



**Seclusion at its Best - The Only  
Two Cabins on Large Stony Lake**



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# Seclusion at its Best - The Only Two Cabins on Large Stony Lake - Wells, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24006
<b>Price:</b>	\$310,000
<b>Taxes (2023):</b>	\$571.60
<b>Size:</b>	2.94 acres
<b>Zoning:</b>	R3

## DESCRIPTION

Are you looking for a quiet place to getaway and enjoy the outdoors? This recreational property is exactly that! This is your opportunity to purchase your families new recreational destination, get away from the chaos of life to relax, fish, swim and explore the great outdoors.

Escape to this tranquil 2.94-acre lakefront property, the sole deeded lot on the entire lake, offering privacy and seclusion. This recreational haven features two cabins nestled among trees with a low bank pebble beach.

The main cabin, with an open-concept kitchen, living, and dining area, boasts six windows overlooking the lake for natural light. A new metal roof, one bedroom, a storage room, a WETT certified wood fireplace, and a screened-in entrance area complete the main cabin.

Running water is sourced from a 300-gallon gravity-fed tank, and there's an outdoor screened-in shower with hot water on demand.

The second cabin, built in 2012, sleeps up to five and awaits finishing touches and kitchen plumbing. With a screened-in porch, hardwood floors, a metal roof, cement board siding, and a WETT certified wood fireplace, it's a cozy retreat. Embrace this opportunity to own a peaceful property where nature meets comfort.

## LOCATION

80 km (50 miles) east of Hixon, BC.

## DIRECTIONS

Contact Listing REALTOR® for directions.

The property is accessible by car or a short boat ride and in the winter, enjoyment is possible with the right transportation.

## AREA DATA

Stony Lake is an 851 ha (2,103 ac) lake in the Omineca Region of BC. It is a very peaceful, secluded lake with road access via various logging Forest Service Roads from Prince George and Quesnel. The lake offers 4 small recreation sites on the lakeshore as well as a boat launch.

## VEGETATION

The mature forest in the area is predominately spruce and balsam with minor amounts of birch, poplar and pine.



## RECREATION

Kokanee is the main sportfish found in this lake but there are also rainbow trout, lake trout and bull trout (Fish Zone Region 7a, Omineca).

Other activities include:

- Hiking
- Wildlife viewing
- Cross-country skiing
- Bird watching
- Star gazing
- Hunting
- Canoeing
- Kayaking
- Swimming
- 4-wheeling

## Hunting

Stony Lake is in area 7-6 but is also near 7-8. These areas offer the opportunity to hunt a variety of different species such as:

- Mule deer
- White-tailed deer
- Elk
- Moose
- Black bear
- Grouse

Restrictions may apply, be sure to consult the Hunting Regulations.

## MAP REFERENCE

53°24'22.38"N and 121°51'17.54"W

## IMPROVEMENTS

The cabins have been well maintained and constantly been improved over the years. Improvements made in 2022 are:

- New, professionally installed metal roof (main cabin)/
- Replacement of the 6 windows facing east (main cabin). Tempered glass 6 mm. All windows have mosquito netting and are now removable. Offering the possibility for a bug free indoor/outdoor living experience.
- Addition of a screened in entrance area (main cabin).
- New outdoor shower with hot water on demand.
- Major face lift of the landing stage.
- Improvement of the second cabin (cladding, kitchen).

## SERVICES

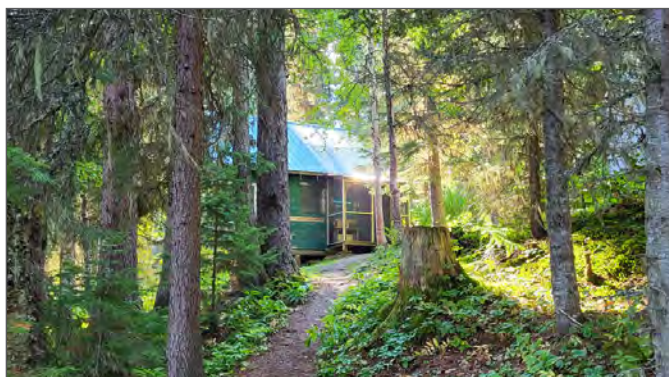
This property is off-grid. There is a grey water drain field for the kitchen sink. Gravity-fed water system to the kitchen with a 300-gallon tank for storage. Screened-in outdoor shower with hot water on demand. Propane stove in both cabins (large cabin - 4 burner; small cabin - 2 burner).

