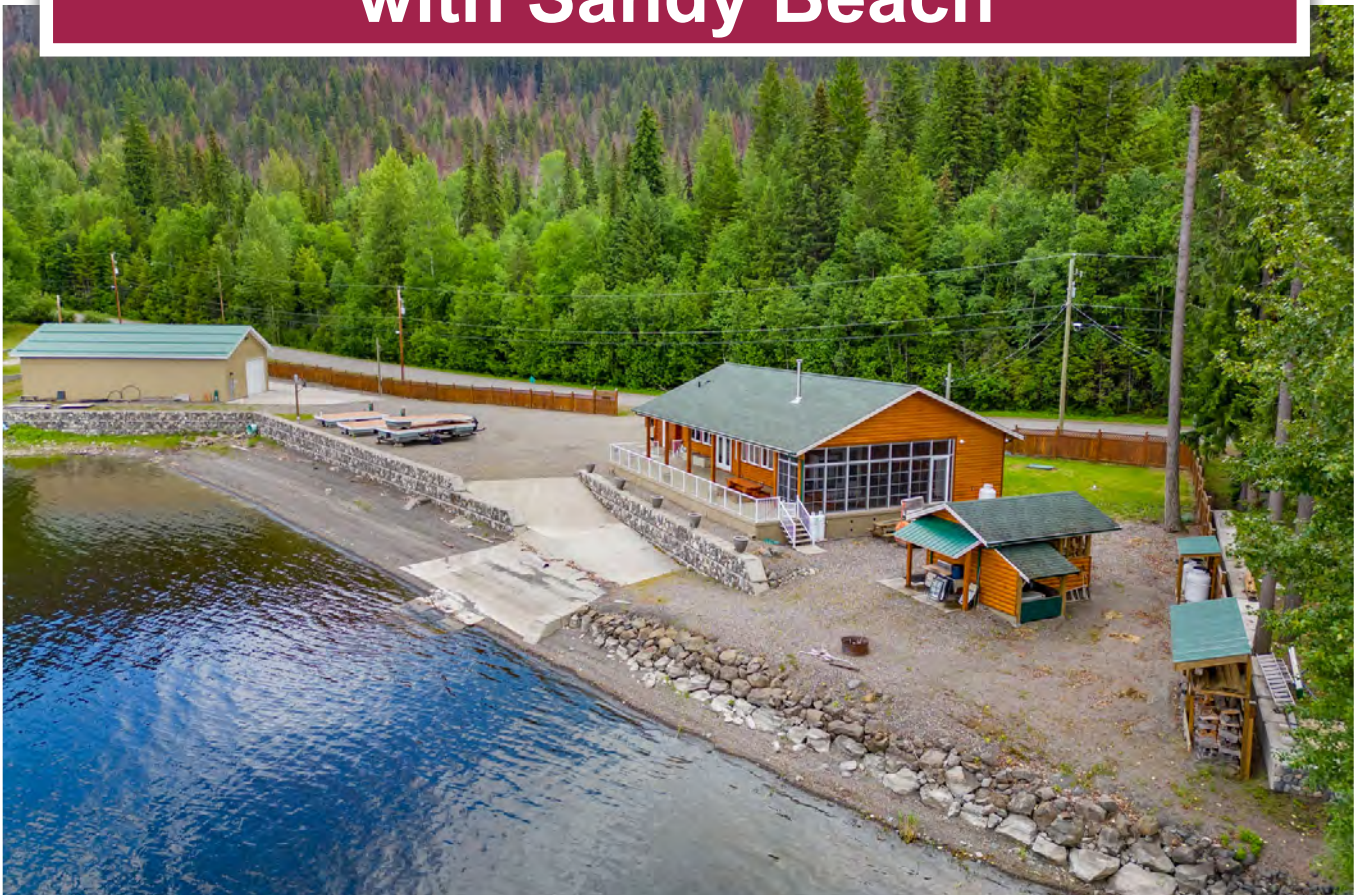




## West Facing Lakefront Home with Sandy Beach



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# West Facing Lakefront Home with Sandy Beach - Canim Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	23232
<b>Price:</b>	\$1,199,000
<b>Taxes (2023):</b>	\$3,693
<b>Size:</b>	1.27 acres
<b>Zoning:</b>	R2 - Rural Residential

