



Secluded Retreat in One of BC'S Top Fishing Destinations



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Secluded Retreat in One of BC's Top Fishing Destinations - Roche Lake, BC

PROPERTY DETAILS

Listing Number: 25224
Price: \$299,000

SIZE

13.1 acres is the total site size of Roche Lake Resort

DESCRIPTION

Cabin 10A at Roche Lake Resort is an inviting retreat offering a unique blend of comfort, recreation, and ownership security. The resort operates under a corporate share structure, giving owners exclusive use of their cabin while also sharing in the benefits of community-managed amenities and overall upkeep of the resort. This structure makes ownership straightforward and worry free, while still allowing the flexibility of personal use or rental income. Monthly fees are \$682.50, which cover maintenance, staff, equipment, utilities, property taxes, and common building insurance, ensuring that owners can focus on enjoying their time at the lake without unexpected costs.

The cabin itself is well designed for both leisure and practicality. The main level features a full kitchen, three-piece bathroom, and a bright mezzanine with three beds, while the lower level provides ample storage for equipment and seasonal gear. A highlight of this property is the newly constructed, fully permitted deck, which creates an idyllic outdoor living space. Whether hosting friends for a summer meal or enjoying a quiet glass of wine

in the evening, the deck frames the natural setting perfectly. Parking for quads, dedicated winter storage, and a deep-water boat slip add to the convenience and functionality of this offering.

Surrounded by the rolling hills and sparkling waters of Roche Lake Provincial Park, the resort is set in one of the Interior's most scenic and recreationally rich areas. Roche Lake is celebrated as one of British Columbia's best rainbow trout fisheries, attracting anglers from across the province with its trophy class rainbow trout. Beyond fishing, the area is a year-round destination for outdoor adventure, from hiking and biking in the summer to ice fishing and snowmobiling in the winter. In addition to the natural amenities, owners also benefit from community rentals that generate income for the resort, as well as shared facilities including a pool and clubhouse, perfect for private functions or a casual game of pool with neighbours after a long day on the boat. Cabin 10A provides a rare opportunity to secure a turnkey property in a sought-after location, combining the privacy of a personal retreat with the benefits of a managed lakeside community.

LOCATION

Unit 10A, 7200 Roche Lake Road - Kamloops, BC

AREA DATA

The Roche Lake area, situated on the Thompson Plateau southeast of Kamloops, is characterized by a picturesque landscape dotted with several lakes, most notably Roche Lake itself. This region is a popular destination for outdoor recreation, drawing visitors primarily for its excellent freshwater



fishing, particularly for trophy-sized rainbow trout. Surrounded by rolling hills, forests, and Crown land, the area offers a sense of peaceful seclusion. While Roche Lake Provincial Park protects much of the immediate lakeshore and surrounding environment, the broader region features a mix of natural beauty and recreational opportunities, making it a sought-after spot for those seeking a quieter escape into nature within relatively easy reach of Kamloops.

RECREATION

Nestled in the Thompson Plateau just southeast of Kamloops, Roche Lake Resort offers an exceptional opportunity to enjoy one of British Columbia's most celebrated fishing destinations. The resort sits within a chain of seven stocked lakes in Roche Lake Provincial Park, with Roche Lake itself renowned for producing trophy-class rainbow trout that routinely exceed five pounds. Anglers travel from across the province for the chance to battle these large, hard-fighting fish, and owning a cabin here places you right at the heart of this world-class freshwater fishery.

Beyond the fishing, the surrounding provincial park provides a wealth of recreational opportunities. Rustic campsites, undeveloped boat launches, and informal trails offer endless chances to hike,

mountain bike, or explore on horseback through rolling plateau terrain. The lakes and Crown land that dominate the area create a setting that feels both secluded and pristine, while still being a reasonable drive from Kamloops. For many, the combination of accessibility and true wilderness atmosphere makes Roche Lake an unmatched recreational retreat.