## LEGAL

DISTRICT LOT 12230 CARIBOO DISTRICT (ACCESS BY WATER ONLY SEE CROWN GRANT PJ20670)

PID 023-108-827









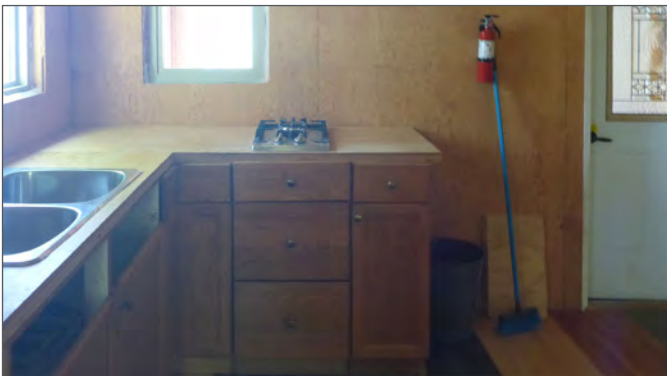




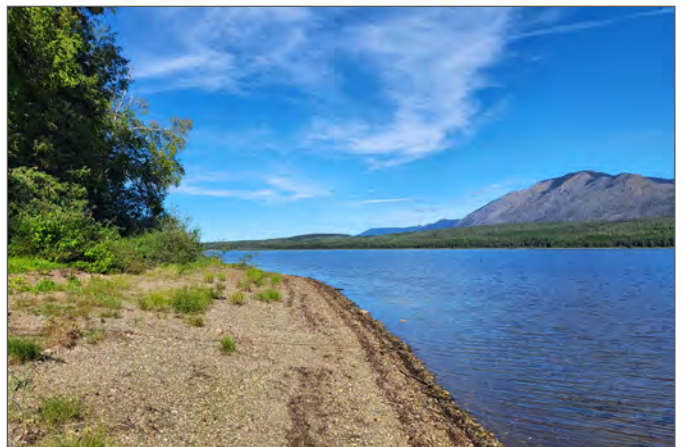
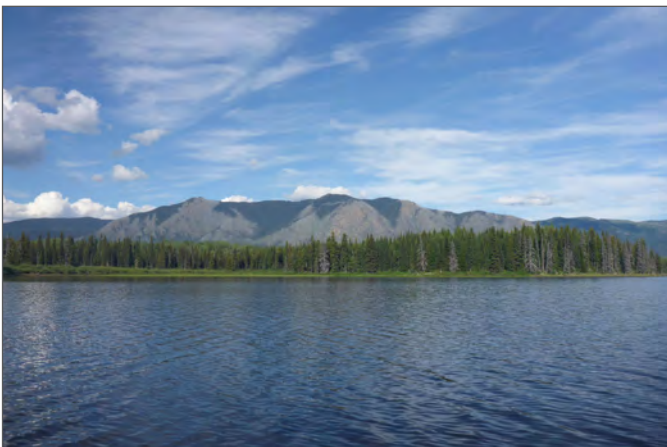
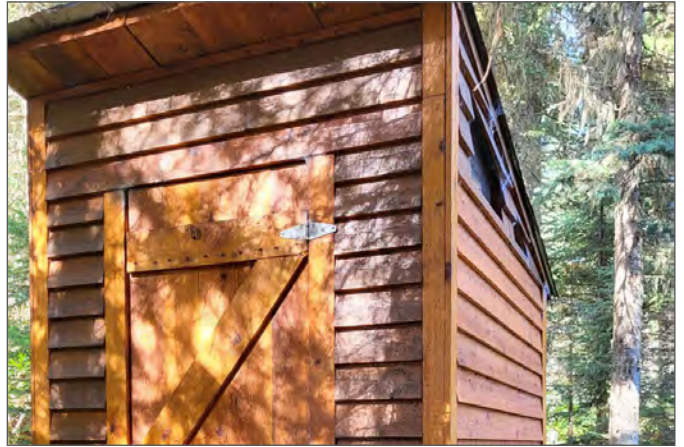




