



RE/MAX®

Country Lakes Realty

NOBODY IN THE WORLD SELLS
MORE REAL ESTATE THAN RE/MAX®

Compliments of:

Each office independently owned & operated

Volume 15 April



NEW

\$439,000

5721 Timothy Lake Rd

MLS# N243643 - Pat Ford

Bring your family, horses, pigs, chickens & toys. 4 bdrm home w/ a fish pond & lots of outbuildings on 10 acres. Property is fenced & cross fenced. Backs on to crown land and is minutes to Timothy Lake. PF-9721.



\$429,900

6128 Archie Meadow Rd

MLS# N242060 - Pat Ford

Substantially renovated in 2010. The 78 acres consists of about 40 acres in alfalfa mix & meadow grass hay. Barn has electricity & water. Round pen & outside paddock w/ water. 5 bay covered parking stall. PF -9664.



\$389,000

6036 Heller Rd

MLS# N242434 - Pat Ford

Large well kept 4 bdrm family home only 10 min. to town on just over 2 acres. Close to Horse Lake, known for fishing & water sports. Wrap around deck on 3 sides. Basement has been plumbed for a bathroom . PF-9680.



To find out about a private viewing please call
RE/MAX
Country Lakes Realty
(250) 395-3422



\$329,900

5028 Mein Rd - A

MLS# N231651 - Karen Friess

Lovely Cape Cod style, 6 bdrm, 4 bath home on 0.75 acres. Ideal floor plan for younger & older kids. Laundry chute, a must! Great fenced back yard, bus stop steps away in a quiet neighborhood. S. exposure. KF-9149.



\$299,000

5741 Horse Lake Rd

MLS# N243923 - Pat Ford

5 bdrm family home close to town on 1.5 acres. Lots of oak cabinets in the kitchen & dining room. Property backs on to Crown Land. Large double car garage attached plus a separate 20x26 shop. PF-9717.



\$297,000

4988 Block Dr

MLS# N210870 - Barb Monical

Private setting overlooking Walker Valley . Open designed log home. A covered deck across the front & across the back to enjoy all seasons. Double car garage w/ half insulated & heated for a work shop. BM-8131.



\$295,500

5350 Kallum Dr

MLS# N239026 - Karen Friess

5/6 bdrms, 4 bath & a family rm on 0.69 ac lot. Lots of room for everyone plus it was set up for an in-law suite but perfect to guests. Landscaped yard, good parking plus double carport. Workshop. KF-9577



\$289,000

3988 Cariboo Hwy 97

MLS# N229761 - Karen Friess

Nice 3 bdrm, 5 bath family home in Lac La Hache w/over 3400 sq ft of living space. Lots of potential w/ this place. Zoning allows for home based business w/ great Hwy 97 exposure. Turn key Restaurant. KF-9092.

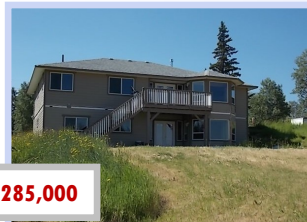


\$289,000

5612 Canim-Hendrix Rd

MLS# N241957 - Karen Friess

Almost 4 acres. 2 separate titles. Huge shop w/ lots of storage space. Shop can accommodate big trucks/ RV storage. Open country kitchen. Home & property would be great for a home-based business! KF-9661.



\$285,000

5553 Park Dr

MLS# N242385 - Barb Monical

Remodelled from top to bottom, this home is move in ready!! Bright and airy, with a country kitchen, vaulted ceilings, hardwood floors, enclosed garage and much, much more. Located on 0.9 acres. BM-9674



\$229,900

4746 Kitwanga Dr

MLS# N244362 - Barb Monical

Sunny location w/ lake view from the covered deck. 5 bdrm family home. Enjoy the open concept of the living/ dining/kitchen area. Several upgrades in recent years. Lovely property, completely groomed. BM-9724.

Residential Homes & Cabins

#2 - 441 Alder Avenue (Beside Subway)
250-395-3422 1-800-731-2344

Email: info@cariboorealestate.com | Website: www.cariboorealestate.com



**\$229,000****4851 Bryan Cres****MLS# N237094 - Pat Ford**

Beautiful view of 108 Lake & surrounding area. Lots of living space. Nicely done 1 bdrm suite on main floor. Family rm has a wood stove & views of the lake. Garage is 23'x23' & has 5'x23' bike storage. PF-9467.

