



**Small Acreage with Views Over
Osprey Lake - Bankier, BC**



www.landquest.com

Valerie Kynoch

Personal Real Estate Corporation

val@landquest.com

(250) 280-0994



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Small Acreage with Views Over Osprey Lake - Bankeir, BC

PROPERTY DETAILS

Listing Number:	25108
Price:	\$669,000
Taxes (2024):	\$1,900.21
Size:	5.39 acres

DESCRIPTION

If you are looking for a rural retreat, here it is, overlooking Osprey Lake in the serene and friendly community of Bankeir. 4159 Princeton-Summerland Road is a one-of-a-kind 5.39-acre hillside property that offers the ultimate in privacy, tranquility, and natural beauty. This property, directly across from the pristine Osprey Lake, boasts unobstructed panoramic views of the shimmering water and the surrounding forested hills. Whether you're seeking a peaceful getaway, a full-time home, or a place to escape to year-round, this home provides the perfect setting to enjoy everything that rural living has to offer.

Designed with careful attention to detail and a deep respect for the landscape, this comfortable and roomy home is spacious and functional. Featuring a metal roof, new windows, and blinds throughout, the home is as practical as it is beautiful, and must be seen to be appreciated.

The spacious main level of the home was designed with family living and entertainment in mind. The kitchen is both stylish and functional, with a cozy seating area perfect for casual meals or morning coffee. The open-concept dining and living areas are light-filled and inviting, thanks to a large wall of

windows that brings the spectacular views of Osprey Lake right into your living space. The central wood stove adds a rustic charm and warmth to the home, perfect for cozying up on cooler nights. A generous primary bedroom provides a private retreat, with a huge 5-piece bath, ensuring relaxation and comfort. The main floor also features a laundry room and a UV purification system, providing peace of mind with fresh, clean water.

The upper level of the home provides additional living space, ideal for family, guests, or work-from-home opportunities. Here, you'll find two spacious bedrooms and a large den/office, which could easily serve as a home office, library, or extra guest accommodation. The views from the upper floor are just as breathtaking, offering a bird's-eye perspective of Osprey Lake and the lush landscape beyond.

The walk-out basement is designed for maximum functionality and versatility. A fully equipped gym provides the perfect space to stay active, and all gym equipment can stay with the home, while the large workshop area is ideal for hobbyists or anyone needing extra storage and workspace. Whether you enjoy working on DIY projects, woodwork, or simply need a place to store your outdoor gear, this basement area will meet your needs.

The property's terraced lot offers an abundance of space and a variety of outdoor amenities. There is ample parking for vehicles, guests, and recreational vehicles. The lot is also equipped with two gravity-fed wells, ensuring a plentiful supply of water. Several garden spaces offer potential for growing your own fruits, vegetables, and flowers, and the greenhouse and root cellar provide



excellent options for preserving your harvests and enjoying fresh produce year-round.

For added functionality, the property includes a dedicated equipment/quad shed, a generator house, wood storage, and a utility shed—ensuring that all your outdoor tools and equipment are well-organized and easily accessible. The property is equipped for a truly self-sufficient lifestyle, and it is ready for immediate use, with two quads (one with a snow plow attachment) included, along with firewood, tools, equipment, and most furnishings.

For those who love the outdoors, this property is a dream come true. The trails on the property connect directly to Crown land, offering unlimited opportunities for quadding, hiking, and enjoying the stunning beauty of the surrounding wilderness. With year-round outdoor enjoyment on your doorstep, you'll be able to fully embrace the natural beauty of British Columbia, from tranquil lakeside strolls to exhilarating winter adventures.

Located just 45 minutes from Princeton, this property offers the best of both worlds: a peaceful, rural setting with easy access to the amenities of town. The road is paved all the way and is maintained very well in all seasons of the year. The friendly and welcoming community of Bankeir is the perfect place to call home, and has a volunteer fire hall and crew. Whether you're looking for a

weekend retreat or a permanent residence. This property provides a rare opportunity to embrace a quiet, self-sufficient lifestyle in one of BC's most scenic and desirable areas.

