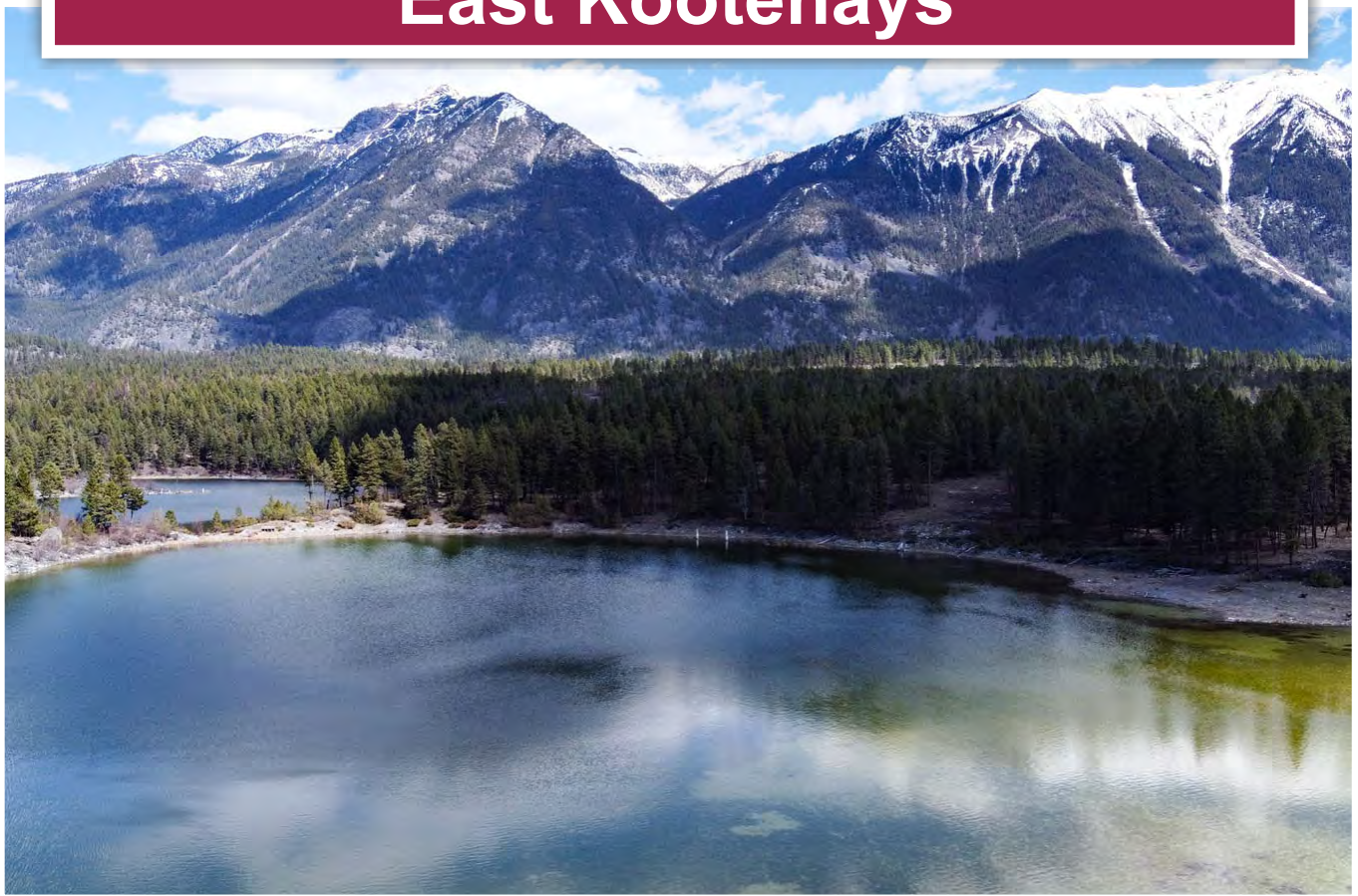




Twin Lakes Trophy Estate in the East Kootenays



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Marketing British Columbia to the World®



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PROPERTY DETAILS

Listing Number:	21119
Price:	\$1,999,900
Taxes (2020):	\$1,778
Size:	568 acres ~ 2 titles

DESCRIPTION

This trophy estate property is back-dropped by one of BC's most spectacular Rocky Mountain vistas nearby the world-renowned "Steeple." This sprawling 568 acre property includes a large private lake of approximately 30 acres. A rare opportunity to own a large private piece of BC's picturesque wilderness, with the convenience of being located only a couple kilometres off Highway 95. Build your dream home or cabin along the lakefront and take in the views of the mountains as you develop this acreage into a legacy estate property. There may also be an opportunity to consider rezoning and developing into a recreational development property with multiple lakefront lots or RV campground.

Located in the East Kootenay region of Southern BC, the property is 32 km north of the city of Cranbrook and 5 km south of the community of Wasa Lake. When you're out of the property you feel absolute privacy and the feeling of being in the middle of BC's backcountry; and when combined with the close proximity to town and the amenities offered it's a winning combination.