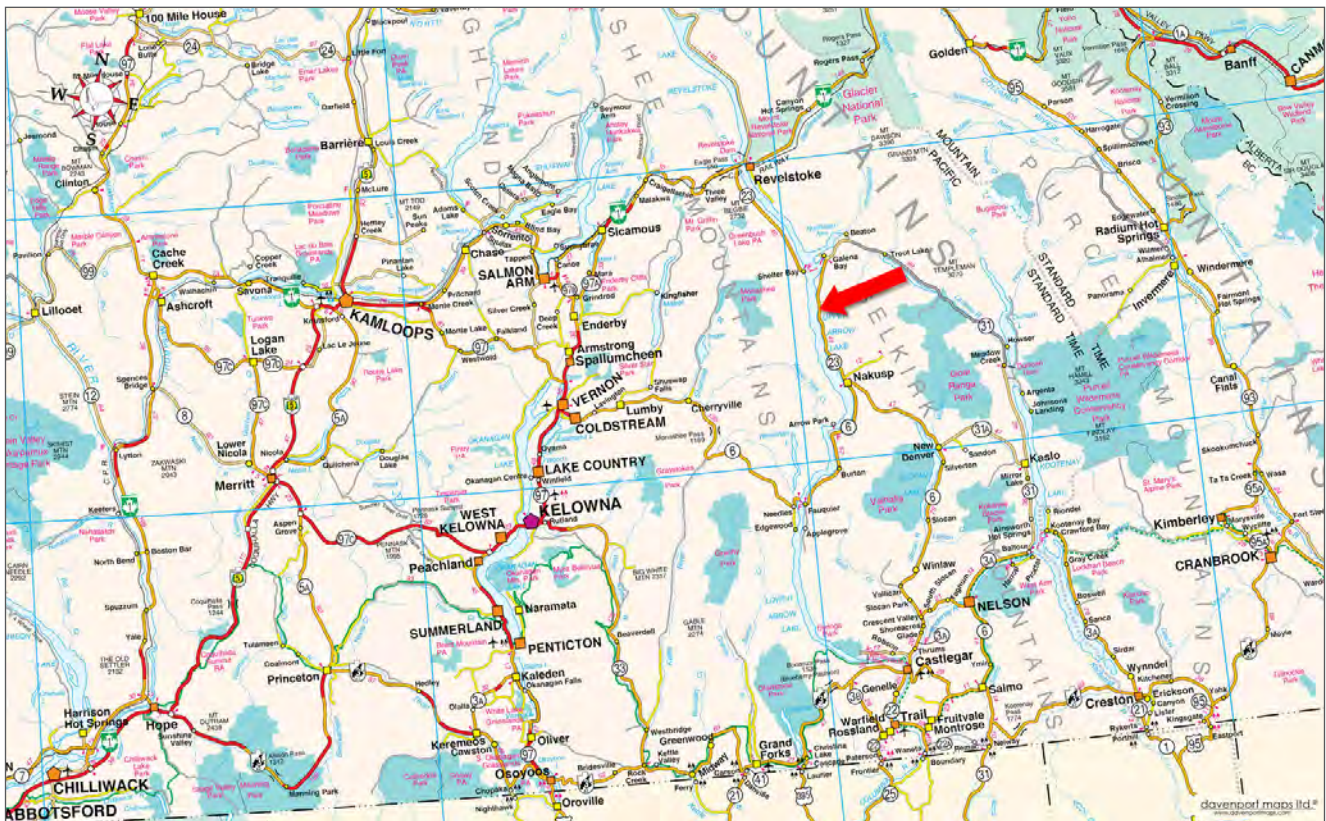




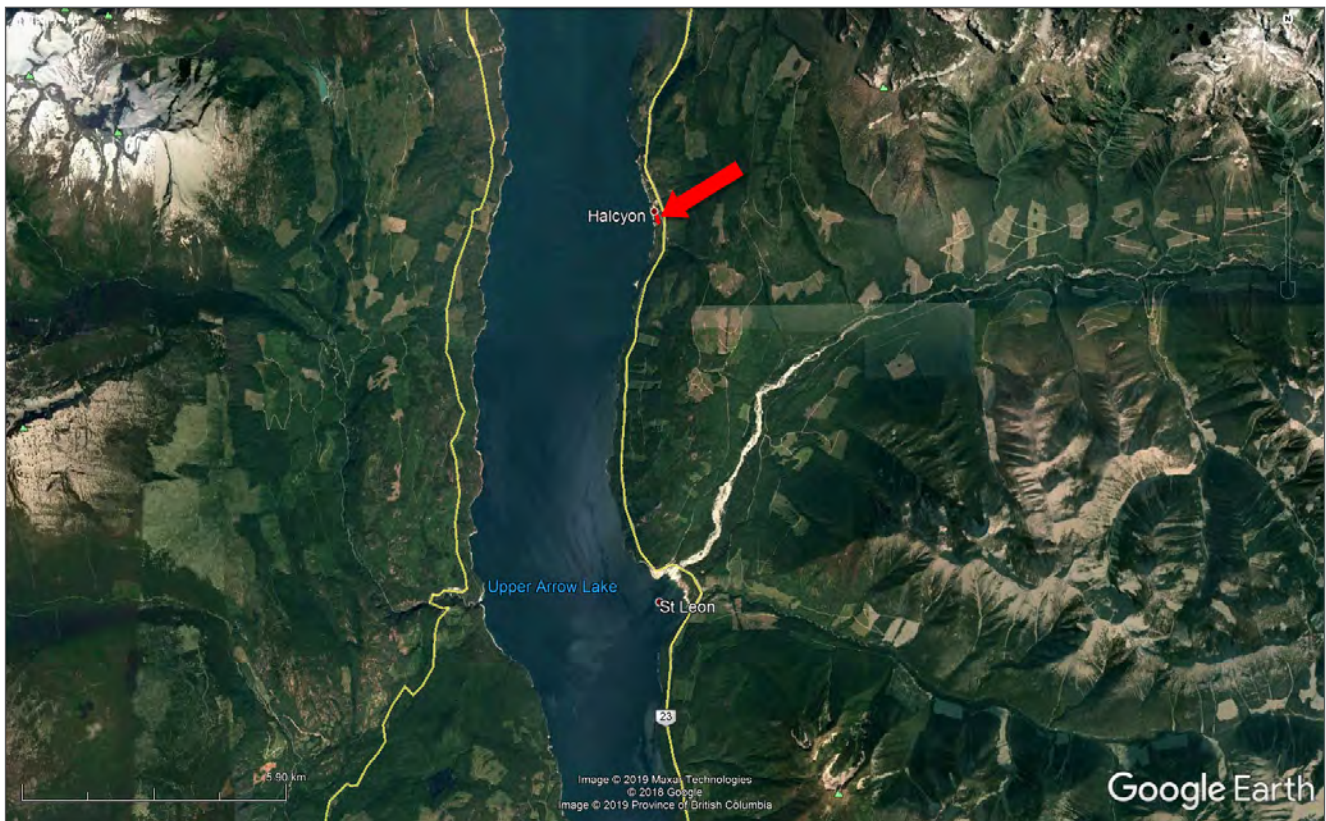