If you've been dreaming of a recreational getaway or a forever home in a place where you can enjoy the best of outdoor living, don't miss out on this incredible opportunity. With its unbeatable price, breathtaking views, and all the amenities you need for modern country living, this property is sure to impress.

LOCATION

4158 Princeton-Summerland Road - Bankeir, BC

DIRECTIONS

From Princeton take the Princeton-Summerland Road to Osprey Lake, driveway is directly across from the lake and campground.

AREA DATA

Located in the heart of British Columbia's stunning interior, Osprey Lake is a beautiful lake that offers an idyllic setting for outdoor recreation and peaceful living. Known for its natural beauty, the lake is located near the town of Princeton, in the Similkameen Valley, surrounded by rugged hills, forests, and wide-open spaces. The area offers an unbeatable combination of both tranquility and adventure, making Osprey Lake an attractive destination for nature lovers and outdoor enthusiasts.

Osprey Lake spans approximately 2.5 kilometres (1.5 miles) in length, making it a fairly large lake for this region. The lake itself is relatively narrow and elongated, between the hills and surrounded by a mix of forested areas and meadows. Its maximum width is about 500 metres (1,640 feet), giving it a winding, scenic character as it meanders through the landscape.

In terms of depth, Osprey Lake is considered moderately deep. The average depth is around 10 to 15 metres (33 to 50 feet), with some deeper sections reaching up to 20 metres (66 feet). This moderate depth is one of the reasons the lake remains cool and clear, which is ideal for supporting a healthy fish population and various aquatic life.

Osprey Lake is well-known for its excellent fishing opportunities. It is a rainbow trout fishing haven, with both stocked and wild populations of these vibrant fish. Anglers often flock to the lake for the chance to catch rainbow trout that can range from 1 to 5 pounds, with some reaching even larger sizes, especially during the spring and fall.

In addition to rainbow trout, Osprey Lake also supports other species of fish, including:

- Lake trout: Though less common, these larger, cold-water fish are occasionally caught in the deeper sections of the lake, providing a thrilling challenge for experienced anglers.
- Kokanee salmon: These landlocked salmon thrive in the cooler waters and provide an additional fishing opportunity for those seeking variety.
- Mountain whitefish: While not as plentiful as the trout species, mountain whitefish can also be found in the lake and are a good catch for anglers looking to explore a different type of fishing.

The lake's fishing conditions are optimal during the spring and fall months, when fish are more active, and the waters are cooler. The clear waters also provide a great chance for fly-fishing, with many visitors casting along the shoreline or in the deeper channels of the lake.

VEGETATION

The vegetation around Osprey Lake is a diverse mix of forest, wetlands, and meadow ecosystems,



reflecting the varied terrain and climate of the region. The area is primarily dominated by coniferous forests, with pine, spruce, and fir trees being the most common species. These trees provide shade and shelter for wildlife, and their towering presence gives the landscape a rugged, natural beauty.

In the wetter areas around the lake, you'll find wetlands and riparian zones that support a variety of willows, cottonwoods, and alder trees, which thrive in the moisture-rich soil. These areas are vital for maintaining the lake's ecosystem and offer important habitat for birds, amphibians, and small mammals.

The meadow areas surrounding the lake are scattered with wildflowers and grasses, particularly in the spring and summer months. Species like lupine, Indian paintbrush, arrow-leaf balsamroot, and bluebell can be seen adding vibrant color to the landscape.

RECREATION

Fishing

- Osprey Lake Fishing: With rainbow trout, lake trout, and kokanee salmon in the waters, fishing is a major attraction. The lake is a prime spot for both boat and shore fishing, with plenty of opportunities



for anglers to catch a variety of species throughout the year.

- Fly Fishing: With clear, cool waters and abundant fish, Osprey Lake is also a great location for fly fishing enthusiasts.

Boating and Kayaking

- Canoeing and Kayaking: The calm waters of Osprey Lake are perfect for kayaking or canoeing. You can spend peaceful days paddling around the lake, taking in the incredible views of the surrounding forests and hills.
- Small Boat Launching: Whether you prefer a motorized boat or a sailboat, the lake offers easy access for launching smaller craft.

