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VOL. 13 ISSUE 3

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Compliments of:



### LARGE WATERFRONT!

Private, year-round home on 11 ac on Lac des Roches. With a desirable southern exposure & over 300' of waterfront, this open concept design home has 4 bdrms, 3 baths & generous living spaces, with beautiful mountain & lake views of the most photographed lake in BC. Includes a 2 car heated garage, a 1200sf shop, wharf, large deck, solarium & outdoor fire pit. Borders Crown land. Excellent swimming, fishing, water sports, hunting, snowmobiling, cross-country skiing & snowshoeing.

Lac des Roches. Debbie Popadinac  
**\$596,000**  
MLS# N218227



### WELL ESTABLISHED HOME BASED BUSINESS

Need a lifestyle change, here is an opportunity to escape the hectic urban hustle and bustle and be your own boss. Fawn Lake Lumber is a well established home based business located on The Fishing Hwy. 24 and has been in operation since 1978 providing a full line of cedar products. This turnkey operation has shown a steady increase in sales while only open for 6 months each year. Unlimited potential for further growth and income with excellent highway exposure. Walk to work from the private residence located on this 10 acre parcel. Call the Listing Agent for an information package.

Bridge/Sheridan Lake. Louise Cleverley  
**\$399,900** MLS# N4505940



### VERY PRIVATE LOG HOME

Cute and cozy log home with very nicely landscaped yard. 30x30 insulated shop with wood stove and natural gas radiant heat. Greenhouse, gardens with a distant view of Horse Lake. Very private 2.81 acres with paved drive-thru driveway. Situated in the popular Imperial Ranchettes with only a 10 minute drive to town and a 5 minute jaunt down to Horse Lake.

Horse Lake. Brad Potter  
**\$319,000**  
MLS# N220664



### CARIBOO PERFECTION!

Immaculate custom built 2 bdrm/2 bath log home with matching huge 1,890 sq. ft. log car garage/workshop all on park like acreage in the central Interlakes/Hwy 24 recreational area. Starting with a great log arch entrance gate entering this manicured 5 acre property, close to popular Fawn Lake will impress even the most discriminating buyer. The 2009 built log home is finished to perfection, bright open design, quality country kitchen, wide plank wood flooring. Big front and back

sundecks taking advantage of sunrise and sunsets. Fenced dog kennel and lots of RV parking space for guests. Ultimate workshop for the handyman. Property suitable for horses with access to crown land, trails and fishing. Pleasure to show!  
Fawn Lake. Martin Scherrer  
**\$525,000** MLS# N224696



**NEW**

### PREVIOUSLY B&B ON BRIDGE LAKE

Listed well below assessed value! 3,400sf, 4 bdrms, 2 bath, full walk-out bsmt, 3 ac well treed, southern exposure, 280' of lakeshore frontage, includes a self-contained suite w/ separate entrance. Great for large family or revenue generator. Court ordered sale, schedule A applies, excludes all chattels & non-fixtures.

Bridge Lake. Robert Young  
**\$350,000**  
MLS# N224050



**NEW**

### STARTER HOME OR RENTAL PROPERTY!

Great starter home or rental property. Located at 103 Mile on a level lot, home has 3 bedrooms. Garage/shed 20x12 and a gazebo in the backyard. Partially fenced. Small workshop in the partial basement area. Needs TLC but could be a nice home once again.

103 Mile House.  
Karen Friess  
**\$77,900**  
MLS# N224671



**NEW**

### WATERFRONT ON SHERIDAN LAKE, TWO LEGAL RESIDENCES

Rare find! 3.79 prime, waterfront acres on beautiful Sheridan Lake. This property has 2 legal residences with a 4 bdrm main house and a 2 bdrm attached suite. This well built, quality house features an open floor plan, engineered birch hardwood floors, fully finished basement, 30x40 attached, heated workshop, and is all wired for an auto start genset in case of a power failure. The

main floor and the suite have lots of south facing windows with expansive views of the lake making the living area bright and sunny. There is also a detached, one car garage and a private boat launch on this park like, well treed acreage. Both homes come with all appliances making this an ideal 2 family home or a perfect multi-family get away.

Sheridan Lake. Klaus Vogel  
**\$785,000**

MLS# N224660



**NEW**

### CANIM LAKE CABIN AND BUNK HOUSE

Oh so beautiful Canim Lake waterfront with gorgeous cedar trees. This 2 bedroom cabin is ready for you to holiday. Fully furnished with table, chairs, beds, couch, wood heat or oil filled space heaters. Lake water system, hydro, telephone and extra storage sheds. Bunk house is ready for guests and a huge 16x27 deck at water's edge. Canim Lake is very popular for recreational water sports. Call to view.

Canim Lake. Patricia Ford  
**\$269,000**  
MLS# N224693

email: [info@cariboorealestate.com](mailto:info@cariboorealestate.com)

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# RESIDENTIAL HOMES and CABINS



**REDUCED!**

### GREAT FAMILY OR RETIREMENT PACKAGE!

Walker Valley view home. 3 bedrooms, 2 baths and a fully finished walk out basement located on the 108 greenbelt. The exterior of the home has been freshly painted for a brand new look. There is a brand new 24x30 double garage/workshop, with a 2 pc bath, heated, wired and fully insulated. Great for all the vehicles/toys. The property is professionally landscaped and easy maintenance.

108 Mile Ranch. Diane Cober

\$259,900

MLS# N222612



### 10 ACRE - LAC DES ROCHES VIEW

This elevated cottage is located on a 10 acre lot across from the Scenic Lookout at beautiful Lac des Roches. Fully wired, insulated and framed for 3 bedrooms and 3 bathrooms and has approved septic. New drilled well. Great location in the midst of many fishing/recreational lakes and miles of Crown land for you to access the areas major trail plan. Use as your cottage while working on finishing. After fishing, quadding, sledding you can sit back and enjoy the warmth of the airight wood stove and the fantastic views!

Lac des Roches. Robert Young

\$253,000

MLS# N218059



### HOBBY RANCH POTENTIAL

Nice country living in this heritage home with Hwy. 24 frontage and over 49 fenced and x-fenced acres. The house features 3 bdms, large living room and center staircase. There is approx. 25 acres in hay land, the rest consists of cleared and treed pasture. Out-buildings include horse shelters. Great hobby ranch potential miles of trails through Crown land close by.

Bridge Lake. Klaus Vogel

\$249,000

MLS# N218405



### WELL MAINTAINED HOME!

Looking to downsize with all your living on just one floor? Then this cozy rancher on very quiet street in desirable 108 Mile Ranch. Built in 1997, this functional home has 3bdms/2bath, open kitchen/living room floor plan and large deck to a very private back yard. Enclosed and insulated garage, storage shed out back and brick patio off the front entrance. Pot lights, skylights and large windows make this a very bright home. Spacious kitchen with island, lots of cabinets and walk-in pantry. Recent updates including painting, moldings, new dishwasher, n/g kitchen stove, some light fixtures. Easy care grounds & great neighbourhood. Call for a viewing today.

108 Mile Ranch. Darrel Warman

\$244,900

MLS# N217157



**NEW**

### BEST VIEWS OVER WATSON LAKE!

One of the best southern views out over the Watson Lake and community pastures, towards the Walker Valley. This 4 bedroom home sits on a lovely 0.75 acre lot at the end of a quiet cul-de-sac at desirable 108 Mile Ranch. Great family home with some upgrades. Small 3-stall barn used as storage, attached workshop, covered upper deck and sunroom area off the basement. Original floor plan with original style arched doorways, some windows have been replaced with thermal ones, some newer mouldings, laminate in the living room and additional upgrades in progress. Park like lot with circle driveway and large evergreens. Log facade exterior with large upper deck to enjoy the vistas that await you. Great starter home!

108 Mile Ranch. Darrel Warman

\$235,000

MLS# N223973



**NEW**

### UPDATED & ROOMY LOG FAMILY HOME

Comfortable log rancher with full basement, on quiet end of cul-de-sac, on large 0.85 acre lot that backs onto huge buffer of greenbelt. Updated kitchen with maple cabinets and large island. Spacious family style home with room to create a recreation room in the basement. Three good sized bedrooms up, two down. Laundry/boot room off the main door. Neighbourhood of nice homes, community transit and school bus just a short 5 minute walk to the corner. 3 bright skylights bring in the natural daylight to the living room, dining room and kitchen. Ideal family home, call today for a viewing!

108 Mile Ranch. Darrel Warman

\$259,900

MLS# N224608



**NEW**

### SPACIOUS UPDATED FAMILY HOME WITH LAKE VIEW

Come and take a look at this 4 bedroom home on a quiet cul-de-sac. The property overlooks the 108 greenbelt and has a view of Watson Lake. Many updates include a new kitchen, flooring, windows and roofing. The spacious master bedroom has double closets and a 4 pc ensuite featuring a jetted tub. Nice sundeck over the garage is plumbed for a natural gas BBQ. A great family home on a large sunny lot. Call today for an apt. to view.

108 Mile Ranch. Diane Cober

\$249,900

MLS# N224271



### BUNGALOW STYLE HOME WITH OPEN FLOOR PLAN

Conveniently located close to community transit bus and school bus, great starter home or for those wanting all your living space on one floor. Fenced back yard for the dogs or kids! Large back sundeck. Spacious sunken family room and door to the outside. Lovely open floor plan with kitchen & large eating area, vaulted ceilings and the living room has a natural gas fireplace for cozy comfort. Perfect size for seniors wanting to downsize. Master bedroom has 4 piece ensuite with walk in closet. Sturdy storage shed in back yard. Very close to the greenbelt walking trails of the 108. Bay windows in kitchen add a nice touch to this bungalow style home.

108 Mile House. Darrel Warman

\$249,000

MLS# N221684



### FANTASTIC HORSE LAKE VIEW!

From the elevated building site one can enjoy an unobstructed view up and down the lake. This easy to maintain 2 bedroom, 2 bathroom rancher comes with a huge sundeck to take advantage of the marvelous sunsets and views. Located directly behind a Horse Lake access and only 15 min. to 100 Mile. Double carport, storage and workshop area. Covered fish cleaning station and B.B.Q. shelter are just waiting to be used for your catch of the day! Great recreational or year round use. Comes fully furnished and ready to enjoy

Horse Lake. Martin Scherrer

\$259,000

MLS# N219602



### 13+ ACRES LONE BUTTE

3 bedroom, 1 bath bungalow complimented by a 3500 sq.ft. barn with 220 power. There is also a greenhouse, garden area, 4 water hydrants, 2 heated stock waterers and an excellent well. If you want some critters there is also a chicken coop, rabbit hutch and the property is fenced and cross fenced, so ideal for horses and barn yard friends. Back yard is fenced for kids and pets. Lots of undeveloped land and out buildings.

Lone Butte. Robert Young

\$249,000

MLS# N218876



**REDUCED!**

### LARGE PRIVATE HOME ON 19 ACRES

Solid, large family home with 4 bdms and mainly unfinished basement. Outside wood furnace, natural gas fireplace separates family room and living room. 19 acres with privacy but only 20 minutes to town and 5 minutes to Lone Butte Store.

Lone Butte. Brad Potter

\$245,000

MLS# N224213



**REDUCED!**

### QUIET NEIGHBOURHOOD END OF CUL-DE-SAC BORDERING CROWN LAND

Arts and crafts look bursting with charm and uniqueness. 3bdm/2bath with split level living room. Totally renovated in 07/08 with some original features still built in. Very private back yard, 5 minutes to 100 Mile House. Bordering crown land and trails that go on forever, this is an ideal spit for those of you with ATVs, dirt bikes, snowmobiles or if you just enjoy hiking. Multi-level floor plan adds much of the charm. 2008 new well and hot water tank. WETT inspected wood heater in shop. 9' ceiling with crown moldings, warm maple cabinets and new bathroom fixtures. Check it out, you will fall in love with it!

100 Mile House. Darrel Warman

\$235,000

MLS# N219573



**NEW**


### 2 YR OLD CUSTOM BUILT

2 bedroom rancher on quiet no thru road at Deka lake, only minutes to the areas huge trail system for your quad or sled, and only a couple of blocks to the fantastic fishing on Deka Lake! Deep soaker tub and Japanese style, cedar accent shower. High efficiency woodstove with backup baseboard heating. Built as a retirement home but plans have changed so time to sell. Lots of extras including 35 year roofing, expansive decking. Great retirement or recreational home.

Deka Lake. Robert Young

\$229,000

MLS# N224342



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# RESIDENTIAL HOMES and CABINS



### UNDERGOING RESIDENTIAL RENOVATIONS FOR INVESTMENT RENTAL PROPERTY

Downtown 100 Mile House and minutes to walk or hop the community transit to shopping and services. Currently undergoing renovations to create a residential rental unit. You can't get any more central than this. 3bdrm/2bath with lots of storage off the basement.

100 Mile House. Darrel Warman

\$224,900

MLS# N216137



### GREAT 4 BDRM STARTER HOME

Great starter home in the 108 Mile Ranch. 2 bedrooms on the main and 2 bedrooms on the lower level. The main has an open floor with doors from the dining area to the back deck. There is a deluxe ensuite with a large soaker tub, separate shower and double sinks. The lower level features a spacious family room, tile flooring and a separate entrance. Large lot (0.8 ac.), close to golf course, elementary school and the 108 Lake.

108 Mile Ranch. Diane Cober

\$209,000

MLS# N224550



### UPDATED LOG HOME ON ACRE

Very nicely updated log home with quality log finishing, neat as a pin too! Large one acre lot with manicured lawns and garden beds surrounding the house, with privacy from natural looking forested area to the back of the property. Walker Valley and the Ducks Unlimited ponds, for the avid bird watcher, are just minutes away. Basement has 2 bedrooms, laundry and family room. Main floor is a cozy area with pellet stove, master bedroom, vaulted ceilings and access to quaint upper loft, suited to office space, guest room or kids play area. Horses are welcome here, with riding trails close by. Detached workshop and RV parking available. 12'x22' sun-deck has lattice privacy wall. Move right in and just enjoy the coziness of log.

108 Mile Ranch. Darrel Warman

\$199,000

MLS# N224022



### PRIVATE HOME CLOSE TO TOWN

10 minutes to town and at the end of the cul-de-sac for total privacy. Crown land at the end of the road for miles of trails for ATV's or horses. 2005 modular home with 2 bedrooms and open floor plan. Set up with new well and septic, natural gas and recently subdivided from adjacent 6.8 acres also available on MLS#N220635. Ideal set up for family and in-laws next door. Property is level with field and trees and a four stall open storage building for all the toys.

100 Mile House. Brad Potter

\$198,000

MLS# N220726



### HORSE LAKE VIEWS!!

Spectacular views of Horse Lake from just over 2 acres. This bright and cozy well maintained home has had lots of updates. The property is fully fenced with a workshop and car shelters. Beautifully landscaped with established garden, shrubs and trees. Would make an excellent starter or retirement home. Only 10 minutes to town in the popular Imperial Ranchettes. Priced to sell!

Horse Lake. Debbie Popadinac

\$185,000

MLS# N222887



### BONUS - LARGE FULLY FINISHED SHOP!

Ideal 1995 modular home of 2x6 construction for heating efficiency. Huge fully finished 40x28 shop with N/G overhead heat and 200 amp service. Spacious kitchen with warm oak cabinets, vaulted ceilings in large living room, 2 bedrooms at one end with 4 pc bathroom, master bedroom at the other end with 2-way entry ensuite, layout provides great privacy. School bus route, grocery store, Legion, curling rink, library all just 2 blocks way for community gatherings. Outbuilding for storage. Large enclosed porch or boot room and deck with hot tub. Great location for all those outdoor recreational buffs, with fishing, hunting, snowmobiling, ATving & so much more. Nicely set up for those wanting day to day living all on main floor.

Forest Grove. Darrel Warman

\$214,900

MLS# N218451



### CUSTOM BUILT RANCHER

Retirement, investment or first time buyer's - check out this well maintained rancher located just outside of 100 Mile House on a paved road. This home was custom built for the present owner with 2 bedrooms, 4 pc bath, open floor plan with a natural gas fireplace in the living room. Attached garage, storage shed, fenced yard for the pets and a level 0.61 of an acre property completes this exceptional package.