## DESCRIPTION

Located along the south eastern shore of Canim Lake, this lakefront parcel has fantastic western exposure and one of the largest stretches of lakefront in the area with over 500 feet. This is the waterfront dream property you've been looking for. Over 300 feet of the shoreline consists of sandy beach with a gentle slope down to the water's edge, and a boat launch right in front of your home. There's also plenty of room on the property's three section dock with detachable swim platform for both yours and your friends' boats. The property has excellent year-round access which is paved right to the driveway making it easy for both you and your guests to access the property with both their vehicle and RVs. This is a fantastic party pad with three fully serviced waterfront RV sites for you, your guests and extended family to use. Also included is a fourth RV setup which can sleep up to 9 people on the non-lakefront side of the property which includes a covered structure over the RV and full deck in front. There's also a separate laundry and three-piece washroom facility specifically set up for your guests.

The 1,372 ft<sup>2</sup> main house, built in 2008, is loaded with features including geothermal heating and air-conditioning, a propane backup generator, a reverse osmosis water filtration system. The house also has a large screened porch area perfect for hosting. When viewing this property, it's obvious that the owner did not take any shortcuts and built with quality. The large detached shop is one of the best-selling features of the property, measuring 36' x 58' with 12-foot doors and 14-foot ceilings this building is awesome with room for all your toys. A total "man cave."

Canim Lake is a true gem of the Cariboo and a true four-season playground. Fishing is exceptional with a morning cruise in the boat yielding more than enough for the table or smoker. From the property you can hop on an ATV and link up to an expansive network of ATV trails and logging roads. Hunting is excellent for deer, moose, bears and grouse. Winter offers you countless km of snowmobile trails and hockey on the frozen lake steps from the house.

When properties like this one come on, the market, you buy them, because they are tough to find twice.

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

## LOCATION

7459 South Canim Lake Road - Canim Lake, BC

## DIRECTIONS

Please see the mapping section of this listing.





## AREA DATA

Canim Lake is the largest lake in the 100 Mile House area. Surrounded by mountains and teeming with wildlife, this pristine lake is considered to be one of the most attractive waterways in the Cariboo. It is 28 miles long and is approximately 25 miles northeast of 100 Mile House.

Sport fishermen come to the area not only for rainbow trout and kokanee, but also for the large “lakers.” For the hiking enthusiasts, the spectacular Canim Falls are located a short distance away on the waterway separating Mahood and Canim Lakes.

100 Mile House sits at an elevation of 579 m (1,900 ft). At present, 100 Mile House is the primary service centre for the South Cariboo and has a population of approximately 2,000. The service area has a population roughly ten times the size of the town. It includes the communities of Lac La Hache, Forest Grove, Lone Butte, Bridge Lake, 70 Mile House, Canim Lake and 108 Mile Ranch, the largest residential centre between Kamloops and Williams Lake.

The primary industries of 100 Mile House are forestry and ranching. Log home building and tourism are also an important part of the community.

There is an airstrip located in downtown 100 Mile, with a larger airstrip in nearby 108 Mile. The nearest airport with commercial flights is in Williams Lake.

100 Mile House is a centre for outdoor activities and is becoming increasingly known for its richness of bird life. The surrounding area features many lakes for boating and excellent fishing including Lac La Hache, Canim Lake, Horse Lake, Green Lake and Bridge Lake. The Cariboo ski marathon attracts a large and international field of cross-country skiers.

## RECREATION

Canim Lake is well known for its great fishing, hunting, and all the water activities including waterskiing. In winter there is ice fishing and cross-country skiing.