Hiking and Nature Walks

- Osprey Lake Trails: There are several hiking trails that circle the lake and connect to surrounding areas. These trails vary in difficulty and length, giving you access to stunning panoramic views and diverse flora and fauna.

- Crown Land Access: Directly from your property, you can access Crown land trails that lead into backcountry areas, offering excellent opportunities for extended hikes.
- Birdwatching: The region around Osprey Lake is rich in wildlife, making it a great location for birdwatching. Look out for ospreys, eagles, and herons, as well as many species of songbirds and waterfowl.

Off-Roading and Quad Trails

- ATV and Off-Roading: The property is connected to an extensive network of quad trails that lead into Crown land, perfect for all-terrain vehicle (ATV) riding, dirt biking, and off-road exploration.
- Snowmobiling in Winter: The same network of trails can be used for snowmobiling during the winter months, providing endless opportunities for adventure in the snow-covered landscapes.

Winter Sports

- Snowmobiling, Snowshoeing and Cross-Country Skiing: During the winter, the

area around Osprey Lake transforms into a snowy wonderland. Snowshoeing and cross-country skiing are popular activities, with trails through both the forest and open meadows that offer a peaceful winter retreat.

- **Skiing and Snowboarding (nearby):** While Osprey Lake itself doesn't offer downhill skiing, you're within a reasonable drive to ski resorts in the area, such as Manning Park Resort, which is about 1.5 hours away. This offers downhill skiing, snowboarding, and other winter activities.

Wildlife Watching and Photography

- **Wildlife Observation:** The natural surroundings of Osprey Lake are home to diverse wildlife, including black bears, deer, elk, wild turkeys, and smaller mammals. This makes the area ideal for wildlife watching and photography, especially for those interested in capturing the beauty of the landscape and its inhabitants.
- **Photography:** The scenic views, changing seasons, and rich biodiversity provide endless opportunities for landscape and nature photography.

Swimming and Water Recreation

- **Swimming:** The clear, cool waters of Osprey Lake are great for swimming in the summer months. You can enjoy a refreshing dip or simply relax along the shore.
- **Paddleboarding:** With calm waters, Osprey Lake is also well-suited for stand-up paddleboarding (SUP), providing a fun and peaceful way to explore the lake.

Camping and Picnicking

- **Picnicking:** There are several picturesque spots around Osprey Lake where you can have a family picnic or enjoy a meal



outdoors while soaking in the beautiful surroundings.

- **Backcountry Camping:** For the adventurous, nearby trails lead to remote camping sites where you can enjoy backcountry camping under the stars, completely immersed in nature.

Gardening and Homesteading

- **Gardening:** With the ample space on the property, you can cultivate your own vegetable garden, fruit trees, or flower beds. The fertile land and mild climate around Osprey Lake make it ideal for growing a wide variety of crops.
- **Greenhouse and Root Cellar:** For year-round food production, you have the benefit of a greenhouse and root cellar, allowing you to enjoy homegrown produce no matter the season.

Cycling

- **Mountain Biking:** The diverse terrain surrounding Osprey Lake provides opportunities for mountain biking on trails that range from forested paths to more rugged, off-road routes.
- **Road Cycling:** For those who prefer road cycling, the area offers scenic, quiet country

roads perfect for long rides with beautiful views of the Similkameen Valley.

Community Events and Local Activities (Nearby in Princeton)

- Local Festivals: The nearby town of Princeton holds seasonal festivals and community events that are great for getting to know the local culture. Events like Princeton's Rodeo or Summer Music Festivals are fun ways to engage with the community.
- Farmers' Markets: Visit the local farmers' markets in Princeton to get fresh produce, local crafts, and more.

Relaxation and Tranquility

- Peace and Quiet: For those seeking a more relaxed pace, the area offers plenty of space to simply unwind and enjoy the quiet beauty of the natural world. The surrounding forests, the shimmering water of Osprey Lake, and the absence of city noise make this an ideal place to relax and recharge.

Hunting (Seasonal)

- Hunting: For those with the proper permits, the surrounding area offers opportunities for hunting. The forested and mountainous terrain is home to various species, including deer and black bears.