100 Mile House. Louise Cleverley

\$209,000

MLS# N215578



### WALKING DISTANCE TO LAC DES ROCHES LAKE

This beautifully maintained log home would make a great full time home or recreational get-away. There is a workshop in the back and a great gazebo to sit and relax, while looking over the perfectly manicured grounds. Walk down to the public access onto Lac des Roches for swimming, fishing or boating.

Lac des Roches. Klaus Vogel

\$199,000

MLS# N224679



### WALK TO ALL AMENITIES!

Want to be in a central 100 Mile House location? Newly refurbished 4 bdrms, 2 bath family home. There is a attached 600 square foot storage area with separate entrance. Huge sundeck in the large private backyard, single garage plus storage shed. Back lane access as well frontage on Cedar Ave. Lots of possibilities here!

100 Mile House. Martin Scherrer

\$189,000

MLS# N217413

**TARGET MARKETING TO 10,000 CUSTOMERS**



### BELOW ASSESSED VALUE!


Yes, it is \$52,900 below assessed value! This is a great location for recreational activities such as ATV-ing, snowmobiling, hunting, fishing, hiking, biking and more. There is a great trail system in the area and you can go on for ever! Located just minutes to pristine Pressy Lake boat launch for your quiet boating and kayaking pleasure. Property includes a large heated double garage for storing all the BIG BOY TOYS. Quiet neighborhood with very few year round residents for those weekend get-a-ways, you are an hour closer to the lower mainland than 100 Mile House and area. Two pellet stoves and baseboard heaters provide cozy comfort. Vacant and quick possession is possible.

Pressy Lake. Darrel Warman

\$185,000

MLS# N219603

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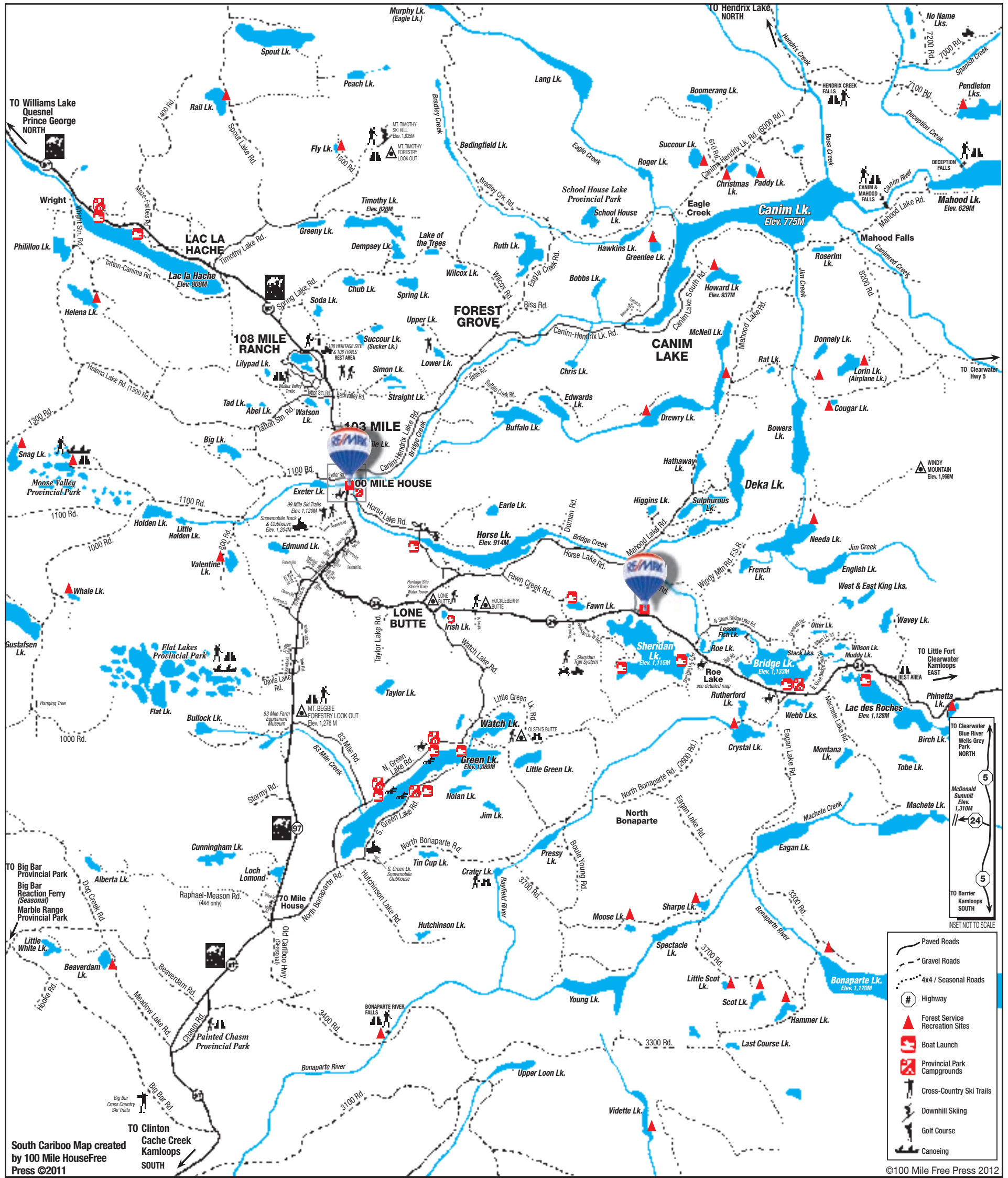
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# SOUTH CARIBOO MAP

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South Cariboo Map created by 100 Mile HouseFree Press ©2011

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# RESIDENTIAL HOMES and CABINS



**PRIVATE, UPDATED HOME WITH VIEW OF LAKE**

Looking for a small acreage with a view of Bridge Lake that also offers privacy, here it is. Five level and nicely treed acres located close to a public access to one of the most pristine lakes in the Cariboo. The 2 bedroom manufactured home with addition gives you 1,452 Sq.ft. of living space with an open floor plan for the living room, kitchen and dining area, which is great for entertaining. Cozy family room with CSA approved wood airtight. Recent updates since 2010 include new drywall, flooring, most windows and forced air furnace as well as vinyl siding for low maintenance. Southern exposure with lots of large windows to let the sunshine in. Nice retirement package for year-round living. More photo's at [www.louisecleverley.com](http://www.louisecleverley.com).

*Bridge Lake. Louise Cleverley*

**\$179,800** **MLS# N224622**



**WALK TO STORE, SCHOOL & LAKE**

This 1,600sf 2 bdrm home is great for a young family. Great price & close to all amenities in the Bridge Lake area. Open style kitchen/living room with sliding doors off eating area to lake view deck, wood burning fireplace in living room. Family room on walk out level with another wood stove for economical heating. Large garage/storage building. Buy now & be ready to enjoy close access to the lake for the entire summer. Walk to Bridge Lake Store & Elementary School.

*Bridge Lake. Robert Young*

**\$160,000** **MLS# N207974**



**AFFORDABLE LAC LA HACHE HOME**

Downsizing, starter home or retirement, this is the perfect home. Master bedroom on main floor. Wheelchair accessible to the upstairs by chair lift. Upstairs has it's own bathroom, living room, small sink with cabinet and 2 bedrooms. Centrally located in Lac la Hache within walking distance to store, restaurants, community hall, OAP Centre, elementary school, post office, and public boat launch. Lac la Hache is well known for fishing and water activities. Shop is 27x27, concrete slab foundation, fire proof insulation in ceiling, possible for natural gas heat and full size garage door to bring your vehicle in to work on or just get it out of the weather. Owner is only taking personal possessions so you can move right in.

*Lac la Hache. Patricia Ford*

**\$150,000** **MLS# N222406**



**READY TO FINISH!**

1,080 sq.ft., 3 bedroom home on 1.64 ac at Deka Lake. The insulating, wiring and siding has been done with permits and is ready for drywall. Pacific Energy woodstove with baseboard and backup heating. Close to the trail system and the lake for all the recreational fun you could imagine! What a great price for a recreational getaway.

*Deka Lake. Robert Young*

**\$149,000** **MLS# N224517**



**GREEN LAKE, WITH LAKE ACCESS JUST ACROSS ROAD!**

Lay back and enjoy the wonderful warm Southern exposure of this deeded recreational cabin across the road from one of Green Lake's best public accesses. Two cabins really: main cabin has natural gas heat and cooking stove, 5 small rooms and use of the outhouse. Second cabin works well as a sleeping cabin for guests. Hydro to both. With little effort, a drilled well and septic, the main cabin could be a cozy year-round home. Centrally located for all your outdoor pleasures: ATVing, snowmobiling, dirt biking, kayaking, canoeing, fishing, hunting, hiking, walking, campfires, and all those water sport activities. Just a 4-5 hour drive from the Fraser Valley. Don't pay for waterfront taxes, just make great use of the public access!

*Green Lake. Darrel Warman*

**\$138,000** **MLS# N224713**



**COZY RANCHER IN QUITE CUL-DE-SAC**

Just 6 minutes to 100 Mile House, this cozy rancher sits on a quiet cul-de-sac with Crown Land trails easily accessed just across the road. Large 0.92 acre lot, fenced with dog run in the backyard. Newer laminate flooring throughout, high 9" ceilings for a spacious bright feel. Long galley kitchen with lots of counter space. Roomy living rm/eating area with N/G corner fireplace also skylight and nook for computer desk. Two bedrooms and additional storage room off the laundry. Ideal starter home or for someone looking for all your living on one level. Attached storage shed, garden shed and attached insulated workshop/storage shed. Level lot with lots of space for RVs. Enjoy the new patio out front. Call for viewing today!

*100 Mile House. Darrel Warman*

**\$179,000** **MLS# N224092**



**TOWNHOUSE - 55+ COMPLEX**

Large corner bungalow unit, in 55+ complex. Open concept with laminate flooring. This unit has 2 bedrooms and 2 bathrooms. Wide doors for wheelchair access. Enjoy the large garden and patio. Strata fee covers building insurance, driveway snow removal & building maintenance. Well maintained unit with storage area in garage. Very private yard with lovely flower beds, for those with a green thumb. Large foyer, lots of closets. Kitchen has warm oak cabinet, large window and sliding patio doors to the deck. Bright skylight in main bathroom. Pets allowed up to 12 inches, so you can bring your dog or cat.

*100 Mile House. Darrel Warman*

**\$159,900** **MLS# N222899**



**LARGE ACREAGE WITH LOTS OF PRIVACY**

Canim Lake is just across the road with public easement to a sandy swimming beach. Like having waterfront without the high taxes. House is older but solid with 3 bedrooms and room for more. Enjoy as your getaway or update to your style. Mainly open basement with one bedroom, laundry area, rec room area and a large area used as a workshop. 3.51 acres with lots of privacy, trimmed evergreen trees across the front blocks the view of the road. Fruit trees include apple & apricot etc. Canim Lake is about 20 miles long near Wells Grey Park and many miles of crown land for hunting, snowmobiling, quads etc. A recreational paradise about an hour drive from 100 Mile House.

*Canim Lake. Barb Monical*

**\$149,000** **MLS# N224482**



**BOAT HOUSE/BUNKHOUSE**

Looking for a recreational place at Green Lake? Then look no further! This 1 ac parcel has a 26' travel trailer with a roof & attached storage as well as a 12x24 boat/bunk house. So lots of room for family & friends to come park an RV. Right across the road is the lake access for all your year round recreational sports. 200 amp service, a drilled well, and a grey water pit completes this parcel.

*Green Lake. Brad Potter*

**\$145,000** **MLS# N217200**



**SPACIOUS 55+ TOWNHOME**

What makes this unit different from the rest? It has a built-in vacuum system, natural gas fireplace, large island in the kitchen with power and oak cupboards on both sides. Also the covered patio off the kitchen. Very nicely maintained end unit in 100 Mile House's 55+ Mountainview Strata Complex. Community transit across the road, quick access to shopping, services, medical care, golf, curling and hockey. Enclosed remote control garage with small area for storage too. Lots of closets and storage space in crawl space. Fully furnished, move right in!

*100 Mile House. Darrel Warman*

**\$137,900** **MLS# N224538**



**11 PRIVATE ACRES**

Nicely treed property with over 11 private ac., located close to Bridge Lake access and Hwy. 24. The 952sf mobile is in very good condition and features 2 bedrooms, 2 baths, country kitchen and spacious living room. The package also includes a sundeck and a storage shed.

*Bridge Lake. Klaus Vogel*

**\$175,000** **MLS# N20794**

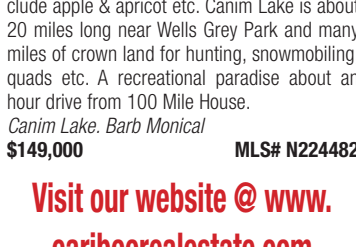


**PRICED TO SELL!**

Priced to sell is this 3 bedroom home just 5 minutes from town. Bright & spacious with good sized rooms & lots of windows. 2 full baths, one on each level. Outside basement entry from the attached carport. Sundeck off the dining room with stairs down to the level fenced backyard with storage sheds. Good solid home at an affordable price.

*100 Mile House. Debbie Popadinac*

**\$159,900** **MLS# N219904**



**AFFORDABLE FAMILY HOME W/ BONUS LARGE WORK SHOP**

1995 Mobile home with 2" by 6" construction, located just 8 minutes from 100 Mile House on spacious .97 ac corner lot. Huge, fully insulated work shop, concrete flooring and CRD inspected wood airtight for heat. Two bedrooms and main bathroom at one end, kitchen and living room in the middle and master bedroom and ensuite at the other end. Floor plan provides privacy for family and guests. Maple hardwood flooring in living room/kitchen and hallway and ceramic tiles in the laundry/boot room. School bus stops at the corner, so this home makes a convenient location for a young family. Shopping and services close by.

*100 Mile House. Darrel Warman*

**\$155,000** **MLS# N223872**



**SNOWBIRD SPECIAL!**

Minimum maintenance, maximum enjoyment. This perfect year round home or recreational cabin is on 0.86 ac, a corner lot. Yard is natural flowers, shrubs, trees and grasses. Gravel walking paths meander through the property. Enjoy your morning coffee in the hot tub on the deck. RV storage and guest cabin with hydro. Most furnishings stay. Have a look you'll be amazed.

*Sheridan Lake. Karen Friess/Diane Cober*

**\$175,000** **MLS# N220730**

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# RESIDENTIAL HOMES and CABINS



**TOWNHOME - 55+ COMMUNITY**  
Freshly painted in up-to-date colours, this lovely townhome is ideal for a single or a couple. Two bedrooms, one 4 piece bathroom and access to use the clubhouse building. Great 55+ community just minutes to all of 100 Mile House's shopping and services. Community transit bus just out front of the complex. Quiet neighbourhood with quick possession possible. Strata fees include snow removal, lawn cutting and building insurance. This unit has air conditioning too! Convenient access for someone in a wheelchair. Call today for your viewing!  
100 Mile House. Darrel Warman  
**\$109,900** **MLS# N223449**



**2 FOR 1!**  
Check out this small but cute and cozy log cabin with a peek-a-boo view of Deka Lake. Rustic log cabin hidden in the woods, walk 2 mins to Deka Lake thru the adjacent park. Crown land to a nice quiet, private beach on the pristine Deka Lake. There are 2 land titles included in this sale.  
Deka Lake. Martin Scherrer  
**\$99,000** **MLS# N216986**



**STARTER HOME OR RENTAL PROPERTY!**  
Great starter home or rental property. Located at 103 Mile on a level lot, home has 3 bedrooms. Garage/shed 20x12 and a gazebo in the backyard. Partially fenced. Small workshop in the partial basement area. Needs TLC but could be a nice home once again.  
103 Mile House. Karen Friess  
**\$77,900** **MLS# N224671**



**GREAT LAY OUT**  
Well kept 2 bdrm mobile in Scenic Park mobile home park in 100 Mile. Conveniently laid out. Large kitchen area with pantry, separate laundry room, bath is semi-ensuite with door to master, wheel chair ramp. Washer & dryer are not included. New buyers must be approved by park management.  
100 Mile House. Barb Monical  
**\$47,900** **MLS# N218243**

## Letting Go of Clutter

When prospective buyers walk through your home, they tend to imagine it as if it were their own. You can help them envision their dream space by presenting a clean, clutter-free environment.