**\$219,000****4946 Timothy Lake Rd****MLS# N235953 - Pat Ford**

Open bright spacious 3 bdrm home on just over an acre. Backyard is fenced & deck is very private. Close to Timothy Mtn. ski hill & many recr. lakes. Dble detached garage. Priced below assessed value. PF-9386.

**\$198,000****4903 Telqua Dr****MLS# N243140 - Karen Friess**

Nice view property close to school for the young ones. Double doors from the kitchen onto the deck & basement entry from the carport (leads into a room/ workshop. Bright kitchen and living room. KF-9715.

**\$182,000****6492 Grey Cres****MLS# N243482 - Barb Monical**

3 bdrm home on a large lot in quiet neighbourhood. Maintained & updated. Large outbuilding with access to miles of trails very close by. Horse Lake is just 5 minutes away. Call today for your viewing. BM-9719.

**\$179,900****4782 Kitwanga Dr****MLS# N242407 - Barb Monical**

3 bdrm log home in a sunny location. Updated kitchen & more. Property is gated & fully-fenced. Just across the road is access to 108 Mile Lake. Large, private backyard. Shed has attached wood storage. BM-9677.

**\$169,900****5134 Perkins Rd****MLS# N242450 - Barb Monical**

Cozy 3 bdrm, 2 bath log rancher ideal for retirement or a small family. Several upgrades over the past few years. 20x24' garage, level lot, paved driveway, and located less than 15 minutes from town. BM-9682.

**\$139,900****1677 Poplar Rd****MLS# N239746 - Pat Ford**

Within 30 min. to town on just over 1 acre partly fenced, 3 bedroom home. Basement needs some TLC but has plumbing in for toilet & wiring for a kitchen stove. Owner is motivated, come take a look. PF-9600.

**\$139,900****2476 Willow Dr****MLS# N239721 - Pat Ford**

Nice little package priced to sell, owner is motivated. Within 30 min. to 100 Mile House. Partly fenced for horses; barn & horse shelter. Access from Hwy 97 or Willow Rd. Open floor plan. Don't miss out. PF-9599.

**\$136,900****6458 Mercer Rd****MLS# N243925 - Barb Monical**

Just 5 min. from town on your way to Horse Lk. 3 bdrms & large sundeck for bbq's & entertaining. Use for recr. or your permanent home. Great investment for the future on this acre property. 14x60 home. BM-9722.

**\$136,000****4331 97 Hwy S****MLS# N242593 - Barb Monical**

Private, 3.78 acres w/ great view & lots of sunshine. 3 bdrms w/ open concept. Set up as a horse property w/ lots of outbuildings. Could be used for a home-based business w/ exc. signage along Hwy.97. BM-9689

**\$135,000****8058 Canim Lake Rd****MLS# N224482 - Barb Monical**

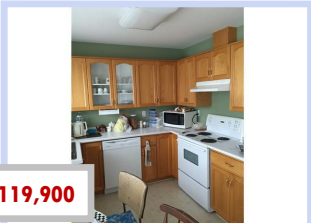
Canim Lake is just across the road w/ public access to a sandy swimming beach. Like having waterfront without the high taxes. House is older but solid w/ 3 bdrms. 3.51 acres w/ lots of privacy. A rec. paradise. BM-8754.

**\$130,000****5569 103 Mile Lake Rd****MLS# N237046 - Pat Ford**

Less than 5 min. to town. Cozy 2 bdrm (could be 3) home at 103 Mile. Kitchen & living room have vaulted ceiling. On just over a half acre. Nice deck, garden & woodshed complete this package. Call for a viewing. PF-9463

**\$129,900****5393 Park Dr****MLS# N232013 - Barb Monical**

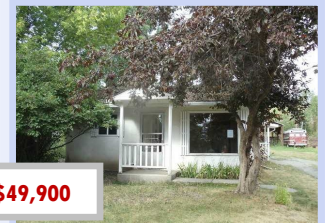
Well looked after 1994 mobile w/ fully fenced 0.7 acre lot. Huge front yard. Vaulted ceiling over open floor plan in living room & kitchen area. 2 bdrms & 4 pieced bath at other end. Boot room & covered deck. BM-9162.

