

# The Sign you want.

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**SOLD**


# RE/MAX COUNTRY LAKES REALTY

VOL. 12 ISSUE 9

Each office independently owned and operated.


**REDUCED!**

### THE PERFECT BUY ON GREEN LAKE

4 bedroom older but solid cottage with full bathroom but seasonal water. Level lot with 100 feet of nice, sandy beach. New improvements with deluxe log picnic table and covered gazebo area. Newer post and beam roof structure over open aggregate deck out front. Swimming float. Ideal for recreational use but could also be one of the better lots for your retirement home. Priced well and ready to go!  
*Green Lake. Brad Potter*  
**\$359,900**  
**MLS# N217914**



### DEKA LAKE WATERFRONT HOME

Two lots, 2 titles totaling .92 of an acre with 115' of south facing level waterfront on Deka Lake. Large home with fully finished walkout basement. Two bedrooms, 2 baths, 2 wood burning f/p's, built-in appliances, china cabinet and book shelves, open floor plan with a fabulous view of the lake from every room. Sliding glass doors off the living room and master lead to a 9x33 solarium style covered deck overlooking the lake. Recently updated with new lino, carpet and paint, new stainless steel fridge and dual wood/electric furnace, plus entire exterior has been professionally repainted. Basement has a huge rec room with bar area, plus another great view of the lake. 24x36 double garage with concrete floor and hydro, 12x20 carport, wood shed. Paved driveway, nicely treed and landscaped property.  
*Deka Lake. Louise Cleverley*  
**\$559,000**  
**MLS# N208139**



### FULLY MODERN WATERFRONT RESORT 37 ACRES - 2,900 FT FRONTAGE

Priced just above assessed value! Tastefully appointed and quality throughout this 37 acre waterfront resort located north east of 100 Mile. With 2,900 ft of lake frontage there is a lot of potential for future development. The main lodge has a licensed dining room, gamesroom, fireside lounge and 5 guest rooms with balcony. There is also a separate 5 bedroom residence with vaulted ceilings, livingroom, family room with fireplace, spacious bright kitchen complete with breakfast bar with access to deck from eating area. The 3 modern 2 bedroom cabins all have their own bathroom and are equipped with fridge, cooktop and all

required cooking utensils, wood burning airtight fireplace in livingroom, log dining table and chairs, main floor bedroom with queen and loft bedroom sleeps 4 with all bedding and towels included. This is currently a fishing resort with great potential as a guest ranch as well, since already equipped with stable, riding ring, and is fenced. At this great price this is perfect for anyone who dreamed of being a resort owner, having a corporate retreat or looking for a quality waterfront property to keep for yourself as a family estate. Compare to other listings out there and you will agree this is a great buy!  
*Ruth Lake. Robert Young*  
**\$998,500**  
**MLS# N4504448**



### WATERFRONT SITKA LOG HOME

This impressive waterfront 3 bedroom, 2 bathroom, 2 level, 2,000 sq. ft., first time on the market, locally built Sitka Log home on .5 acre features a warm open concept with vaulted ceilings, skylights, a natural gas rock fireplace, large windows and sliding patio doors overlooking the lake, beautiful Pine kitchen cabinets and a breakfast bar, large decks up and down to enjoy the view, lots of storage, cold room, 2 outbuildings, fully fenced yard and potential fenced garden or dog run, an attached carport with black top driveway on a no thru road. This home is ready for you to move in to and make it your own. Only five minutes from town and all amenities.  
*100 Mile House. Klaus Vogel*  
**\$343,000**  
**MLS# N220851**


**NEW**

### 1200 FEET OF SOUTH FACING SHORELINE!

Not too often does the opportunity come along to own almost 20 acres on Sheridan Lake! This 19.75 acres has over 1200 feet of south facing, level shoreline and an incredible 180 degree view. The property has low rolling hills, is lightly treed and has several excellent building sites. There is good access off of Magnussen Road. There is potential for subdivision if property can be rezoned and removed from the ALR (the back half of the property is in the ALR). Cabin on property of no real value. Call listing Realtor for more information. Don't wait on this one!  
*Sheridan Lake. Shelley Kotowick*  
**\$695,000**  
**MLS# N221514**



