



Stunning 1-Acre View Lot
6411 Monck Park Road - Quilchena, BC



www.landquest.com

Valerie Kynoch

Personal Real Estate Corporation

val@landquest.com

(250) 280-0994



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PROPERTY DETAILS

Listing Number:	24255
Price:	\$238,500
Taxes (2024):	\$889.76
Community Utility Fee:	\$142.02 per month
Size:	1.06 acres
Zoning:	LR1 (TNRD)

DESCRIPTION

Discover your own slice of paradise at this breathtaking 1+ acre lot, perfectly situated at 6411 Monck Park Road. Overlooking the sparkling waters of Nicola Lake and the expansive vistas of Douglas Lake Cattle Co., this property offers an unparalleled backdrop for your dream home.

With panoramic views that change with the seasons, you can enjoy the beauty of nature right from your doorstep. This prime location provides ample space for your future residence, along with opportunities for gardening, outdoor entertaining, or simply soaking in the serene surroundings. The community enjoys Telus high speed Internet, community water, sewer, garbage and recycling.

Access Crown land right from your back yard and enjoy all of the excellent recreational opportunities, from ATVing, hiking, fishing to wakeboarding making it a haven for outdoor enthusiasts. Plus, you'll appreciate the peaceful community atmosphere while being just a short drive from

local amenities at the Quilchena Hotel and enjoy world class golfing at the Sage Brush Golf course.

Don't miss your chance to own this spectacular lot where tranquility meets stunning views. Whether you're looking to build your forever home or a weekend retreat, this property is the perfect canvas for your vision. Come and experience the magic of lake living today!

LOCATION

6411 Monck Park Road - Quilchena, BC

DIRECTIONS

Located just a few hours from the Lower Mainland, you will travel 25 minutes west of Merritt toward Quilchena through the historic Nicola Ranch, and turn at Nicola Lake towards Monck Park. Monck Park Road has just been newly paved and offers year-round access and road maintenance. The lot is located in the first phase of the Nicola Lakeshore development (Lot #52) just passed the entry to the beautiful Monck Park Provincial Park.

AREA DATA

Nicola Lake: A Serene Oasis in the Thompson-Nicola Region

Nestled in the heart of British Columbia's Thompson-Nicola region, Nicola Lake is a stunning natural gem that captivates visitors with its breathtaking landscapes and tranquil waters. Surrounded by rolling hills and majestic mountains, the lake is an outdoor enthusiast's paradise, offering a plethora of activities year-round.

The shimmering blue waters are perfect for swimming, kayaking, and fishing, attracting anglers eager to catch a variety of fish, including rainbow trout and kokanee salmon. The surrounding area is also a haven for hiking, cycling, and horseback riding, with numerous trails that showcase the region's stunning vistas.

In addition to its recreational offerings, Nicola Lake is rich in history and culture, with nearby communities celebrating the Indigenous heritage and pioneering spirit of the region. Visitors can explore local attractions, enjoy seasonal festivals, and savor the charm of small-town hospitality.

Whether you seek adventure or a peaceful retreat, Nicola Lake provides a perfect backdrop for relaxation and exploration. Its serene beauty and vibrant ecosystem make it a must-visit destination for anyone looking to connect with nature in British Columbia.

Nicola Lake covers an area of approximately 1,600 hectares (about 4,000 acres) and has a maximum depth of around 60 metres (197 feet). The lake stretches about 20 kilometres (12 miles) in length, making it a significant body of water in the Thompson-Nicola region. Its size and depth contribute to its appeal for recreational activities like fishing, boating, and swimming, as well as its stunning natural beauty.

VEGETATION

The vegetation around Nicola Lake is diverse, reflecting the region's varied climate and geography. You'll find a mix of coniferous forests, including pine, fir, and spruce, which thrive in the higher elevations. In the lower areas, you'll encounter sagebrush, grasslands, and a variety of shrubs, creating a rich ecosystem.

Riparian zones along the lake's shoreline feature willows, cottonwoods, and other water-loving plants, providing habitat for local wildlife. Wildflowers bloom in spring and summer, adding



vibrant colors to the landscape. The combination of these different vegetation types supports a variety of bird species, small mammals, and larger wildlife, making the area not only beautiful but also ecologically significant.