The appeal extends through all four seasons. In the warmer months, the lakes are alive with anglers, kayakers, and campers, while autumn delivers a quieter pace and some of the best fishing of the year. Winter transforms the area into a serene playground for cross-country skiing, snowshoeing, and ice fishing. Nearby lakes such as Stump and Peter Hope provide even more opportunities for boating and angling, reinforcing the area's reputation as a year-round outdoor destination. With its combination of world-class trout fishing, diverse recreation, and natural beauty, Roche Lake Resort is a rare offering in the BC Interior.

SERVICES

- Septic
- Hydro
- Lake-intake and filtered water system

TAXES

Monthly Ownership Fees: \$682.50

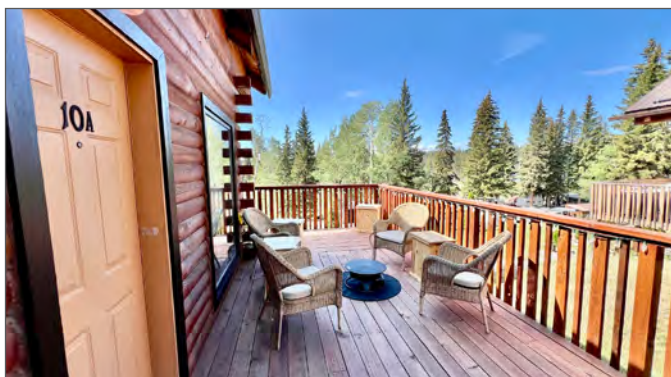
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ZONING

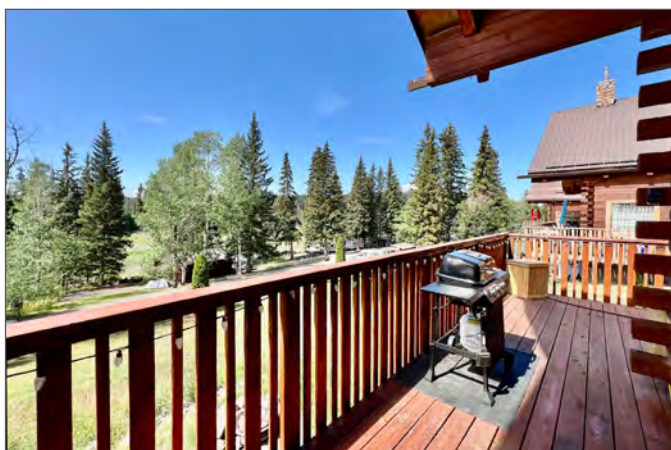
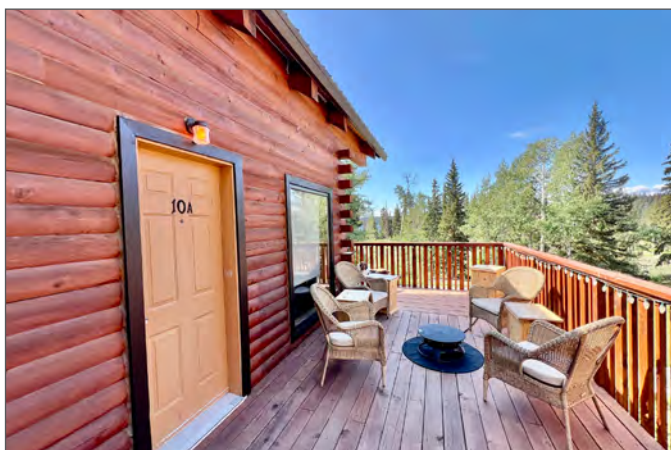
C-4 Recreational Commercial Zone

LEGAL

Lot 1 Section 33 Township 17 Range 16 est of the 6th Meridian Kamloops Division Yale District Plan 23917 - PID 003-951-898

