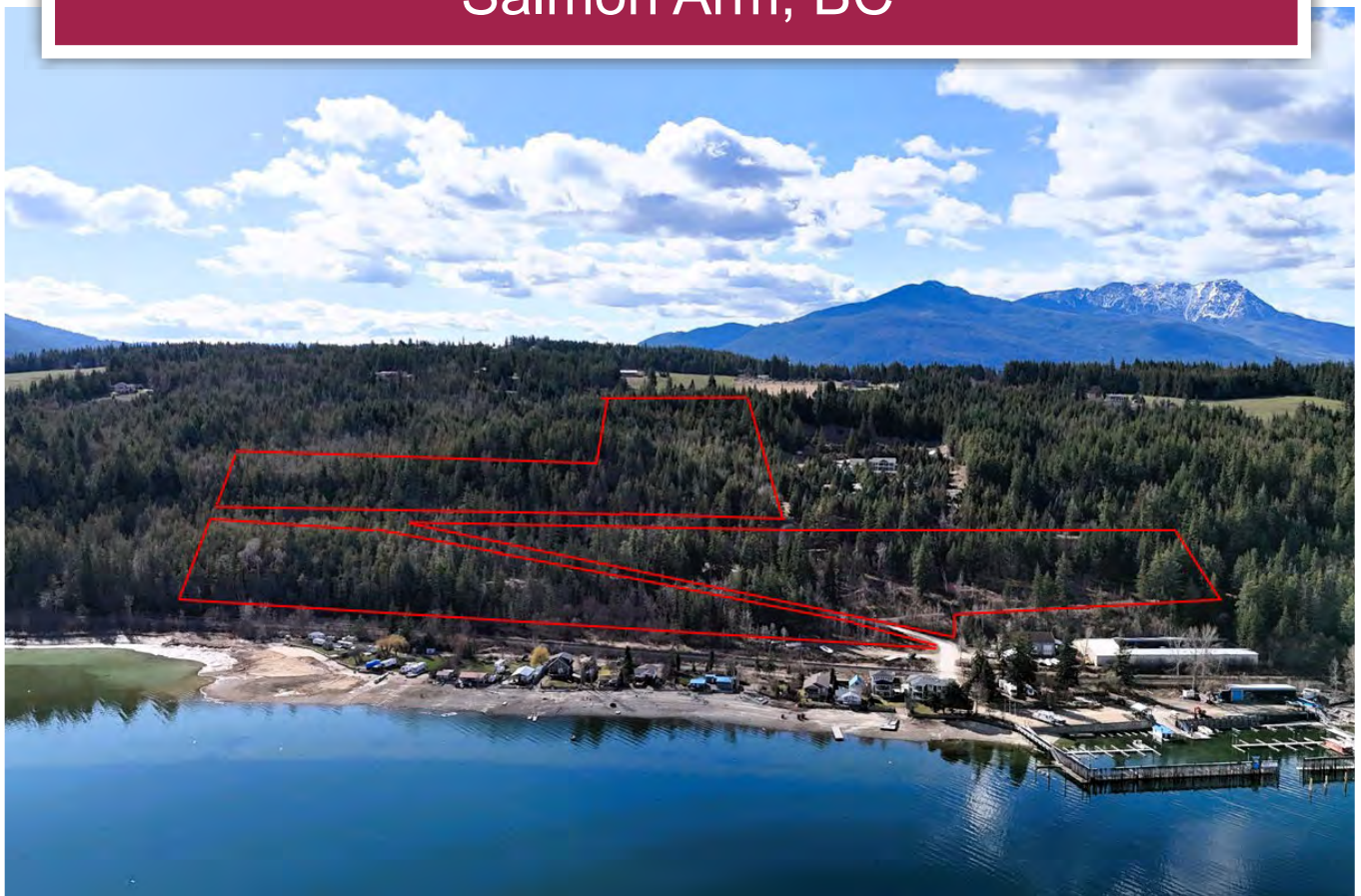




## Shuswap Lake View Acreage

Salmon Arm, BC



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# Shuswap Lake View Acreage

Salmon Arm, BC

## PROPERTY DETAILS

|                        |                         |
|------------------------|-------------------------|
| <b>Listing Number:</b> | 26082                   |
| <b>Price:</b>          | \$999,000               |
| <b>Taxes (2025):</b>   | \$3550                  |
| <b>Size:</b>           | 18.6 acres              |
| <b>Zoning:</b>         | Rural Holding Zone (A2) |