RECREATION

Nicola Lake offers a wide range of recreational activities, making it a popular destination for outdoor enthusiasts. With its combination of natural beauty and diverse recreational options, Nicola Lake is a perfect spot for outdoor activities year-round!

Water Activities

- **Fishing:** Anglers can catch rainbow trout, kokanee salmon, and other species.
- **Swimming:** The lake's beaches provide great spots for swimming.
- **Boating:** Powerboats, canoes, and kayaks are welcome, with opportunities for leisurely paddling or water sports.
- **Jet Skiing:** For those seeking thrills, jet skiing is a popular option.
- **Sailing:** The lake's size makes it suitable for sailing enthusiasts.
- **Kayaking and Paddleboarding:** Calm waters make these activities enjoyable for all skill levels.

Land Activities

- **Hiking:** Numerous trails in the surrounding hills offer scenic views and varying difficulty levels.
- **Biking:** Mountain biking trails cater to different skill levels, allowing for exploration of the landscape.
- **Horseback Riding:** Equestrian trails are available for those who prefer to explore on horseback.
- **Picnicking:** Many spots around the lake are ideal for family picnics, complete with scenic views.
- **Photography:** The stunning landscapes provide endless opportunities for photography.

Seasonal Activities

- **Wildlife Watching:** The area is home to diverse wildlife, making it great for birdwatching and nature observation.
- **Camping:** There are campgrounds nearby for those who want to immerse themselves in nature.
- **Ice Fishing:** In winter, the lake can freeze over, offering opportunities for ice fishing.
- **Snowshoeing and Cross-Country Skiing:** In the winter months, nearby trails can be explored on snowshoes or skis.
- **Hunting:** With easy access to vast areas of crown land, there are endless areas for hunting enthusiasts to enjoy.

HISTORY

Development of Nicola Lake

As transportation improved, particularly with the arrival of the railroad in the early 1900s, the area around Nicola Lake saw increased development. The lake became known for its recreational potential, attracting visitors for fishing, boating,

and camping. Throughout the 20th century, the lakeshore evolved into a desirable location for seasonal cabins and later permanent residences.

Modern Era

In recent decades, Nicola Lakeshore development has expanded, with a focus on preserving the natural beauty of the area while accommodating growth. The region has become popular for those seeking a rural lifestyle, outdoor recreation, and a retreat from urban living. The community of Quilchena continues to thrive, celebrating its rich history while embracing modern amenities and tourism.

Today, Nicola Lake and Quilchena stand as testament to the area's evolution from Indigenous lands to a vibrant community that harmonizes natural beauty with recreational and residential development.