100 Mile House is known for friendly people and a host of opportunities to enjoy the great outdoors summer or winter.

100 Mile House has a new hockey rink which houses a junior hockey team "The Wranglers." There is an 18-hole PGA rated golf course at 108 Mile, 9-hole golf course at north end of town, Mt. Timothy Downhill Ski area, cross-country ski trails, curling and skating arenas, bowling lanes, playing fields and rodeo grounds.

There are hundreds of lakes for outstanding fishing and water sports. Hiking, camping, horseback riding, ATVing, hunting, and snowmobiling are just a few of the outdoor attractions in this beautiful part of British Columbia. 100 Mile House and area can offer a full range of services to visitors to make their stay memorable and rewarding.

### MAP REFERENCE

51°46'54.10"N and 120°51'50.68"W

### BOUNDARIES

Please see mapping section, all boundaries are approximate.

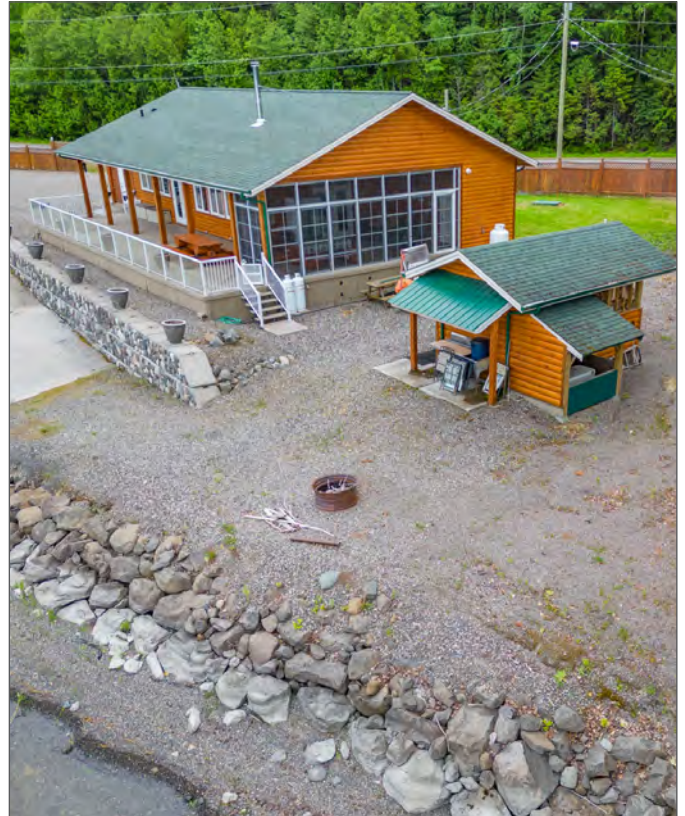
### SERVICES

- Power
- Internet
- Telephone
- Septic
- Water - lake intake with filtration system

### IMPROVEMENTS

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The large detached shop is one of the best-selling features of the property, measuring 36' x 58' with 12-foot doors and 14-foot ceilings this building is awesome with room for all your toys. A total "man cave."



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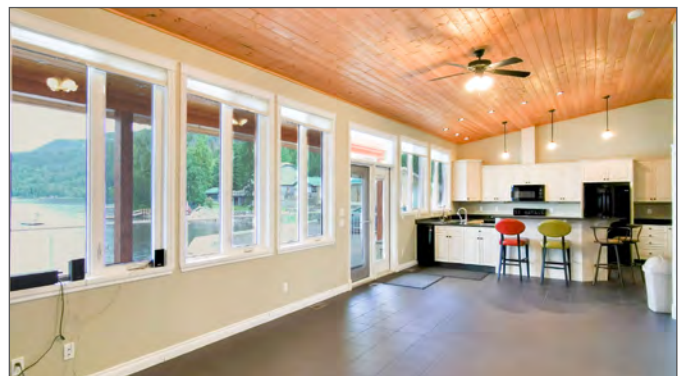
Separate laundry and three-piece washroom facility specifically set up for your guests.

