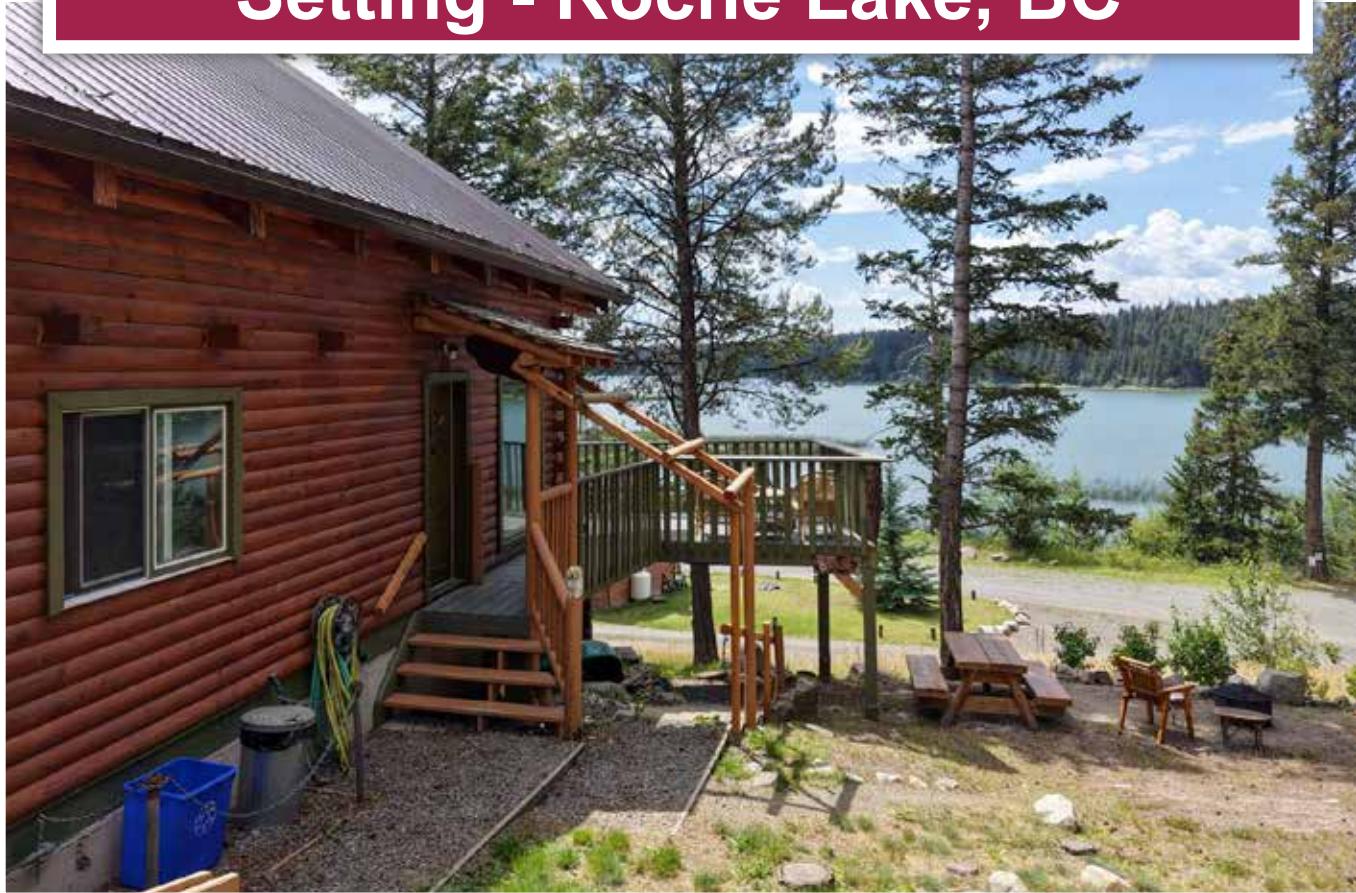




## Shared Luxury in a Pristine Setting - Roche Lake, BC



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# Shared Luxury in a Pristine Setting

## Roche Lake, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	25204
<b>Price:</b>	\$389,500
<b>Size:</b>	1,482 sq. ft.