**\$119,900****#15 - 204 8th St****MLS# N242315 - Pat Ford**

2 bdrm townhouse in 100 Mile House. Close to shopping & all amenities. Many updates. This air conditioned unit is in a 55+ complex w/ bus stop just out front. Small pets ok with approval. PF-9673.

**\$99,900****6274 Mathews Rd****MLS# N240662 - Karen Friess**

Three bdrms up w/ potential for more. Project for the handyman! Lake access just a 5 min. walk. Substantially updated in recent years. Unfinished reno's in the works. Schedule A applies. As is-where is. KF-9629

**\$49,900****4803 Clarke Ave****MLS# N242484 - Pat Ford**

Why rent when you could own this cute 2 bdrm house? Close to elementary school, ice arena & local store. Needs some TLC. Backyard is partly fenced & has a garage/workshop. Court-approved sale. PF-9684.

Residential Homes & Cabins

TOO NEW TO CLASSIFY!



\$48,000

#14—375 Horse Lake Rd

MLS# N240477 - Barb Monical

Walk to everything! Hospital, mall, doctor's office, dentist office, park, etc. Updated 3 bdrm mobile w/ 2 storage buildings at the back. Small pet allowed. Would make a good investment. BM-9620.



NEW

\$149,000

4462 Canim-Hendrix Lk Rd

MLS# N244457 - Barb Monical

31.6 acres on 2 levels. Open view overlooking the valley below. Only a short walk from your favorite fishing hole on Bridge Creek. 2 bedroom home with updating in 2013. Your ideal getaway. BM-9725.



NEW

\$209,900

4974 Monical Rd

MLS# N244568 - Barb Monical

Well kept 4 bdrm modular home. Modern open floor plan. Fenced yard w/ greenbelt at the back. School close by, a great golf course, swimming beach & fishing from your canoe on 108 Mile Lake. BM-9726.



\$000,00

Your home here

Location

MLS#

Briefly describe the property here.

Waterfront Homes & Cabins

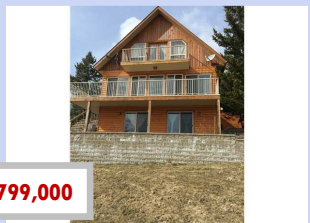


\$2,700,000

4454 Newall Rd

MLS# N230893 - Karen Friess

Beautiful Canim Lk. Personal residence along w/ all commercial buildings & land. 25 acres on two sides of the road w/ approx. 12 ac on the waterfront. Large log recreational lodge, log cabins, RV sites, & more. KF-9127.



\$799,000

6658 North Shore Rd

MLS# N243184 - Pat Ford

Quality-built 3 bdrm home on 10 private acres of Horse Lake waterfront. Gorgeous views of the lake. Garage is wired and has electric heat. Fishing and water sports right out your front door. PF-9716.



\$449,000

4639 Caverly Rd

MLS# N243516 - Pat Ford

Absolutely stunning upgrades. Lac La Hache waterfront 4 bdrm home on 0.42 of an acre. 24x26 garage wired & N/G radiant heat w/ 10 foot door. Plus a 20x24 level entry workshop. This is a must see. PF-9720.



\$349,000

4012 S Cariboo Hwy 97

MLS# N237100 - Pat Ford

Well kept 3 bdrm home on Lac La Hache w/155 feet of waterfront. Very nice open floor plan w/ kitchen, dining room & living room viewing the lake. Opportunity for waterfront home based business. PF-9468.



\$329,000

4454 Tatton-Helena FS Rd

MLS# N236619 - Pat Ford

Treed, very private, fenced 12 plus acres w/ 900 feet of waterfront on popular Lac La Hache. 1300 sq. ft., 3 bdrm residence or recreational use w/ propane, well & septic., Satellite TV & cell phone service. PF-9442.



\$150,000

5957 Dempsey Lake Rd

MLS# N239062 - Pat Ford

This is your chance to own your own piece of paradise. This recreation cabin is on one & a half acres on beautiful Timothy Lake. Well known for fishing & water sports. Priced to sell, below assessed value. PF-9576.



\$150,000

4653 Caverly Rd

MLS# N241195- Barb Monical

Beautiful Lac La Hache waterfront w/ a 5th Wheel. Cabin is older but serves as a shelter from the weather. Owner has stated that the 5th Wheel on the property will stay. This lake-front is on the west side. BM-9643.



\$000,000

Your home here

Location

MLS#

Briefly describe the property here.