### LEGAL

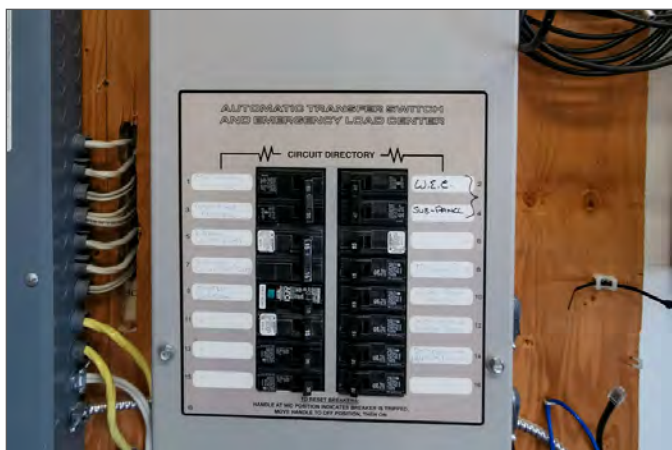
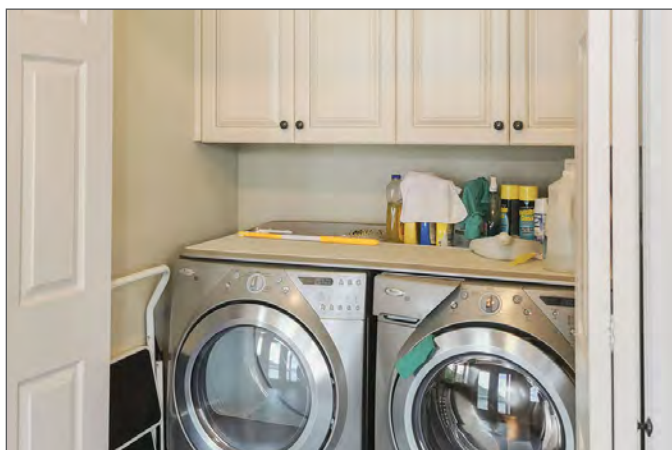
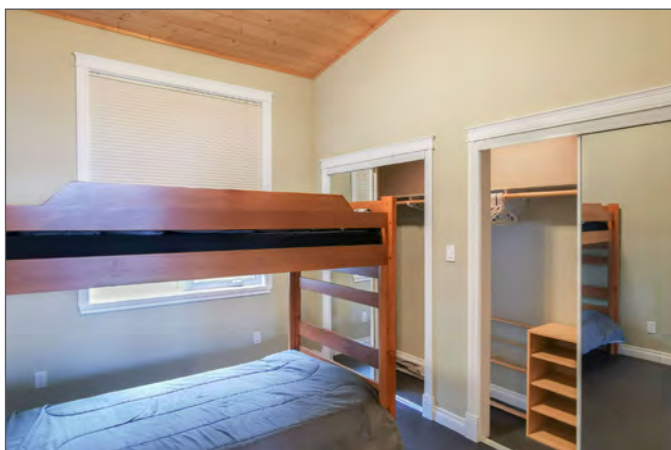
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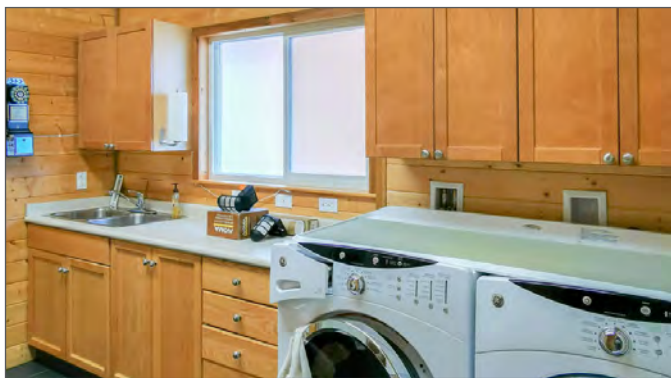
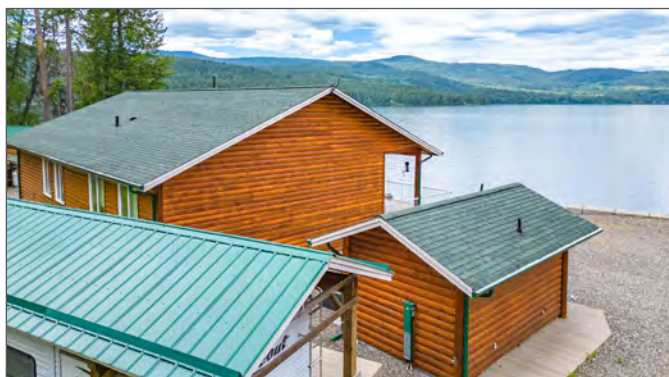