### DESCRIPTION

Welcome to Unit 16A at Roche Lake Resort, a beautifully appointed semi-waterfront chalet offering stunning lake views and a smart, functional layout perfect for relaxing getaways or income-generating rentals. This one-bedroom cabin features a full kitchen, two bathrooms, one on each level, and a cozy loft with additional sleeping space. The mezzanine adds flexibility with room for storage and a games area, while the vaulted ceilings and propane fireplace in the living room create a warm and inviting atmosphere. The basement includes a pull-out couch, a compact kitchen area, and space to store outdoor gear and toys, making it ideal for hosting guests or creating a private rental suite.

Positioned as the first cabin when entering the resort, 16A enjoys additional privacy with no neighbors on one side. This prime location provides an extended deck, and space for a fire pit and a quiet outdoor area to relax with a book or a glass of wine. Ownership includes a 1/34 interest in Roche Lake Resort, a strata-style leasehold development featuring a wide range of amenities such as a boat dock with rentals, in-ground swimming pool, campground, shared fire pit, and a community hall equipped with gym and laundry facilities. The resort also includes several cabins that generate income for all owners, adding a shared benefit to your investment.

Whether you are drawn by the world-class fishing, the strong rental potential, or the tranquil lifestyle, Unit 16A delivers exceptional value. With year-round road maintenance and short-term rentals permitted, it can easily serve as a mortgage helper or a seasonal retreat. The cabin is offered fully furnished and move-in ready, with an option to purchase a boat for added enjoyment on the lake. This is a rare opportunity to own in one of the Interior's most popular recreational destinations.

### LOCATION

Unit 16A, 7200 Roche Lake Road - Kamloops, BC

### DIRECTIONS

Contact the listing agent.

### 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, the Roche Lake area is a haven for outdoor enthusiasts, primarily known for its exceptional freshwater fishing in a chain of seven stocked lakes, including the renowned Roche Lake itself, famous for trophy-class rainbow trout. Roche Lake Provincial Park encompasses much of this natural landscape, offering rustic campsites, undeveloped boat launches, and numerous informal trails perfect for hiking, mountain biking, and horseback riding in the summer.

In the winter, the area transforms into a quieter playground for cross-country skiing, snowshoeing, and even ice fishing on the lakes. Nearby, Stump Lake and Peter Hope Lake Provincial Parks offer additional opportunities for camping, boating, and fishing, further solidifying the region's appeal as a year-round destination for those seeking outdoor adventures in a relatively secluded and scenic setting surrounded by Crown land.

## SERVICES

- Septic
- Hydro
- Water

## TAXES

Monthly Ownership Fees: \$682.50  
(Maintenance, staff, equipment, utilities, property taxes, common building insurance)

Shareholder Insurance Premium: \$3,737

## ZONING

C-4 Recreational Commercial Zone

## LEGAL

UNIT 1 ON PLAN 36689 of LOT 1, PLAN KAP23917, SECTION 33, TOWNSHIP 17, RANGE 16, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT - PID 003-951-898











