



**Riverfront Acreage on the
Sea-to-Sky Highway**



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Riverfront Acreage on the Sea-to-Sky Highway

Between Pemberton and Lillooet, BC

PROPERTY DETAILS

Listing Number:	23201
Price:	\$499,000
Taxes (2023):	\$1,932
Size:	23.8 acres

DESCRIPTION

23.8 acres, or 9.63 hectares, of treed creek front land are just an hour drive north of Pemberton on the Duffey Lake Road. This property was once owned by BC's Gold Commissioner of the day, and due to the bend in the creek, was deemed an excellent spot to find gold! Today it's covered in a variety of trees mostly cedar and fir, with 2,165 ft of frontage on Cayoosh Creek. There's a neighbour just south of the property who has developed some trails and a cabin. South of that you will find some recreation areas for camping along the creek. It's only 17 km to Lillooet from here, with one of the best scenic drives in BC!

Duffey Lake and Joffre Lakes Provincial Parks sit between Pemberton and the property . . . and if you are into the backcountry, this corridor has some convenient camping, alpine hiking and skiing with spectacular vistas and steep mountainsides. Just north of the property is a bridge with a forest service road that takes you up to the south shore of Seton Lake, which is over 1,000 m climb and more than 12 km.

The roughly 13 acres on the west side of the Duffey Lake Road are mostly flat with some small creeks running through some areas. The owner has put in a small bridge and driveway to access a larger cleared area away from the road. With only 8 private parcels between Mount Currie and Lillooet on Duffey Lake Road, this is a rare offering.

If you are looking for an accessible acreage offering year-round privacy and easy water access with lots of potential for an off-grid set-up, then look no further!

LOCATION

No civic address, on Highway 99 between Pemberton and Lillooet.

DIRECTIONS

From the South

Travel 77 km north on Highway 99 from the traffic light in Pemberton.

From the North

Travel 17 km south on Highway 99 from the bridge crossing the Fraser River in Lillooet.

RECREATION

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HISTORY

Highway 99 is a provincial highway in British Columbia that runs 377 kilometres (234 mi) from the US border to near Cache Creek, serving Greater Vancouver and the Squamish–Lillooet corridor. The central section of the route, also known as the Sea to Sky Highway, serves the communities of Squamish, Whistler, and Pemberton. Highway 99 continues through Lillooet and ends at a junction with Highway 97 near Cache Creek.

The highway's northern section was extended several times between 1959 and 1992 with the opening of routes beyond Whistler and Pemberton. For the 2010 Winter Olympics hosted by Vancouver and Whistler, the Sea to Sky Highway was rebuilt to increase safety and capacity—both of which had been longstanding issues with the highway as recreational and commercial traffic increased in the late 20th century. In 2006, The Guardian newspaper from the United Kingdom listed the Sea to Sky as the fifth best road trip worldwide.

After passing Lillooet Lake, the highway climbs a steep grade to Joffre Lakes Provincial Park, and shortly after passes through Cayoosh Pass, the highest point on the highway at 1,275 m (4,183 ft). East of the pass the road follows the course of Cayoosh Creek as it traverses the southern base of Mount Rohr and skirts Duffey Lake Provincial Park. As Duffey Lake Road, after winding almost 99 km (62 mi) northeast in very steep mountains where sometimes the advisory speed limit is 20 km/h (12 mph), and is legally posted as 60 km/h (37 mph) throughout. Highway 99 reaches the junction with Highway 12 at Lillooet.

Cayoosh Pass (1,275 m/4,183 ft) is a mountain pass in the of the Pacific Ranges of the southern Coast Mountains in British Columbia. It lies just west of Duffey Lake on BC Highway 99 between the towns of Lillooet and Pemberton, formed by the headwaters of Cayoosh Creek to the east, flowing to the Fraser River at Lillooet, and Joffre Creek to the west, flowing steeply downhill to Lillooet Lake just southeast of the Mount Currie Indian Reserve.