## DESCRIPTION

Scenic lake view acreage just steps above Captains Cove Marina in Salmon Arm, overlooking the sparkling waters of Shuswap Lake.

This diverse 18.6-acre property is naturally divided by 72<sup>nd</sup> Avenue and Canoe Beach Drive NE into three distinct sections, each offering its own character and multiple potential building sites. Power is conveniently available along Canoe Beach Drive and runs through the property toward 72<sup>nd</sup> Avenue, providing straightforward connection options.

While current zoning does not permit subdivision, there may be potential to explore rezoning. The Ministry of Transportation and Infrastructure has generally been supportive of subdivisions where parcels are “hooked” (where title crosses a roadway). Refer to maps and aerial images for a clear understanding of the layout.

The lower section, located below 72<sup>nd</sup> Avenue, spans approximately 4.3 acres and is primarily forested. Two established driveway access points

lead to a flat, cleared bench with beautiful lake views and a scenic forested area to the east—an excellent building location.

The middle section, approximately 5.9 acres between Canoe Beach Drive and 72<sup>nd</sup> Avenue, offers two strong building opportunities. Both sites are accessed from 72<sup>nd</sup> Avenue and are situated on cleared benches with lake views. Power runs through this portion of the property and near one of the prime building locations.

The upper section, just under 9 acres, lies above Canoe Beach Drive and is fully forested. While much of the road frontage is steep, registered easement access is in place via a neighboring property (through a gated, paved driveway), leading to a desirable bench that may represent the premier building site on the property. An additional elevated bench offers further potential.

Zoned to allow a single-family home with an accessory suite or rural dwelling, the property also permits uses such as a bed and breakfast, childcare facility, kennel, or agricultural operations. This flexible zoning creates an opportunity to establish a private residence in one area while utilizing another for a home-based business or secondary dwelling.

## LOCATION

2230 Canoe Beach Drive NE - Salmon Arm, BC

## DIRECTIONS

Ask listing agent for KMZ file showing the property boundaries to aid with showing.

## AREA DATA

Salmon Arm is a picturesque city situated on the shores of Shuswap Lake. The city is situated approximately halfway between Vancouver and Calgary, making it a convenient stop for travelers along the Trans-Canada Highway. The population of Salmon Arm is estimated to be around 19,000 residents and includes virtually all commercial amenities. The city's downtown area is characterized by charming streets lined with local shops, cafes, and restaurants.

The property overlooks Shuswap Lake, one of the province's premier recreational lakes—renowned for its size, natural beauty, and endless opportunities on the water. Spanning approximately 310 square kilometres with over 340 kilometres of shoreline, the lake stretches nearly 90 kilometres in length and reaches depths of up to 160 metres, offering a vast and dynamic setting to explore. Framed by the Monashee Mountains and Shuswap Highlands, the lake is surrounded by forested peaks rising more than 2,000 metres, creating a stunning alpine backdrop. The region enjoys a warm, dry summer climate with long sunny days—ideal for maximizing time outdoors—while the lake itself remains clean, clear, and refreshing throughout the season.

Shuswap Lake is widely regarded as a boating paradise. Its unique four-arm shape and expansive shoreline provide endless coves, beaches, and quiet anchorages to discover. Whether it's cruising, waterskiing, wake surfing, fishing, or houseboating with family and friends, the lake offers something for every lifestyle, drawing visitors from across Western Canada year after year.