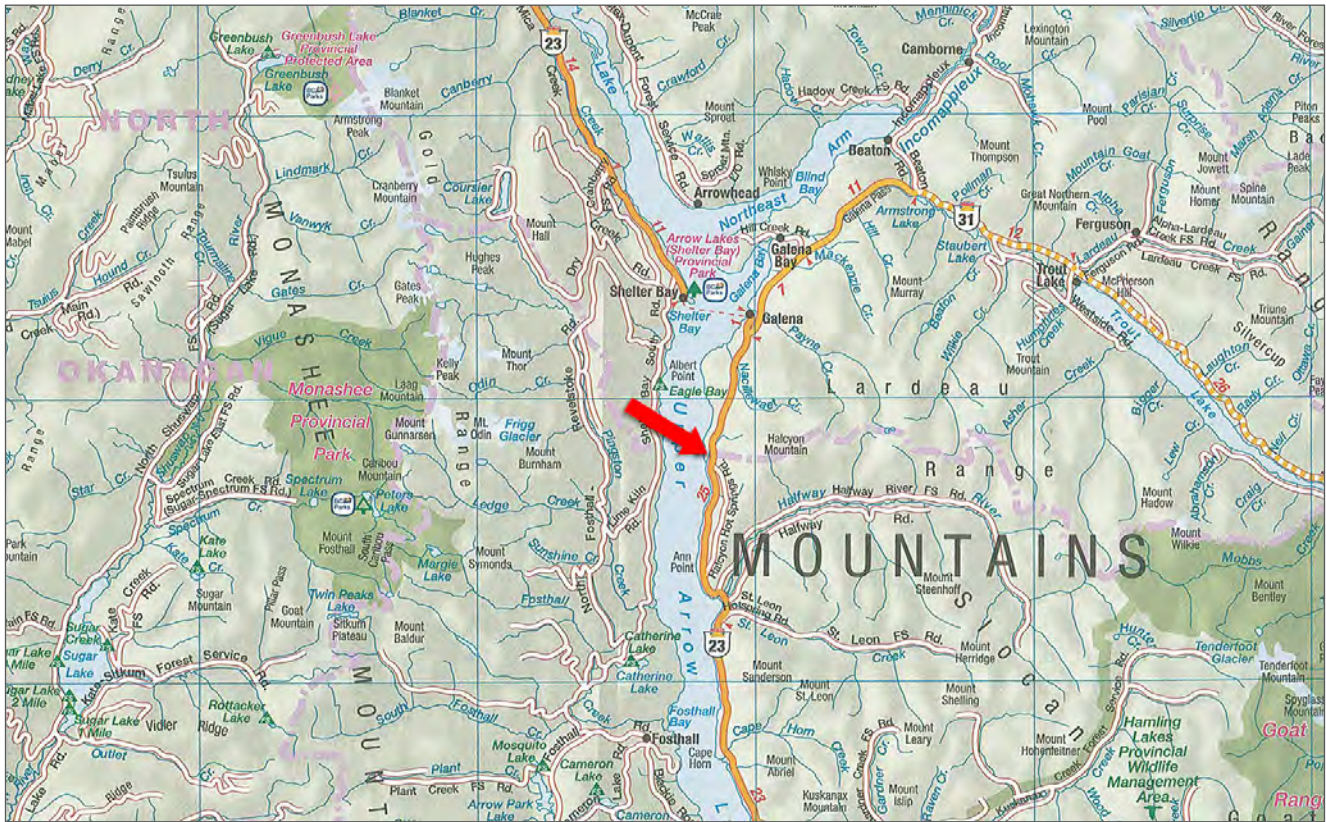