The property is surrounded by Crown land and the area is teeming with wildlife. This region of British Columbia is widely recognized as one of the best areas for hunting or wildlife viewing with strong populations of whitetail deer, mule deer, elk, bear, wild turkeys and grouse.

The property has been previously logged, however there are sections of timber remaining especially around the lake frontage. A perimeter road has been constructed around the 30-acre private lake with 15 driveways and building sites established. The terrain is generally rolling and gentle and all of the building sites have a view and frontage on the Lake. The property would lend itself to a family, club or group purchase, or one could pursue approval for a commercial campground and or individual lots. Please refer to the mapping section of the listing to get a general layout of the 15 roughed in building sites.

If you want to make your friends jealous . . . own this property!!

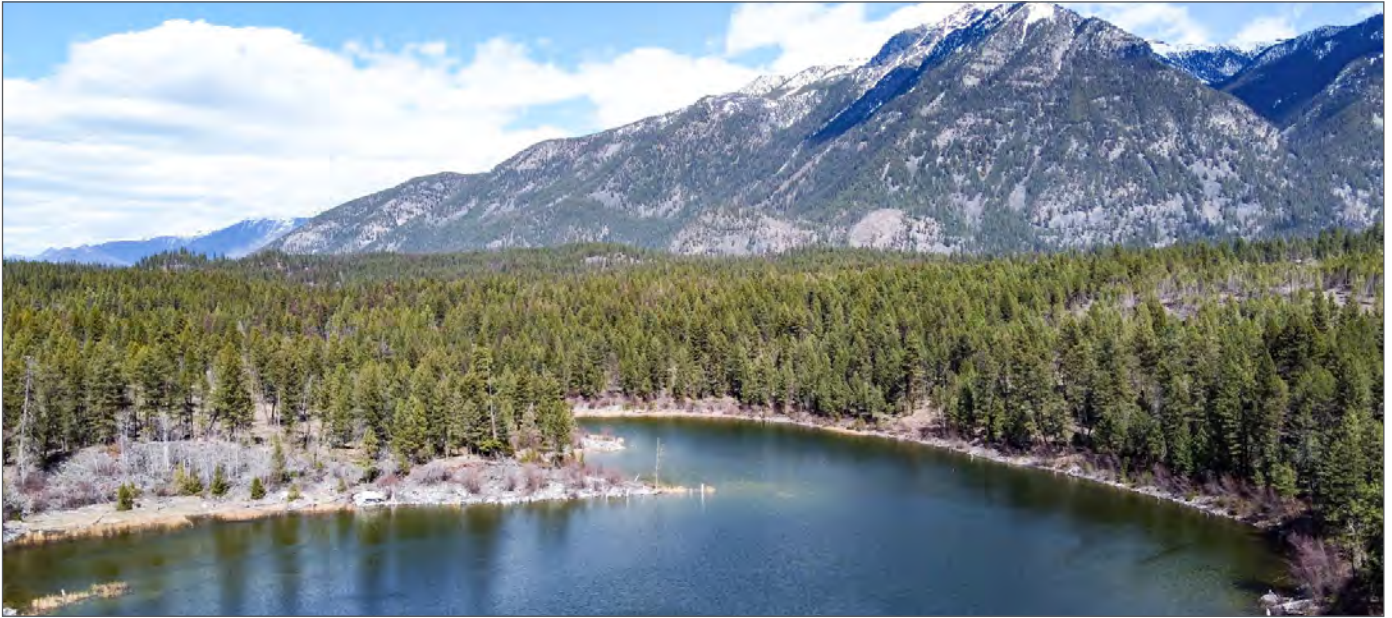
Call the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

The properties are in the East Kootenay region of South Eastern BC 32 kilometres north of Cranbrook and 5 kilometres south of Wasa Lake just east of Highway 93.

DIRECTIONS

The property is accessed via the Wasa Dump FSR Road approximately 2 kilometres from Highway 93.



AREA DATA

Wasa Lake

A family vacation destination since the 1950s, Wasa Lake village advertises the warmest swimming lake in the Kootenays. Wasa Lake Provincial Park offers camping, swimming, hiking, cycling, boating and nature viewing opportunities.

Cranbrook

The largest city of the Rocky Mountain region, and the sunniest place in British Columbia, Cranbrook offers the best of city and country. The vistas of snow-capped mountain peaks, lush green valleys and crystal clear lakes are sure to take your breath away. The City of Cranbrook, located in the Canadian Rockies, is the Kootenay Rockies' largest city and is nestled in a valley with Kootenay National Park to the east and the Purcell Mountains to the west. The region boasts more sunshine than anywhere else in British Columbia.