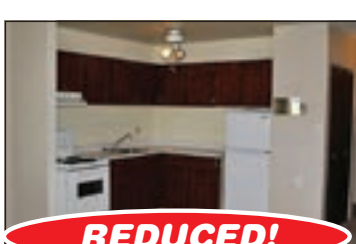
**ACROSS FROM HIGGINS LAKE ACCESS**  
2 bedroom year round cottage just a short walk to Higgins lake. Large corner lot. New airtight wood stove chimney, drilled well, septic. Heated with forced air propane furnace & electric baseboards. Included are the fridge and stove. Renovations had been started but left for you to complete with lots of materials left to work with. Higgins is a quiet area and the lake is a fly fishing lake with a motor restriction. Miles of recreational trails nearby. This is a great opportunity to have a recreational property that can easily grow in value with completion of the renos.  
Higgins Lake. Robert Young  
**\$109,000** **MLS# N216041**



**FIXER-UPPER, ON ACREAGE, 5 MIN. SOUTH OF TOWN**  
They say there is a buyer for every piece of property. So, if you are looking for smaller acreage (3 acres), minutes south of 100 Mile, on a paved frontage road, backed by Crown lands, but needing some TLC & elbow grease, then this older rancher is possibly for you. 3 bdrms, large open kitchen/living room area, mud room/laundry room combination, pine ceilings & 4 pc bath. A little rough around the edges but potential for inexpensive residence or rental property. This bungalow would also make an ideal cabin for hunters & fishermen. A couple outbuildings of little value, but they will work to cover your ATVs, snowmobiles and excess "stuff." School bus 1 block with quick access to the highway.  
100 Mile House. Darrel Warman  
**\$99,000** **MLS# N223409**



**COZY NATURAL GAS FIREPLACE, BRIGHT KITCHEN**  
1994 Winfield/Pemberton model mobile home in quiet adult park in 100 Mile House with greenbelt area making the yard seem much larger. Two bedrooms with 4 piece bathroom, spacious living room/kitchen area. Situated in the park, with no neighbours on one side giving you a feel of space and privacy. Skylight in the kitchen. Large sundeck, useful storage shed in the back yard and easy care gardens and lawns. Well maintained with new roof in June 2012. Pad rental \$300 a month, pets with park management approval. Quick possession possible, so call today for your viewing!  
100 Mile House. Darrel Warman  
**\$78,900** **MLS# N221318**



**CENTRALLY LOCATED APARTMENT**  
Looking for an investment? How about this bachelor apartment in a fully rented, centrally located managed building in 100 Mile House. With current rent averaging \$550/month and the low selling price you can maintain an excellent return on investment. Currently left vacant in case purchaser wishes to keep for themselves. Call for a viewing ... quick possession possible.  
100 Mile House. Robert Young  
**\$46,500** **MLS# N221548**



### HERE'S HOW:

- ✓ **New Perspective:** Bring a friend, a RE/MAX professional real estate agent or home stager to help point out overlooked problem areas of clutter. When you live in a space, you get used to a space. You don't see what others see. Trust their advice.
- ✓ **Remove Personal Items:** Put away family photos, souvenirs, knick-knacks and personal items. These items are special to you, but the prospective buyer wants to envision their own personal items in your space. So, help them out.
- ✓ **Clean, Clear Surfaces:** Clear off counters, especially in kitchens and bathrooms, storing away small appliances and miscellaneous personal items. Scrub down the surfaces and perhaps even put out a bouquet of flowers.
- ✓ **Create Ease of Movement:** Remove and store extra furniture to create open areas that promote easy foot traffic through your home. Potential buyers will be looking for visual clues that your home is well cared for. How much work a house seems to require will impact the offering prices you receive, so it's worthwhile to ensure that everything is in good working order.



**10 ACRE PARCEL**  
Very close to 100 Mile House, private treed land. Small cabin on property makes this ideal for recreation or live in it while you build your home. Land gradually slopes to the back with a small creek in back corner. Call for a viewing!  
100 Mile House. Patricia Ford  
**\$99,000** **MLS# N221709**



**RECREATIONAL CABIN ON PRIVATE ACREAGE**  
Cozy off shore recreational cabin, across the road just 50 yards to undeveloped lake access and beautiful sandy/gravelly waterfront beach of desirable Canim Lake. Over 9 private acres both treed for privacy and cleared for the cabin, parking and grassy fire pit area. Main floor has living room, kitchen and 3 piece bathroom that includes hot and cold water, new composting toilet, sink and shower. Maintained S. Canim Lk Rd. Many upgrades include insulation and unique character design finishing. Bedroom in loft. Services connected include hydro, seasonal well, lagoon and phone is available. Build your dream home on elevated landing or just use it at your very comfortable recreational get away!  
Canim Lake. Darrel Warman  
**\$85,000** **MLS# N224332**



**RETREAT CABIN ON LARGE LOT**  
Cute as a button, situated at Deka Lake this 2 bedroom cabin is a great retreat away from every-day life. It sits on a double lot of 1.07 of an acre. Wired but not connected to power. Close walk to the lake. Great deal. Additional pid 007-541-376.  
Deka Lake. Robert Young  
**\$76,000** **MLS# N213282**



**COMFORTABLE AFFORDABLE LIVING**  
Totally renovated single wide w/ addition. Very attractive inside & out. Ideal for the retired or young couple. In the 103 Mile Park, good sized fenced side yard. Fridge, stove, washer & dryer, recently purchased, are included. Move right in everything has been done for you & quick possession possible. New water filter makes for great tasting water. Backs onto a small park with swings & slide.  
103 Mile House. Barb Monical  
**\$42,000** **MLS# N211929**



**INEXPENSIVE GETAWAY AT DEKA!**  
This would certainly beat camping and could be enjoyed as your year round Deka Lake retreat. Some of the wiring and drywall has been started but needs you to finish Hydro & phone at the road. Owner says let's see an offer!  
Deka Lake. Robert Young  
**\$54,900** **MLS# N224663**

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# WATERFRONT HOMES and CABINS



## COZY CABIN ON BEAUTIFUL MACHETE LAKE

This 2 bedroom, recreational cabin sits on a nicely treed, south-facing, 1.65 acre lot with a great shoreline. Features include a newer sundeck, newer flooring, bright sun room, wood stove, storage shed with attached wood shed, and an outhouse. The water is pumped from the lake to a storage tank and gravity fed to the kitchen. Price includes most furnishings. Machete Lake is a pristine lake with good fishing and is excellent for swimming. Crown lease with possibility of buy-out.

*Machete Lake. Debbie Popadinac*

**\$45,000**

**MLS# N219162**



## BRING YOUR BUILDING IDEAS!

3/4 acre lot on Deka Creek facing due South overlooking pond. Power & driveway into property. Rough cabin to stay in while you build.

*Deka Lake. Brad Potter*

**\$64,000**

**MLS# N218305**



## CABIN ON BIRCH LAKE

Excellent opportunity to own a cabin on a popular fishing lake just off of the paved Fishing Hwy. 24. This is a leased property from Crown lands making it an affordable dream if you do not yet have the hundreds of thousands to invest in waterfront. The 2 bdrm cabin incl propane appliances, a separate storage shed as well as a bath house with demand hot water system which is fed by a 1000 gallon holding tank. South facing property ensures lots of sunshine. Access miles of Crown land & the areas major trail system.

*Birch Lake. Robert Young*

**\$69,900**

**MLS# N216640**



## LAC LA HACHE WATERFRONT

The perfect recreational waterfront get away on beautiful Lac la Hache. Cabin features 2 bdrms with a 3rd possible in the den area. Large deck to enjoy the fabulous view. All this on a level lot with gravel shoreline. Basement/crawl area has a concrete floor, approx. 7' ceiling with access from inside or out. Driveway is shared with the neighbouring lot. Cabin has a lake water system.

*Lac la Hache. Karen Friess*

**\$225,000**

**MLS# N224976**



## 10 ACRES ON WEBB LAKE

Within walking distance to Bridge lake store and school, this is a great opportunity to have frontage on one of our areas lakes! Small cabin with hydro to use as your recreational getaway or while you build your dream country retirement home or cottage. Webb lake is a great canoeing lake, and if fishing is your passion you are only minutes away from Bridge Lake and Crystal Lake for those beautiful Rainbows! Listed below assessed value.

*Bridge Lake. Robert Young*

**\$139,000**

**MLS# N198433**



## SHERIDAN LAKE WATERFRONT

Level waterfront on Sheridan Lake with trophy rainbow trout at your doorstep. 1.53 acres situated on the quiet South side of the lake. 100 feet of clean shoreline dropping to only about 20 foot depth makes it nice and warm for swimming, great for the ski boat or float around on your tube. Older travel trailer of little value with newer cabin being built around it - then haul it out back for the guests. New, never used engineered septic system designed for a 3 bdrm cottage. Ideal recreational retreat with miles and miles of trails on Crown land directly behind this property. Lake water system to storage tower, generator power or solar and good seasonal access.

*Sheridan Lake. Brad Potter*

**\$185,000**

**MLS# N224766**



## WATERFRONT W/ CROWN LAND ON ONE SIDE, IT FEELS MUCH BIGGER!

**REDUCTION TO \$185,000**

Desireable waterfront property with rustic cabin on Ruth Lake. Borders unsurveyed Crown lands on one side and almost at the end of the dead end road, so very little passers-by. Beautiful Ruth Lake is ideal for fishing, water sports and winter activity fun. Bring those ATVs, snowmobiles, dirt bikes, hiking shoes, canoes, kayaks and enjoy all the South Cariboo outdoor recreation has to offer. Year round road access with many full time residents in the area. About a 45 minute drive from 100 Mile House and centrally located to dozens of other accessible lakes for diverse fishing opportunities. View it and see the possibilities, with just a little TLC.

*Ruth Lake. Darrel Warman*

**\$185,000**

**MLS# N220118**



## 120 ACRES GREEN/WATCH LAKES AREA

Updated 3 bedroom mobile home overlooking small pond surrounded by rolling hills and a mix of forest. Southerly facing with mountains just visible to the east. Drilled well, wood airtight in kitchen, Large deck overlooking pond. Very private setting off the grid with a great location just 1km east of S. Green Lake road.

*Green Lake. Robert Young*

**\$199,000**

**MLS# N220792**



**REDUCED!**

## SUNNY SOUTH EXPOSURE ON SHERIDAN LAKE

3 bedroom, 1 bath cottage with power, septic and water. Older wood burning heater and electric baseboards used for heat. Covered porch for enjoying the fabulous view of this world renown trophy lake. Fridge & stove included.

*Sheridan Lake. Robert Young*

**\$239,900**

**MLS# N218825**



**NEW**

## AFFORDABLE WATERFRONT HOME

Looking for Horse Lake waterfront. Then check out this 2 bedroom, 2 bath double wide on 0.55 ac with 85' of waterfront. Located on Mulligan Dr in the popular Anderson Subdivision. Includes all appliances, new cedar shed and the dock. Enjoy the fantastic sunsets from this great waterfront property. Currently used as recreational property but good year-round accommodation.

*Horse Lake. Diane Cober*

**\$249,900**

**MLS# N224604**



## SOUTHERN EXPOSURE - HORSE LAKE WATERFRONT

Fabulous views, acreage with Southern exposure & waterfront on Horse Lake! Located in a very quiet & nice neighborhood on a no-thru road on North Horse Lake only 10 min. drive from town. A designated building site for your custom home would allow for beautiful panoramic & elevated views of the lake, lots of sunshine for patios, decks & gardens, & an existing trail down to the lake that is shared with the adjacent property that is also for sale. Majestic fir trees by the waterfront lend this property character & natural beauty. This property has to be seen to be appreciated. Call for more details today!

*Horse Lake. Martin Scherrer*

**\$269,000**

**MLS# N222416**



## FABULOUS VIEWS - HORSE LAKE WATERFRONT

One of two 5+ acre waterfront properties still available on the North shore of Horse Lake. Located in a very quiet and nice neighborhood on a no thru road and only a 10 min drive from town. Take your pick of the two designated building sites that provide Southern exposure and sweeping views of Horse Lake and it's surroundings. An existing trail leads down to the lake and is shared with the adjacent property that is also for sale. Majestic fir trees by the waterfront lend this property character and natural beauty. This property has to be seen to be appreciated. Call for more details today!

*Horse Lake. Martin Scherrer*

**\$269,000**

**MLS# N222417**



**NEW**

## CANIM LAKE CABIN & BUNK HOUSE

Oh so...beautiful Canim Lake waterfront with gorgeous cedar trees. This 2 bedroom cabin is ready for you to holiday. Fully furnished with table, chairs, beds, couch, wood heat or oil filled space heaters. Lake water system, hydro, telephone and extra storage sheds. Bunk house is ready for guests and a huge 16x27 deck at water's edge. Canim Lake is very popular for recreational water sports. Call to view.

*Canim Lake. Patricia Ford*

**\$269,000**

**MLS# N224693**



**NEW**

## PRIVATE CABIN ON MACHETE LAKE

Beautiful quiet, private lakefront cabin on one of the few freehold properties on Machete Lake. 2 bdrm & den cozy cabin, totally off the grid but has all the comforts including generator power, lake in take water system, propane fridge & stove. Enjoy water skiing, hunting, fishing and much more. Woodstove heat is more than comfortable enough to use year round. Please call for your private viewing.

*Machete Lake. Klaus Vogel*

**\$269,900**

**MLS# N224815**



## WATERFRONT CABIN - 2 LOTS WITH 2 TITLES!

Affordable waterfront cabin on beautiful Lac des Roches! This solid, well built cabin features 2 bedrooms in the loft, an open kitchen and living room on the main floor, a big rec room in the basement for the kids, and a large 18x8 sundeck out the back. There is also a storage shed for your tools and an outhouse. This great recreational get away is situated on the shores of little Lac des Roches with a southern exposure and a view over the lake to the Crown land on the other side. There is a channel for access to the big part of the lake. This property consists of 2 lots with separate titles and the adjoining lot to the east of the cabin is also available. Lac des Roches. Klaus Vogel

**\$289,000**

**MLS# N224739**



## PRIVATE DEKA LAKE WATERFRONT COTTAGE

Totally private 0.51 acre waterfront property on Deka Lake plus this cozy and well kept Gothic Arch cottage with addition and all the comforts of home is waiting for you. Open floor plan on the main with a fantastic view of the lake from the large windows. Kitchen area with island, cozy living room with pellet stove for ambiance and sliders to your private outside patio overlooking the lake. The 4 piece bathroom features an antique claw foot tub and corner shower. 3 bdrms up with access to a large sundeck. Nicely treed, level & fenced property with gravelly shoreline which is excellent for swimming and all your favorite water sports. This package is complete with a log guest cottage by the waters edge & storage shed for the toys.

*Deka Lake. Louise Cleverley*

**\$295,000**

**MLS# N219167**



**NEW**

## IDEAL HORSE PROPERTY

Family log home on 20 acres. Fawn Creek dissects the property with the land on the other side heavily treed. Older home needs some TLC but is well built. 1/2 of basement was designed as an in-law suite and is under renovation. Ideal horse property with approx. 2 acres in pasture and Crown Land behind and directly across road for riding and recreational use. Great project for a handyman. Tenant occupied, so must give notice.

*Horse Lake. Brad Potter*

**\$298,000**

**MLS# N223932**

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# WATERFRONT HOMES and CABINS



### PERFECT PACKAGE!

Immaculate, custom built waterfront home on private park-like 1.39 ac only minutes to 100 Mile. Almost 1300 sq ft of professionally finished living space both up and down. Open design, modern home with country appeal. Daylight windows and separate basement entrance. Enjoy wildlife/bird watching from the large sundeck with hot tub. Walk down to the waterfront and go for a kayak run in the secluded bay. Separate 33x25 double garage with workshop including full bathroom / guest accommodations. Extensively landscaped and established garden. Just move in and enjoy.