Adding to the convenience and appeal of this property is its close proximity to Captain's Cove Marina, just a short walk away. This full-service marina offers moorage, boat rentals, fuel, and a range of amenities—making it easy to get out on

the water at a moment's notice and fully enjoy everything the Shuswap lifestyle has to offer.

## MAP REFERENCE

50°45'3.14"N and 119°15'35.60"W

## BOUNDARIES

Please see maps and aerial photos, lines sketched in on aerial images are approximations only.

## INVESTMENT FEATURES

Explore the subdivision potential through a rezoning.

## SERVICES

Power along Canoe Beach Drive NE and then cutting through the land to 72<sup>nd</sup> Ave.

### Permitted Uses

Agriculture, Single Family Dwelling, One Secondary Suite or Rural Accessory Dwelling, Bed and Breakfast, Kennel, Family Day Care Facility, Group Child Care

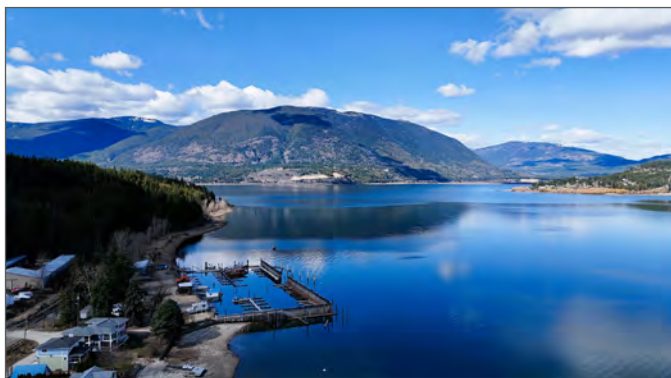
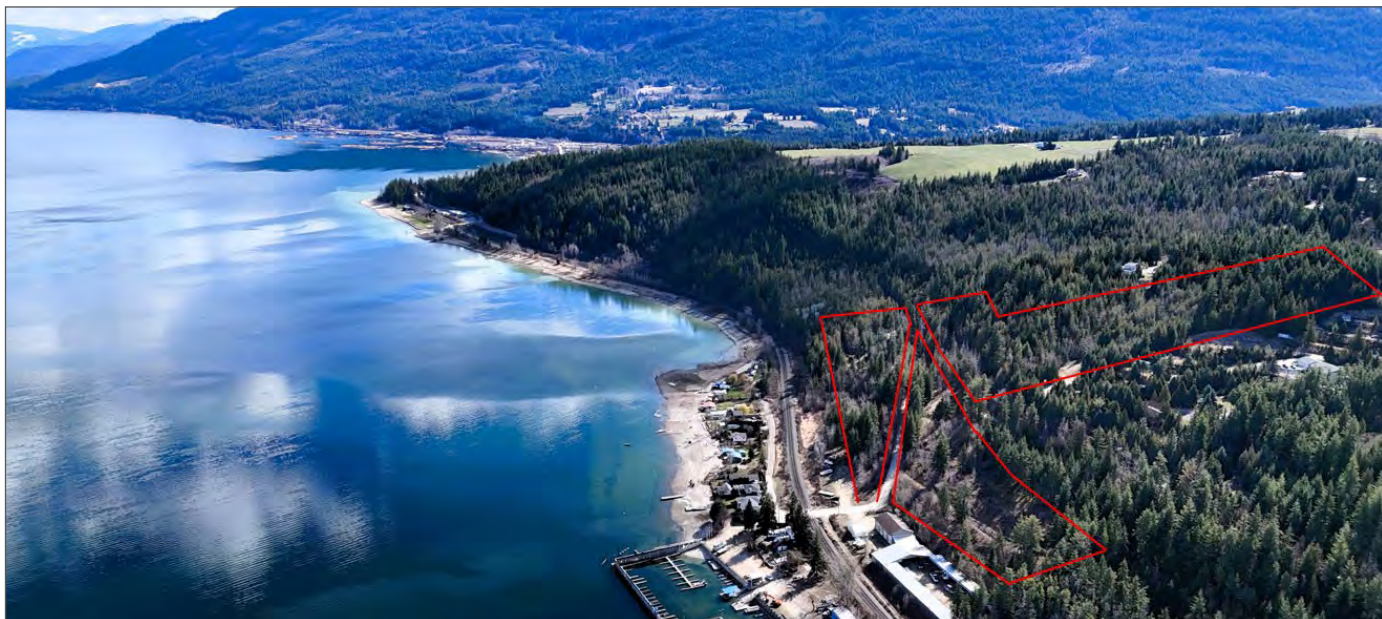
Minimum lot size: 9.9 acres