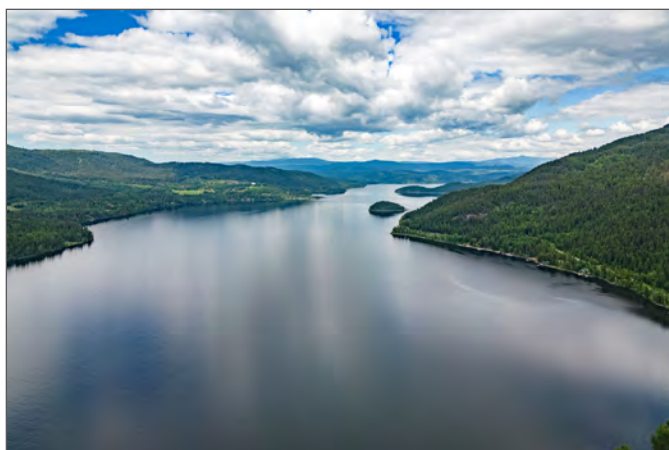




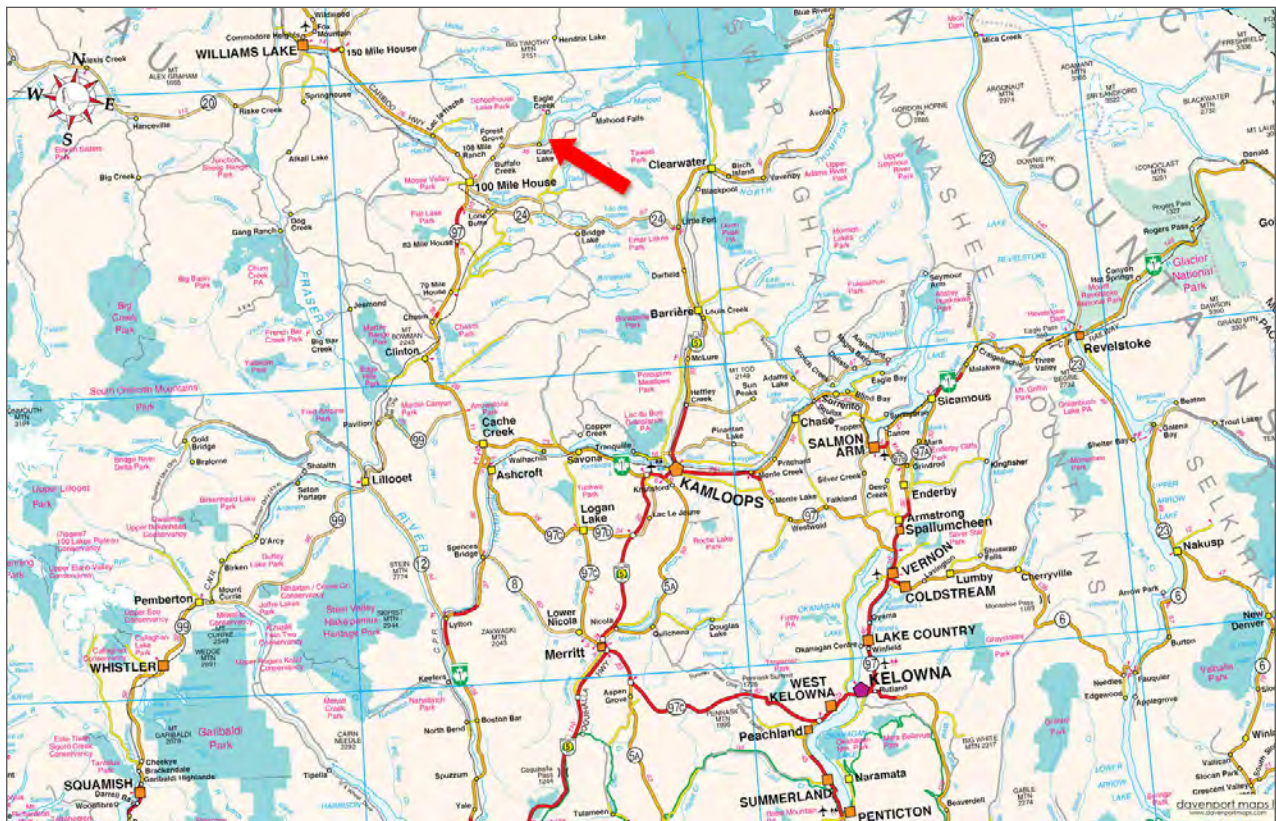
