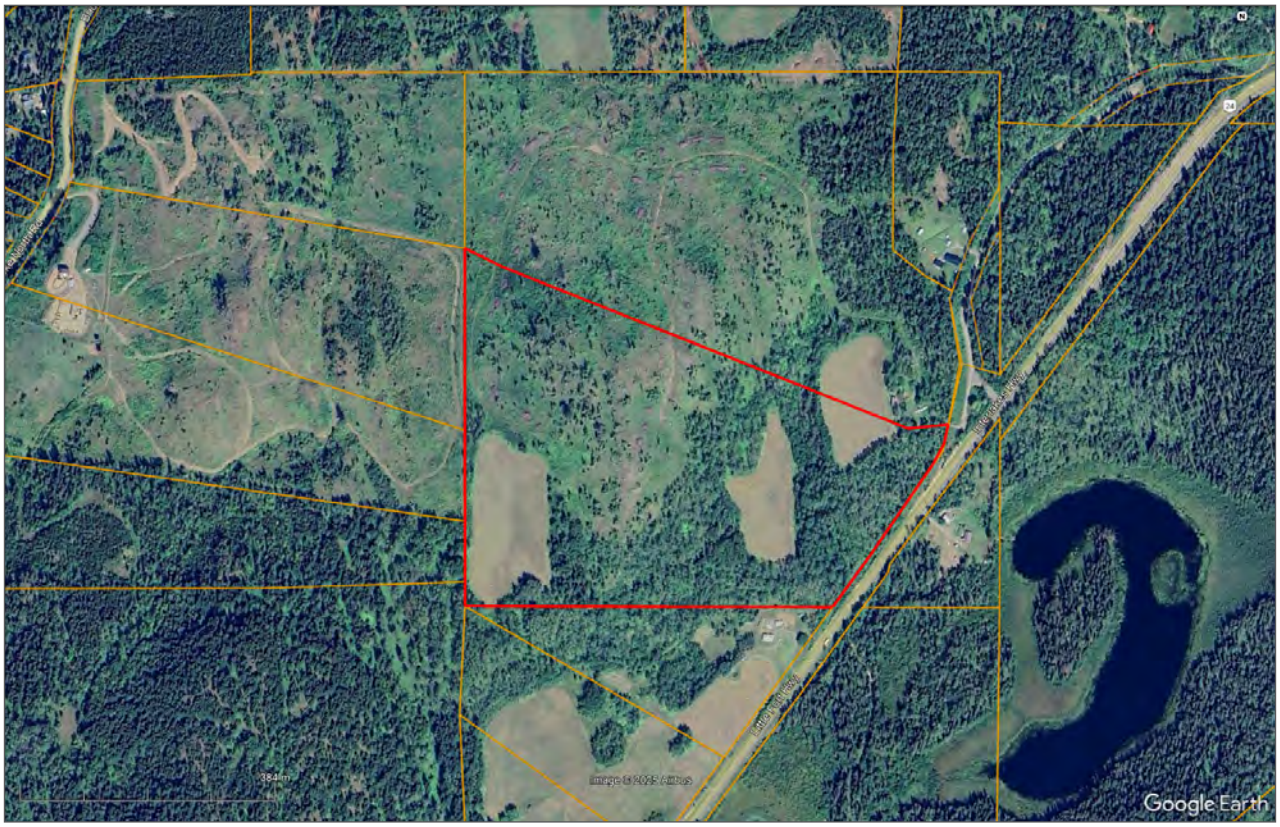

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Ponoka