### WATCH LAKE WATERFRONT

Great family get away. Full time 2 bedroom waterfront home or for 4 season recreational use. Plus a 16x20 guest cabin with bedrooms and lounge/kitchen area and its covered deck to enjoy the lake. Double garage with workshop, concrete floor and covered storage for your boat. Cabin fridge and stove also included. New pump and pressure tank March, 2012. Brand new septic system just installed (new tank and field).  
*70 Mile House. Diane Cober/Karen Friess*  
**\$299,900**  
**MLS# N210079**



### LOTS OF SPACE AND PRIVACY

Attention Horse Lovers! Own 137 sprawling acres, nice pasture land and forested areas, adjacent to crown land trails and close to Montana Lake in the beautiful South Cariboo. Spectacular valley views from the large sundeck of the custom designed two level full basement 5,200 sqft home/lodge with beautiful commercial kitchen. Separate heritage log cabin plus four additional self-contained quality built 22 x 18 log guest cabins. Used to be run as Montana Hill Guest Ranch in the past. Welcomes new owner and ideas to restore to its previous glory or keep as your private retreat. Owner would also consider a trade. Great potential and value at a very attractive price, below assessed value and replacement costs!  
*Montana Lake. Martin Scherrer*  
**\$865,000**  
**MLS# N218221**


**NEW**

### LAC LA HACHE WATERFRONT HOME

Year round waterfront home on gorgeous Lac la Hache. Come and enjoy lakefront living in this spacious 4 bedroom home. The lower level features a family sized kitchen and dining area with doors to the 1200 sq ft, 2 tiered deck. A very private master bedroom, walk-in closet, 3 pc ensuite and your very own sitting room on the upper level. The property is landscaped to the lake, has a double detached garage, and paved drive. A must see.  
*Lac la Hache. Diane Cober*  
**\$549,900**  
**MLS# N220959**

**email: [info@cariboorealestate.com](mailto:info@cariboorealestate.com)**
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# RESIDENTIAL HOMES and CABINS



**WOULD MAKE A GREAT LARGE FAMILY HOME FAMILY COUNTRY RETREAT OR B&B**  
 Almost 3,300 square feet in a 10.6 acre, fenced, park like setting. This 6 bedroom home has an impressive main entry and a recently updated kitchen with new counters, flooring, stainless appliances, an Elmira wood stove & lots of windows to keep it and the adjacent dining area nice and bright. Large laundry/pantry. Enjoy the warmth of the wood burning heat for those cool evenings and a custom 7 ft French door leading to the expansive private deck for all those BBQs and entertaining you'll be hosting. The master bedroom has a 4 piece ensuite and hot tub. New laminate flooring in the bedrooms, halls and entry. There are 3 bathrooms, 2 fireplaces, music room, 2nd floor family room with sliding door to balcony (currently games room). Bring your horse! There's a 36x45 ft barn and chicken coop, a 32x44 ft shop with work area, 2 car carport and a tack room. Fenced vegetable gardens and plenty of low maintenance perennials.  
*Bridge Lake. Robert Young*  
**\$398,800** **MLS# N220674**



**UPDATED HOME W/ LARGE QUONSET**  
 Country living just minutes from 100 Mile House and 2 minutes to Horse Lake for all your lake activities. This 4 bedroom, 2 storey home has been tastefully updated, including new flooring throughout, new kitchen cabinets, bathroom fixtures and vinyl windows. This home is situated on 2.02 acres and has a large 40x60 Quonset with 14' doors. See LB for complete list of updates.  
*Horse Lake. Diane Cober*  
**\$389,900** **MLS# N214697**