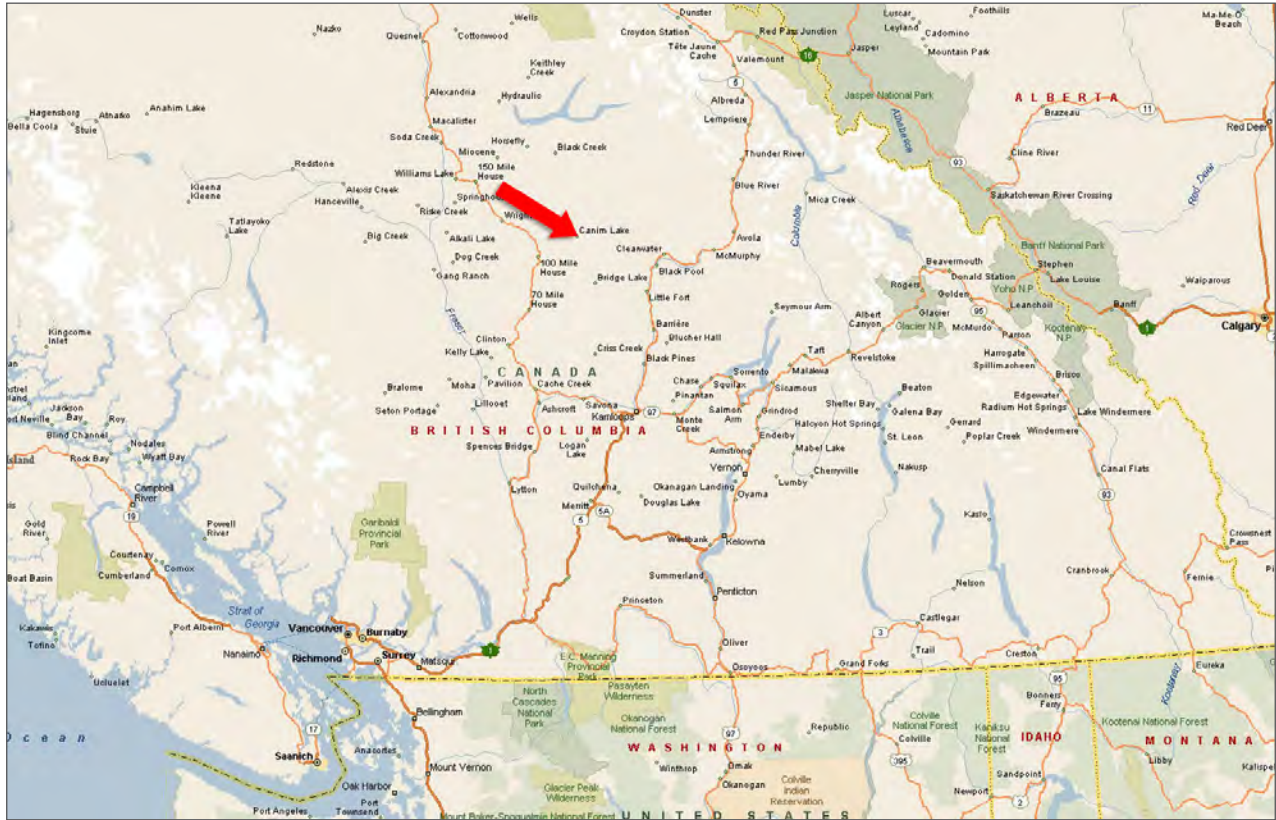