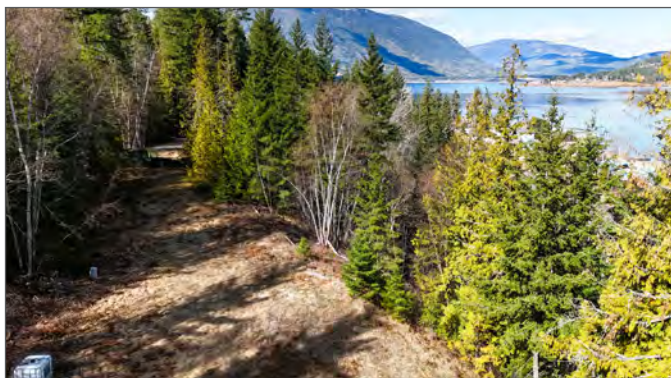
Not in the ALR.

## LEGAL

LOT 3 SECTION 1 TOWNSHIP 21 AND OF SECTION 36 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 11996 EXCEPT PLANS 29586 AND 32723

PID 009-488-227



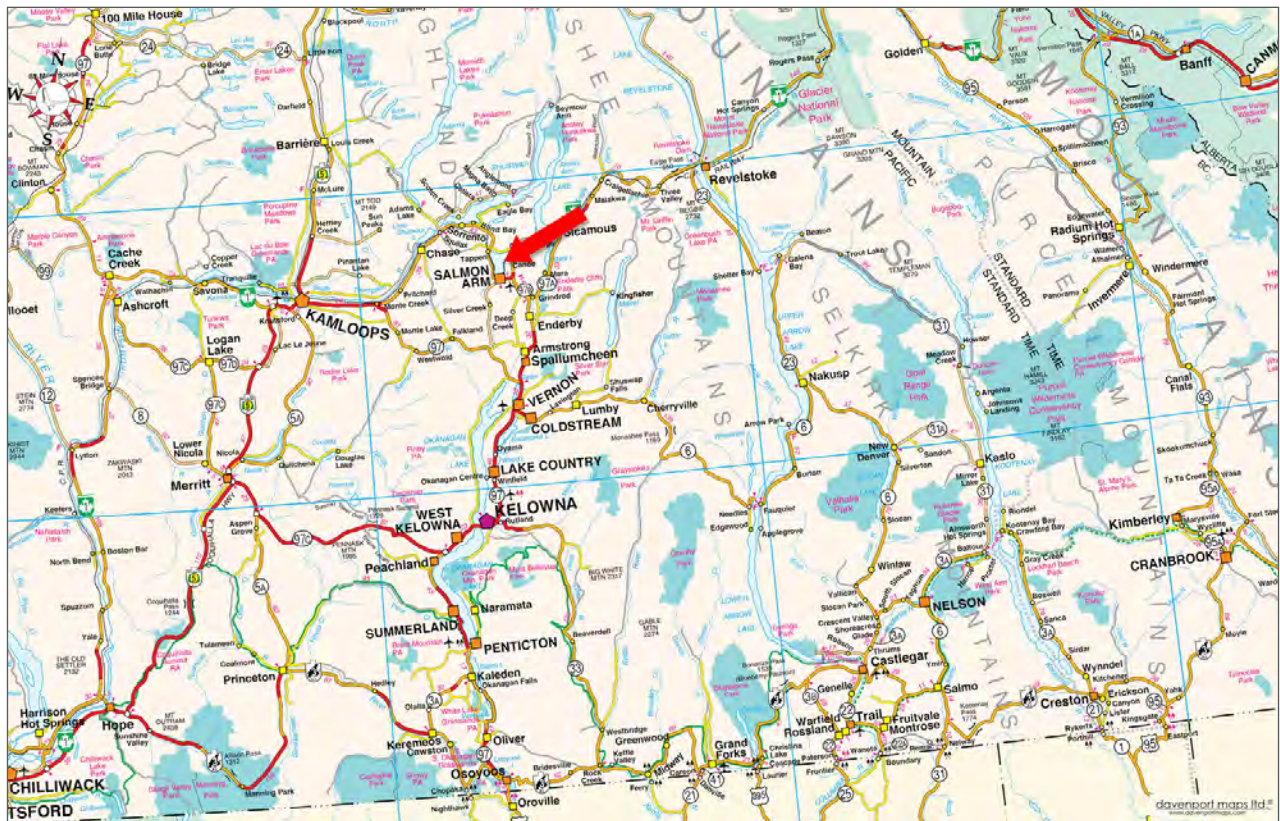
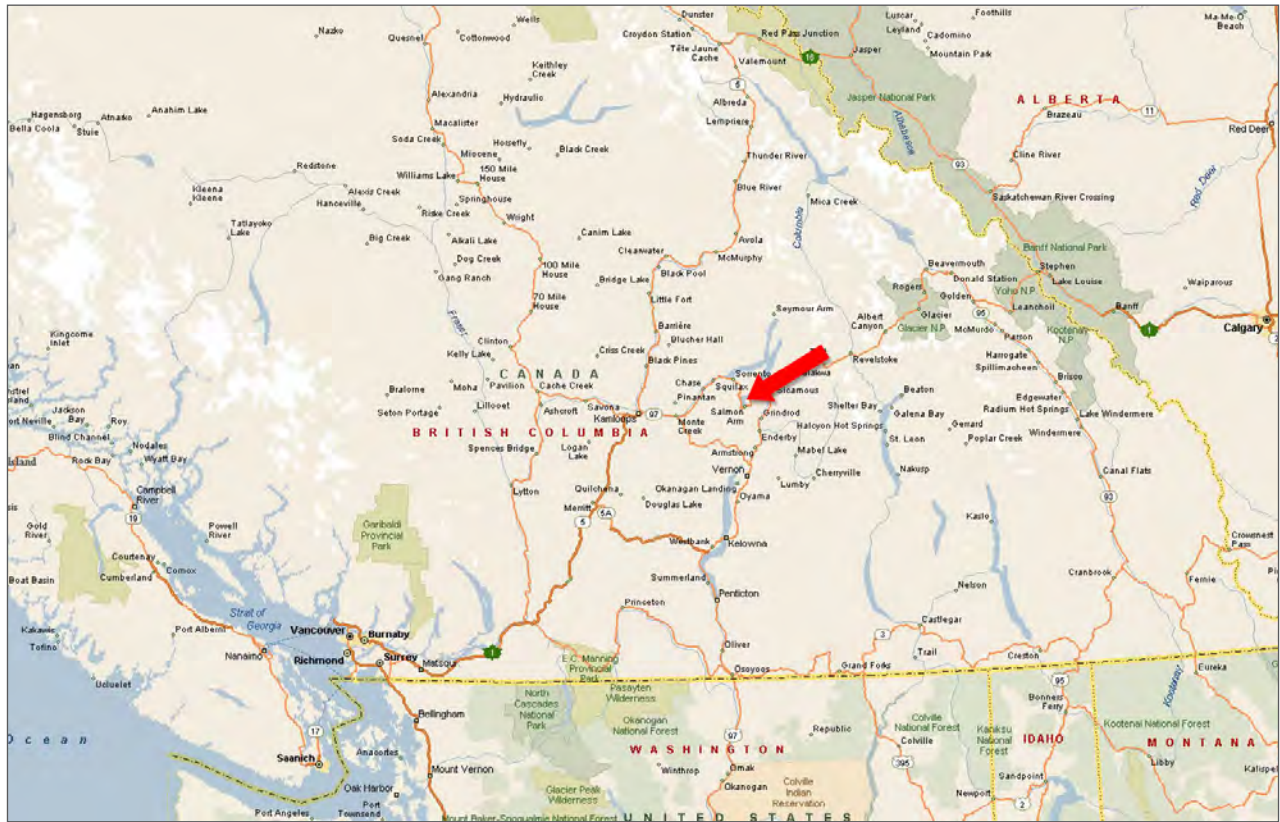