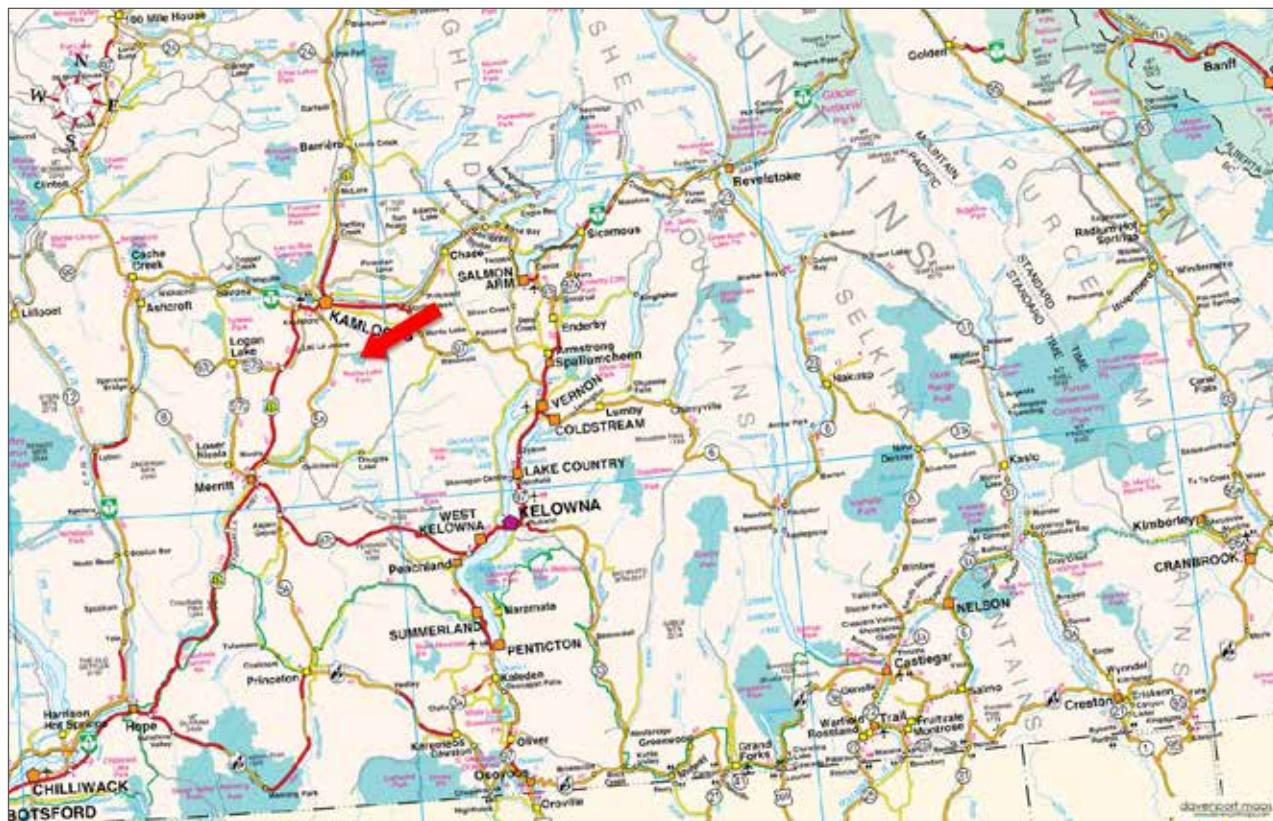


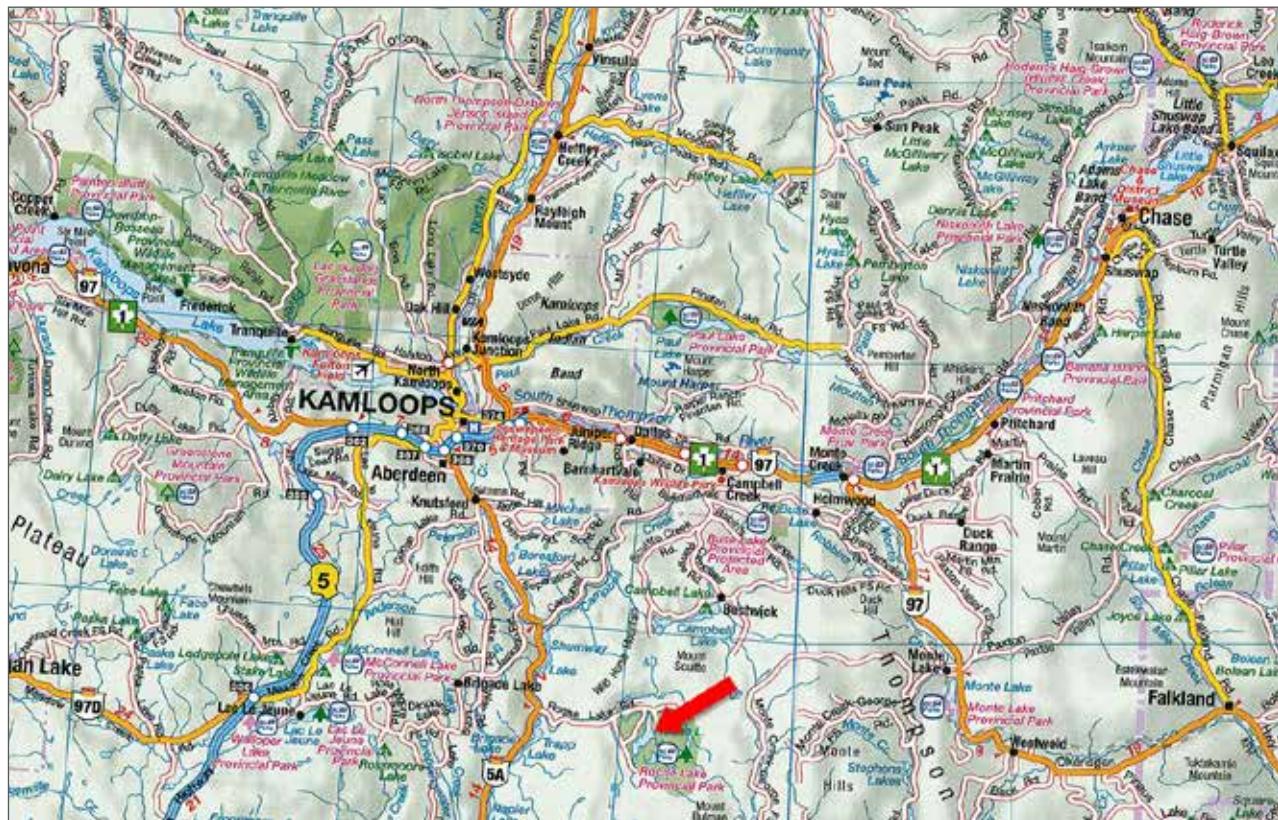