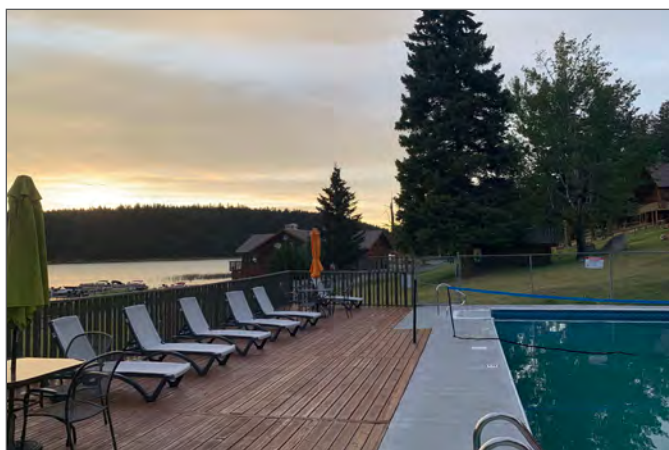
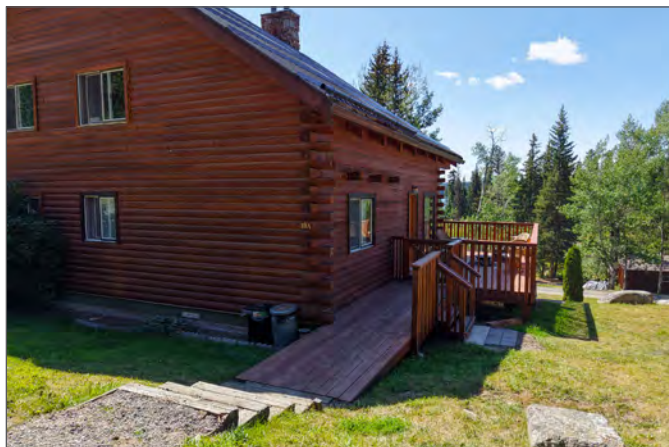