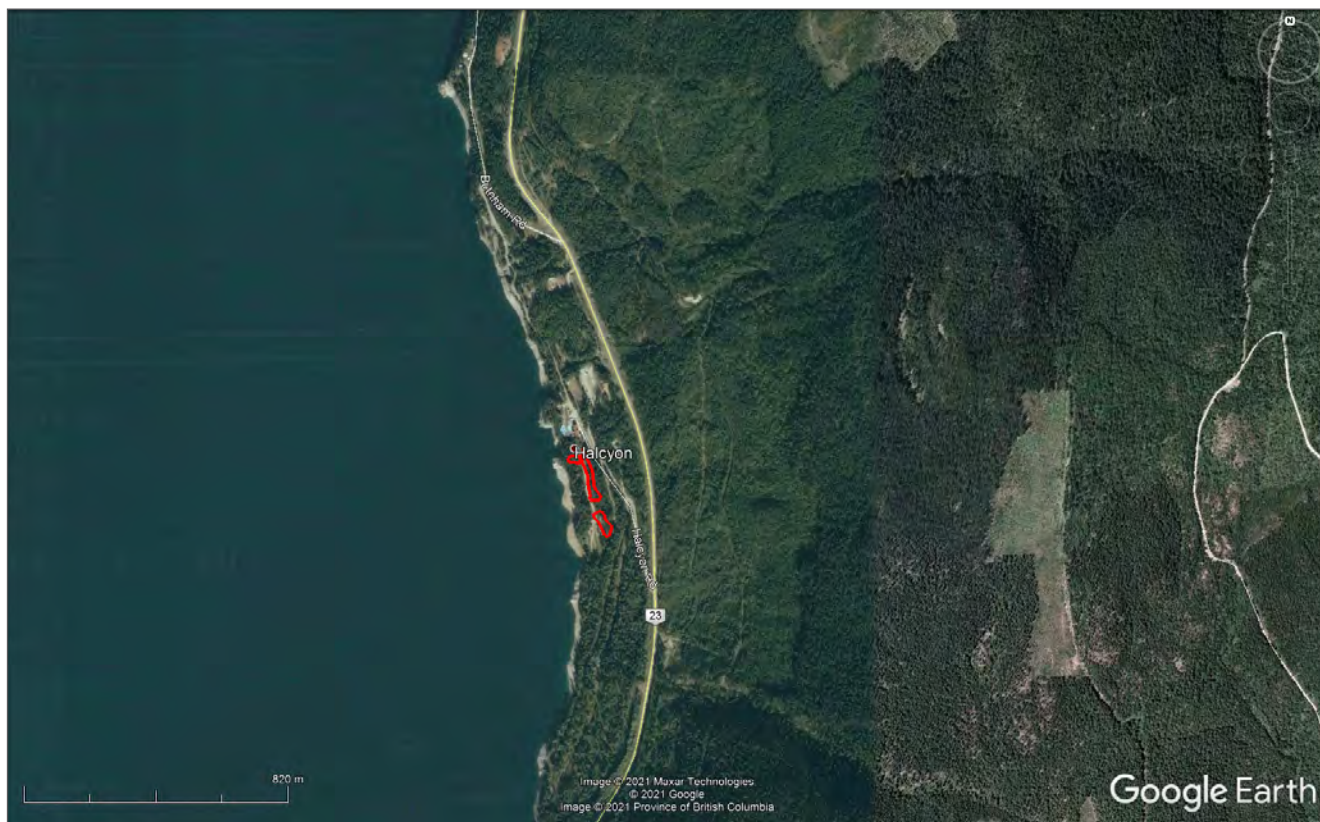


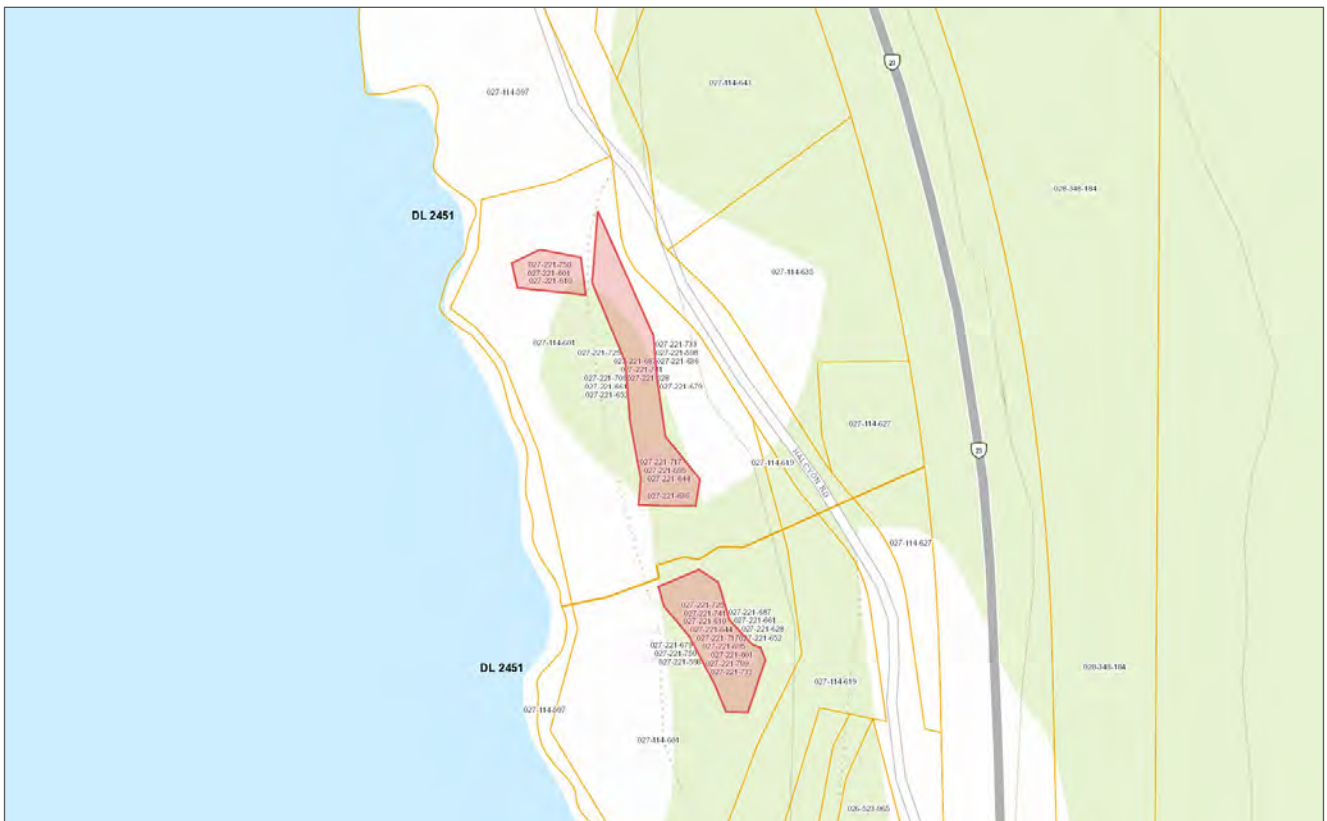