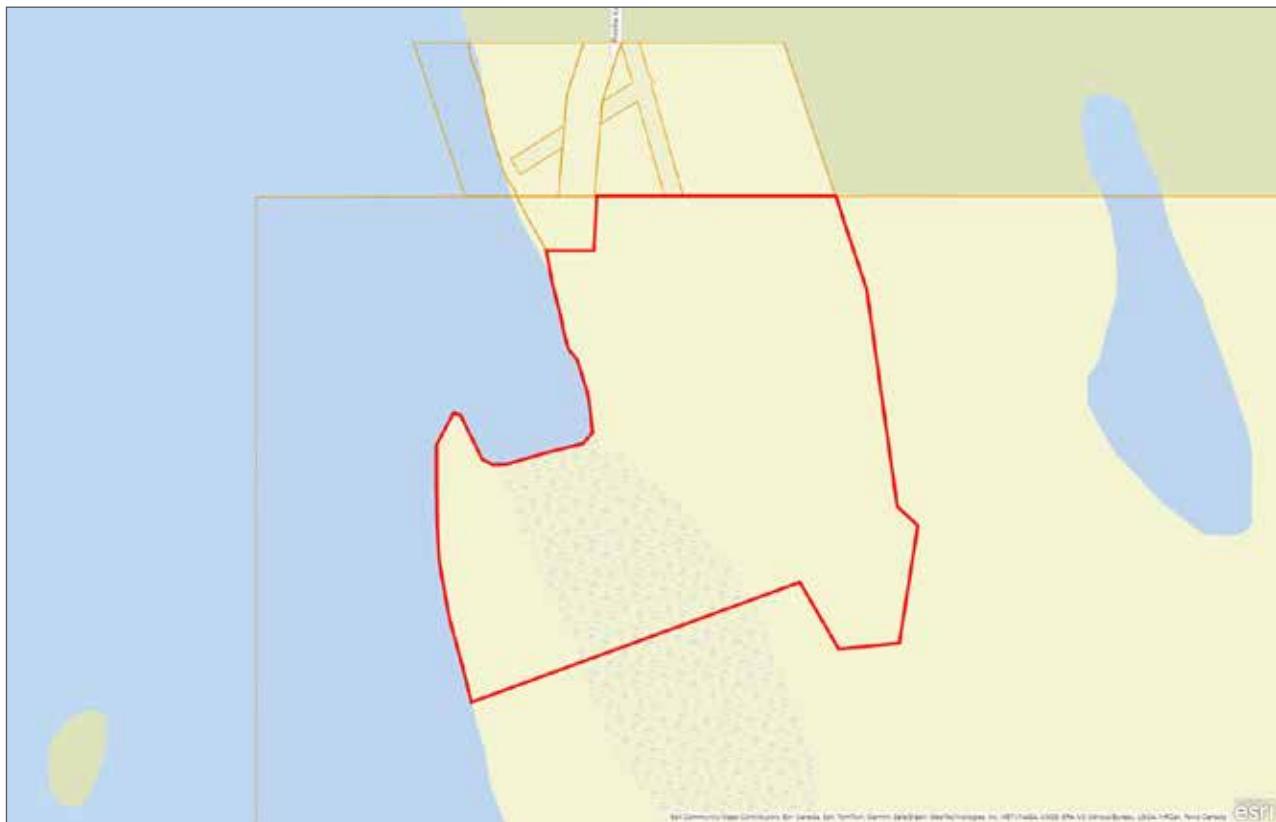












## Notes





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