**BRING YOUR THIRD CAR, OR BOAT!**  
 Custom built home on a landscaped lot at the 108 Mile Ranch. The home features a vaulted ceiling, natural gas fireplace, hardwood and tile flooring, a great kitchen and sliding glass doors to the back deck. Master bedroom has a walk-in closet and a 3 piece ensuite. 3 bedrooms on the main floor and 2 down. The basement is partially finished and has a bright and spacious family room. The lower level also has a workshop with a separate entrance and lots of room for your toys in the triple garage.  
*108 Mile Ranch. Diane Cober*  
**\$375,000** **MLS# N216135**



**SPACIOUS FAMILY HOME**  
 Well maintained family home located on the 108 Mile Ranch. Bright and cheery kitchen with a large island and an eating area. The spacious living/dining room is well suited to family get togethers. The master bedroom features a 4 piece ensuite and a walk-in closet. The lower level is finished and features a media room, games room and family room. The home has extensive updates and is a pleasure to show. Complete list of updates available from the LB. Please call for an appointment to view.  
*108 Mile Ranch. Diane Cober*  
**\$369,900** **MLS# N216383**



**MILLION DOLLAR VIEW OF GREEN LAKE!**  
 Your dream log home with a million dollar view overlooking Green Lake just a 4 hours' drive from the lower mainland. Just across the road is a public access used by only a few local people, use it as your private sandy beach. Solid maple kitchen that flows into the living room. Relax on the covered deck and take in the great lake and mountain views. Newer high efficiency furnace. Three bay shop has 220 power and water.  
*Green Lake. Barb Monical*  
**\$365,000** **MLS# N219011**



**POPULAR GREEN LAKE VIEWS!**  
 Enjoy the wonderful view of Green Lake from this 4 bedroom log home on North Green Lake Road. Open floor plan, vaulted ceiling, oak flooring and a brand new kitchen are just some of the features of this well built home. Double carport has a 24x40 attached workshop. This property is located across the road from reserved park land. Contact LB for feature sheet.  
*Green Lake. Diane Cober*  
**\$379,900** **MLS# N218359**



**\$80,000 BELOW ASSESSMENT!**  
 Need lots of space for not too much money? Check out this foreclosure sale! 13 year old 4,000 square foot rancher with full basement on 10 level treed acres. Attached triple care garage/workshop. Open floor plan, skylights and vaulted ceiling in the main living area. Maple cabinets with Cherry wood cabinet trim. Huge livingroom with rock fireplace. Spacious master bedroom with 5 piece ensuite (large soaker tub). The full basement is unfinished except for a 4 piece bathroom and designed for an In-Law suite with separate entrance. Court ordered sale and listed \$80,000 below 2012 assessment.  
*Lone Butte. Martin Scherrer*  
**\$370,000** **MLS# N219592**



**READY TO KICK BACK AND RELAX?**  
 Check out the elaborate infrastructure on this 6 acres hobby farm. Fully fenced and cross fenced, south facing sunny acreage. Large 2 stall multi purpose 39x40 barn/shop for your horses, dairy cows or goats. Well built chicken coop/turkey pen. Special set up for raising pigs as well as additional outbuilding for worm production. Quiet and serene private backyard, Crown land access with trails galore. Well established irrigated perennial gardens. Lots of water! Not only great set up for your animals but also for the owner with this 2100 sf well cared for 2 bedroom open floor plan quality home, with paving stone walkways. All this on paved road just 20 minutes to 100 Mile House.  
*Horse Lake. Martin Scherrer*  
**\$365,900** **MLS# N206978**



**LOG HOME, BRIDGE LAKE VIEW**  
 REDUCED TO SELL! Sitting on 2.4 acres this 2,400sf 3 bedroom, Two 4 pc bathrooms, lake view, professionally built log home is across from a boat launch on Bridge Lake. Majestic rock floor to ceiling fireplace in living room. Sliding doors from living room to large wrap deck on lakeside of house. Galley kitchen with pass through to family room. Main floor has log partition walls with arched entry into dining room. Enter through main floor entrance or through walk out level under large paved carport. Walk-out level entry has a foyer with feature brick wall, den, laundry room. 4 pc bathroom and 2 of the 3 bedrooms. BONUS! There is a 4 stall carport with artist studio in a separate building. The grounds are well treed and landscaped. Boat launch only a couple of lots away.  
*Bridge Lake. Robert Young*  
**\$364,000** **MLS# N214955**