MAP REFERENCE

50°11'17.70"N and 120°31'7.24"W

SERVICES

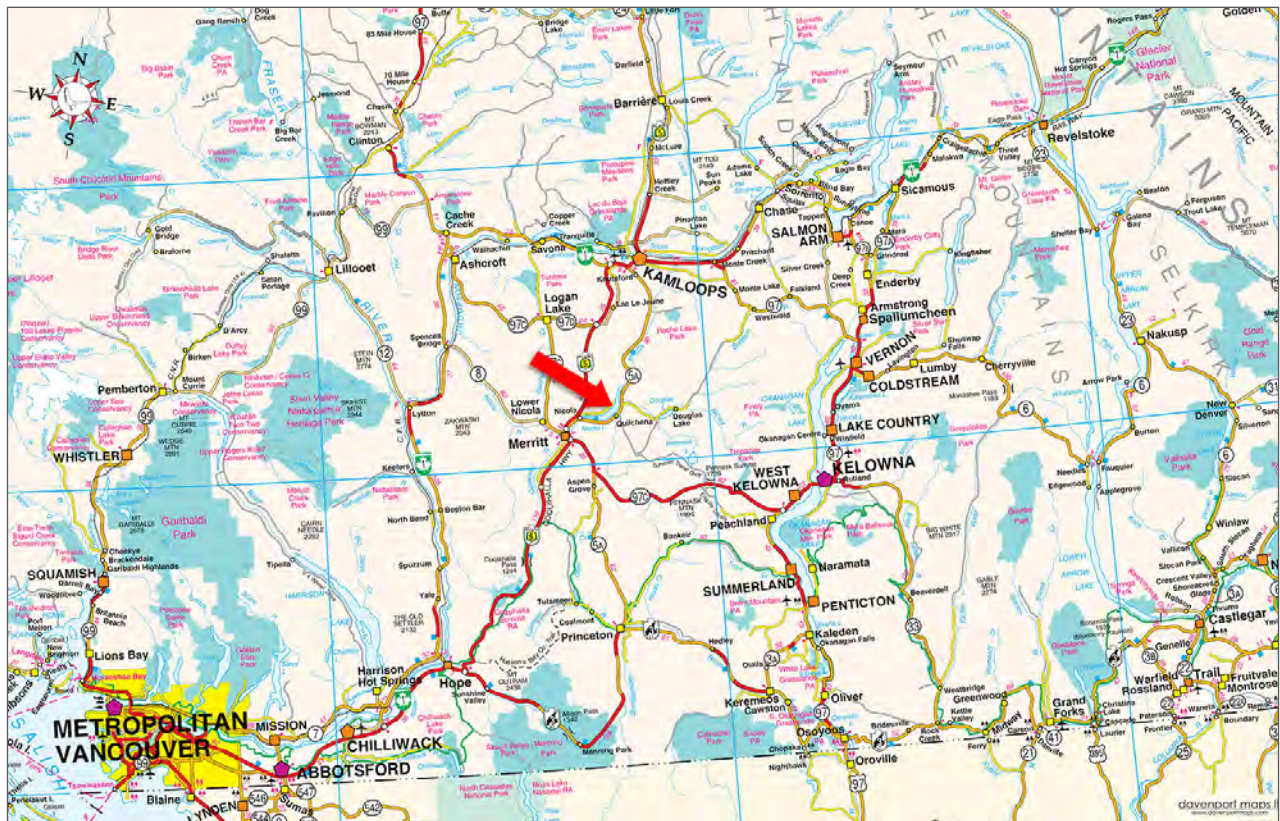
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- Community solar
- Telus Fibre Optic
- Community waste management
- Community water
- Garbage, recycling
- Fire protection
- Private boat launches