Various attractions are close by, including The Canadian Museum of Rail Travel which offers guided tours. Fort Steele Heritage Town, just

20 minutes away, offers over 60 restored and reconstructed buildings that represent the town as it was in its heyday. Visitors can ride on a horse-drawn wagon, shop at a real old-fashioned general store, or take in a performance at the Wild Horse Theatre. Cranbrook itself has restored heritage buildings and you can take a self-guided heritage walking tour of the town. Golfing, fishing, trails to suit every ability for walking, hiking and cycling in the summer and an abundance of winter sports are available when the snow season arrives.

RECREATION

Wasa Lake/Provincial Park

Wasa Lake is only a few kilometres from the property and home to the Kootenay's warmest waters for swimming and boating. The Lake offers good fishing, water skiing in designated areas, canoeing and windsurfing. The park itself has a great trail system including an 8 km interpretive trail around lake—designated for bikers and hikers.

Additional Lakes

Within only a couple kilometres you come across a number of great backcountry fishing lakes.

Kimberley Alpine Resort

Only 35 to 40 km away is the Bavarian themed ski town of Kimberley with 5 lifts and 68 named ski runs.

Natural Hot Springs

A 45-minute drive to the north gets you to Lussier Hot Springs, a natural hot spring on the side of the river offering a few different pools of varying temperatures.

Fairmont Alpine Resort/Hot Springs

Located approx. 70 km to the north of the resort of Fairmont Hot Springs which has alpine skiing (with high skiing), golf, hiking and of course the hot spring pools.

Golf

The long golf season due to the favorable climate and spectacular geography in the area offers some work class gold opportunities. With a 35 minute drive there are several quality golf courses: Trickle Creek, Kimberley, Bootleg, St. Eugene, Shadow Mountain, Wildstone, Mission Hills and Cranbrook.

MAP REFERENCE

49°43'41.36"N and 115°41'3.73"W

BOUNDARIES

Please see mapping section (all boundaries are approximate).

SERVICES

The property is currently unserviced.

IMPROVEMENTS

The property is improved with roads, including a road which runs around the entire lake. There are also 15 driveways and roughed in building/campsites.