**FAMILY LIVING AT IT'S BEST!**  
 First time on the market! Custom built on 0.7 acres with high end quality, beautiful built in oak features, attached dble garage and detached workshop. Lovely lot with fenced backyard, walking trail to Walker Valley across the road and two large vinyl covered sundecks to enjoy the peaceful neighbourhood. Built in 1994 with lots of storage, 2 N/G fireplace inserts, huge master bedroom w/large walk-in closet & roomy ensuite. Warm oak accents the house with large pantry, built-in book shelves and large island in the spacious kitchen. Great office in the basement, ideal for home based business. Lots of room for RV storage too. Large kitchen, eating area and separate dining room. Family living at it's best!  
*108 Mile Ranch. Darrel Warman*  
**\$395,000** **MLS# N221483**



**MORE THAN A HOBBY FARM**  
 Not your average hobby farm! Check out this unique squeaky clean 3 bdrm home with cedar siding on 10 park-like acres only 10 mins to 100 Mile. Bright, open design with added sun room/library. Huge recreational room for entertaining. Covered sundeck facing the yard with round about driveway. Separate triple car garage with attached carport and workshop. The landscaped property with mature fir trees offers lots of room for your animals. Very special and priced right to sell!  
*Forest Grove. Martin Scherrer*  
**\$375,900** **MLS# N210852**

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# RESIDENTIAL HOMES and CABINS



### GREAT PRIVATE ACREAGE!

2,000 sq. ft. full basement log home under construction on almost 40 acres with approx. 30 acres in hayfield, balance useable for pasture. Sunny, south facing and very private location just a few minutes away from Horse Lake on Doman Rd. Mobile home with addition and log cabin housing sophisticated solar energy system and generator. Crown land adjacent and only a short walk to pristine wilderness lake. Nice, clean and quality set up. Ready for your personal finishing touches.

Horse Lake. Martin Scherrer

\$359,000

MLS# N219678



### LOG HOME ON 6.7 ACRES NEAR YOUNG LAKE ACCESS

2,110sf log home on 6.57 acres near Young Lake. This 2 bedroom (could be 3) home is set up to run on generator and solar. Included are most appliances, 10kw generator, solar system, hide-a-bed, 5000 watt generator, and some furnishings. There is a building for the generator and a storage shed, a greenhouse under construction and miles of Crown land out back. Come join the other lucky owners of "off the grid" Young Lake properties.

70 Mile House. Robert Young

\$349,000

MLS# N199961



### A MUST SEE!

Deluxe rancher, just 3 years old, located in Aspen Ridge, 100 Mile House's newest subdivision. The home boasts a gourmet kitchen with stainless appliances and custom cabinets. Dining room has access to the sundeck and the fenced backyard. The living room has a vaulted ceiling with lots of pot lights. Master bedroom has a walk-in closet and a 4 pc ensuite bathroom with a soaker tub and a separate shower. Quality finishing throughout. Home also has a double garage and a concrete driveway. Within walking distance to all amenities. A must see.

100 Mile House. Diane Cober/Karen Friess

\$329,900

MLS# N205949



### CAPE COD STYLE HOME – QUIET CUL-DE-SAC

Situated on a quiet cul-de-sac with greenbelt on 2 sides, is this charming Cape Cod style home. Main floor with bright kitchen & eating area. Built-in appliances & a breakfast bar. 1 bdrm/den and full bath. Gas heater in the cozy living room with large bay windows. 3 bdrms up with a full bath. Lower level with a family room, bedroom and 3 pc. bath and outside basement door. Level lot with paved driveway, storage shed, green house and fenced garden area. Available for immediate possession.