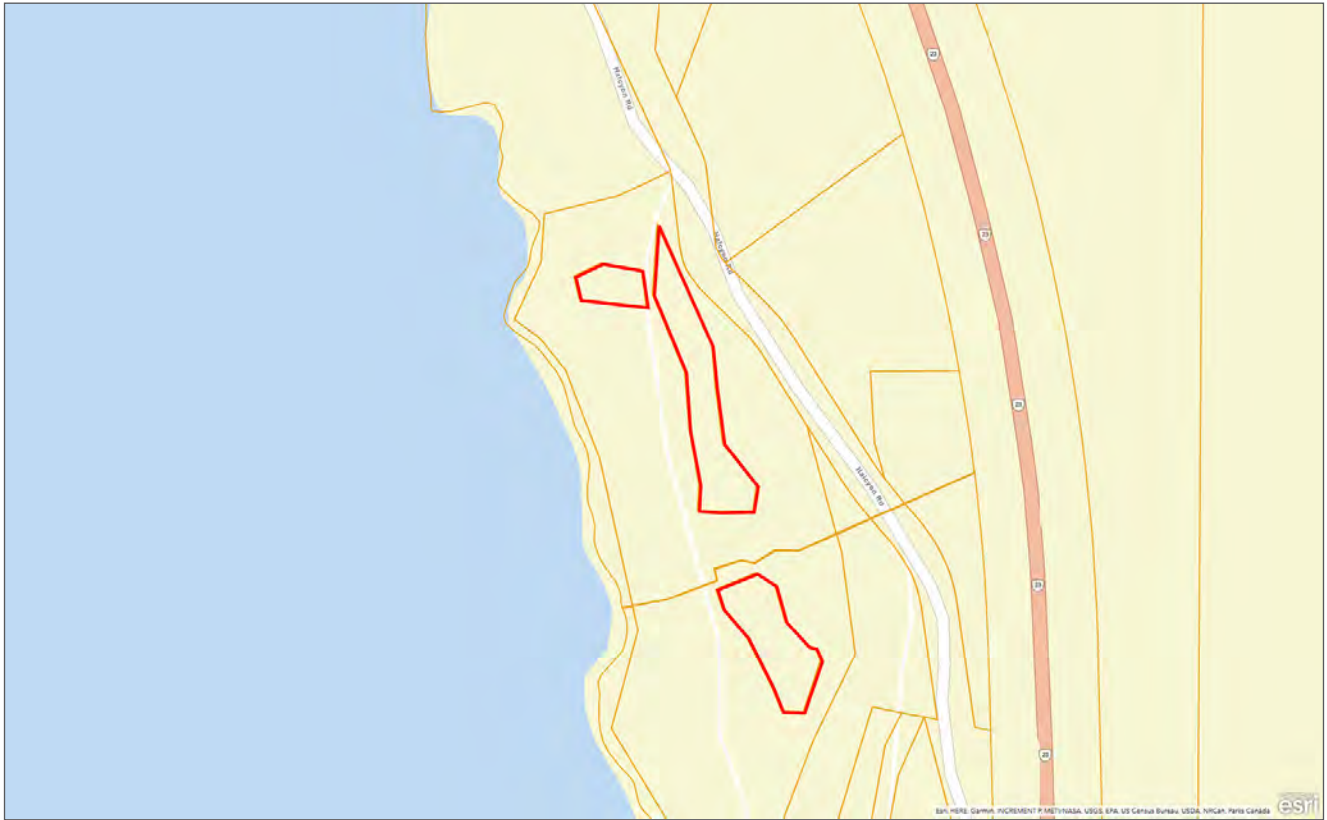














## Notes

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