Cayoosh Pass and the valleys of Cayoosh and Joffre Creeks form the southern boundary of the Cayoosh Range, a subrange of the Lillooet Ranges. Long known to the St'at'imc and Lil'wat peoples whose territories include it, the pass was first traversed by a non-indigenous person when James Duffey, a.k.a. "Sapper Duffy" of the Royal Engineers, investigated the route in 1859-1860 during a resurvey and reconstruction of the Douglas Road, the route of which passed the Joffre Creek foot of the pass and followed the northern perimeter of the Cayoosh Range. Cayoosh Pass was reported by Sapper Duffey to be too steep for wagons and any thought of a road by that route was shelved until the later 20th Century. Newer engineering techniques in the 1970s saw a surge in logging road construction in the Pemberton area, which came over the summit of the pass into valleys south of Duffey Lake. Logging roads from the Lillooet side eventually linked up with the Pemberton-side roads by the late 1970s and this route was ultimately chosen for the extension of Highway 99 northwards from Pemberton, over the other available routes were one via Railroad Pass and the Hurley River, to the north of Pemberton, and another via Anderson and Seton Lakes, the route followed by the railway.

The Cayoosh Gold Rush was one of several in the history of the region surrounding Lillooet, British Columbia, Canada. If estimates of its yield are true, it would be one of the richest single finds in the gold mining history of that province.

This area has a long but intermittent history of gold prospecting which dates back to 1866 when the Chinese discovered placer gold along its lower reaches. The placer activity was so rich the word spread through their community throughout the Fraser Canyon and the Cariboo of the find such that all claims were staked by the time any non-Chinese found about it.

Local government agent and claims recorder Caspar Phair, who presided over the issuing of claims, in 1887 estimated \$6-7 million in gold had been taken out, in a decade when the official total gold revenue for the entire province was only about \$1.5 million.

By the end of the decade the claims were exhausted but the renewed interest in the Lillooet region helped spur a wave of new exploration in the area, which led to the commissioning of two hard rock mines; Golden Cache and the Ample mines.

MAP REFERENCE

50°37'12.17"N and 122° 6'18.84"W

SERVICES

None.

IMPROVEMENTS

A small 10 x 10 ft cabin sits about 12 m from top of creek bank, near the western boundary of the property.

ZONING

RR5 (Rural Resource 5) in the SLRD (Squamish Lillooet Regional District)