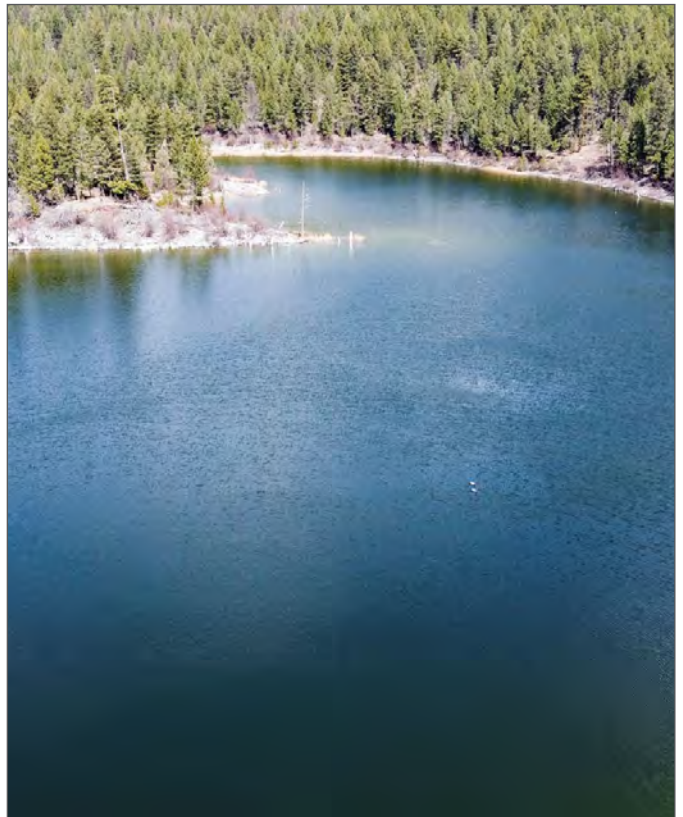
ZONING

The property is within the ALR
The property is zoned RR60

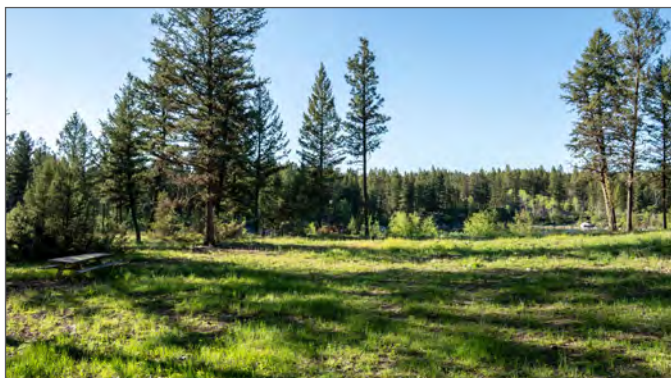
LEGAL

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PID 016-486-455

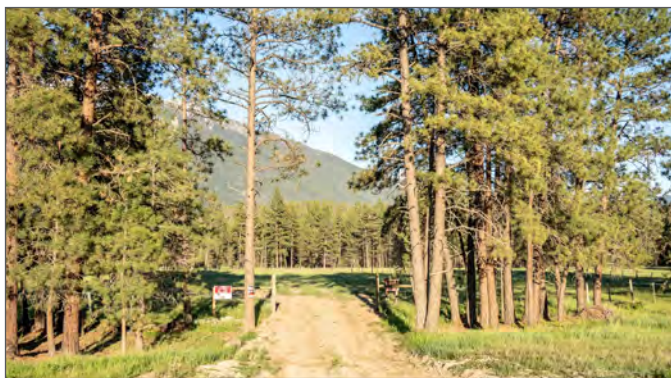
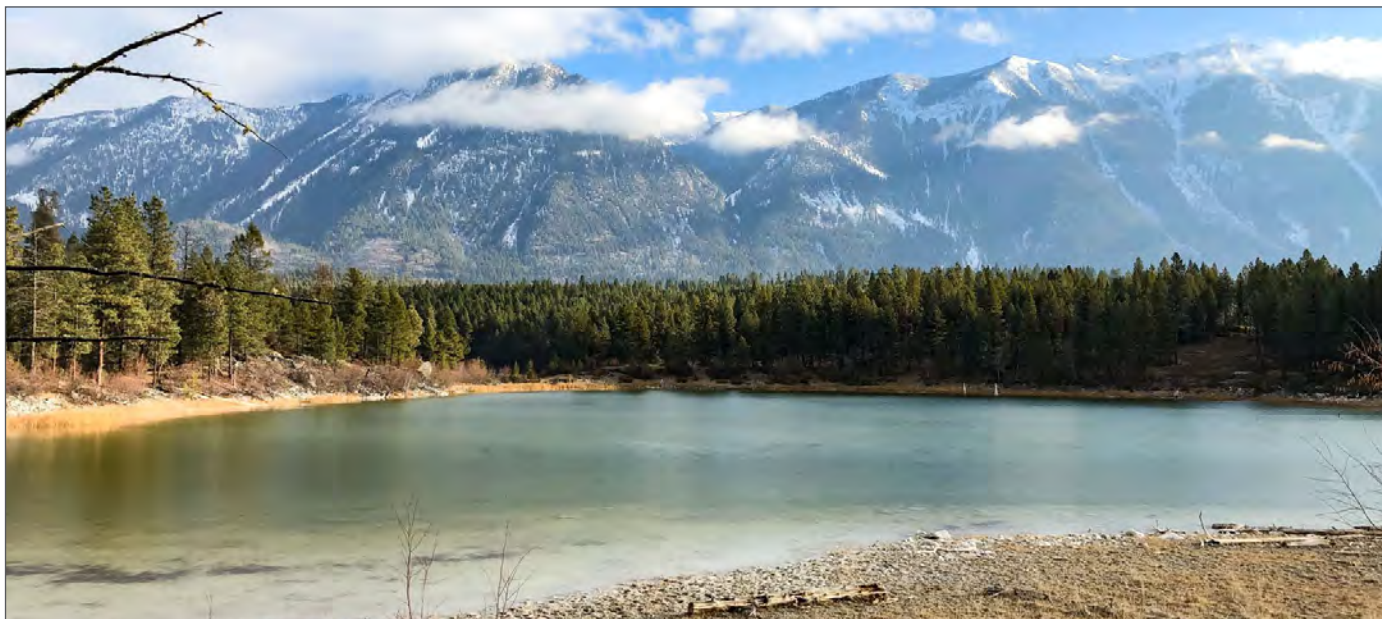
District Lot 8117 Kootenay District
PID 016-434-056