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Sundre
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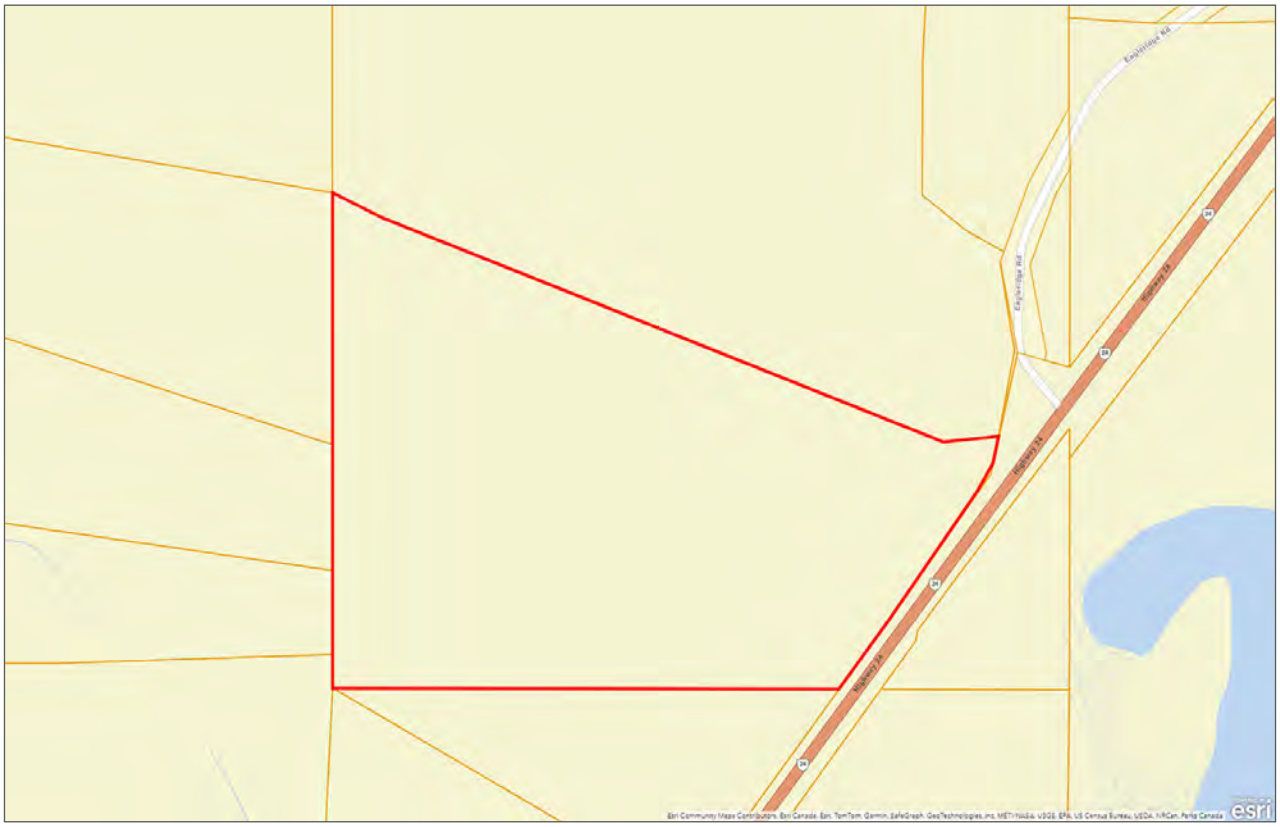