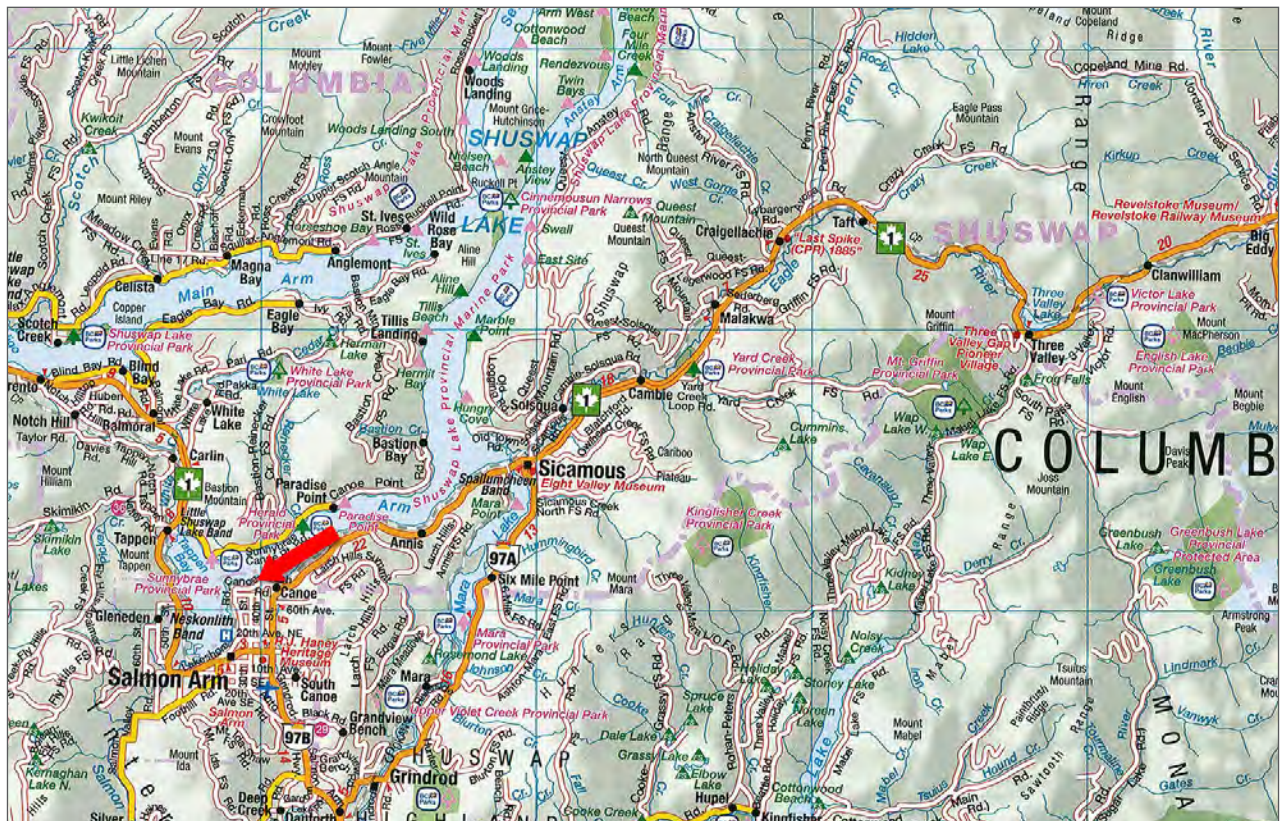


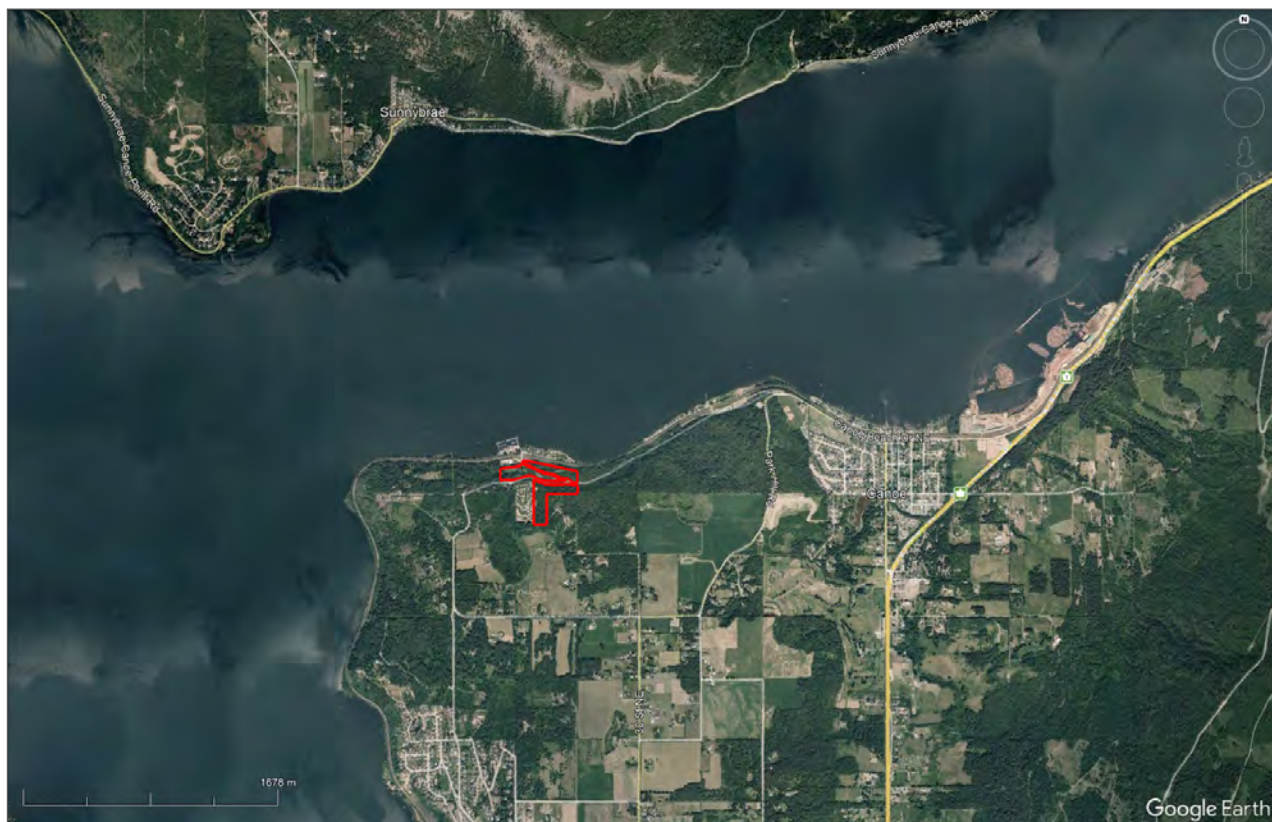














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