105 Mile Lake. Martin Scherrer

**\$379,000** **MLS# N217422**



### PICTURESQUE SETTING!

Perfect recreation or retirement home on beautiful Lac des Roches! This clean, well maintained home sits on 0.47 acres with a nice lawn, greenhouse and small garden area. The backyard slopes very gently to 100 feet of excellent, south facing, clean shoreline. The house has 2 good sized bedrooms, an open living room and eating area, and lots of windows to let the sun in. There is a newer 10x40 sundeck with glass railings and an incredible view of the lake. The home also has a new roof (less than 2 years old) and an attached 2 car garage. There is a new pump house at the lake with a fully winterized lake water system, a deck at the water, 2 sections of dock, a 16x10 storage shed and a wood storage shed.

Lac des Roches. Louise Cleverley

**\$399,900** **MLS# N210587**



### COTTAGE WITH SOUTHERN EXPOSURE

Well built recreational year-round cottage faces south on popular Sheridan Lake. 4 bdrms, 20x24 garage, large decks and wharf system on nice level lot at end of cul-de-sac. Clean beach area. Perfect for large family and room for friends in their RV.

Sheridan Lake. Brad Potter

**\$425,000** **MLS# N218032**



### NEW MAJESTIC LOG HOME ON ACREAGE

Check out this 3,200 sq ft full basement log home on 23 sprawling acres. The professionally built home features a full 9' basement, hexagon style kitchen/dining room area, 3/4 loft with dormers. Enjoy the great views from the large, south facing deck. Covered porch to the west & north sides. There are still some options for finishings to your liking. Great location for this acreage with lively Bridge Creek meandering thru. Only about 10 mins to the Interlakes corner or 25 mins to 100 Mile House. Lonely Lake is accessible just a few hundred metres to the south of the property. Rare combination!

Bridge Lake. Martin Scherrer

**\$450,000** **MLS# N223420**



### 1+ ACRE LAC DES ROCHES

OVER AN ACRE on one of the most photographed lakes in the province! This totally rebuilt home with southern exposure features a showpiece kitchen, lots of cupboards, pantry, island complete with sink, glass front upper cabinets, desk area & view of the lake. Skylight in wood cathedral ceiling, large bright living room with floor to ceiling windows for that lake view! You will never feel the gloom of overcast days with the light the many windows provides. This home has 4 bdrms with a large master with an ensuite & its own balcony. There are 3 bathrooms in total & a loft over the living room. The spacious dining room in the open concept fashion also has windows all along the front with fabulous view of the lake & access to a covered deck. Over 3,000sf to enjoy. There is even a walk out level on the lakeside. Many extras included with this home & it's located on a quiet no thru road of beautiful properties. Call to get a complete package with pictures.

Lac des Roches. Robert Young

**\$535,000** **MLS# N222749**



### SPECTACULAR BRIDGE CREEK WATERFRONT RANCH

Awesome views overlooking Canim Lake from this 113 acre property. Great family home on elevated building site, 20x70 ft. hay shed and 28x60 ft. barn with loft. Excellent fenced and cross fenced. The low elevation at Canim Lake guarantees outstanding growing conditions. Approximately 50 acres in high producing hay fields with remainder in pasture. In the process of being certified organic. Great price for this great package!

Canim Lake. Martin Scherrer

**\$389,900** **MLS# N212994**



### SHERIDAN WATERFRONT

Great price on year-round 3 bdrm/2 bath home on south-facing, low-bank, gravelly Sheridan Lake waterfront. Watch the loons catch fish from the deck. Finished bsmt with walk-out. Detached shop/garage, shed, generator wired to home for emergency power, wood-burning stove & efficient pellet stove, in addition to electric heat. Built-in vacuum & much more. Quality built on large lot of just under an acre.

Sheridan Lake. Robert Young

**\$399,900** **MLS# N220744**



### GREEN LAKE WATERFRONT ACREAGE

This nice level 3.18 acres has a 2 bdrm cabin and a sandy beach with beautiful views of Green Lake. Property is split by the road with approx. 2 1/2 acres of level area to store your toys or for company to park and visit.

Green Lake. Debbie Popadinac

**\$399,000** **MLS# N223051**



### WATERFRONT HOME WITH FLOAT PLANE HANGAR

Waterfront home on Emerald Cres. at Lac la Hache. 2 bedroom, full basement home, a large garage/shop and a float plane hangar with a beautiful deck on top. Enjoy the lake from the covered deck or party on the hangar deck either way you will surely enjoy living at the lake. The landscaped property is fenced, very low maintenance and very private. A great place for family get-togethers, just fly in.

Lac la Hache. Diane Cober

**\$409,900** **MLS# N224272**



### WELL MAINTAINED HOME ON 3.57 WATERFRONT ACRES

Waterfront acreage with breathtaking views over Canim Lake and the Cariboo Mtns. Meticulously manicured acreage, well maintained pre-fabricated rancher with numerous large bright windows. Closed in porch for year round pleasure. Detached double garage/workshop with self-contained guest suite above. Mainly grassy with lovely tiered landscaping in the yard. Large docks on the lake off meandering trail to waterfront. Bring your horses, bring the boat, bring all those outdoor recreational toys ATV's, snowmobiles, dirt bikes for year round fun!

Canim Lake. Darrel Warman

**\$399,900** **MLS# N217885**



### GREEN LAKE WATERFRONT - 2 LOTS FOR THE PRICE OF ONE!

Older 3 bdrm cottage on one & older trailer on the other. Nice beach faces south with pristine Crown land on the other side of the lake as your view. Would make a perfect retirement site with a legal cottage next door for the family. Must be sold together but are two separate deeds so you can build on one & sell the other off if you like. Wait for our market to bounce back & get one for free. Currently no services into the lot but power, phone & NG are at the road. Priced to sell. Will not last long.

Green Lake. Brad Potter

**\$425,000** **MLS# N221041**



### MOTEL AND CAFE IN LITTLE FORT

Located on the Thompson River this 8 unit motel & licensed cafe has 26 seats inside and another 16 on the patio. There are also an ice cream stand 16 RV pads, shower house & sani. The updated living quarters has 2 bdrms, bath, kitchen, living room, & screened porch to enjoy when your not busy in this popular business, if your not already out there fishing & boating on the river. Park like grounds with lots of room for expansion. This business also caters to weddings, reunions & parties, complete with outdoor gazebo & large groomed yard. This is a year round business attracting those traveling the Jasper to Kamloops or 100 Mile House to Kamloops route to access the Coquihalla. What could be better, this is a great price for a turnkey year round business located on waterfront. Located on Hwy. 5 just north of the Hwy. 24 junction. Immediate possession available so you don't miss any of the busy summer season!

Little Fort. Robert Young

**\$429,000** **MLS# N4504775**



### WATERFRONT HOME WITH GUEST CABIN

If you love the call of the Loons then this property is for you. An ideal waterfront pkg. with 120' of south facing shoreline on picturesque Lac des Roches. Completely renovated 3 bdrm, 2.5 bath, full bsmt home with separate guest cabin & greenhouse. Insulated workshop with attached garage & an additional separate garage. Tastefully decorated with quality finishing throughout which includes: built in Central Vac. Sys, Instant hot water at the kit. sink, office/craft rm. in bsmt. & wired for a backup generator. Incredible lake & distant mtn views, boat dock & outdoor firepit. Low maintenance yard with room for the whole family & rec. toys. Super recreational or year round home in a wonderful community atmosphere.

Lac des Roches. Debbie Popadinac

**\$469,000** **MLS# N224487**



### WALK OUT SELF CONTAINED SUITE

Could be an income generator to help pay your mortgage. This 4bdrm/2bath waterfront home on Deka Lake has a self contained 2 bdrm suite with wood burning airtight in the walkout level. Walkout also has covered patio. Main has 2 bdrms/1 bath. Open concept with pine cupboards in kitchen, vaulted ceiling, beautiful gas fireplace in the living room, rrap deck for main floor with tempered glass. 2 garages, one for you, one for your tenant.

Deka Lake. Robert Young

**\$429,000** **MLS# N224779**



### GREEN LAKE ENJOYMENT

Lovely shoreline on popular Green Lake. This home has been enjoyed by many family members. Now it is time for your family to enjoy the lake! This is an ideal location to build your beautiful permanent home or a lovely retirement home. Over 3/4 of an acre with almost 100' frontage. About 30 minutes to town and only 4 hours from the lower mainland. There is a beautiful treed area next to road.

Green Lake. Barb Monical

**\$474,900** **MLS# N201993**



### SPECTACULAR WATERFRONT VIEWS

This is the one you have been waiting for! Beautifully finished, 6 yr old home on Lac des Roches has a vaulted ceiling, bright kitchen with maple cabinets, bamboo hardwood flooring in living and dining room and an incredible view of the lake. Basement is fully finished with a large rec room, bedroom, den, bathroom and a wood stove. There is a 10x32 sundeck off of the main floor and a 14x32 sundeck off of the lower floor. Nice stairs to the waterfront with a dock in place. Beautiful views of Lac des Roches from both levels of this house. An attached, 2 car garage complete this package. Most of the quality furniture is included, so you can just move in and enjoy!

Lac des Roches. Debbie Popadinac

**\$449,900** **MLS# N213514**

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### SEE VIRTUAL TOUR FOR MORE IMAGES!

Professional quality and workmanship in this 1999 3 bedroom 3 bath home on 4+ acres of Canim Lake waterfront. Vaulted pine ceilings, top of the line appliances, hi-efficiency furnace, recent updates including bright new kitchen and bath. Surround yourself in high-end features for year round or seasonal living. Gorgeous views over the lake, 35 minutes to town. Enjoy trails, fishing, waters ports and the pleasures of lake side living. Large master suite up, with bold black and white bath with comfy claw foot tub and vanity. Don't do a thing but move in and enjoy!

Canim Lake. Darrel Warman

**\$539,000** **MLS# N215351**



### ALL THE CHARACTER & CHARM YOU'RE LOOKING FOR!

Beautiful waterfront log home, in quiet bay of desirable Sheridan Lake. Perfectly set up for large family and currently run as B&B. One time owner, bursting with character and charm, this home has 5 bedrooms, 2 kitchens, 4 bathrooms, attached workshop, playhouse for the kids in fenced yard, gazebo lake side, two docks, creative landscaping with water fountains, large wrap around covered deck for waterfront viewing pleasures. The epitome of "hand crafted" in so many ways, with built in display cases and furnishings, gnarly log railings, half log bar with retro style spinning seats. History everywhere you look! Central to some of the best recreational trails in the South Cariboo.

Sheridan Lake. Darrel Warman

**\$569,000** **MLS# N217953**



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# WATERFRONT HOMES and CABINS


**NEW**

**SPACIOUS NEWER WATERFRONT HOME**  
Beautiful Watch Lake waterfront acreage is home to this new 4 bdrm, 3 bath, 2 storey home. Featuring several large custom windows overlooking the lakeview. Spacious open floor plan suitable for entertaining or to run as a Bale & Breakfast. Kitchen with maple cabinets and built-in china cabinet hutch in the separate dining area. Master suite has a wonderful 5 pc ensuite, dressing room and walk-in closet. Completely finished lower level with 3 bdrms and a bath as well as a super rec room. Cozy wood burning air tight fireplaces featured in both the living room & rec room. Double attached garage with oversized door. Nicely landscaped with fenced garden areas. Possibilities endless.  
*Watch Lake. Debbie Popadinac*  
**\$579,000** **MLS# N224508**



**COZY UPDATES, IN-FLOOR BASEMENT HEATING SYSTEM INSTALLED 2012.**  
Beautifully landscaped on 2.5 ac with 165' of Timothy Lake waterfront. Hardwood floors thru most of the main floor, large open floor plan with 10' ceilings, big bright windows to the lake, cozy wood fireplace with lovely oak mantle. Ideal for entertaining. 3 bdrms on the main with a 4th bdrm down. Kitchen has oak cabinetry & lrg pantry. Tiered flower gardens, rock work, veggie gardens, greenhouse & dock. One time owner/builder so lots of TLC into this home. 25 mins to 100 Mile House or 50 mins to Williams Lake for all your amenities. The lake is known for its great water sports & fishing. Mt. Timothy for skiing!  
**See Virtual Tour at [www.darrelwarman.ca](http://www.darrelwarman.ca)**  
*Timothy Lake. Darrel Warman*  
**\$579,000** **MLS# N217972**



### LARGE WATERFRONT!

Private, year-round home on 11 ac on Lac des Roches. With a desirable southern exposure & over 300' of waterfront, this open concept design home has 4 bdrms, 3 baths & generous living spaces, with beautiful mountain & lake views of the most photographed lake in BC. Includes a 2 car heated garage, a 1200sf shop, wharf, large deck, solarium & outdoor fire pit. Borders Crown land. Excellent swimming, fishing, water sports, hunting, snowmobiling, cross-country skiing & snowshoeing.  
*Lac des Roches. Debbie Popadinac*  
**\$596,000** **MLS# N218227**

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### RESORT MINS. FROM KAMLOOPS - FREEHOLD

A short drive from Kamloops & only 40km from the Paul Lake Road & Hwy 5 turn-off takes you to this great little fishing lake & the only resort on it. On 4.2 ac at 4,100' elev. with 678' of frontage, Hyas Lake Resort comes with 5 cabins, various camp sites, & 5 boats, each with electric motors & batteries. Each cabin accom. 4 & has its own spotless outhouse, kitchen, living room area with adjoining sleeping area which has either 2 dble beds or bunk beds, airtight stove, cooking facilities, couch, table & chairs. Also, a pump house, a tool shed with freezer storage & a shelter for the 75kw generator & its 300 gal. tank. No fear of archeological finds since a study has already been done on this property. The lake has a max. depth of 72' & there are other residences which are boat access. Income from moorage for these properties is part of this business. In this realistic price range this would be a great opportunity to acquire freehold waterfront with large acreage & be able to make some income to offset your mortgage ... or as an estate for a family to share.  
*Kamloops. Robert Young*  
**\$599,000** **MLS# N210562**  
**#103916**


**NEW**

### BEST WATERFRONT VIEWS IN THE CARIBOO!

This professionally crafted 1,560 sq ft log home has some of the best views and waterfront in all the South Cariboo. The beautiful log homes bright interior has 3 bedrooms, an open loft and a renovated kitchen and exudes comfort and quality throughout. The level 2.29 acre property has 270 ft of prime low bank waterfront perfect for wading into the aquamarine waters of Bridge Lake or viewing from the large enclosed sundeck. The park-like lawns that cover the property are perfect for family fun and allow for plentiful parking and storage with 3 wood buildings. Here is your opportunity to create your perfect Cariboo memories.  
*Bridge Lake. Klaus Vogel*  
**\$625,000** **MLS# N224631**



### 4,400 SQ.FT. & 2 GUEST CABINS DOUBLE LOT ON DEKA LAKE

Beautiful south facing, professionally built 4,400sf log/frame home that is only 9 yrs old. 3 bdrms/2 baths, with loads of space for company. Bonus: 2 lakeside housekeeping guest cabins. The spacious master has a 4 pc ensuite, walk-in closet & lake view. Bright open concept kitchen with denim pine flooring, pine cupboards & lakeview. This tastefully decorated home features a floor-to-ceiling rock fireplace. All this along with the following spaces of a 14x38 media room, 19x15 study, 14x17 games room, & 15x19 family room. Other storage & utility areas make for an estate style waterfront home for even those with the most discerning of tastes. Access the large 900sf lakeview deck from the dining/living room. Large mud/laundry room off of carport. Enjoy the evenings sitting around the acorn fireplace located in the gazebo. Enter onto the property via the paved driveway to a 4 bay garage, with drive thru for your toys & your very own workshop. Nothing to do here except sit back and enjoy!  
*Deka Lake. Robert Young*  
**\$649,000** **MLS# N192760**