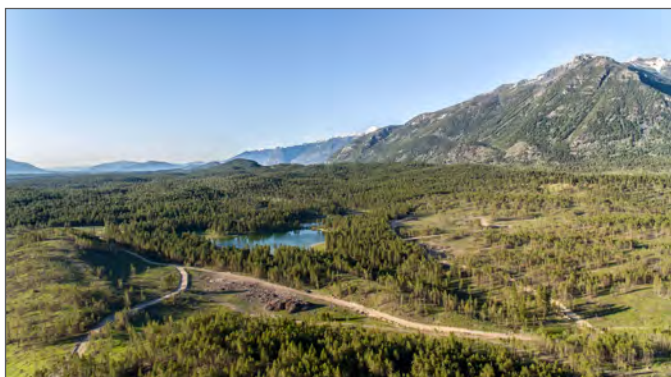


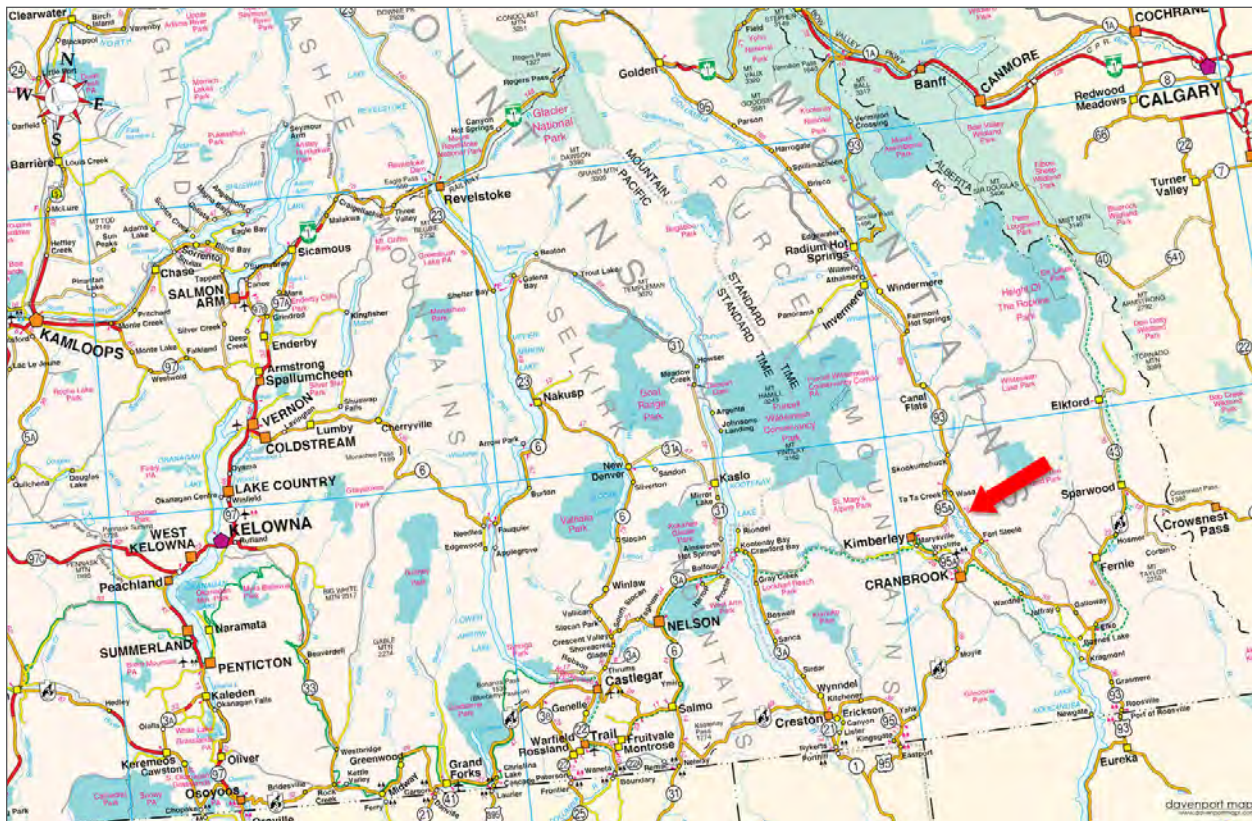