WILLIAMS LAKE
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100 Mile House
Clearwater
Barrière
Clinton
Lillooet
Ashcroft
Cache Creek
KAMLOOPS
Chase
SALMON ARM
Sicamous
Revelstoke
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
Cherryville
Nakusp
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Summerland
PENTICTON
Naramata
Merritt
Lytton
Lower Nicola
Logan Lake
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WHISTLER
SQUAMISH
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Selkirk Mountains
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Big Creek
Gang Ranch
Dog Creek
Alkali Lake
Canim Lake
Bridge Lake
Little Fort
Roche Lake
Spences Bridge
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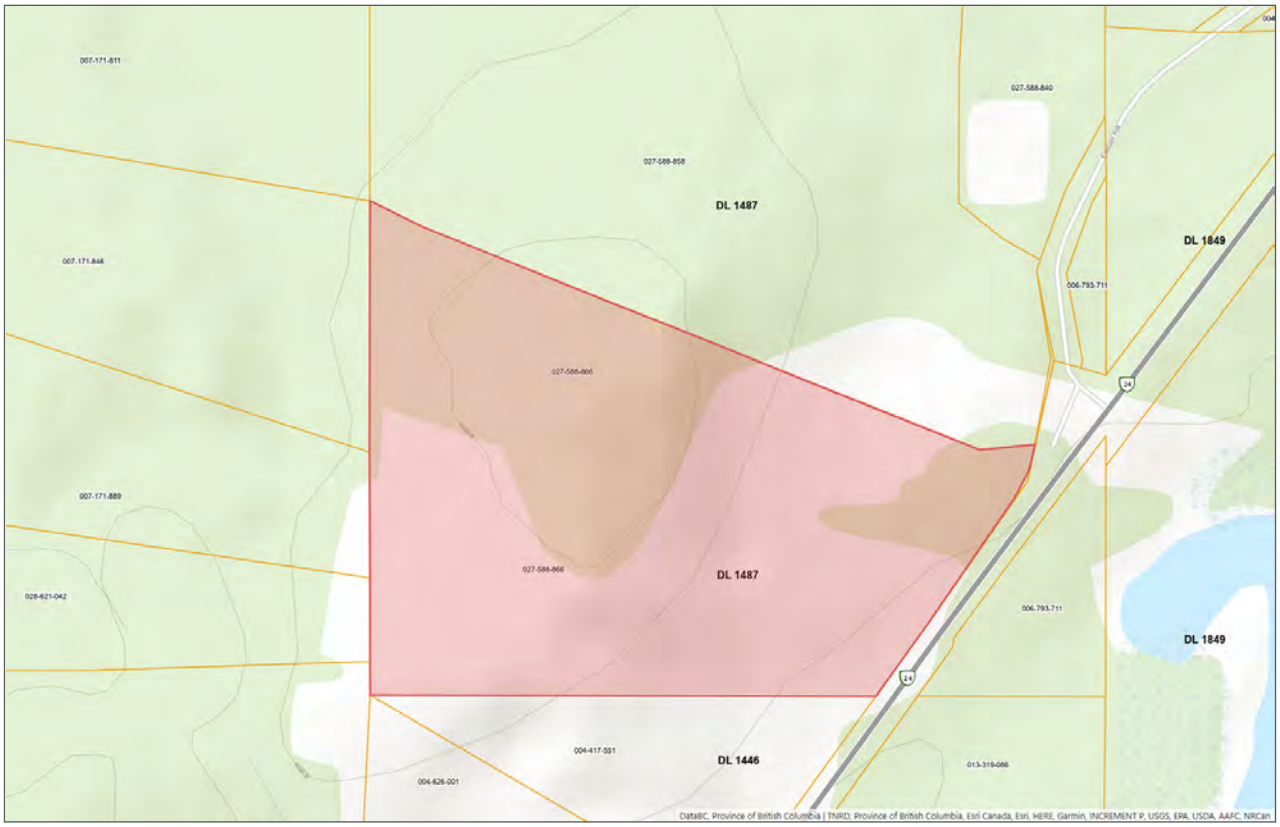

Lac la Hache
114 Mile House
111 Mile House
108 Mile Ranch
108 Mile House
105 Mile House
Tatton
Gateway
Exeter
100 Mile House
Canim
93 Mile
Lone Butte
Forest Grove
Buffalo Creek
Canim Lake Band
Canim Lake
Horse Lake
Potter
Roe Lake
Bridge Lake
Sheridan Lake
Flying U
Graham
North Bonaparte
Thompson Plateau
Deka Lake
Green Lake
Cunningham
Raphael Meadow


108 Mile Ranch
Buffalo Creek
105 Mile House
Gateway
100 Mile House
Deka Lake
93 Mile
Lone Butte
Sheridan Lake
Roe Lake
Bridge Lake
Green Lake
North Bonaparte
70 Mile House
16.0 km
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Google Earth


Bridge Lake
Long Island
Bridge Lake
2911 m
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Highway 24
Highway 24
esri


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027-588-840
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