108 Mile Ranch. Debbie Popadinac

\$319,900

N221526



### IMMACULATE CONDITION

Well maintained 4 bedroom home at the 108 Mile Ranch. This home has been lovingly cared for and is in immaculate condition top to bottom. 2 bedrooms up and 2 down. Spacious master bedroom has a walk-in closet and ensuite. The living room overlooks the greenbelt and has a view of Watson Lake from the deck. The oak kitchen complete with island is bright and sunny. The completely finished lower level has a large family room with access to the backyard. Nice home, great street just waiting for new owners.

108 Mile Ranch. Diane Cober

\$299,900

MLS# N219257



### LARGE PRIVATE FAMILY HOME

Beautiful private 5 acres with 3 bedroom/3 bath well maintained log home with 3000 sf living space. Crown land behind for those big boy toys, ride right from your home. School bus just 2 blocks, shopping and services 10 minutes to 100 Mile House. Large country kitchen, eating area and dining room. Home boasts lots of TLC with ownership pride in all the updates. Quiet cul-de-sac road with property partly cleared and partly treed. Fully utilized floor space, unique character w/spacious master bedroom, antique built ins and 4 claw tub add country charm. Great family home with wrap around decks and large yard. Won't last in this market. A pleasure to show.

See Virtual Tour at [www.darrelwarman.ca](http://www.darrelwarman.ca)

Horse Lake. Darrel Warman

\$359,000

MLS# N218669



### HOME OR FAMILY GET-AWAY?

Perfect place to call home or to use for a family get-away. This nicely finished house features a bright living area with 3 bedrooms, 3 bathrooms, a walk-out basement, built-in vac and a wood/electric furnace. There is also a wrap around deck to enjoy the amazing lake view and all day sun. The 1.98 acres is cleared, sunny and a stones throw from Lac des Roches.

Lac des Roches. Shelley Kotowick

\$340,000

MLS# N216858



### 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

\$329,000

MLS# N220664



### PRIVATE LOG HOME

Private setting overlooking Walker Valley (greenbelt). Enjoy the view from the spacious sun deck of this open designed log home. Easily update this open designed kitchen, dining room and living room. Features a partial dividing wall of brick with a cozy wood heater. A covered deck across the front and across the back to enjoy all seasons. Walk out your door to miles of trails in Walker Valley along the ponds for birds and wildlife. Double car garage with half insulated and heated for a work shop. Basement is unfinished except for the third bedroom with a outside entrance.

108 Mile Ranch. Barb Monical

\$309,000

MLS# N210870



### PRIVACY WITH A VIEW!

Country living within 10 minutes to town! Enchanting log home on 2 levels on 10 sprawling acres. Nice fir trees along the meandering driveway. Lots of level open pasture. Open design in this quaint log home with large covered sundeck with hot tub! Adjacent double carport and a couple of shed/barn. Established garden. Reasonably priced to sell!

100 Mile House. Martin Scherrer

\$299,900

MLS# N217823



### RANCHER WITH PANORAMIC VIEW

Enjoy the panoramic view from this immaculate rancher, located at the 108 Mile Ranch. Approx. 1699 sq ft of living space, including a formal living room, large family room, and 3 N/G fireplaces. Master bedroom has a walk-in closet and 3 pc ensuite. The family room has a murphy bed and doubles as a guest room. The 23x30 garage has space for 2 vehicles and a workshop. The easy to maintain property is beautifully landscaped with perennial flower beds. This home is move in ready so call now for your appointment to view.

108 Mile Ranch. Diane Cober

\$349,000

MLS# N220270



### PRIVATE WITH BEAUTIFUL VIEWS!

WOW! The most beautiful vistas at the 108, with views over 108 & Sepa Lakes and the golf course. Owner/builder was ahead of this time with emphasis on "green" thinking, maximum efficiency and full use of the southern exposure. Situated on the lot for privacy and the best use of the sun, in all seasons. Features such as radiant in floor heating, Venetian toilets, chemical & water softener "free" septic system, full effect windows for best views. Prof. built cabinets with large pantry and special features. Spacious open floor plan, well suited to entertaining. Large master suite w/walk thru closet, Euro. style toilet for privacy, corner tub and shower stall, library and deck. Greenbelt walking trails, swimming and golf out the back door.