MAP REFERENCE

49°42'57.77"N and 120°12'24.62"W

IMPROVEMENTS

- Spacious well built 2,900 sq. ft. home with metal roof
- Driveway and parking
- Equipment shed (2 quads, one with snowplough)



- Diesel generator house
- Greenhouse and root cellar
- Backs onto Crown land
- Timber

SERVICES

- Hydro
- Telus landline
- 2 gravity fed wells (very good supply and flow)
- Septic system
- Satellite dish
- Internet & TV
- Wood burning stove, electric backup
- UV water purification system

ZONING

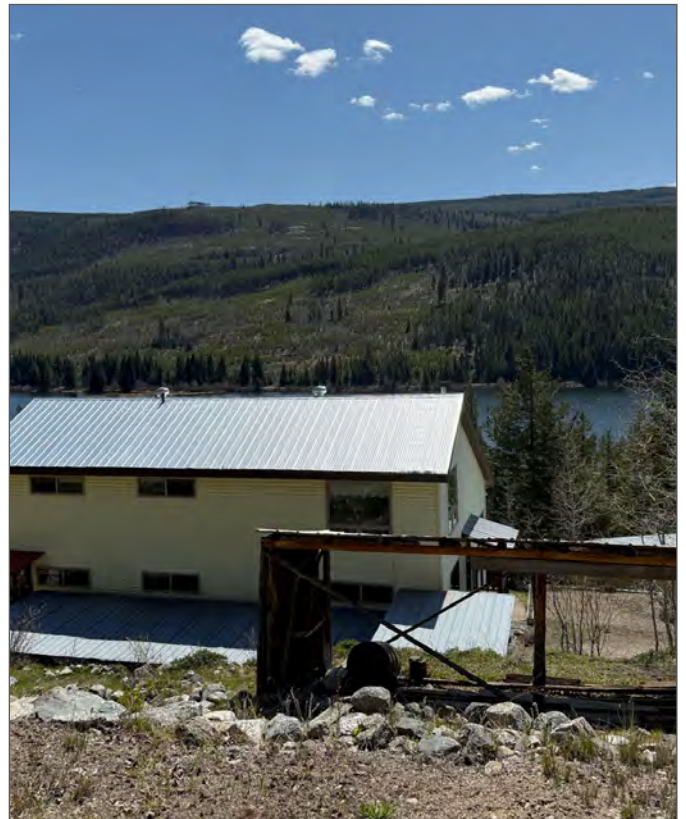
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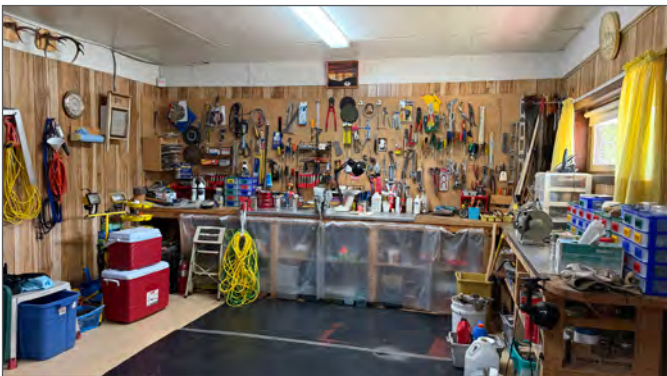
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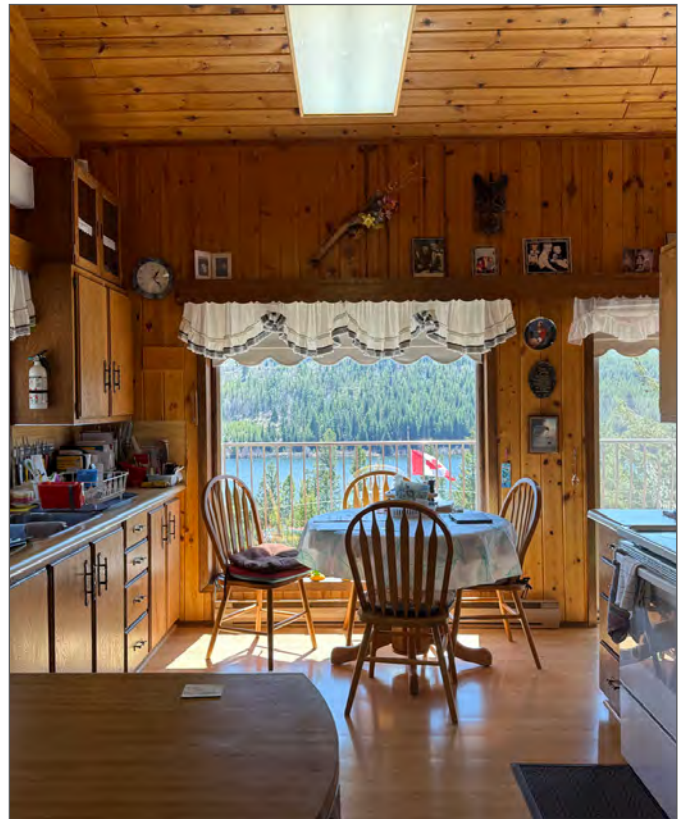
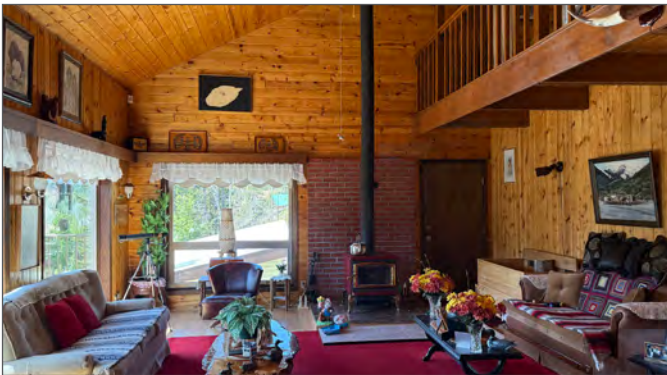