### IMPECCABLE QUALITY THROUGHOUT, WHISTLER CHALET CHARACTER

Whistler ambiance chalet style log home with many delightful extras, on beautiful Horse Lake waterfront. Conveniently located just 10 minutes from 100 Mile House. High atop the shoreline, enjoy the soaring eagles that nest close by, lake views & easy care tiered landscaping with in-ground irrigation system. In 2002, the home underwent substantial living space additions & updates, along with covered decks, hot tub, cedar sauna & attached garage. Total quality workmanship throughout, you just move in & enjoy. Huge Tuliviki soapstone fireplace adds cozy comforts to the open plan of the family room. River rock N/G fireplace & oak hardwood floors in living room. Crown land on one side.  
*Horse Lake. Darrel Warman*  
**\$730,000** **MLS# N223604**


**NEW**

### INCREDIBLE CANIM LAKE WATERFRONT ACREAGES

First time offered for sale! These 2 side by side 80+ ac each, have several hundred feet of absolutely prime sandy beach waterfront on majestic Canim Lake. The remodelled charming homestead is in move-in ready condition. Huge shop & a traditional barn. Great fencing & x-fencing, just bring your horses! Fantastic cultivated hay fields w/ irrigation option. Lots of lush pasture, forests & year-round creek adds character. The adj. 2nd 80+ ac has a modern home plus a bonus guest cabin as well as several hundred feet of great waterfront.  
*Canim Lake. Martin Scherrer*  
**\$778,000 EACH** **MS-#8630**


**NEW**

### WATERFRONT ON SHERIDAN LAKE, TWO LEGAL RESIDENCES

Rare find! 3.79 prime, waterfront acres on beautiful Sheridan Lake. This property has 2 legal residences with a 4 bdrm main house and a 2 bdrm attached suite. This well built, quality house features an open floor plan, engineered birch hardwood floors, fully finished basement, 30x40 attached, heated workshop, and is all wired for an auto start gen-set in case of a power failure. The main floor and the suite have lots of south facing windows with expansive views of the lake making the living area bright and sunny. There is also a detached, one car garage and a private boat launch on this park like, well treed acreage. Both homes come with all appliances making this an ideal 2 family home or a perfect multi-family get away.  
*Sheridan Lake. Klaus Vogel*  
**\$785,000** **MLS# N224660**



### OWN YOUR OWN KINGDOM!

Lots of space and privacy on this sprawling 249 acres. Quality 3 bdrm rancher finished to the highest standards overlooking hayfields and small lake on the property. Excellent fenced and x-fenced. 100x72 multi purpose cover all building, 72x27 shed plus chicken coop and additional storage buildings. Hwy. 24 frontage and only 15 minutes to town. Approx. 80 acres in quality seeded hayfields. Bordering Crown Land and access to miles of extensive Sheridan Lake area trails. Paved driveway and yard. If you want the best... this one has it all!  
*Sheridan Lake. Martin Scherrer*  
**\$849,000** **MLS# N218628**



### LOG HOME ON ACREAGE IN PRIME LOCATION

Beautiful hand-crafted log rancher on 29.3 acres and approx. 1400' of waterfront on Irish Lake, one of the best fishing lakes in the Cariboo producing trophy rainbows up to 12 lb. The home features 2258 sq ft of quality living space and includes 4 bdrms, large living & family room and a nice ensuite with jetted bath tub. There is also a second residence of 840 sq ft which is currently rented out. Outbuildings consist of 2 shops, barn, 2 guest cabins and a 1 bay garage. Most of the property is in treed pasture which is fenced & x-fenced and includes corrals ready for your animals. Prime location with Crown land on 2 sides and hunting & fishing right at your door step. Not in ALR and only 20 minutes away from 100 Mile House.  
*Lone Butte. Klaus Vogel*  
**\$849,000** **MLS# N219324**


**REDUCED!**

### HENLEY LAKE WATERFRONT

Great value for this perfect "ready to go" guest ranch set up! Almost 6,000 square foot majestic quality log lodge, separate 4 bdrm duplex right at the waters edge, 6 bdrm guest house fully equipped plus cute honeymoon log cabin hidden in the woods. Old charm barn with tackroom, hayshed/horse shelter & a huge 5-bay garage plus handy workshop. Riding arena/round pen ready for work with horses. All this on a beautiful south facing sunny Henley Lake waterfront acreage with approx. 900 feet shoreline. Located in the heart of the busy Interlakes tourist region & only minutes off Hwy 24. Two land titles exceeding 90 acres with ample pasture & bordering Crown land on 2 sides, giving access to endless trails.  
*Henley Lake. Martin Scherrer*  
**\$1,225,000** **MLS# N212311**


**NEW**

### DREAM ESTATE!!

Exquisite home with over 5200 sq.ft of quality living space. This could be your dream home on 150 acres of hay fields, pasture treed areas and small lake. The main floor consists of large kitchen with island and quality stainless appliances, large living room with forced air fireplace, spacious dining room, guest room with ensuite and master bdrm with ensuite and sauna. The large wrap around deck offers a nice view over the land and the lake. The basement includes 3 spacious guest rooms, each with 4 pc ensuite, large family room, wine cellar, cold room, laundry and utility room. Outbuildings consist of double garage with attached horse shelter, large hay barn and 2 historical cabins. This is a very special estate in the Cariboo.  
*Bridge Lake. Klaus Vogel*  
**\$1,495,000** **MLS# N224757**



### LAC DES ROCHES RESORT

Full service year-round resort/restaurant on approx. 38 acre in the popular S. Cariboo on one of the most photographed lakes in the province along "The Fishing Highway." Only 5.5 hrs from Vancouver, and just 1.5 hrs north of Kamloops. 12 modern units. Fantastic views from the fully licensed DR and 3 level deck at the log lodge. Paved to driveway, access by car or float plane. Property backs onto Crown land. Room for expansion, only a few of the 38 acre are developed. World renown Mayfly hatch. Fish for Rainbow and Burbot from your own pc of paradise. Have yourselves a new lifestyle and business. A great location to add a guest ranch to this popular fishing resort business.  
**See virtual tour - [www.fishbob.ca](http://www.fishbob.ca)**  
*Lac des Roches. Robert Young*  
**\$2,300,000** **MLS# N4505971**



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# WATERFRONT LOTS and ACREAGE



**REDUCED!**

### SUNSHINE ALL DAY!

Lac la Hache view property with common waterfront lot ownership! Pay little taxes and benefit of having Lac la Hache waterfront access right in front of your lot. Several great building sites, easy year round road access and great neighbourhood. Enjoy sunshine all day from this 1.3 acre gently sloped parcel!  
*Lac la Hache. Martin Scherrer*  
**\$54,900** **MLS# N222672**



### DOUBLE LOT ON DEKA CREEK

Double lot (formerly 48 + 49) totaling 1.12 acres facing due south on Deka Creek. Full hydro and drilled well system with a 2 extra water hydrants for friends & neighbours. Older travel trailers for use while you build your retirement home or "camp" with the kids - priced low to sell! Main trailer under roof has hot & cold water to tub, shower and sink. New upholstery, drapes and kitchen appliances. Everything included and as new, just come up and relax or go fishing. Adjacent waterfront also available for extended family see MLS N192903  
*Deka Lake. Brad Potter*  
**\$89,000** **MLS# N220707**



**NEW**

### WATERFRONT LOT ON LAC DES ROCHES!

Beautiful southern view over the lake & to the Crown land beyond. Nicely treed & has over 75' of waterfront. Build your dream cabin! This lot must be sold in conjunction with, or after, neighbouring lot (with the cabin).  
*Lac des Roches. Klaus Vogel*  
**\$109,000** **MLS# N224742**



### PANORAMIC VIEWS

7 acres facing due south with panoramic views looking down two arms of Webb Lakes. Great canoeing lake of approx 7 miles. Property has 1/2 acre on lakeside of road for RV site, wharf etc with balance above paved road for your homesite. Adjacent 5 acres waterfront is also available for a family member or friend see MLS# N199205.  
*Bridge Lake. Brad Potter*  
**\$135,000** **MLS# N199206**



### BOWERS LAKE WATERFRONT - .72 ACRE

Ideal recreational lakefront property at desirable Bowers Lake, in the Interlakes area of the South Cariboo. Water access only is part of the appeal for those wanting peace and quiet solitude away from it all. Mainly treed with some selective clearing for you to put up your own cabin. Beautiful hillside views across the lake. Easy access in winter with your snowmobiles and access to some of the best kept trails in the region. Seasonally accessible by old skid trails on ATV's but water is the best option. Bring your boat when you want to view this one and spend a day fishing just for a "teaser". Then you will want to buy it for year round pleasure! Call for additional pictures and maps to access the property.  
*Bowers Lake. Darrel Warman*  
**\$142,000** **MLS# N219386**



### VERY PRIVATE AND VERY PRETTY SETTING

Large lot facing south on Deka Creek. Deck to overlook the birds and creek. Older travel trailer with a metal over roof and deck. 10x21 enclosed garage for your toys. Driveway and power. Summer water supply from neighbours well. Short walk to fishing and skiing in beautiful Deka Lake.  
*Deka Lake. Brad Potter*  
**\$69,900** **MLS# N192903**



### PRIVATE ACREAGE

40 ac of privacy amidst great fishing and hunting country. Awesome get away for the outdoors enthusiast with Crown land surrounded and creek meandering through the property. Located approx. 1 1/2 miles east of Drewry Lake on Bowers Lake Road.  
*Bridge Lake. Klaus Vogel*  
**\$89,000** **MLS# N222656**



### FULLY SERVICED WATERFRONT ACREAGE

Bdrm community of 100 Mile House. Fully serviced 2.3 ac with 150' of waterfront with well, power, phone, natural gas & septic. Float plane accessible.  
*Watson Lake. Brad Potter*  
**\$125,000** **MLS# N221578**



### 1/2 ACRE OF LAKE FRONT

Just under 200 feet of south facing waterfront on Webb Lake. Over 1/2 acre on lakefront to build your cottage on. Balance of 5 acre is just above paved road for your shop and septic field. Just a 1 minutes walk to Bridge Lake Store and Elementary School.  
*Bridge Lake. Brad Potter*  
**\$135,000** **MLS# N199205**



### TROUT STOCKED LAKE!

Opportunity for waterfront on well treed, .37 acre. Located in the heart of the Interlakes between Sheridan and Bridge on Roe Lake. Driveway is in and power and phone are at the road. Good level area to build your cabin, retirement home or park your RV with great views of the lake. Just off of paved Hwy. 24 and close to Sheridan for shopping.  
*Sheridan Lake Area. Robert Young*  
**\$149,000** **MLS# N197702**



**REDUCED!**

### AMAZING PRICE FOR WATERFRONT

Almost 1 ac of waterfront on Horse Lake at the West end of the lake on Norman Rd. Toomey Rd dead ends mid way into property with gate & driveway. RV site, good wharf system. Ideal for recreational use. Firepit. Park your RV or build your home only 10 mins to town.  
*Horse Lake. Brad Potter*  
**\$75,000** **MLS# N202499**



**NEW**

### WATERFRONT ON HAWKINS LAKE

Level & easy year-round accessible half acre on peaceful Hawkins Lk near Canim Lk. 10hp motor boat restriction guarantees peace & quiet on this great fishing lake. Approx. 110' of waterfront - just bring your RV or build your get-a-way cabin.  
*Hawkins Lake. Martin Scherrer*  
**\$99,000** **MLS# N224453**



### UNIQUE WATERFRONT ACRE

One acre waterfront on pristine Lesser Fish Lake! Have a look at this south easterly exposed and gently sloped waterfront parcel in the popular Interlakes area. Paved year round maintained road access, hydro/phone nearby, treed building site with open pasture in the front. Magnificent views overlooking lake and mountains in the distance. Comes with a share of common waterfrontage on this marvelous lake. Bonus: Crown Land access nearby! Check it out!  
*Lesser Fish Lake. Martin Scherrer*  
**\$125,000** **MLS# N216610**



**NEW**

### OVER 37 ACRES ON OTTER LAKE

1/2 a mile of south facing lake frontage. Fish for Kokanee and Rainbows. Quiet area only minutes off N.Bridge Lake Rd. Wildlife and trails abound for hiking, quadding and sledging...priced for quick sale.  
*Otter Lake. Robert Young*  
**\$139,900** **MLS# N224391**



### PILOTS - BRING YOUR FLOAT PLANES

Beautiful rolling hills away from the road provide extreme privacy with numerous ideal building sites. Lightly treed with aspen and evergreen, the serene atmosphere of the Walker Valley close by are well suited to those wanting to "get away from it all." Almost 100' of southern exposure waterfront on the Float Plane Base, Watson Lake. Enjoy the active waterfowl. Great property for your horses with acres of pasture here for them. Just 8 minutes to 100 Mile House for shopping, services and schools. The 108 South Cariboo airport just minutes away as well. Winter or summer, the activities from here are endless, ATV, snowmobile, bike, hike, leisurely walk or kick back and relax.  
*Watson Lake. Darrel Warman*  
**\$149,000** **MLS# N217951**

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**10 ACRES - 2 LAKES**  
Large 10 acre level lot with frontage on both Wilson and Reichmouth lakes near Bridge Lake. Catch a Rainbow Trout for dinner from your front yard! Miles of crown land for you to explore from the property. This may seem remote but only a few minutes from paved Hwy. 24 and shopping. Power and phone available.  
*Wilson Lake/Reichmouth Lake. Robert Young*  
**\$149,000** **MLS# N216820**



# WATERFRONT LOTS and ACREAGE



### SHERIDAN LAKE - 1.53 ACRES

Level 1.53 acres of Sheridan Lake shoreline. Approx. 100 feet of clean gentle waterfront. Older travel trailer and addition lot stay in while you build. New, never used engineered septic for 3 bedroom cottage installed Nov 2008. Ideal recreational retreat at a very inexpensive price.  
Sheridan Lake. Brad Potter  
**\$185,000**      **MLS# N211570**



### A RARE FIND!

Beautiful building lot on the emerald green shores of Ruth Lake. This West facing, level 0.45 acre lot has septic in, driveway and a Hydro pole. This lake is well known for swimming, boating and fishing. Ruth Lake is just 10 min. from Forest Grove.  
Ruth Lake. Debbie Popadinac  
**\$199,000**      **MLS# N218293**



### MAHOOD LAKE WATERFRONT

Beautiful waterfront lot on Mahood Lake. This is an ideal spot for either a year round home or for recreation. Mahood Lake and Canim Lake are also known for their beautiful water falls. Don't miss out!! Have a look!!  
Mahood Lake. Patricia Ford  
**\$219,000**      **MLS# N216630**



### 2+ ACRES WITH EXTRA WIDE WATER FRONTAGE

Life does not get any better than this rare 2+ acre waterfront property facing due West to take in the amazing sunsets over Bridge Lake. There are many building sites to choose from, for a full time home or cottage above the road. This lot offers a great view of Bridge Lake and the distant islands. The property is 3/4 fenced and has a park like setting but yet still natural. The extra wide water frontage of 355 ft and size of this lot will make an excellent and private home setting, or park an RV till you are ready to build. Driveway into the lake side & the bldg sites above the road. Shoreline is a nice gravelly beach that is great to walk in & swim. Septic system approval in place, hydro & phone at roadside, HST applicable.  
Bridge Lake. Louise Cleverley  
**\$225,000**      **MLS# N217103**



### WATERFRONT GET-AWAY

What a wonderful 1.56 ac of waterfront on Big Bar Lk. Nice flat lot with amazing 150' of shore that's great for small children & swimming. Enjoy the sunsets & views of the Marble Mountains. 10 hp motor restrictions offers a quiet setting and a great place to come fishing for rainbows. Driveway, power, storage and a 5th wheel trailer. So why wait, come see those fabulous Sunsets and get ready to build your retirement home or just keep as a get-away spot.  
Big Bar Lake. Brad Potter  
**\$228,900**      **MLS# N208360**



### RECREATIONAL PARADISE

Deka Lake/Deka Creek frontage (358 ft) at the mouth of Deka Lake. Lovely building sites, launching for your boat, gentle slope makes it perfect for lawns and gardens. Excellent fishing from your property. The lake is several miles long. Great hunting area with Crown land a couple of minutes away. It is a recreational paradise, but also many full time residents around the lake. 1.69 acres.  
Deka Lake. Barb Monical  
**\$189,900**      **MLS# N202930**



### OVER 10 ACRES WITH 300 FEET OF WATERFRONT

Nicely treed 10.4 acre property with over 300 feet of waterfront on Henley Lake. The property is located amidst great fishing and hunting country with power and phone at the road. Great location, close to Crown land and all amenities of Bridge Lake.  
Henley Lake. Klaus Vogel  
**\$215,000**      **MLS# N208055**



### EAGAN LAKE WATERFRONT ACREAGE

Perfect retirement or recreational waterfront acreage. Benched property gives you many choices of building sites. Serviced with good gravel driveway from road to waterfront, drilled well with hydrant set up for RV site, fully approved new septic system, underground power and phone from road to waterfront. 2 acres and approx. 200 feet of clean waterfront facing due South on Eagan Lake. Great fishing and no restrictions allow for water skiing and year-round recreational activities. Crown land on the opposite forested shoreline is your view and of course a very pretty lake!  
Eagan Lake. Brad Potter  
**\$219,800**      **MLS# N224768**



### 2 ACRES - LAKE PROPERTY

Lac la Hache property of almost 2 ac. This beautiful lake is about 10 miles long, between 100 Mile House and Williams Lake. Year-round recreation with swimming, boating, fishing, etc. Ideal place to build that dream home. Sandy beach area, and treed area for privacy. 1.99 acre next door also available.  
Lac la Hache. Barb Monical  
**\$249,000**      **MLS# N202109**

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## CANIM LAKE VIEW

**SMOKING DEALS!**  
**\$69,900**

## AND WATERFRONT ACREAGES

**REDUCED!**

Check out these incredible view and waterfront properties on majestic Canim Lake listed well below assessed value. Enjoy spectacular and scenic views over Canim Lake and into the mountains from the designated and cleared building sites. Very private, rural and pristine setting. Court ordered sale.