Waterfront Lots & Acreages



\$339,900

4793 Lakeview Rd

MLS# N225999 - Pat Ford

One of the nicest vacant lots left on Lac La Hache. Lots of character to the land & very private right next to lake access. The view is amazing & 150' of waterfront w/ nice beach. Water, septic & hydro are in. PF-8869.



\$299,000

Lot 1 Hwy 97

MLS# N241832 - Pat Ford

This is a rare find. 19.52 acres of waterfront on Lac La Hache. Lac La Hache is a great fishing lake, known also for water-skiing, swimming, & jet-skiing. This property is within 1 hour of Mount Timothy Ski Hill. PF-9657.



\$124,000

4018 MacDougal Rd

MLS# N241837 - Pat Ford

Affordable Lac La Hache waterfront lot w/ town water & sewer. Within walking distance of a store, school & more. Mt. Timothy Ski Hill is not too far away. Lot is level w/ a concrete stairway to the water. PF-9658.



\$000,000

Your lot here

Location

MLS#

Briefly describe the property here.

Residential Lots & Acreages

Forest Grove / Canim Lake / Mahood Lake Area

MLS# N239905 \$19,900 Lot 6 Candle Dr 0.48 ac., -

This is your opportunity, thinking recreation or permanent home. Very affordable property lots of trees for privacy. - Pat Ford

Horse Lake / Lone Butte Area

MLS# N236475 \$89,000 Evergreen Dr 10.10 ac., -

Less than 15 minutes to town. Treed parcel S. of 100 Mile House. Lots of building sites. Use as recreational property or to build your dream home on. - Karen Friess/Pat Ford

MLS# N238800 \$89,900 #B - 6099 Horse Lk Rd 5.01 ac., -

Very nice parcel only 10 min. to town. Minutes to a public boat launch on Horse Lake. Driveway is in and a cleared spot ready to build. Brand new lagoon is ready. - Pat Ford

108 Mile Ranch

MLS# N241058 \$25,000 Lot 11 Telqua Dr 0.90 ac., -

Close to golf course & all the amenities offered at the 108. Lightly treed, exc. building site. Gas, water, hydro & cable are all avail.- Karen Friess

MLS# N236387 \$28,000 6050 Easzee Dr 0.78 ac., -

Greenbelt behind & to one side. Golf course just min. away. Large lot w/ gradual climb off road - suitable for a garage. - Barb Monical

MLS# N244224 \$39,500 Lot 23 Kallum Dr 0.77 ac., -

Treed building lot for privacy w/ a possible view. Driveway is in. Backs onto Greenbelt. Easy access to both lakes & golf course. - Barb Monical **NEW**

MLS# N243466 \$40,000 53 Kylo Rd 0.68 ac., -

108 Mile Ranch building lot with power pole and all ready to hook up. Building site ready. - Barb Monical

MLS# N241828 \$63,000 Lot 4 Telqua Dr 1.20 ac., -

Nicely treed w/ easy access. Close to the 108 Golf Course, supermarket, post office, and Elementary School. N/G & water available - Karen Friess

MLS# N229443 \$79,000 Lot 163 Gloinnzun Cres 0.59 ac., -

Great view building lot in the 108. Nicely treed w/ mature fir trees & view overlooking lake & Walker Valley. Bird watchers paradise.—Barb Monical

Deka Lake / Sulphurous Lake / Hathawy Lake Area

MLS# N218029 \$28,900 Lot 98 Womack Rd 203' x 90.26' -

Recreational lot in popular Deka Lake area. Power & phone at roadside and driveway in place. - Karen Friess

MLS# N217821 \$30,000 6270 Macabar Rd 0.42 ac., -

Treed building lot within walking distance to Deka Lake. Power & phone at the road side. The adjacent lot is for sale as well. Enjoy all the Deka Lake rec. area offers. - Karen Friess

MLS# N217835 \$30,000 6272 Macabar Rd 0.42 ac., -

Treed building lot within walking distance to Deka Lake. Power & phone at the road side. The adjacent lot is for sale as well. Enjoy all the Deka Lake rec. area offers. - Karen Friess



\$599,000

4022 Cariboo Hwy 97 S

MLS# N4506833 - Pat Ford

Waterfront 11 unit motel w/ 4 RV sites located in the town of Lac La Hache. Some updates. Perfect family run business w/ 3 bdrms living quarters. Picnic tables, fire pits & a one pc. dock near the water's edge. Lac La Hache is a very popular year round rec. lake. Located on Hwy 97 for great exposure. PF-9437



\$289,000

3988 Cariboo Hwy 97

MLS# N4506693 - Karen Friess

Nice 3 bdrm, 5 bath family home in Lac La Hache w/ over 3400 sq. ft. of living space. Nice location amidst great fishing & hunting country & skiing area close by. Lots of potential w/ this place. Zoning allows for home based business w/ great Hwy 97 exposure. Turn key restaurant. Also on Residential see MLS# N229761. KF-9092.