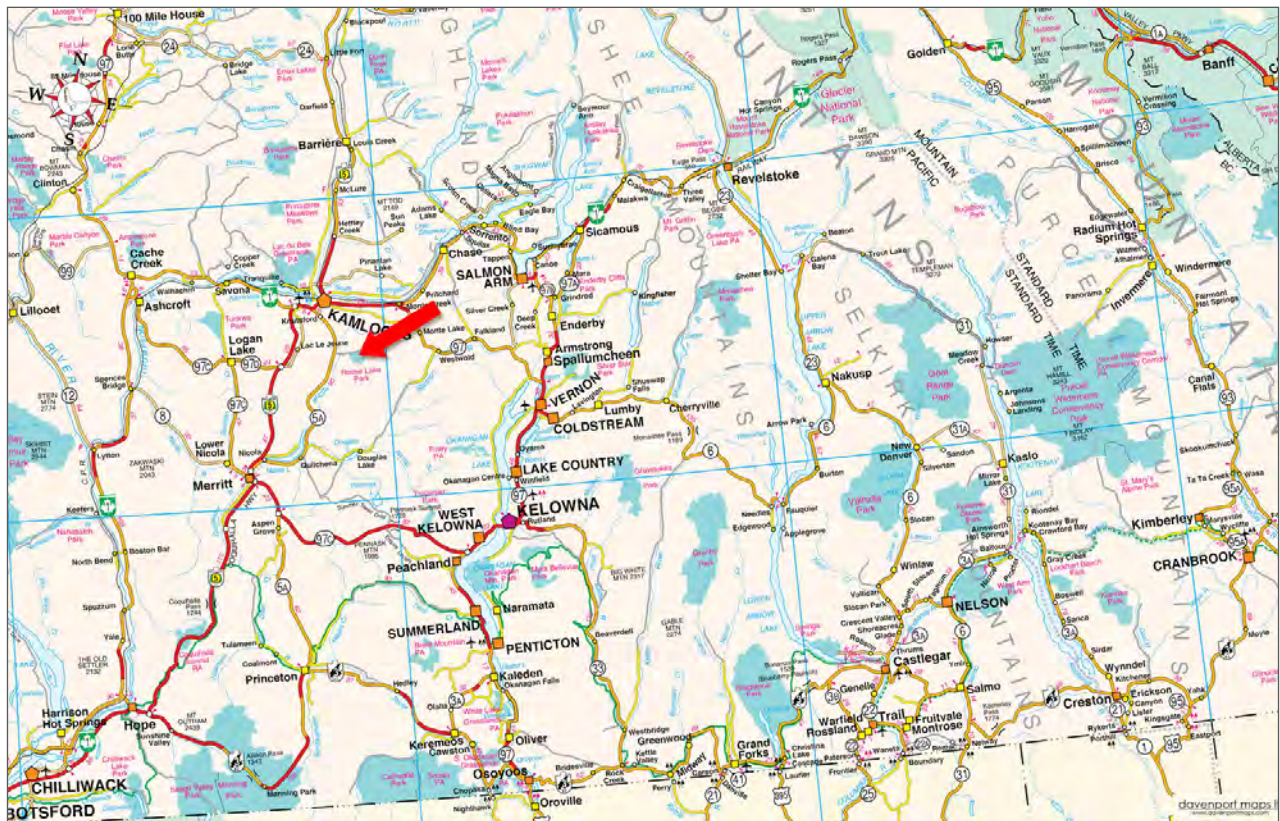


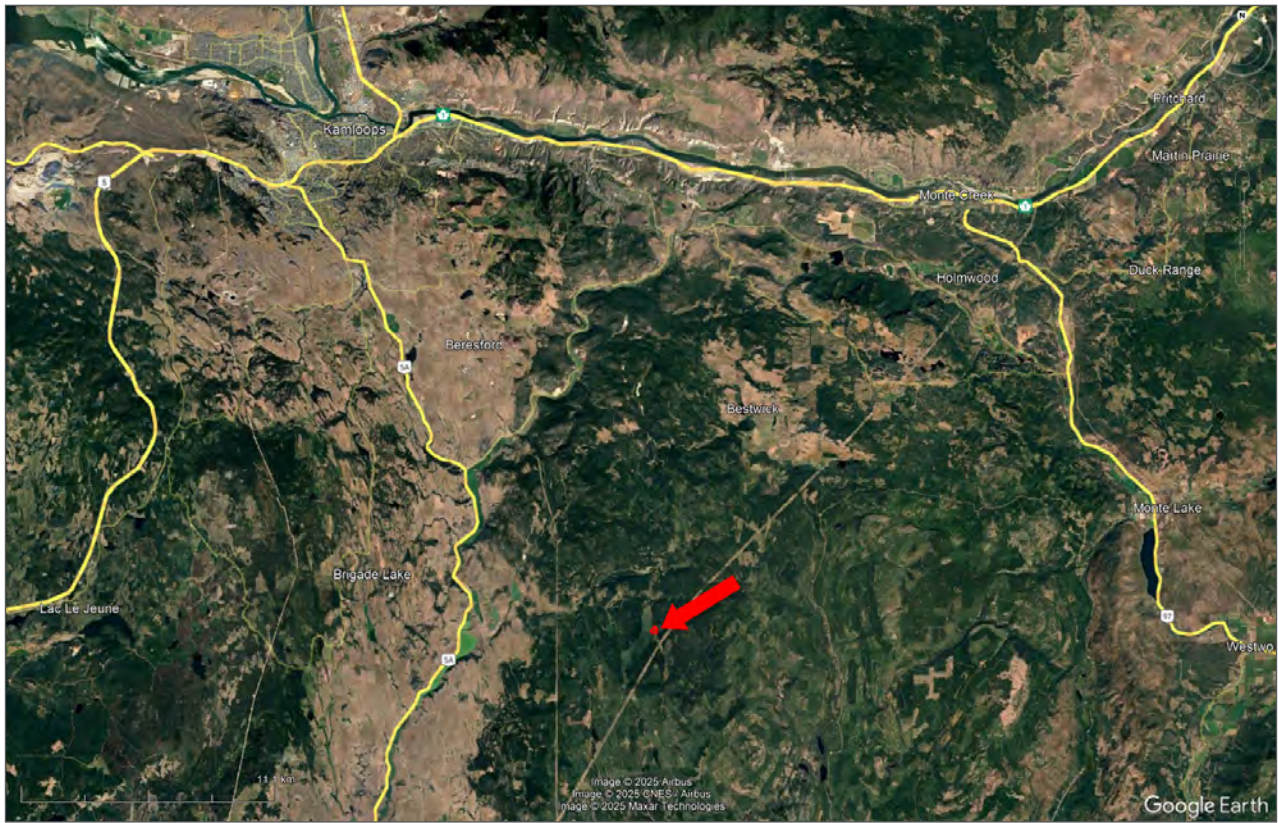