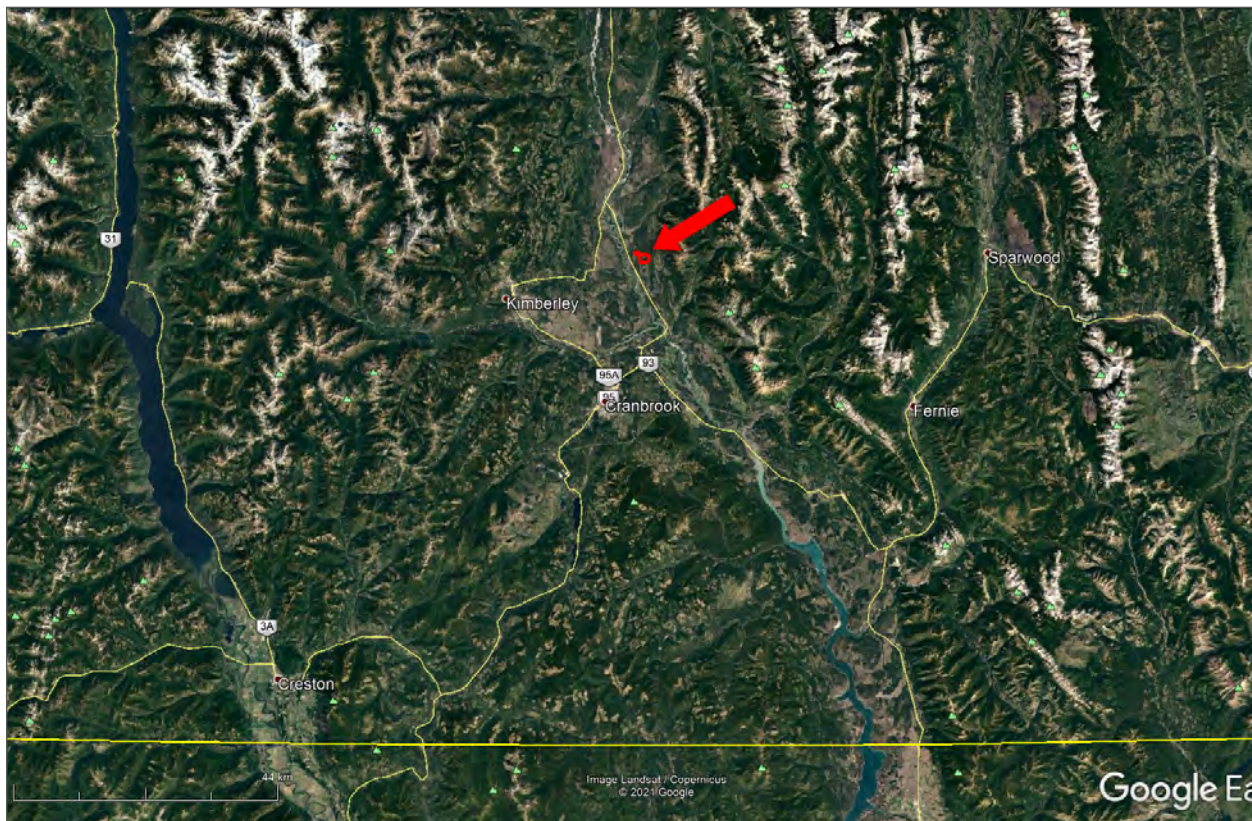
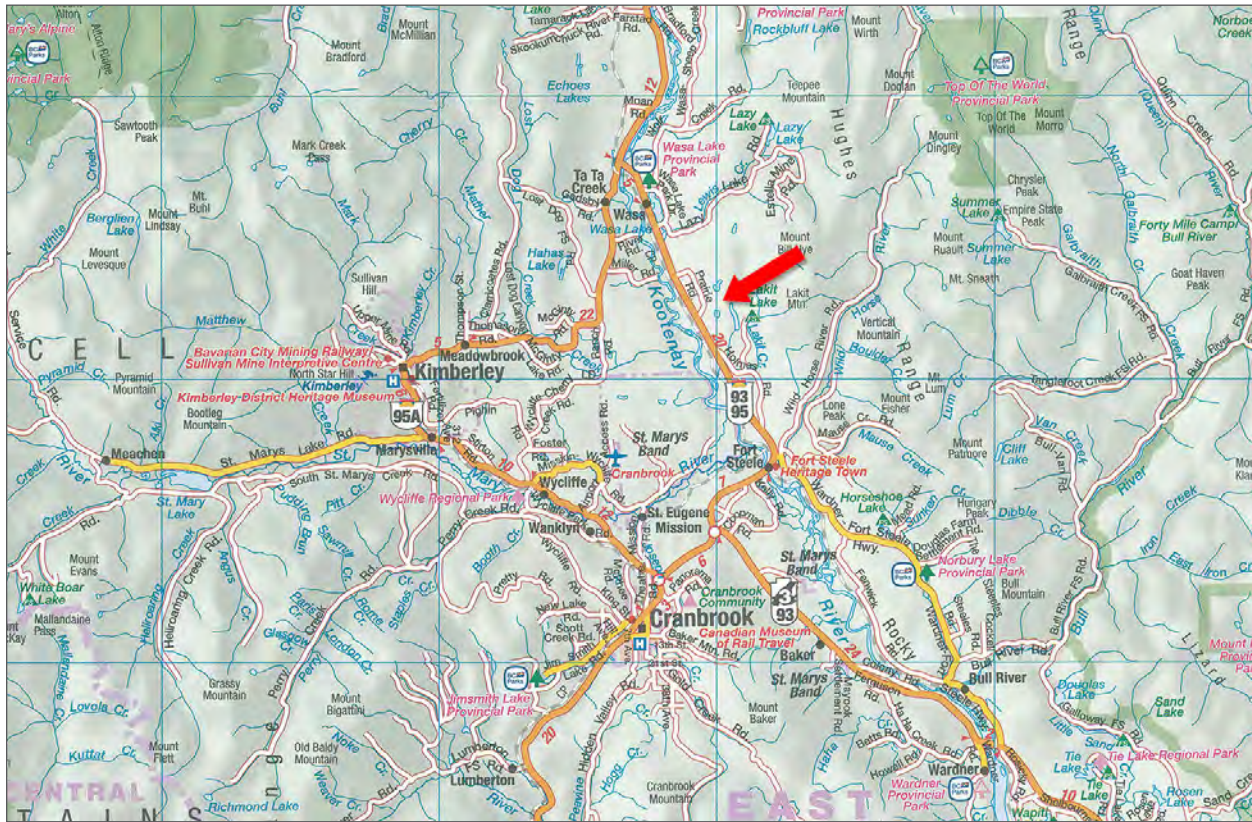