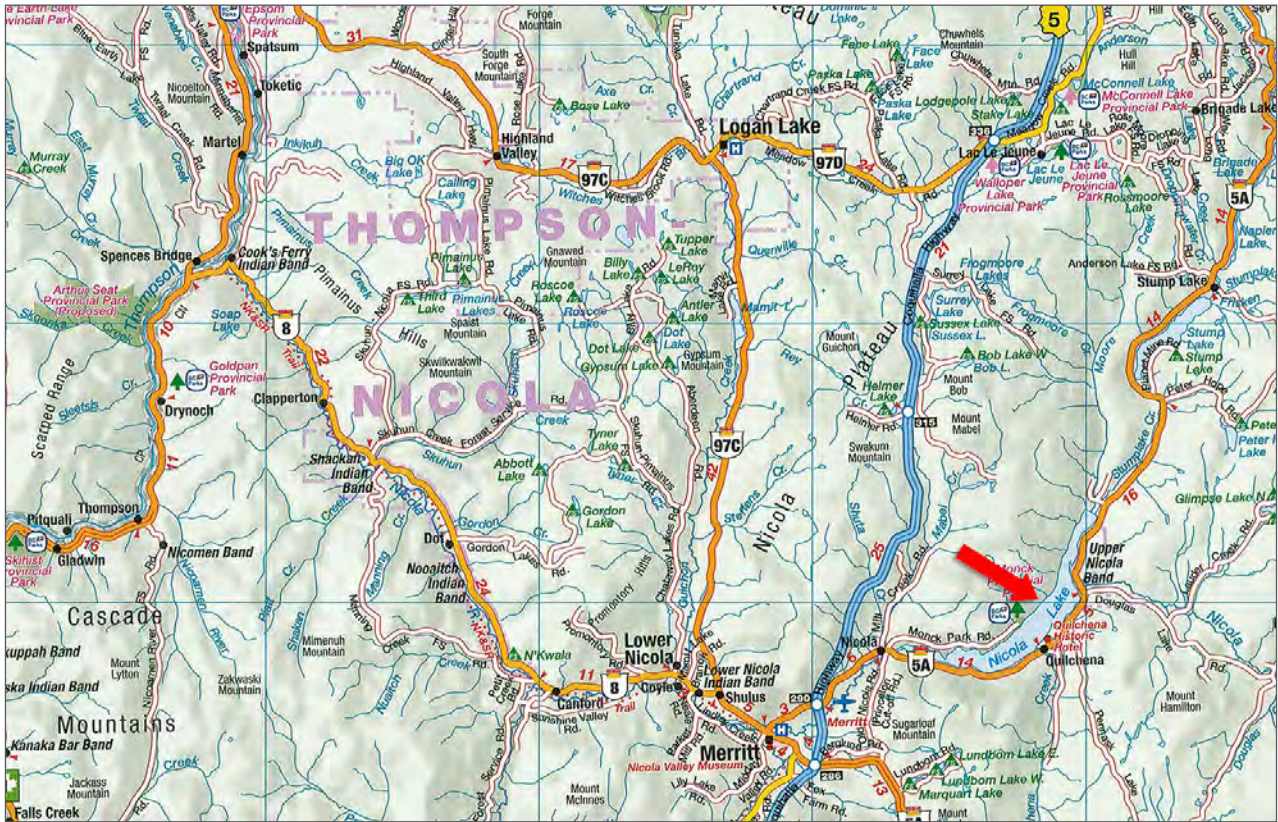
LEGAL

LOT 52 DISTRICT LOT 530 KAMLOOPS DIVISION
YALE DISTRICT PLAN KAP78483

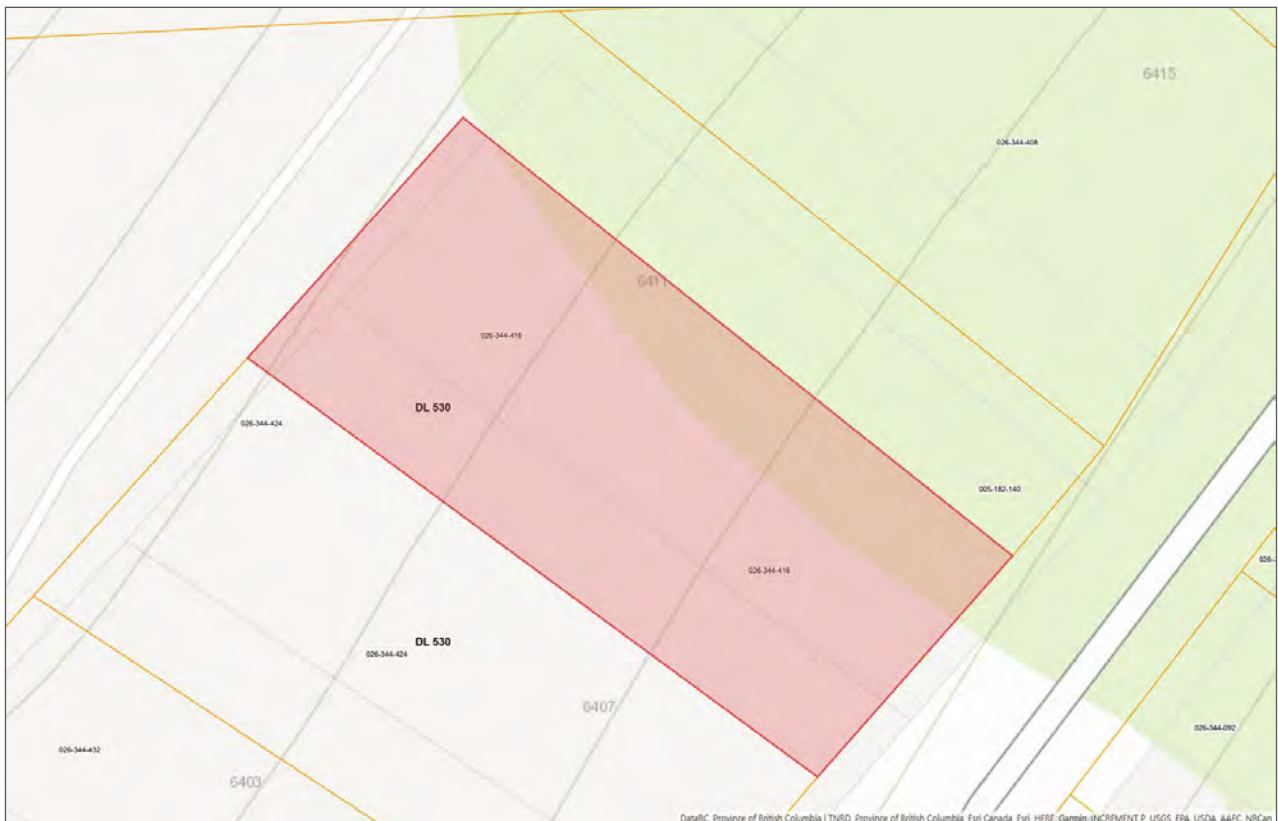