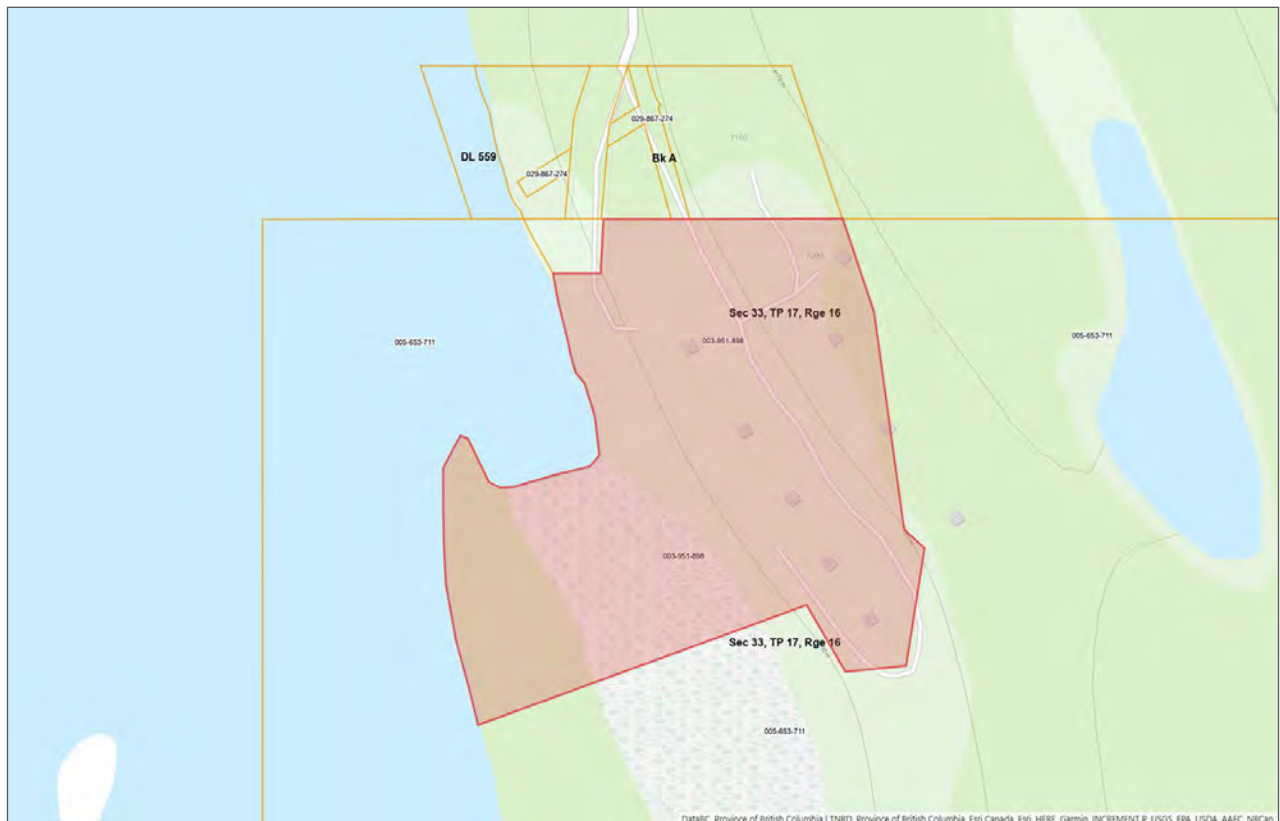
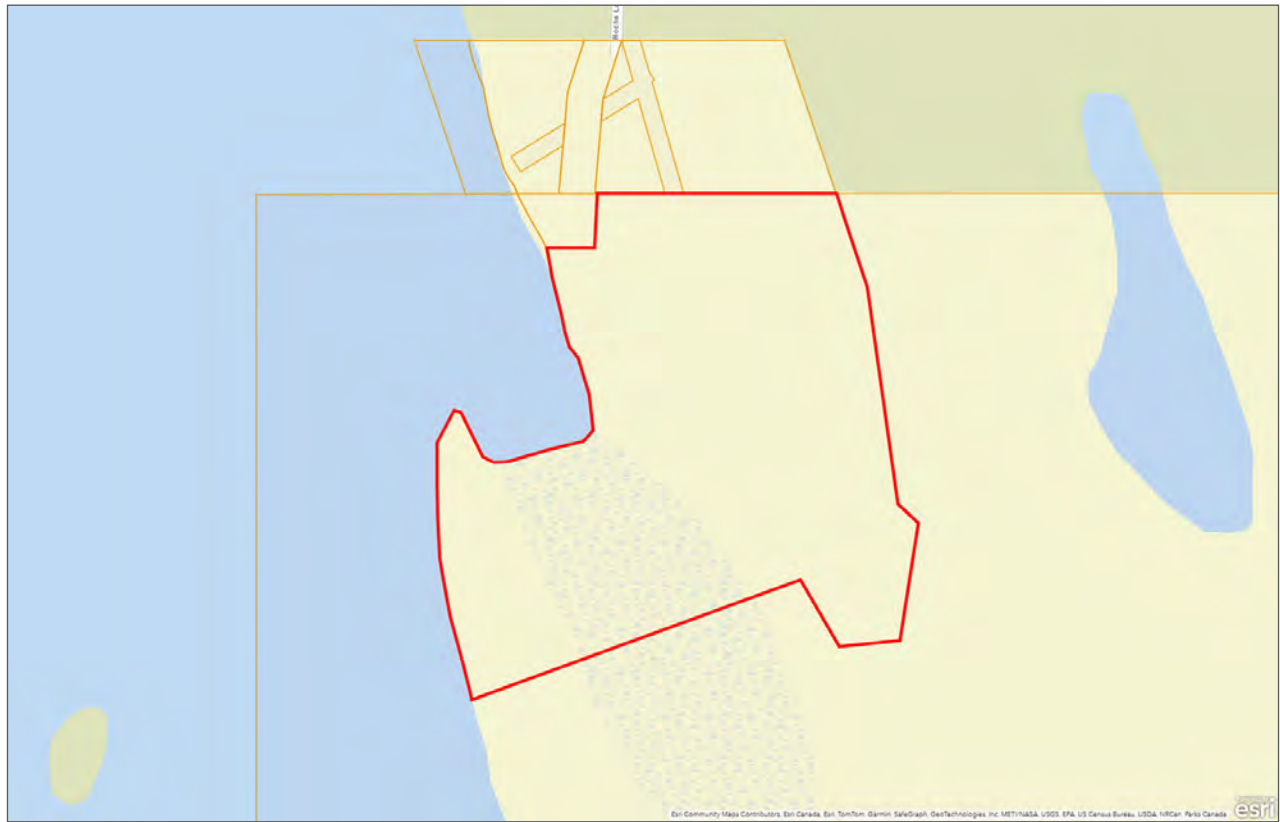












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