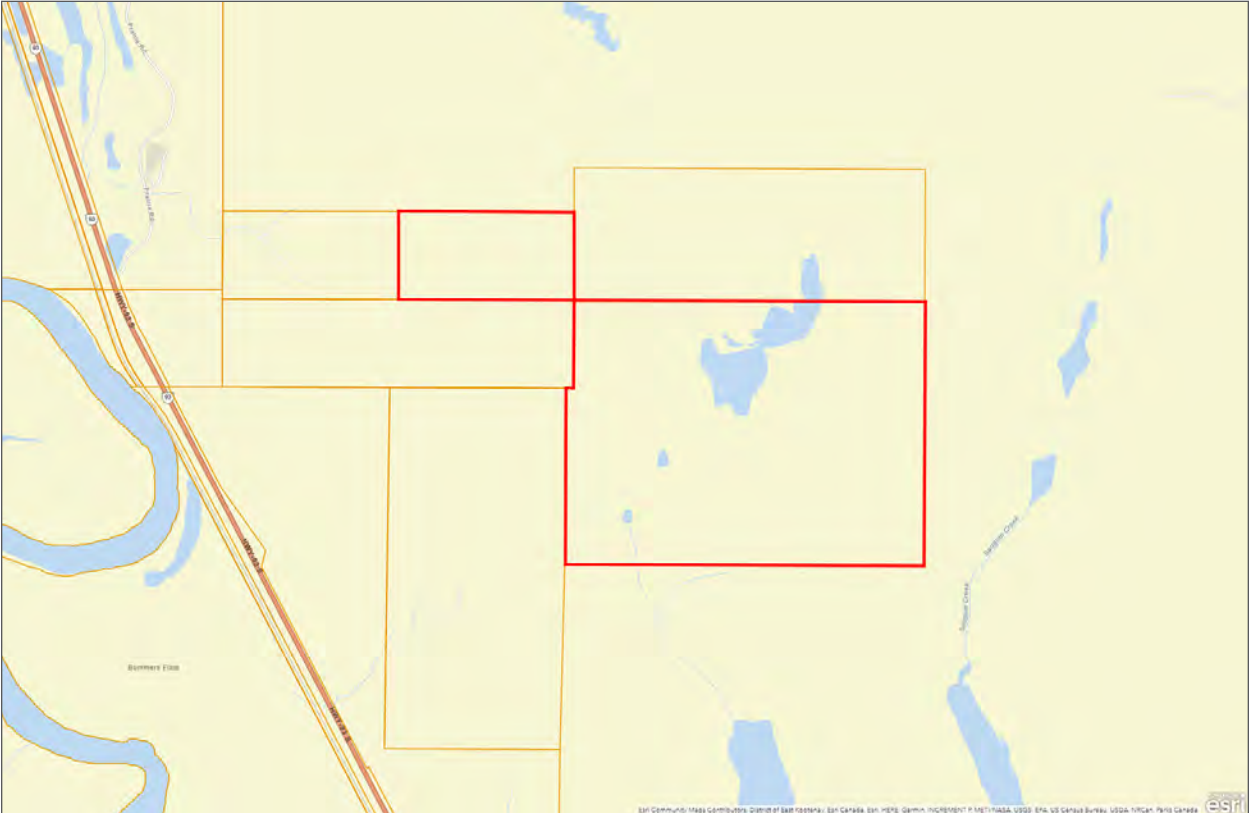


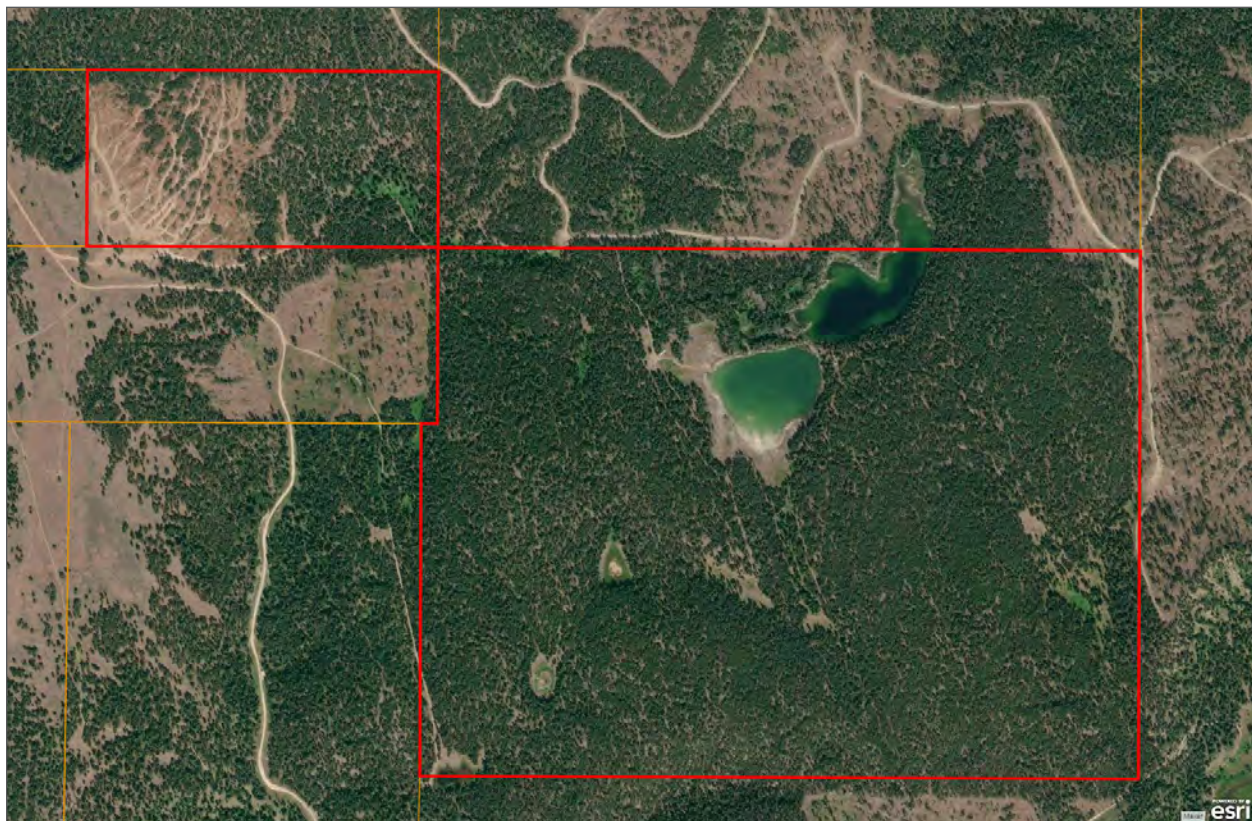