**MLS# N206024**



## “SOUTHVIEW” SUBDIVISION ON SHERIDAN LAKE

*Call Klaus Vogel*

On the shores of pristine Sheridan Lake and Staley Lake in British Columbia's spectacular Cariboo Region, situated on the sprawling Cariboo Plateau you can escape the frantic pace of life and treat your senses to fresh air and the call of the lonesome loon. 'Southview' is the first new waterfront development on Sheridan Lake in many years. Located on the North side of the lake the property enjoys full South facing views and quick access to modern conveniences provided at local stores. 'Southview' is destined to become a special place where families and friends thru the generations will come to spend quality time and enjoy all the special moments the Cariboo has to offer.

### KINGFISHER RD

Lot 1	Sheridan Lake waterfront - 3.9 acres	MLS# N217348	<b>\$395,000</b>
Lot 2	Sheridan Lake waterfront - 3.9 acres	MLS# N217350	<b>\$395,000</b>
Lot 4	Sheridan Lake waterfront - 3.9 acres	MLS# N217352	<b>\$425,000</b>
Lot 5	Staley Lake waterfront - 5.0 acres	MLS# N217351	<b>\$185,000</b>
Lot 6	Staley Lake waterfront - 4.99 acres	MLS# N217356	<b>\$175,000</b>
Lot 7	Staley Lake waterfront - 4.99 acres	MLS# N217353	<b>\$175,000</b>
Lot 8	Staley Lake waterfront - 4.99 acres	MLS# N217355	<b>\$145,000</b>
Lot 10	Country Lot - 4.99 acres	MLS# N217360	<b>\$95,000</b>



## WATERFRONT LOTS and ACREAGE



### 4.9 ACRE WATERFRONT LOT

Great opportunity for large waterfront at a great price! Access both Rainbow Lake & Lac des Roches for all your water sport needs, or the Crown land trails to connect up with the areas major trail plan. This southern exp. well treed lot provides privacy from your neighbours as well as from the road. Power & phone available & water license is in place so that you may take from the lake rather than the added expense of drilling a well. Easy access off of Hwy. 24 "The Fishing Hwy." Call for a complete package on this beautiful piece of waterfront.

Rainbow Lake/Lac des Roches.

Robert Young

\$249,000

MLS# N198182



### LAC DES ROCHES WATERFRONT

Rare opportunity to own acreage on Lac des Roches. This 6.79 acre property has a sunny southwest exposure, over 150 feet of waterfront, power is in and a septic system is already installed. There is a nice, level building site to build your dream home or recreational cabin and a 28' Holidaire travel trailer to use in the mean time. All this on beautiful Lac des Roches which is excellent for swimming, fishing, water sports and wildlife viewing.

Lac des Roches. Klaus Vogel

\$296,900

MLS# N224623



### WATERFRONT AT IT'S FINEST!

This 1.76 acre property is one of the nicest vacant lots left on Lac la Hache. Lots of character to the land and very private. The view is amazing and 150 feet of waterfront with nice beach. Water, septic and hydro are in. Call for a viewing, you don't want to miss this one.

Lac la Hache. Patricia Ford

\$359,900

MLS# N221923



### WHAT A DEAL!

355 ft of Bridge Lake waterfront with approx. 1.5 ac, c/w all services - well, septic for up to a 6 bedroom home. Power and services in. 3 bay garage/shop. Modular home is not included and will be removed. Also included another 10 acres with fabulous views of lake above the road.

Bridge Lake. Brad Potter

\$424,900

MLS# N212443



### EXCEPTIONAL WILDERNESS PROPERTY

An exceptional 371.59 ac wilderness property! Spectacular riverfront setting amongst mature cedar, fir & spruce trees. Awesome mountain view! Small but cozy homesteader log cabin (of little or no value) in an open area along Deception River near Canim Lake. Would be perfect for a wilderness camp, get-away retreat or consider it an investment with very high quality timber on this beautiful property. Unique acreage with good access off 7000 Forestry Rd. Call listing agent for more details.

Canim Lake. Martin Scherrer

\$725,000

MLS# N219126



### PRIVATE WATERFRONT

Nicely treed 10.35 acre property with over 600 ft. of waterfront on Otter Lake. The property is located at the end of the road with lots of privacy and Crown land across the road. There are several good fishing lakes in the immediate area and trails for all recreational use. Perfect location for your dream home or recreational get away.

Otter Lake. Klaus Vogel

\$269,000

MLS# N212598



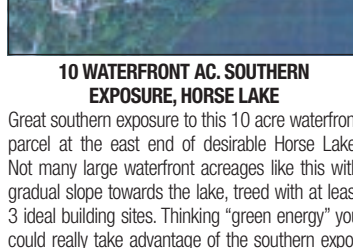
### BEST PRICED LARGE WATERFRONT PROPERTY!

Fantastic price on this 103 acre waterfront estate property on Burn Lake. Approx. 1000 feet of gently sloped and treed waterfront. Marvelous views from several possible elevated building sites. There is a 4000 square foot shop with hydro to get you started. Great subdivision potential. Only minutes away to Bridge Lake, Bridge Lake Store/School and Hwy. 24 known as The Fishing Highway. This is the best priced large waterfront property on the market.

Burn Lake. Martin Scherrer

\$299,900

MLS# N222074



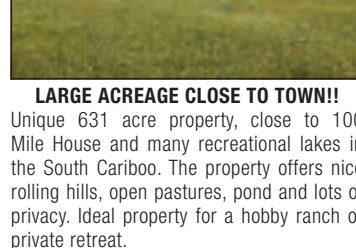
### 10 WATERFRONT AC. SOUTHERN EXPOSURE, HORSE LAKE

Great southern exposure to this 10 acre waterfront parcel at the east end of desirable Horse Lake. Not many large waterfront acreages like this with gradual slope towards the lake, treed with at least 3 ideal building sites. Thinking "green energy" you could really take advantage of the southern exposure here. Hydro at the property line as well! Wide lot provides extensive privacy, in an area of many beautiful newer homes. Build your new dream home here or use it as recreational with family and friends. Miles of trails for ATVing, snowmobiling and horseback riding right from this property. Horse Lake is well known for its productive fishing and enjoyable water sports. Don't let this one pass you by!

Horse Lake. Darrel Warman

\$390,000

MLS# N223605



### LARGE ACREAGE CLOSE TO TOWN!

Unique 631 acre property, close to 100 Mile House and many recreational lakes in the South Cariboo. The property offers nice rolling hills, open pastures, pond and lots of privacy. Ideal property for a hobby ranch or private retreat.

103 Mile House. Klaus Vogel

\$425,000

MLS# N224785



### REDUCED!

### RARE FIND!

10 acre property with over 250 feet of waterfront on Bridge Lake, one of the best recreational lakes in the Cariboo. The Southern exposed property is nicely treed and offers nice building sites to build your recreational get away or permanent residence.

Bridge Lake. Klaus Vogel

\$295,000

MLS# N216901



### NEW

### LARGE LAC LA HACHE WATERFRONT

This is a rare find. This 19.52 acres of waterfront on Lac la Hache situated between 100 Mile House and Williams Lake. Lac la Hache is a great fishing lake, known for waterskiing, swimming, jet skis. This property is within 1 hour of Mount Timothy Ski Hill. Walking this property is a must to appreciate its beauty.

Lac la Hache. Patricia Ford

\$335,000

MLS# N224191



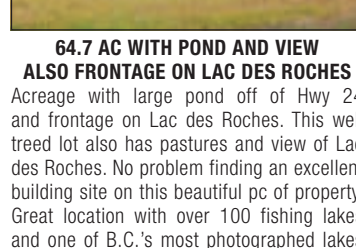
### BUILD YOUR DREAM RANCH!

280.45 acres bordering on the 103 Mile Lake. Gently rolling grassland for grazing cattle or horses. Your choice of a treed site or a wide open view area to establish your hobby ranch headquarters. Only 4 miles from the town of 100 Mile House which offers all amenities including 2 golf courses, airport, schools, supermarkets, etc. Well maintained road right to the property. A rare find do not delay.

103 Mile House. Barbara Monical

\$399,000

MLS# N217110



### 64.7 AC WITH POND AND VIEW ALSO FRONTAGE ON LAC DES ROCHES

Acreage with large pond off of Hwy 24 and frontage on Lac des Roches. This well treed lot also has pastures and view of Lac des Roches. No problem finding an excellent building site on this beautiful pc of property. Great location with over 100 fishing lakes and one of B.C.'s most photographed lakes right across from it.

Lone Butte. Robert Young

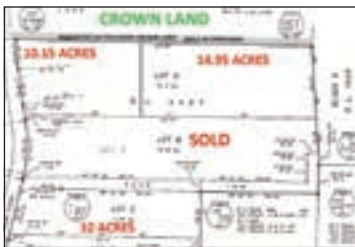
\$535,000

MLS# N204449

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## RESIDENTIAL LOTS and ACREAGE OVER \$100,000



### 15 ACRES, ONE OF THE NICEST ACREAGES

15 acres and a newly built access through adjacent Crown land. Property has access to trail system and is situated just north of the Interlakes service centre. One of the nicest acreages ever offered.

Sheridan Lake. Brad Potter

\$105,000

MLS# N199278



### NEW

### OUTSTANDING 13 ACRE VIEW PARCEL

Outstanding acreage in Lone Butte. Check out this 13 ac view parcel. Mostly level and treed with open building sites offering a great view of the "Butte". A newly built driveway meandering to this nice property. A decorative rail fence and total privacy add an extra touch. Hydro in and natural gas nearby.

Lone Butte. Martin Scherrer

\$112,500

MLS# N224365



### LARGE ACREAGE

Over 110 acres of treed property located close to Hoover Bay on the North side of Canim Lake. The property borders Crown land on 1 side and is located amidst great fishing and hunting country.

Canim Lake. Klaus Vogel

\$124,900

MLS# N211090



### 2 ACRE LAC DES ROCHES VIEW

Located just down the street from lake access this 2 ac property is a great opportunity to have property at one of the most photographed lakes in the province. Power has been brought to the property and included in this price is a 2004 24ft Coachman Travel Trailer you could stay in while you build your recreational cabin or retirement home.

Lac des Roches. Robert Young

\$128,000

MLS# N221680



### PRIVATE ACREAGE WITH POND VIEW

25.5 acres located on the popular Fishing Hwy. 24 just East of Lone Butte. Nicely treed with predominately fir, spruce and aspen. Back of this property has southern exposure, has several nice building sites, offers a view of a pond and Crown land beyond. Driveway is started with fencing on the East and West boundaries. Great private property for your permanent residence with hobby farm potential. and located amongst dozens of great fishing and recreational lakes in the area.

Lone Butte. Louise Cleverley

\$129,000

MLS# N220566

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## RESIDENTIAL LOTS and ACREAGE

### Deka Lake / Sulphurous Lake / Hathaway Lake Area

Deka Lake is approximately 56 km south of 100 Mile House and only 12 kms to Interlakes Corner. Deka Lake is a popular residential and recreational area, and a great fishing and watersports lake. Sulphurous Lake is located 11 km north of Interlakes Corner and considered a good trolling and watersports lake. Hathaway Lake is a good fishing, residential and recreational lake.

<b>MLS# N207517 \$28,900</b> Lot 83, Julsrud Rd.	.45 ac	Great lot close to Deka and Sulphurous Lk and park reserve, miles of trails	Brad Potter
<b>MLS# N218029 \$29,900</b> Lot 98, Womack Rd.	90'x203'	Recreational lot in popular Deka Lake area. Power & phone at roadside and driveway in place. Adj. 1/2 ac MLS#185831 together would make a nice homesite.	Brad Potter
<b>MLS# N223429 \$32,000</b> Lot 36 Marguerite Rd.	.42 ac	Nice, level bldg lot, quiet street close to access. Great for home or use recreationally.	Debbie Popadinac
<b>MLS# N204917 \$35,000</b> Lot 99, Womack Rd.	.43 ac	Power/ phone at roadside. Adjacent MLS# N218029 also available.	Brad Potter
<b>MLS# N217374 \$36,000</b> Lot 17, Womack Rd.	.56 ac	Driveway in, power & phone at road, well treed, close to lake access.	Robert Young
<b>MLS# N217821 \$38,500</b> 6270 Macabar Rd.	.42 ac	Well treed, power/phone at road, adj. lot also for sale if you require more space.	Robert Young
<b>MLS# N217835 \$38,500</b> 6272 Macabar Rd.	.42 ac	Well treed, power/phone at road, adj. lot also for sale if you require more space.	Robert Young
<b>MLS# N223754 \$44,000</b> <b>NEW</b> Lots 142 & 143 Womack Rd.	.82 ac	Side by side lots for one low price. Minutes to popular Deka Lake for year round recreational activities.	Brad Potter
<b>MLS# N215198 \$50,000</b> Lot 106, Clearview Rd.	.60 ac	Large lot, well treed, power/phone at road, quiet street near lake.	Robert Young
<b>MLS# N222464 \$55,000</b> Lts 187 & 188 Bergstrom	.93 ac	2 side x side lots; build 2 cabins for your friends or family. Separate deeds. Quiet back part of subdivision.	Brad Potter
<b>MLS# N219075 \$64,000</b> Lot 83, Cotterpin Place	1.14 ac	Treed lot, end of a cul-de-sac, walk to Deka Lake, driveway & landing in.	Robert Young
<b>MLS# N210446 \$69,900</b> 7511 Womack Rd.	.54 ac	Set up and ready to go as a Rec. camp close to Deka Lk. Driveway in with culvert, hydro, covered picnic/BBQ area, shed, outhouse, yard light and fire pit area.	Louise Cleverley
<b>MLS# N192548 \$83,000</b> Lot 5, Renney Rd.	10 ac	Private, close to public access, Adjacent to Crown land.	Debbie Popadinac

### Forest Grove / Canim Lake / Mahood Lake Area

Forest Grove is a small community located approximately 20 minutes northeast of 100 Mile House a gateway to Ruth, Canim and Mahood Lakes. Canim Lake is approximately 36 km, or a 35-40 minutes drive from 100 Mile House. At 37 km long, Canim Lake is the largest lake in the South Cariboo and cruising in a canoe, or any other kind of boat, is a great way to explore its shorelines.