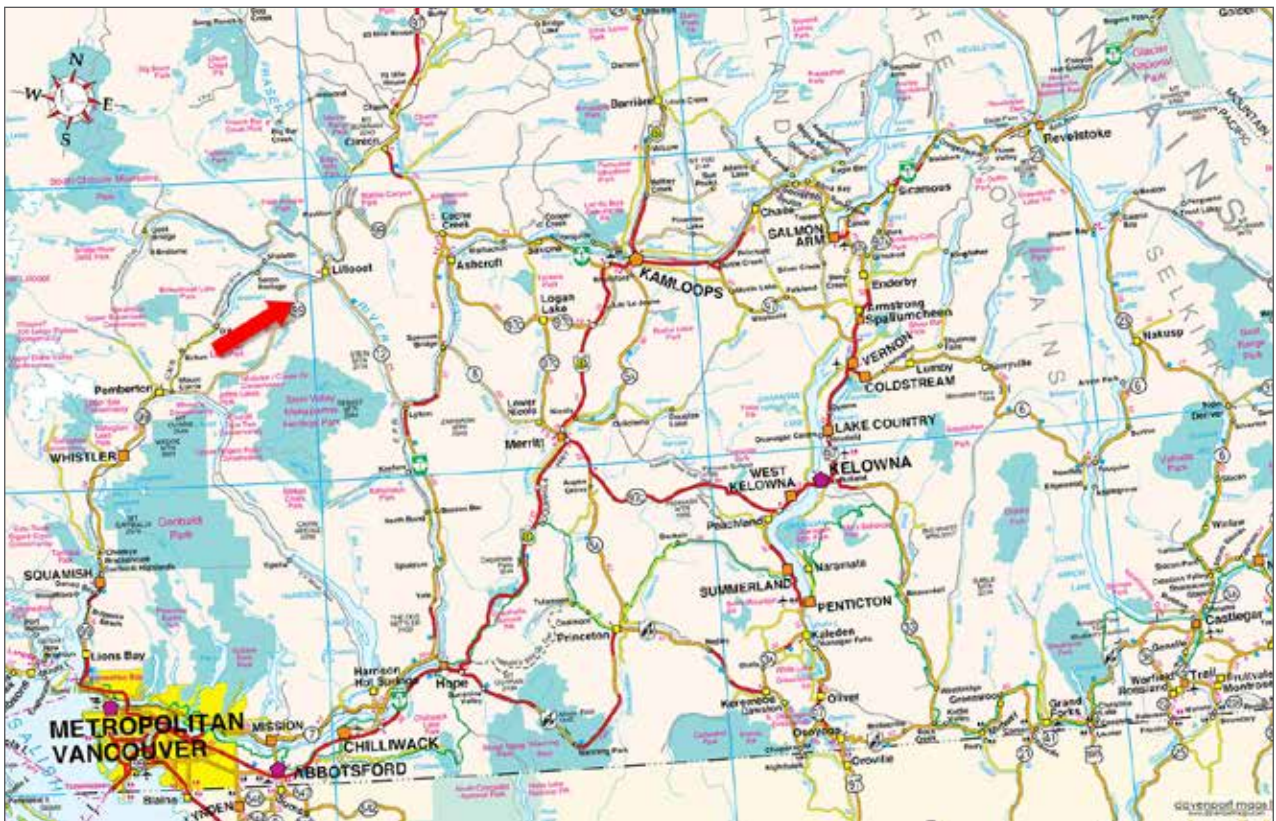
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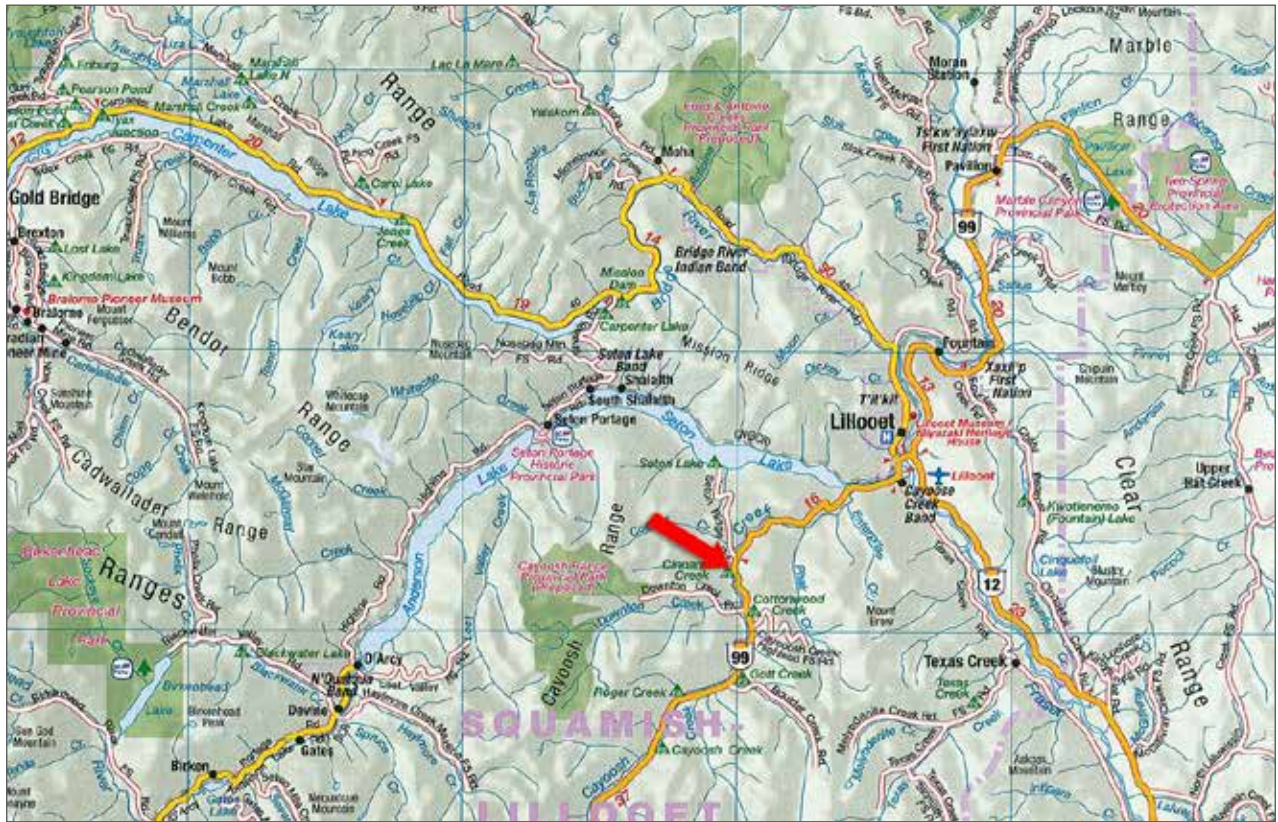
Lot 2 District Lot 4360 Lillooet District Plan KAP72464