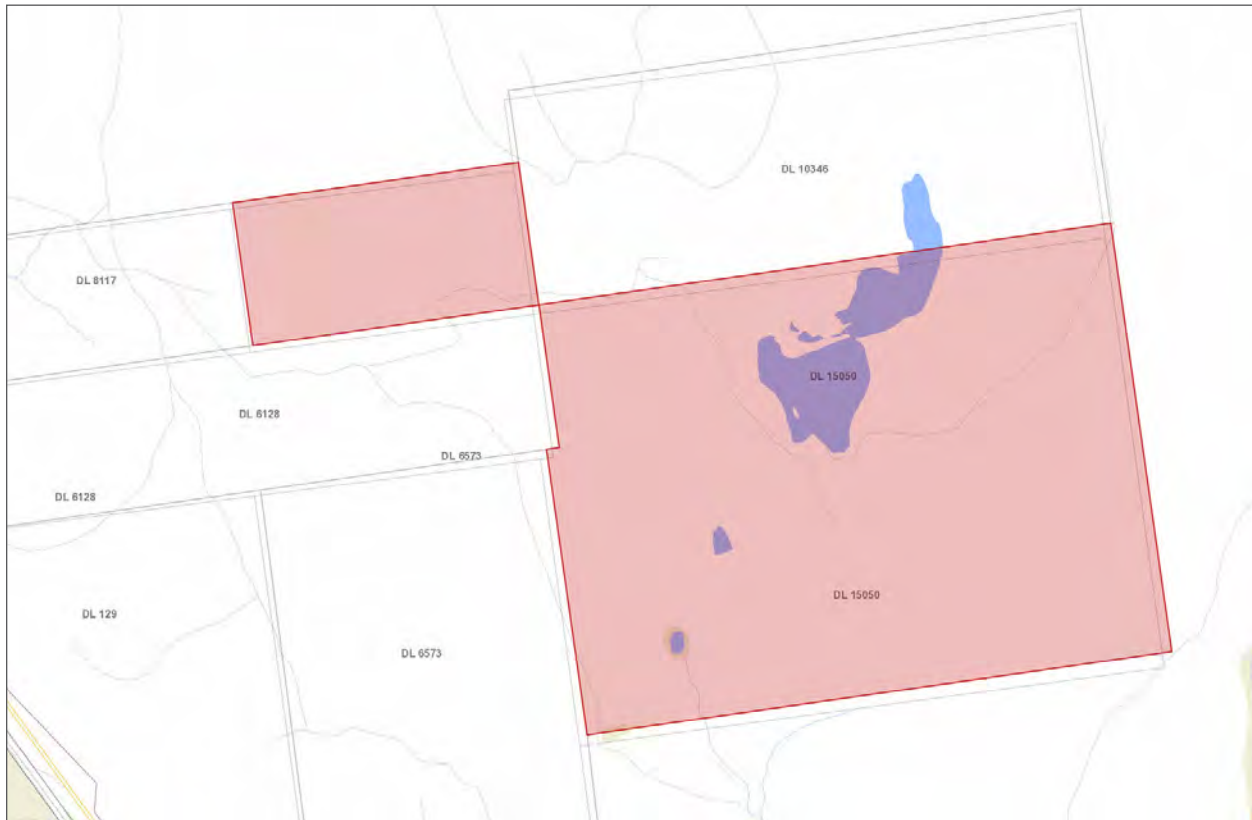












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