108 Mile Ranch. Darrel Warman

\$339,900

MLS# N217992



### VIEWS OF LAKE!

Beautiful views over 108 Lake, recreational trails across the road, ideal location for active family. Lovely 4 bedroom, 3 bath home with updated bathrooms, laminate flooring and light fixtures. All your daytime needs on the main floor, large back deck, spacious bedrooms upstairs. Master bedroom is huge with walk-in closet, double sinks and Jacuzzi tub. Enjoy the bright morning full day sun with shade in the evening. Detached storage shed and car cover. Warm oak cabinets throughout. You won't find a more level spacious lot at the 108.

108 Mile Ranch. Darrel Warman

\$319,900

MLS# N217462



### PANORAMIC VIEWS!

One of the best locations overlooking the 108 Lake and mountains beyond. Spacious 5 bedroom family home on almost 1 acres. Recent updating throughout. Oak kitchen, separate dining and a view from almost every window. Large sun-deck and newer roof. Includes a double garage with 200 amp service and detached workshop/storage shed.

108 Mile Ranch. Debbie Popadinac

\$299,999

MLS# N213599



### IN-LAW SUITE

Great location, midway between 100 Mile and Interlakes, 15 minutes either way. In-law suite downstairs. 24x36 separate garage/shop. Landscaped property with lots of character. 4 baths, 4 bedrooms make a perfect family home. 1 3/4 acres on paved road and minutes to Elementary School. Quick possession.

Horse Lake. Brad Potter

\$299,900

MLS# N213173



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# RESIDENTIAL HOMES and CABINS

RE/MAX COUNTRY LAKES REALTY

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### FAMILY WANTED!!

Well maintained family home at the 108 Mile Ranch. Home is situated on 0.76 acre and backs onto the greenbelt and miles of trails. The home is fully finished up and down. 2 bedrooms and den on the main and 2 bedrooms down. Spacious family room in the walk out basement with access to a fenced and landscaped backyard, deck and hot tub. All this within walking distance of the school and shopping.  
108 Mile Ranch. Diane Cober  
\$299,900 MLS# N217317



### WELL MAINTAINED, 4 BEDROOM HOME

Bright and spacious home close to the 108 Mile Lake. This well maintained home is just ready and waiting for new owners. The main floor features and oak kitchen with an eating area, plus a formal dining/living room and a family room with a natural gas FP. There are 3 bedrooms on the main and a guest bedroom down. New roof, 30 year shingles, August 2011. Come and enjoy the trails around the lake and all that the 108 has to offer. Quick possession.  
108 Mile Ranch. Diane Cober  
\$299,500 MLS# N207157



### CHARACTER LOG HOME ON 5 ACRES WITH BARN

Cozy rancher-look log home nestled on 5 treed and pasture acres 20 min. to 100 Mile House. Never before on the market, one time owner. Large half-loft and full basement, many out-buildings and barn. Brick corner unit fireplace, deck off loft, exposed aggregate patio to the front, vaulted ceilings and warm oak cabinets. Interior log stairs and railings. Ideal for anyone with horses with miles of trails close by. Double garage attached on concrete slab could easily be converted to additional living space if needed. Loft makes 2nd bedroom. Fenced with corral, barn and hay storage.  
Horse Lake. Darrel Warman  
\$298,000 MLS# N215519



### LARGE PRIVATE ACREAGE

Solid large family home with 4 bedrooms and mainly unfinished basement. Outside wood furnace, nat gas fireplace separate 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  
\$295,000 MLS# N218466



### 10 ACRES - LONE BUTTE/HORSE LAKE

Totally upgraded 2 bedroom rancher on treed 10 acres. Private fenced property in rural setting yet only 15 minutes to 100 Mile House on paved road. 5 minutes from services in Lone Butte. Loads of money spent on renos, including foundation, roof, insulation, driveway paving, detached 2 car garage, new roof on barn, and much more. Free-standing gas airtight, wood burning fireplace, and several solid buildings. Backyard looks like a park. Great place for critters and kids. Book a viewing today. \$5000 RENOVATION ALLOWANCE TO BUYER UPON COMPLETION.  
Lone Butte. Robert Young  
\$288,800 MLS# N220020