\$000,000

Your business here
Location
MLS#

Briefly describe the property here.

Quick Fixes and TLC

Show Off Storage Space: Clear out closets, basements and garages as prospective buyers are always on the lookout for ample storage space. Now is a good time to box up unworn clothes, toys and personal items for storage or charity.

HERE'S A QUICK CHECK-LIST:

✓ **Bathrooms:** Ensure all plumbing fixtures are clean and in good working order. Outfit leaky faucets with new washers and clean any visible stains on porcelain fixtures. Replace old, worn shower curtains and bath mats.

✓ **Doors and Windows:** Spray WD40 on all hinges so everything operates smoothly. Have windows cleaned inside and out. Potential buyers will be estimating their energy costs, so fix drafts by re-caulking windows and replace exterior doors if necessary.

✓ **Walls and Floors:** A fresh coat of paint instantly transforms a space, helping it to look neat, clean, and up-to-date. Always fix obvious wall imperfections like cracks and nail holes, before painting. Steam clean carpets and runners, and repair any chipped or loose floor tiles.

✓ **Atmosphere:** Be mindful of the odours left behind by pets and smokers and consider using an environmentally friendly room fragrance to neutralize unpleasant scents. Replace light bulbs and add light fixtures in dark hallways, including basements, garages and closets.



South Cariboo Visitor Centre
155 Airport Rd., 100 Mile House, BC V0K 2E0
Phone: (250) 284-5511
Toll Free: 1-877-511-5233
southcariboovisitorcentre@fcm.com
www.SouthCaribooTourism.ca

LEGEND

- Highway
- Paved Road
- Gravel Road
- Seasonal Road / 4x4
- Summer / LookOut
- Provincial Park Campground
- Hot Site
- Picnic Area
- Boat Launch
- Fishing
- Hiking
- Birding
- Day Beach
- Recreation Ground
- Outfitter
- Cross Country Skiing
- Snowmobiling
- Downhill Skiing
- Attraction
- Restaurant
- Gas
- Bank Station
- Distance in km
- Accommodations
- Retail / Business Services
- Health / Wellness
- Restaurants / Pubs
- Activities / Tours / Attractions

Travel Distances from 100 Mile House

Abbotsford	385	239
Barriereville	290	184
Bella Coola	549	339
Chester	137	85
Clinton	73	45
Fort St. John	787	489
Hop	308	190
Horseshoe Bay via Hope	477	295
Horseshoe Bay via Hwy 99	410	254
Kamloops via Cache Creek	197	122
Kamloops via Little Fort	200	124
Langley	161	100
Little Fort	107	66
Prince George	328	203
Prince Rupert	1048	650
Quesnel	210	130
Revelstoke	410	254
Terrace	460	289
Vancouver via Hwy 1	450	279
Vancouver via Hwy 99	430	270
Victoria (Ferry) Inland	900	510
Whistler via Hwy 99	308	191
Williams Lake	90	56

Community Emergency Phone Numbers

EMERGENCY: 911
(Inland, Fire, Police)

100 Mile & District General Hospital
(250) 395-7600

Forest Fire Reporting
1-800-663-5555

Air or Marine Emergency
1-800-567-5111

Canada's Favourite Agents!



NOBODY IN THE WORLD SELLS MORE REAL ESTATE THAN RE/MAX!

#2 - 441 Alder Ave, 100 Mile House, BC
250-395-3422 1-800-731-2344

Email: info@cariboorealestate.com

Website: www.cariboorealestate.com



Karen Friess
Managing Broker
Res. 250-456-2399
kfriess@telus.net



Barb Monical
Sales Representative
Res. 250-791-5569
monical@bcinternet.net



Pat Ford
Sales Representative
Res. 250-396-4230
Ppfatford@gmail.com