<b>MLS# N212845 \$20,000</b> Lot 19, Kokanee Rd.	122x200'	Very nice building lot for recreation or permanent residence. Don't miss out, this is a super price. Community water is available.	Patricia Ford
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### 70 Mile House / Green Lake / Watch Lake Area

70 Mile House is located about 50 kms, or a 25 minutes drive, south of 100 Mile House at the junction of the Green Lake Road and Hwy 97. This community provides basic services to the residents of Green Lake, Watch Lake and adjacent area. This is a large recreational area due to the proximity of the lakes in the area, and attracts those who enjoy fishing, camping, boating, ATVing, snowmobiling and other outdoor activities. Green Lake has 5 Provincial Park sites.

<b>MLS# N224764 \$24,900</b> <b>NEW</b> 670 S. Green Lk Rd.	100'x200'	Great lot at Green Lake. Includes a 7x35 foot construction trailer. Property is leased and may be purchased.	Brad Potter
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**RESIDENTIAL LOTS and ACREAGE****Bridge Lake / Sheridan Lake / Lac des Roches Area**

Fishing in the South Cariboo is fantastic! There are literally thousands of lakes, ponds and rivers in the area. The lakes in the Bridge Lake/Sheridan Lake/Lac des Roches area, also known as Interlakes area, are situated among the best of them. There is a 130 mile extensive multi-use trail system ideal for snowmobiling, hiking, cross country skiing, ATVing, biking and snowshoeing.

<b>MLS# N217060 \$42,700</b> Lots 27&28, Gerald Cres.	.64 ac	2 adj. lots across from one of BC's most photographed lakes. Public access/boat launch on Lac des Roches is steps away. 2 separate titles for one low price.	Brad Potter
<b>MLS# N217777 \$55,900</b> Lot 3, Boulbee Rd.	.35 ac	Great view of Lac des Roches! This sunny lot has a southern exposure. Great place to build your dream home or to use for your recreational get-away. Public access to the lake across the road.	Debbie Popadinac
<b>MLS# N206119 \$69,000</b> Lot 3, High Country Rd.	9.98 ac	Overlooks large meadow, close to Bridge Lk amenities, power/phone at road side.	Klaus Vogel
<b>MLS# N214956 \$76,900 REDUCED!</b> Lot 1, Hwy 24	8.674 ac	Access off of Hwy. 24, near Lac des Roches, power and phone at road. Crown land all along back of property.	Robert Young
<b>MLS# N199318 \$80,000</b> Lot D, Horse Lake Rd.	10 ac	Level, nicely treed, overlooks small lake, close to Interlakes amenities.	Brad Potter
<b>MLS# N199322 \$85,000</b> Lot C, Horse Lk Rd.	10 ac	Very pretty homesite, trail access to Interlakes service centre. Lakeview. Close to Sheridan Lake. Driveway into property.	Brad Potter
<b>MLS# N224814 \$87,800</b> <b>NEW</b> Lot 4 High Country Rd.	19.52 ac.	Nicely treed with view over large meadow. Property is located close to Henley Lake. Graveled driveway already in.	Klaus Vogel
<b>MLS# N219496 \$89,000</b> Lot 3, Cottage Lane	10.55 ac	One of the most usable lots in the subdivision. Ideal for homesite and horse set-up. Room for barns & riding arenas. Southwest views over scenic Lac des Roches.	Brad Potter
<b>MLS# N218040 \$89,500</b> Lot 1, Bridge Lk. Rd.	4.5 ac	Only metres from Bridge Lake, views of the lake & island. A great hay producer. All the benefits of waterfront without the high costs. Bridge Lk. is one of the top lakes of "The Fishing Hwy 24." Miles of Crown land to explore.	Robert Young
<b>MLS# N199276 \$90,000</b> Lot 1, Horse Lk. Rd.	10 ac	Level, pretty, 10 acres behind the Interlakes service centre. Access to several bldg sites from either paved Horse Lake Road or developed access over adjacent Crown land. Lots of second growth fir, birch & spruce.	Brad Potter
<b>MLS# N212088 \$98,900</b> Lot 24, Cottage Lane	10.007 ac	Commanding view over Lac des Roches. Driveway in - just build your cottage or home. Off the "Fishing Hwy," access to Crown land & trails to fishing lakes.	Brad Potter
<b>MLS# N200997 \$98,900</b> Lot 27, Cottage Lane	12.57 ac	View of Lac des Roches and Mtns. Many bldg sites. Crown land beyond & access to lake.	Brad Potter

**Horse Lake / Lone Butte Area**

Horse Lake, both the north and south shorelines have small communities located approximately 10-15 minutes east of 100 Mile House. Horse Lake is a gateway to the Interlakes area. Horse Lake is a large recreational lake in the South Cariboo offering boating, swimming, fishing and, in the winter, skating and ice fishing. Lone Butte is a small, but active community on Hwy 24 leading to the Interlakes offering restaurants and a general store.

<b>MLS# N224938 \$44,900</b> <b>NEW</b> Lot 51 Wolfe Rd.,	1.21 ac.	View lot of Horse Lake in Anderson Subd. Treed lot with services at the road. Public lake access 2 blocks away.	Darrel Warman
<b>MLS# N220119 \$69,000</b> 6317 Horse Lake Rd.	2.13 ac	This is just over 2 ac bldg lot is only 20 min. to town. Well treed lot, many sites to choose from. Close to popular Horse Lake, known for its many year round activities.	Patricia Ford
<b>MLS# N216539 \$69,000 REDUCED!</b> Lot 8, Hunt Rd.	2 ac	Nicely treed with beautiful view of Horse Lake and distant hill. Public access to one of the best recreational lakes in the Cariboo. Private setting. 20 mins to town.	Klaus Vogel
<b>MLS# N210306 \$89,000</b> Lot 2, Fricke Rd.	10.2 ac	Heavily treed just a few blocks from Fawn Lake, a great fishing lake a short distance off Hwy 24. Build close to the front or back in the trees for privacy.	Barb Monical
<b>MLS# N218915 \$92,500</b> 6136 Ranchette Rd.	.81 ac	Lot with power, excellent drilled well & only 2 mins away from Horse Lake boat launch! RV area already prepared, well treed, no thru road for additional privacy!	Robert Young



## RESIDENTIAL LOTS and ACREAGE

### 108 Mile Ranch

Once a cattle ranch, now a residential community 12 km north of 100 Mile House (a 10 minutes drive), the 108 Mile Ranch can satisfy most of your needs. It has an airport with a lit runway (4877 feet long), a professional 18 hole golf course with a lake view, unique accommodations and dining opportunities, gas station, grocery store and much more.

<b>MLS# N190264</b>	<b>\$28,500</b>				
Lot 37, Kitwanga Dr.	.64 ac	Water, power, phone at lot line, nicely treed			Debbie Popadinac
<b>MLS# N190259</b>	<b>\$28,500</b>				
Lot 44, Kallum Rd.	.69 ac	Water, power, phone at lot line, nicely treed			Debbie Popadinac
<b>MLS# N194815</b>	<b>\$32,000</b>	<b>REDUCED!</b>			
Lot 3, Litwin Pl.	.47 ac	Lightly treed, level lot on no thru road.			Debbie Popadinac
<b>MLS# N224601</b>	<b>\$32,900</b>				
<b>NEW</b> Lot 11 Telqua Dr.	.90 ac.	Build your dream home. Close to golf course and within walking distance to all the amenities offered at the 108.			Karen Friess
<b>MLS# N223693</b>	<b>\$34,500</b>				
<b>NEW</b> Lot 38, Kitwanga Dr.	.60 ac	Building lot close to the 108 Lake, greenbelt walking trails and an 18 hole PGA golf course. Services available.			Diane Cober
<b>MLS# N218252</b>	<b>\$34,900</b>				
Lot 26, Donsleequa Cr.	.84 ac	Nice lot at end of cul-de-sac. View to the south of the 105 Mile Lake & private greenbelt behind. Treed lot with roughed driveway. All services at lot line.			Brad Potter
<b>MLS# N214919</b>	<b>\$38,500</b>	<b>REDUCED!</b>			
Lot 103, Annaham Cres.	112'x213'	Lovely treed lot. Between 108 Mile and Sepa Lakes. Summer and winter recreation close by. Best priced lot in this very desirable area. Priced below assessed value.			Darrel Warman
<b>MLS# N208377</b>	<b>\$38,900</b>				
Lot 21, Kallum Dr.	1.12 ac	Big enough to bring your horses, walking distance to services and green belt trails.			Darrel Warman
<b>MLS# N217781</b>	<b>\$38,900</b>				
Lot 2, Easzee Dr.	1.32 ac	Larger lot than most. Elevated treed land mins. from the greenbelt trails of the 108 & Sepa Lakes. Ideal for private hillside home or cabin. Mins to services.			Darrel Warman
<b>MLS# N208372</b>	<b>\$39,500</b>				
Lot 14, Kylo Dr.	.60 ac	Ideal lot for rancher with walk out basement, 15 minutes to 100 Mile House.			Darrel Warman
<b>MLS# N220494</b>	<b>\$39,500</b>	<b>REDUCED!</b>			
Lot 6, Canium Rd.	.61 ac	Level, treed lot. Greenbelt trails close by, short walk to school bus & transit stops.			Darrel Warman
<b>MLS# N220507</b>	<b>\$39,500</b>	<b>REDUCED!</b>			
Lot 5, Canium Rd.	.63 ac	Treed corner lot in quiet area of 108 Mile Ranch. Lot is level with value in trees. Buy both lots for additional space & privacy.			Darrel Warman
<b>MLS# N205139</b>	<b>\$54,900</b>				
Lot 16, Donsleequa Rd.	.60 acre	Southern exp., slightly elevated, priv. nice neighbourhood of maintained homes.			Darrel Warman
<b>MLS# N224465</b>	<b>\$74,900</b>				
<b>NEW</b> 4895 Kitwanga Dr.	1.23 ac.	Corner Lot, driveway and gate in, level and well treed, close to trail system, golf course, shopping and school			Robert Young
<b>MLS# N221941</b>	<b>\$69,000</b>				
Lot 12, Lakes Rd.	1.02 ac	Cleared acreage parcel in desirable Lakes/Tatton Rds Subdivision. Great views.			Darrel Warman

### 100 Mile House

100 Mile House is situated on Hwy 97, BC's main arterial route north and south. It lies northeast of Vancouver and south of Prince George. It is 458 km, or a 5 hour drive from Vancouver, and approximately 385 km, or a 4 hour drive from Abbotsford. 100 Mile House is the primary service centre for the South Cariboo offering all amenities to approximately 22,000 residents.

#### IN-TOWN

<b>MLS# N223993</b>	<b>\$44,000</b>	<b>REDUCED!</b>			
929 Cariboo Tr.,	.18 ac	One of the few remaining building lots in Aspen Ridge. Walk to the shops, hospital and the park. Priced below assessed value.			Diane Cober
<b>MLS# N214174</b>	<b>\$49,900</b>				
Lot 2, Galpin Pl.	.21 ac	Super building lot in quiet cul-de-sac in the heart of 100 Mile House. All services available. Walking distance to shopping and schools.			Debbie Popadinac
<b>MLS# N209246</b>	<b>\$64,900</b>				
937 Fraser Ave.	.24 ac	Building lot in quiet, newly developed residential area in 100 Mile House. Surrounded by beautiful new homes and close to all town amenities.			Barb Monical

#### RURAL

<b>MLS# N222757</b>	<b>\$79,000</b>				
5581 Birchwood Rd.	2.03 ac.	Southern exp. with views. Serviced with hydro 200 amp, telephone, drilled well. Driveway in. Travel trailer included.			Louise Cleverley



# RESIDENTIAL LOTS and ACREAGE

## Lac la Hache / Timothy Lake Area

Lac la Hache is approximately 23.5 kms north of 100 Mile House approximately a 20 minute drive. The community of Lac la Hache stretches out along an impressive lake of the same name. Lac la Hache is also home to the Mt. Timothy Ski Hill, one of the last publicly-owned ski hills in the province.

**MLS# N222799 \$26,900 REDUCED!**

Lot 3, Lac la Hache Stn Rd. .43 ac Why pay waterfront prices, min. to boat launch. Mobiles & frame homes permitted. Darrel Warman

**MLS# N205145 \$32,000**

Lot 42, LLH Stn. Rd. .19 acre Easy access off paved road, minutes to lake access, services 15 minutes Darrel Warman

# COMMERCIAL RESORTS and BUSINESSES



**REDUCED!**

### DEL'S CAFE AT SHERIDAN LAKE

Popular nicely decorated cafe located in the heart of "The Fishing Hwy 24." This business is ready for you to walk in and carry on. The population of the area explodes in the summer with the busiest resort within walking distance. Buy now and enjoy a full summer. Reasonable rent making it easy to maintain.

Sheridan Lake. Robert Young  
**\$39,900** **MLS# N4505392**



**NEW**

### BUSY 100 MILE HOUSE RESTAURANT

Possibly the best location in downtown 100 Mile House. This profitable business is now available for you take over. Owner has other opportunities so wishes to move on. Leased premises includes all the equipment and fixtures you need just to walk in and carry on. Opportunity to expand hours to increase revenue even further. Owner may look at financing a major portion in the purchase price to qualified purchaser. Call for private viewing and further details.

100 Mile House. Robert Young  
**\$75,000** **MLS# N4505868**



### BUSINESS OPPORTUNITY

Ideal business opportunity right at the gateway to the popular Green Lake recreational area at 70 Mile House. Solidly built 20 year old structure with 1760 square foot 2 bedroom suite above a former 50 seat restaurant. Most equipment is included to re-open popular spot right on the highway or come up with your own ideas. New General Store being built across the street and the famous Dusty Rose Pub is right next door. Currently being used as a craft store outlet.

70 Mile House. Brad Potter  
**\$160,000** **MLS# N4504164**



### TOPLINE PRINTERS

Start a new life in the South Cariboo. Busy printing & design shop located in 100 Mile House. Long established & profitable business which includes all equipment, building and land. Owners wish to retire and will hand over this turn-key operation with everything you need to continue servicing their dedicated clientele. Property zoned and has room for residence as well. Call today for more details.

100 Mile House. Robert Young  
**\$299,000** **MLS# N4505738**

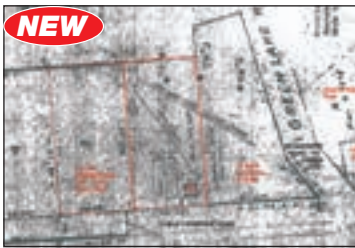


**NEW**

### WELL ESTABLISHED HOME BASED BUSINESS

Need a lifestyle change, here is an opportunity to escape the hectic urban hustle and bustle and be your own boss. Fawn Lake Lumber is a well established home based business located on The Fishing Hwy. 24 and has been in operation since 1978 providing a full line of cedar products. This turnkey operation has shown a steady increase in sales while only open for 6 months each year. Unlimited potential for further growth and income with excellent highway exposure. Walk to work from the private residence located on this 10 acre parcel. Call the Listing Agent for an information package.

Bridge/Sheridan Lake. Louise Cleverley  
**\$399,900** **MLS# N4505940**



**NEW**

### COMMERCIAL LAND - 1 ACRE

1 acre level C-2 service commercial lot at 70 Mile House. Lot is adjacent to the Canada Postal Outlet that is currently for sale under MLS# N4505969. This lot to be sold in conjunction with or after the sale of the Post Office building and land.

70 Mile House. Brad Potter  
**\$39,900** **MLS# BP-8787**



### HISTORIC ROADHOUSE

Super business opportunity, for a great family business. High exposure on Hwy 97 just south of 100 Mile House and close to Green Lake. Log building and property used to operate as the Historic 83 Roadhouse that also included a store and gas pumps. All fixtures still in place for a 60 seat restaurant, or would make a great place to open for any business opportunity, with great wide open exposure. Also included is a 2 bedroom residence with an addition that is currently rented out. Lots of room on this 2 acre property for expansion — call for showings.