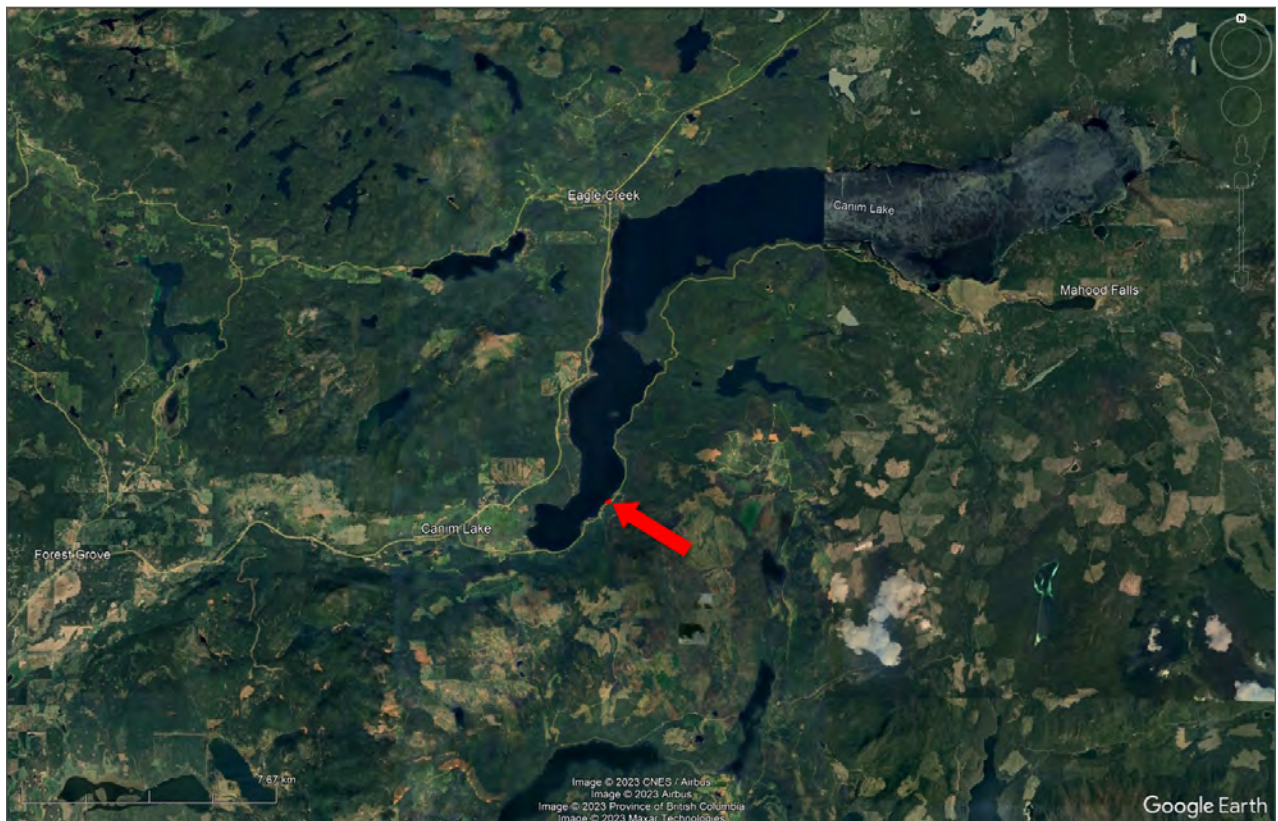
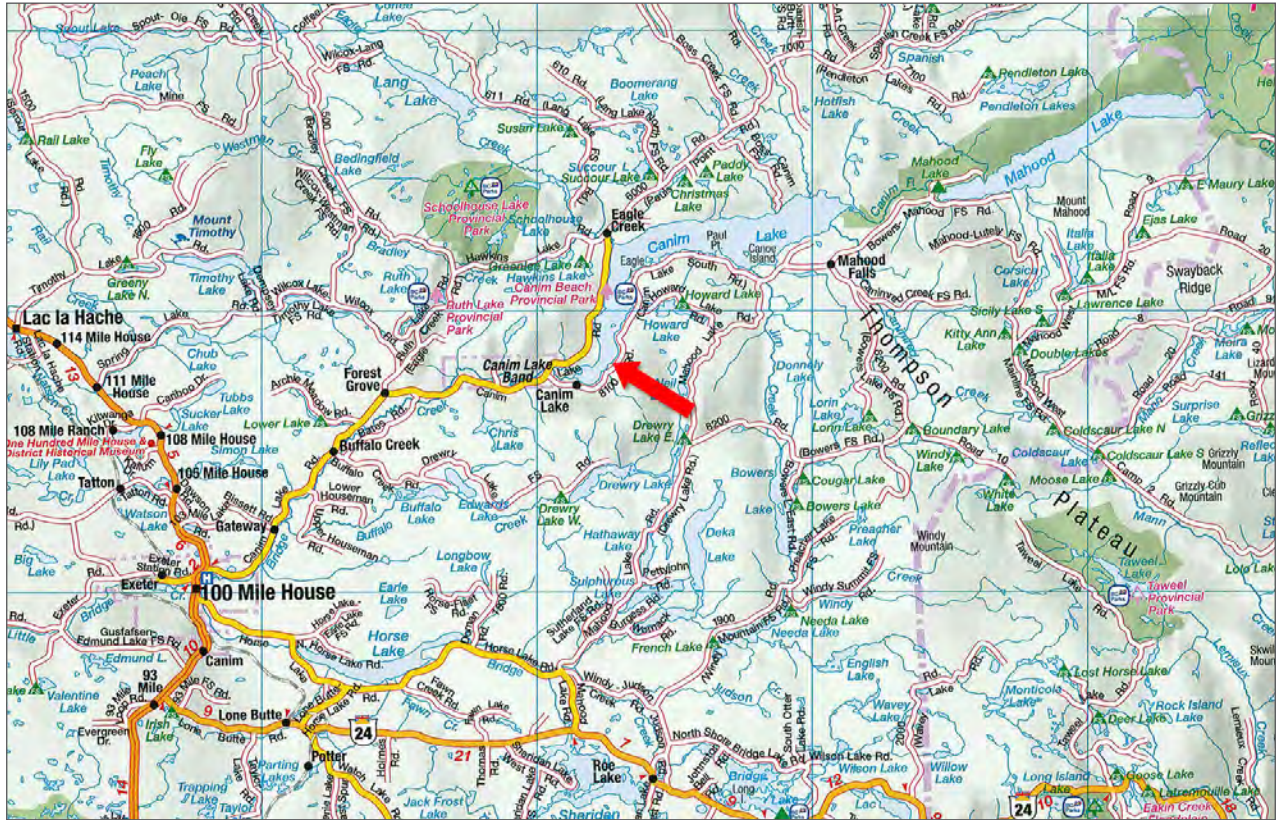




















A scenic view of a large lake or fjord surrounded by forested mountains under a cloudy sky. The water is calm and reflects the surrounding landscape. The mountains are covered in dense green forest, and the sky is filled with soft, white clouds. The overall atmosphere is peaceful and natural.



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