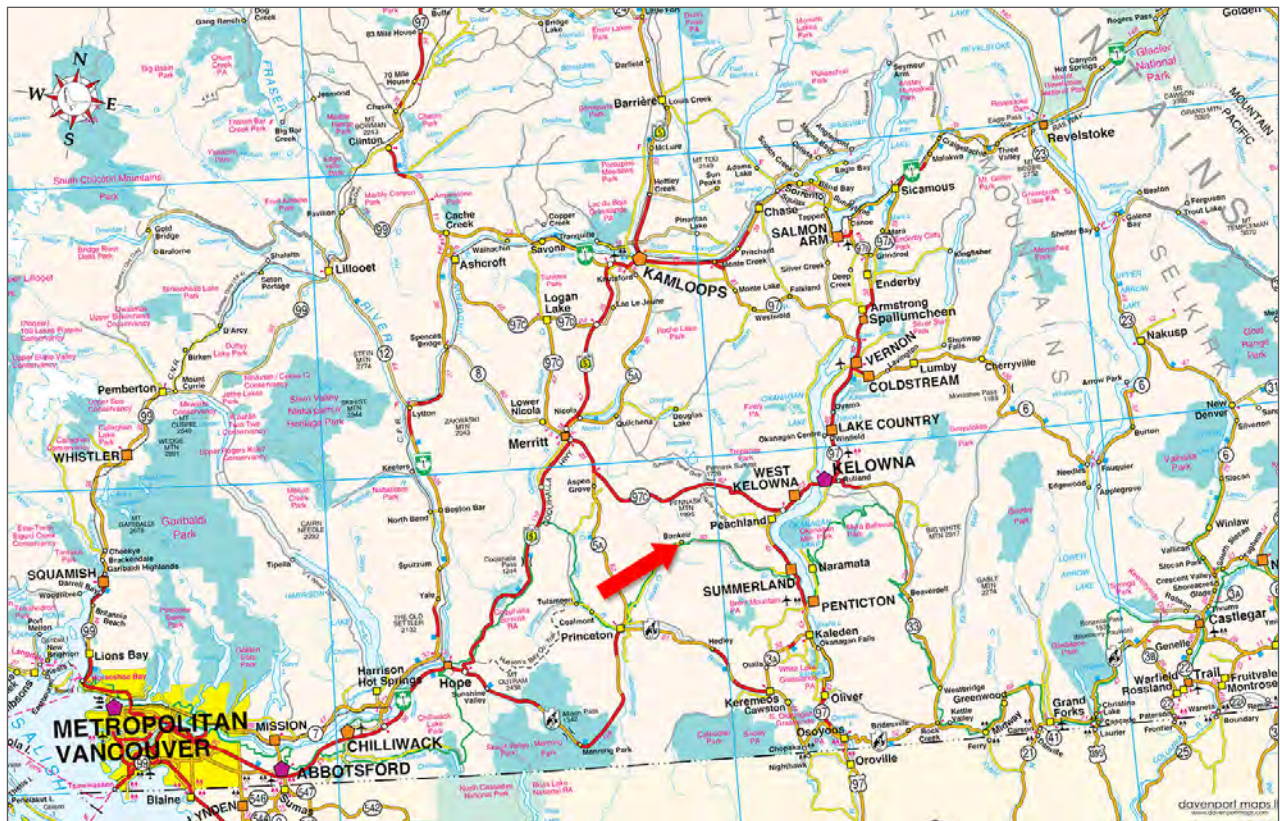


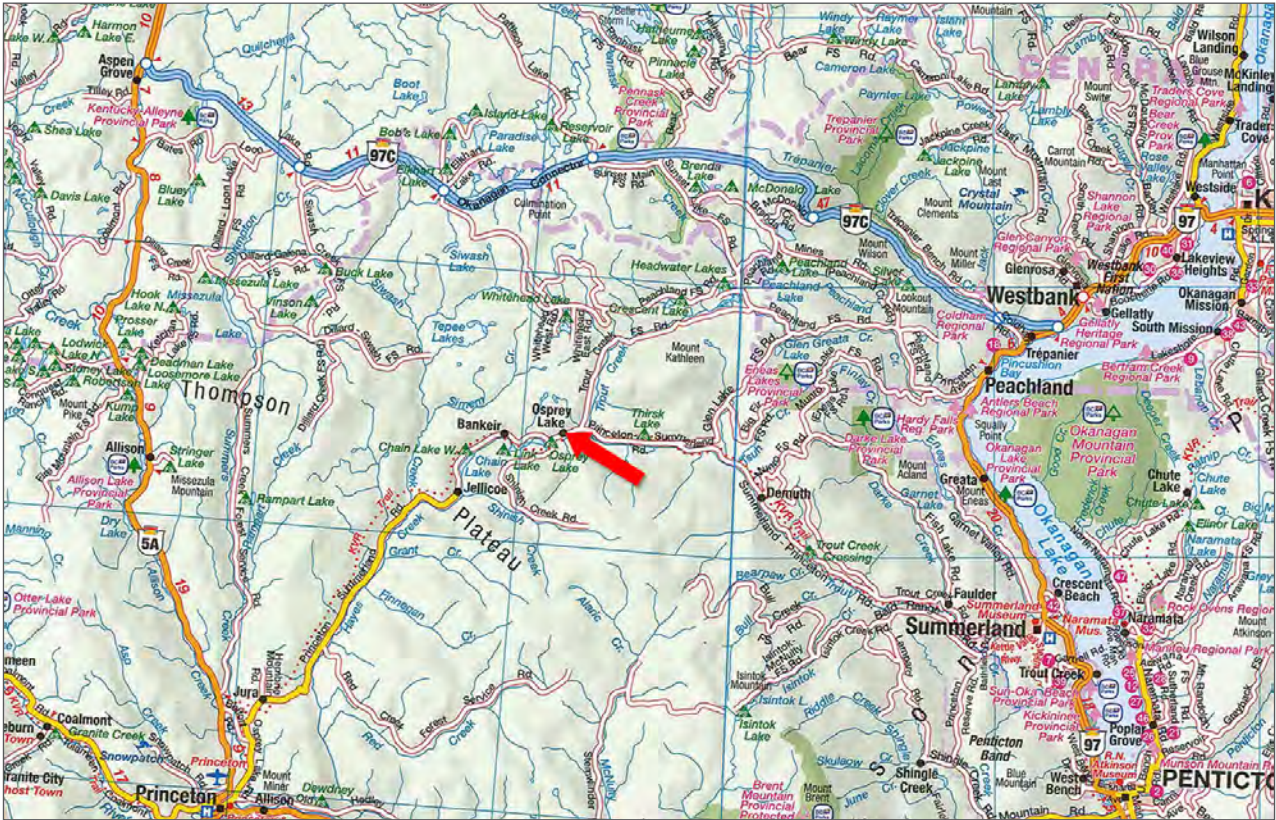


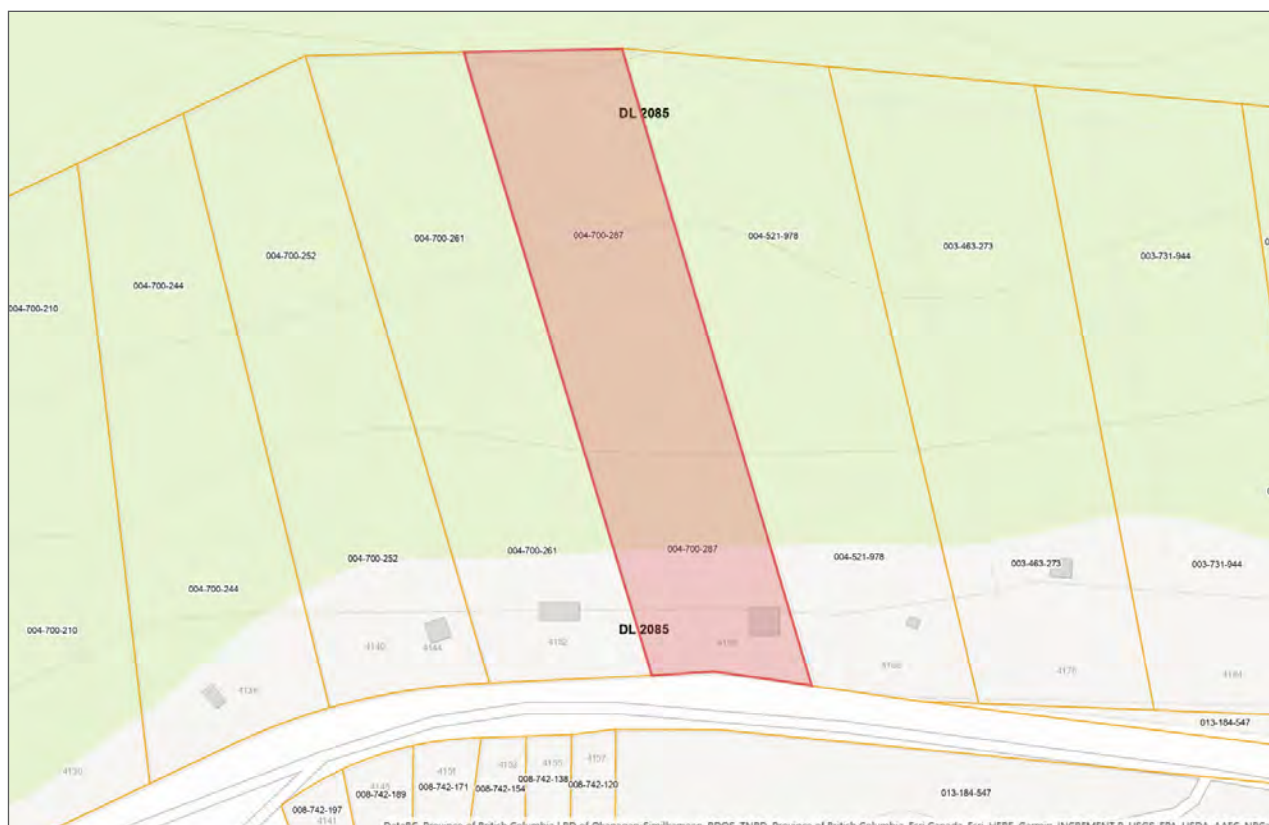












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www.landquest.com



Valerie Kynoch

Personal Real Estate Corporation

Representative

val@landquest.com

(250) 280-0994

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

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