83 Mile House. Brad Potter  
**\$158,900** **MLS# N4504135**



**NEW**

### CANADA POST OUTLET

Great investment opportunity. Canada Post outlet at 70 Mile House. Land and buildings on 1 level acre with 5 year renewable contract. New general store is adjacent. Busy area with permanent and recreational use on nearby Green Lake.

70 Mile House. Brad Potter  
**\$169,900** **MLS# N4505969**



### TURN KEY FAMILY BUSINESS

Great family business, 3 bedroom living quarters in Lac la Hache with super Hwy. 97 exp. Approx. 1890sf of the building is a previously licensed complete turn key restaurant setup with 65 seats. Modern stainless steel commercial kitchen, large boot room and cozy living room. Location in great hunting and fishing country with the lake and skiing area close by. Zoning allows for other type of business. Buy supplies and open the restaurant or bring your own ideas.

Lac la Hache. Klaus Vogel  
**\$329,000** **MLS# N4505045**



### WATERFRONT CAFE/MOTEL IN LITTLE FORT

Located on the North Thompson River this 8 unit motel and licensed cafe has 26 seats inside and another 16 on the patio. There are also an ice cream stand 16 RV pads, shower house and sani. The updated living quarters has 2 bedrooms, bathroom, kitchen, living room, and screened porch to enjoy when your not busy in this popular business, if your not already out there fishing and boating on the river. Park like grounds with lots of room for expansion. This business also caters to weddings, reunions and parties, complete with outdoor gazebo and large groomed yard. This is a year round business attracting those travelling the Jasper to Kamloops or 100 Mile House to Kamloops route to access the Coquihalla. What could be better, this is a great price for a turnkey year round business located on waterfront. Located on Hwy. 5 just north of the Hwy. 24 junction. Immediate possession available so you don't miss any of the busy summer season!

Little Fort. Robert Young  
**\$429,000** **MLS# N4504775**  
**#103281**



**REDUCED!**

### GREAT LOCATION!

Commercial lot in the heart of BC's popular Interlakes area. Located on Hwy 24 "The fishing highway" near Sheridan Lk. Bring your ideas to this busy and growing centre. Current businesses include a Rona Store, car wash, restaurant, outdoor/sporting goods store, sign and graphics shop, a pub, mini storage facility, grocery/gas station, laundromat, real estate office and more. This lot is level with water, sewer, hydro, phone at the lot line and Hwy. 24 frontage.

Sheridan Lake. Louise Cleverley  
**\$47,900** **MLS# N4504814**



### OUTBACK SPA

Excellent business that is perfect for a couple to operate. Outback Spa and Leisure has a great reputation for it's sales and servicing of quality spas, hot tubs, billiards, game tables and saunas. The space offers a showroom, office/retail space and a large workshop/parts area. Owners willing to train!

100 Mile House. Robert Young  
**\$190,000** **MLS# N4504098**



### EXCELLENT LOCATION AND POTENTIAL FOR EXPANSION

Be your own boss with this turn key family restaurant. Super location right on the Fishing Hwy 24, great fishing and hunting country. 3.78 acres in C-3 zoning with potential for expansion. The large deck for summer seating offers a nice view over hayfields and distant hills. Full bsmt includes comfortable living quarters for the owners and storage.

Bridge Lake. Klaus Vogel  
**\$399,000** **MLS# N4505271**

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# COMMERCIAL RESORTS and BUSINESSES



### DUSTY ROSE PUB

Location, location, location! This pub is conveniently located to service the Green/Watch Lake/70 Mile area. This year round 135 seat fully licensed pub has been recently renovated and comes with all equipment required to run the business. There is also a 1355 square foot private residence, and a 784 square foot shop. Call Robert to view, and be ready to start off when the spring season arrives along with all the tourists and cottagers.

70 Mile House. Robert Young

\$695,000 MLS# N4505203



### GUEST RANCH - OPPORTUNITIES GALORE

Double T Guest Ranch. This historic ranch offers 143 acres of deeded land, a 5 bedroom home, 12 rustic cabins which can accommodate 70+ guests, numerous outbuildings and a beautiful setting with pristine waterfront on Burns Lake. The ranch is located amidst great fishing and hunting country and borders Crown land as well as another small lake. A range permit and grazing lease are also available. Lots of opportunities with this ranch, like family business, company retreat or group investment. Nearby 160 acre parcel with 100 acres in hay also available combined with the ranch.

Bridge Lake. Klaus Vogel

\$1,300,000 MLS# N4504703



**NEW**

### LAC DES ROCHES RESORT

Full service year-round resort/restaurant on approx. 38 acre in the popular S. Cariboo on one of the most photographed lakes in the province along "The Fishing Highway." Only 5.5 hrs from Vancouver, and just 1.5 hrs north of Kamloops. 12 modern units. Fantastic views from the fully licensed DR and 3 level deck at the log lodge. Paved to driveway, access by car or float plane. Property backs onto Crown land. Room for expansion, only a few of the 38 acre are developed. World renown Mayfly hatch. Fish for Rainbow and Burbot from your own pc of paradise. Have yourselves a new lifestyle and business. A great location to add a guest ranch to this popular fishing resort business.

See virtual tour - www.fishbob.ca

Lac des Roches. Robert Young

\$2,300,000 MLS# N4505971



**NEW**

### INCREDIBLE VALUE!

Worth a serious look! This 37 acres waterfront resort/campground on pristine Ruth Lake offers a great opportunity for investors, group purchaser of an energetic family. 5 guest room lodge, licensed dining room, 3 modern self-contained cabins plus a 5-bedroom main residence. Lots of room for RV's, horse set up and Crown land access. Call for details.

Ruth Lake. Martin Scherrer

\$998,000 MLS# N225027



### FAWN LAKE RESORT

Want to retire with a great income? Check out this well established resort on pristine Fawn Lake in the heart of the popular Interlakes area. Located just minutes off the famous "Fishing Hwy 24." This money making small enterprise is located in a serene and idyllic south Cariboo setting. Fawn Lake is a world class fly fishing lake for Rainbow trout. The boating restriction ensures your piece and quiet. Log home main residence is also used for the office and B.B. There are 3 fully serviced, year round comfortable waterfront log cabins and 3 rustic log cabins, 18 serviced R.V. sites, 11 unserviced sites and 1 full hook-up site. Almost new shower house and an all weather covered shelter with B.B.Q. area. All this on approximately 17 acres of park-like property! Would make a great corporate retreat or group purchase.

Fawn Lake. Martin Scherrer

\$1,395,000 MLS# N4505512



**REDUCED!**

### HENLEY LAKE WATERFRONT

Great value for this perfect "ready to go" guest ranch set up! Almost 6,000 square foot majestic quality log lodge, separate 4 bedroom duplex right at the waters edge, 6 bedroom guest house fully equipped plus cute honeymoon log cabin hidden in the woods. Old charm barn with tackroom, hayshed/horse shelter and a huge 5-bay garage plus handy workshop. Riding arena/round pen ready for work with horses. All this on a beautiful south facing sunny Henley Lake waterfront acreage with approx. 900 feet shoreline. Located in the heart of the busy Interlakes tourist region and only minutes off Hwy 24. Two land titles exceeding 90 acres with ample pasture and bordering Crown land on 2 sides, giving access to endless trails.

Henley Lake. Martin Scherrer

\$1,225,000 MLS# N212311



### CANIM LAKE WATERFRONT RESORT/ CAMPGROUND

South Cariboo's most attractive resort/campground! Awesome 7.4 acres waterfront property on majestic Canim Lake. Top quality buildings and infrastructure including spacious full basement log home with office, several self-contained cabins and a modern 8-plex condominium. Approximately 30 RV sites along the 650 feet of sandy shoreline and amongst big fir trees. Barn and pasture for potential horseback riding option. Room to expand. Truly a great opportunity for an enthusiastic entrepreneur. Same owner for over 30 years!

Canim Lake. Martin Scherrer

\$1,750,000 MLS# N4505490

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## INTERLAKES SERVICE CENTRE STRATA LOTS



Located in the heart of the Interior at Sheridan Lake on the world famous "Fishing Highway 24."

Commercial opportunities can be found in the heart of British Columbia's freshwater fishing paradise on Hwy 24 giving access to over 100 Lakes. Interlakes Service Centre is a unique strata complex in this major tourism area where you could have your business as well as your own residence or managers living quarters all under the same roof. This is an affordable way to have a new life style away from the noise and crime of urban

centres. Power, water and sewer have already been brought to each lot.

Whether you choose log or frame construction there is a design criteria in a western theme, with local zoning allowing for many commercial uses still needed in our area. Give us a call to discuss your ideas, and we'll help make your dreams of rural living for you and your family come true.

Join our current Businesses:

- Rona Building Supplies / Re/Max Country Lakes Realty / Landquest Realty / Wildmans Outdoor Store / Wildmans Family Dining & Lounge / Interlakes Mini Storage / Interlakes Car Wash / South Cariboo Sand & Gravel / Levick Gravel Service / Herbs Auto Repair / Country Peddler Giftware / Fit 4 You Gym / V Squared Small Engine Repair / The Boulevard Cafe / Massage Therapy

**MLS# N4504656 - SL 27 LEVICK CR - ZONING M1-3 \$64,900**

**MLS# N4504653 - SL 28 LEVICK CR - ZONING M1-3 \$59,900**

**MLS# N4504652 - SL 29 LEVICK CR - ZONING M1-3 \$54,900**

### Our In-House Mobile Mortgage Specialist

is in our 100 Mile House Office every Wednesday.

Please call for an appointment.

**Tanya Warttig**  
Mobile Mortgage Specialist  
TD Canada Trust  
Ph.: 250-302-1146  
Fx.: 250-392-9700  
Toll Free: 866-767-1156  
Pager: 866-767-5446  
[www.tdcanadatrust.com/msf/tanyawarttig](http://www.tdcanadatrust.com/msf/tanyawarttig)



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**Darrel Warman**  
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darrel.warman@remax.net

**Come see us at our 100 Mile House office located at #2 - 441 Alder Ave., 100 Mile House**

**INTERLAKES 250.593.0131 or 1.866.593.0131 FAX: 250.593.0016**



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**Brad Potter**  
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brad@cariboodream.com



**Klaus Vogel**  
Res. 250-593-2328  
vogel@100mile.net



**Robert Young**  
Res. 250-593-2164  
fishbob@telus.net

**Come see us at our Interlakes Office which is located in the log building at the Interlakes Corner.**

**email: info@cariboorealestate.com • website: www.cariboorealestate.com**



# • FEATURED HOMES •



**NEW**

## SPACIOUS UPDATED FAMILY HOME WITH LAKE VIEW

Come and take a look at this 4 bedroom home on a quiet cul-de-sac. The property overlooks the 108 greenbelt and has a view of Watson Lake. Many updates include a new kitchen, flooring, windows and roofing. The spacious master bedroom has double closets and a 4 pc ensuite featuring a jetted tub. Nice sundeck over the garage is plumbed for a natural gas BBQ. A great family home on a large sunny lot. Call today for an apt. to view.

108 Mile Ranch. Diane Cober  
**\$249,900**      **MLS# N224271**



## 2+ ACRES WITH EXTRA WIDE WATER FRONTAGE

Life does not get any better than this rare 2+ acre waterfront property facing due West to take in the amazing sunsets over Bridge Lake. There are many building sites to choose from, for a full time home or cottage above the road. This lot offers a great view of Bridge Lake and the distant islands. The property is 3/4 fenced and has a park like setting but yet still natural. The extra wide water frontage of 355 ft and size of this lot will make an excellent and private home setting, or park an RV till you are ready to build. Driveway into the lake side & the bldg sites above the road. Shoreline is a nice gravelly beach that is great to walk in & swim. Septic system approval in place, hydro & phone at roadside, HST applicable.

Bridge Lake. Louise Cleverley  
**\$225,000**      **MLS# N217103**



**REDUCED!**

## PRICED TO SELL FAMILY HOME!

Handyman special needs some work. New sundeck overlooks adjoining Walker Valley with miles of recreational trails. Southern exposure for gardening on your half acre property. 3 bedrooms on the main floor, large rec room in the basement. You will enjoy living here and will make money on your investment in the future. Master bdrm has a wood insert in the fireplace and the basement has a gas stove. Short walk to the South beach of the 108 Mile Lake.

108 Mile Ranch. Barb Monical  
**\$119,000**  
**MLS# N224390**



**NEW**

## DREAM ESTATE!!

Exquisite home with over 5200 sq.ft of quality living space. This could be your dream home on 150 acres of hay fields, pasture treed areas and small lake. The main floor consists of large kitchen with island and quality stainless appliances, large living room with forced air fireplace, spacious dining room, guest room with ensuite and master bdrm with ensuite and sauna. The large wrap around deck offers a nice view over the land and the lake. The basement includes 3 spacious guest rooms, each with 4 pc ensuite, large family room, wine cellar, cold room, laundry and utility room. Outbuildings consist of double garage with attached horse shelter, large hay barn and 2 historical cabins. This is a very special estate in the Cariboo.

Bridge Lake. Klaus Vogel  
**\$1,495,000**      **MLS# N224757**



## WATERFRONT W/ CROWN LAND ON ONE SIDE, IT FEELS MUCH BIGGER!

Desireable waterfront property with rustic cabin on Ruth Lake. Borders unsurveyed Crown lands on one side and almost at the end of the dead end road, so very little passers-by. Beautiful Ruth Lake is ideal for fishing, water sports and winter activity fun. Bring those ATVs, snowmobiles, dirt bikes, hiking shoes, canoes, kayaks and enjoy all the South Cariboo outdoor recreation has to offer. Year round road access with many full time residents in the area. About a 45 minute drive from 100 Mile House and centrally located to dozens of other accessible lakes for diverse fishing opportunities. View it and see the possibilities, with just a little TLC.

Ruth Lake. Darrel Warman  
**\$185,000**      **MLS# N220118**



## COMPLETELY UPGRADED LOG HOME

Quality throughout this well-maintained and totally upgraded 3 bedroom, 2 bath log home in quiet area of the popular 108 Mile Ranch. Relax on your wrap-around covered deck off living room or dining room. High-end hardwood flooring, mason tile in kitchen, UV-water treatment to kitchen & ice maker, built-in vac, new gas range & new bottom freezer fridge. Also wired workshop/storage bldg & much more. Book a viewing today.

108 Mile Ranch. Robert Young  
**\$299,900**      **MLS# N222581**



## SNOWBIRD SPECIAL!

Minimum maintenance, maximum enjoyment. This perfect year round home or recreational cabin is on 0.86 ac, a corner lot. Yard is natural flowers, shrubs, trees and grasses. Gravel walking paths meander through the property. Enjoy your morning coffee in the hot tub on the deck. RV storage and guest cabin with hydro. Most furnishings stay. Have a look you'll be amazed.

Sheridan Lake. Karen Friess/Diane Cober  
**\$175,000**  
**MLS# N220730**



## COTTAGE WITH SOUTHERN EXPOSURE

Well built recreational year-round cottage faces south on popular Sheridan Lake. 4 bdrms, 20x24 garage, large decks and wharf system on nice level lot at end of cul-de-sac. Clean beach area. Perfect for large family and room for friends in their RV.

Sheridan Lake.  
 Brad Potter  
**\$425,000**  
**MLS# N218032**



**NEW**

## INCREDIBLE VALUE!

Worth a serious look! This 37 acres waterfront resort/campground on pristine Ruth Lake offers a great opportunity for investors, group purchaser of an energetic family. 5 guest room lodge, licensed dining room, 3 modern self-contained cabins plus a 5-bedroom main residence. Lots of room for RV's, horse set up and Crown land access. Call for details.

Ruth Lake. Martin Scherrer  
**\$998,000**  
**MLS# N225027**



## HORSE LAKE VIEWS!!

Spectacular views of Horse Lake from just over 2 acres. This bright and cozy well maintained home has had lots of updates. The property is fully fenced with a workshop and car shelters. Beautifully landscaped with established garden, shrubs and trees. Would make an excellent starter or retirement home. Only 10 minutes to town in the popular Imperial Ranchettes. Priced to sell!

Horse Lake. Debbie Popadinac  
**\$185,000**  
**MLS# N222887**

email: [info@cariboorealestate.com](mailto:info@cariboorealestate.com)

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