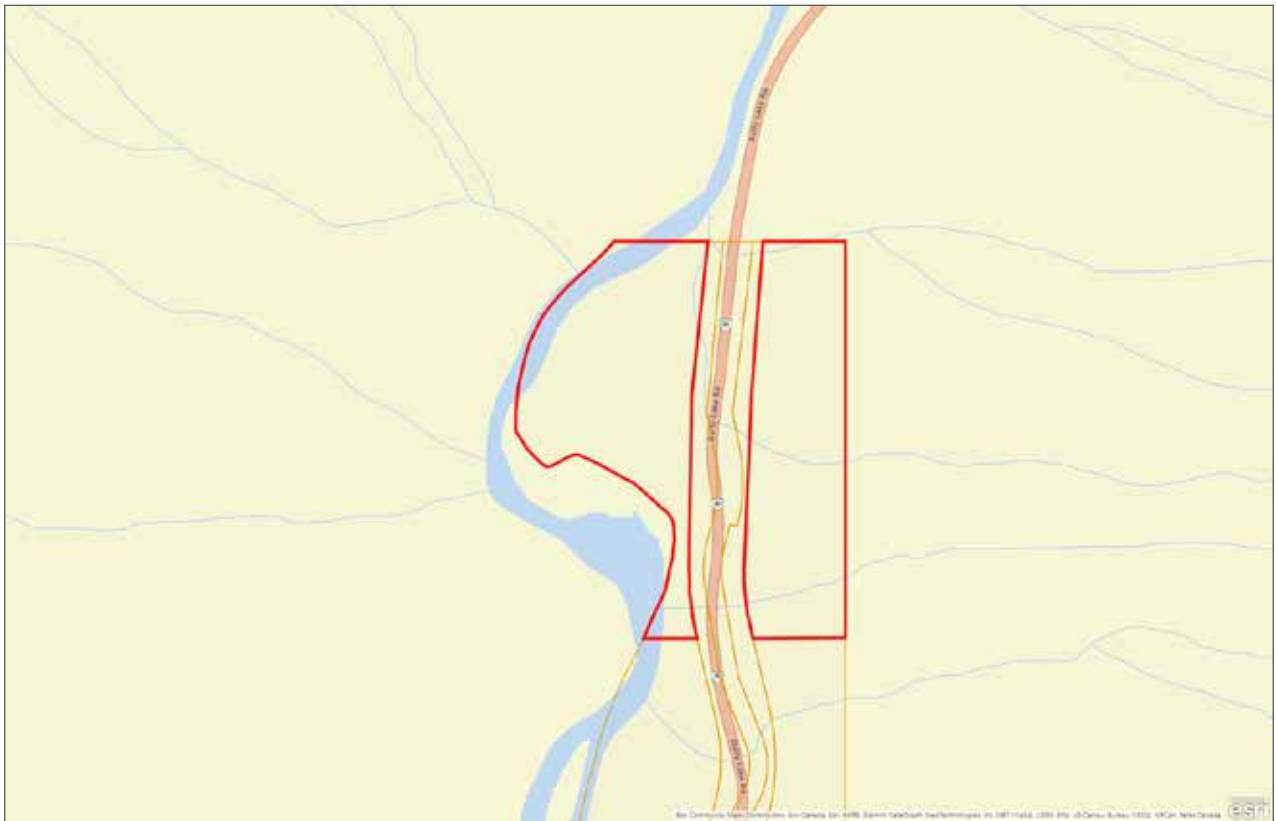
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