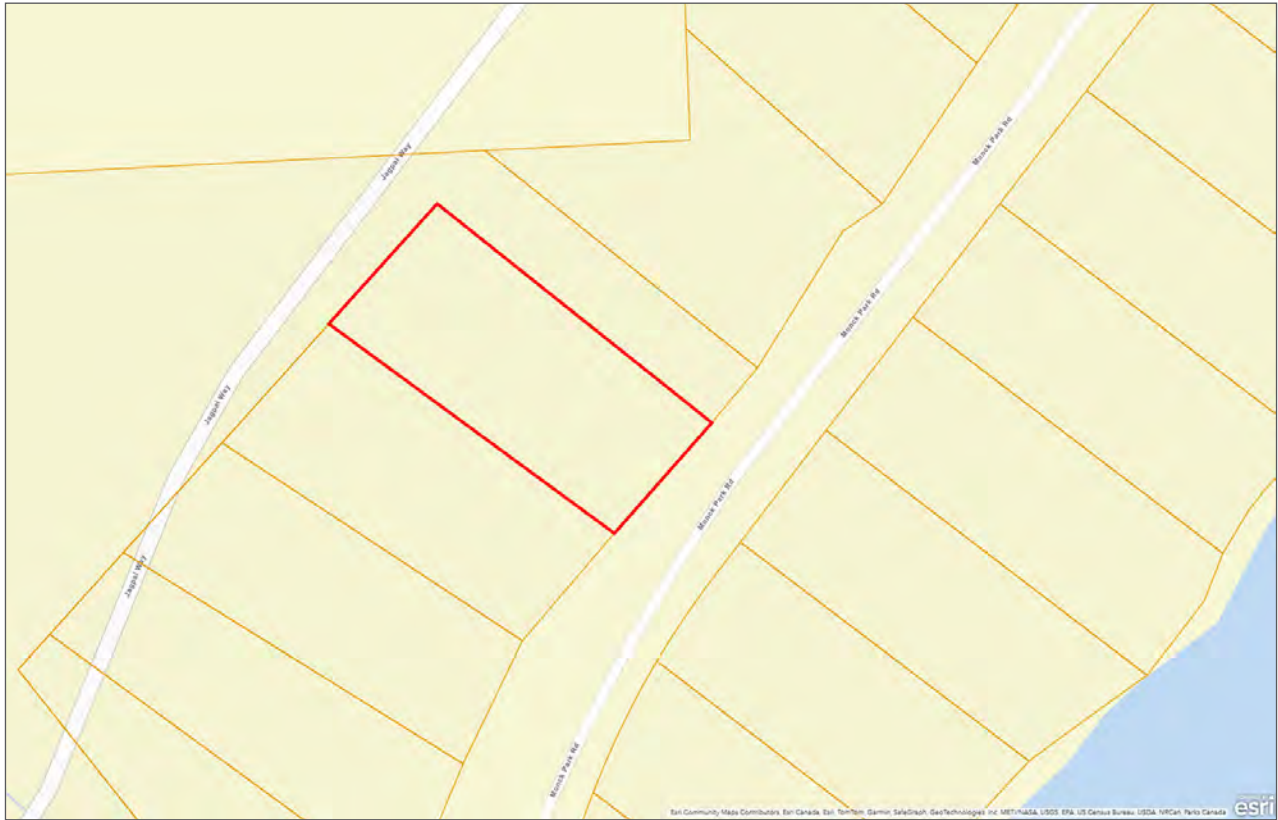
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Valerie Kynoch

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)