### PERFECT RETIREMENT HOME WITH LARGE WORKSHOP!

This 11 year old rancher has over 1480 sq ft of living space and a view of Deka Lake. This quality finished home features a large master bedroom with ensuite, bright open kitchen with beautiful hardwood cabinets, a huge rec room/hobby room, 312 sq ft of covered deck plus an open deck at the back. The house has radiant hot water heat, a propane free-standing stove and is wired for a generator. The yard is nicely landscaped with numerous flower beds and there is a newer 36x36 workshop. All this and only steps away from a public access to the lake.  
Deka Lake. Shelley Kotowick  
\$299,900 MLS# N217266



### LARGE FAMILY HOME WITH HEATED SHOP!

Located at the North end of Lac la Hache is this 4 bedroom, 3 bathroom home. The huge master bedroom has a step up jetted tub and 4 piece ensuite. Large boot room for the basement entry and a spacious entry from the main floor at the back of the house. Close to the lake with a view from the front deck. Rear deck overlooks the landscaped yard. There is a gardener's dream root cellar for all the lovely fresh produce that you grow in the well established garden. There is a huge heated 2 bay shop, wired, and insulated, spider hoist and an 800 lb. air tank. All this on 1 acre, come lets go look.  
Lac la Hache. Patricia Ford  
\$299,000 MLS# N216819



### BRIGHT 3 BDRM HOME ON BEAUTIFUL SPACIOUS CORNER LOT

Well maintained family home 3 bedroom/3 bathroom 1995 home on spacious 0.62 acres corner lot minutes from greenbelt trails of 108 Lake. Fully landscaped with garden beds, rock beds, brick walls, paved driveway, ample RV parking for 29' trailer. Freshly painted, new 2 pc bathroom down, family room sound proofed, bright skylight in kitchen, built-in vacuum, new DW, cozy Natural Gas fireplace up and free standing unit in family room. Arched feature windows, 3 sets patio/parlour style doors to deck, new roof and gutters in 2009, wired for hot tub. 15 km to 100 Mile House for shopping and services. School and community bus 1 block. A true pleasure to show, call today for your viewing!  
See Virtual Tour at [www.darrelwarman.ca](http://www.darrelwarman.ca)  
108 Mile Ranch. Darrel Warman  
\$295,000 MLS# N208253



### HOP, SKIP AND JUMP TO THE LAKE!

Lac la Hache Lake is within 100 ft of this 3 bdrm home. Enjoy this recreational almost lake front property. Lac la Hache is very popular for year round living or recreation. Just out your front door are many opportunities for fishing, hunting, ATV's, boating, swimming, snowmobiling & ice fishing. This is a gorgeous, well kept home. Within 45 mins to Mt. Timothy ski hill. Lac la Hache has an elementary school, post office, store, gas stations, restaurants and motels. Come check out the awesome view from almost every room in the house. Enjoy all this without waterfront price or taxes.  
Lac la Hache. Patricia Ford  
\$289,000 MLS# N215548



### CHARMING UPDATED HOME

Charming two storey home with full basement overlooking Walker Valley. Lots of updates. Lovely kitchen cabinets with island. Built in stove top with wall oven. Sunken living room with natural gas fireplace. Four bedrooms on second floor with new 4 piece semi ensuite bathroom. Large garden tub, separate shower and heated floor. Newer 3 piece bath on main floor. Basement has family room, storage area with workshop in unfinished area. Three sided deck with over 600 sf. Expansive view and direct access from back of property to Walker Valley for recreation activities. Separate extra large single garage. Newer hot water tank, two year old furnace, new roof in 2005, some new windows. Area of nice homes. A pleasure to show.  
108 Mile Ranch. Barb Monical  
\$282,000 MLS# N217424

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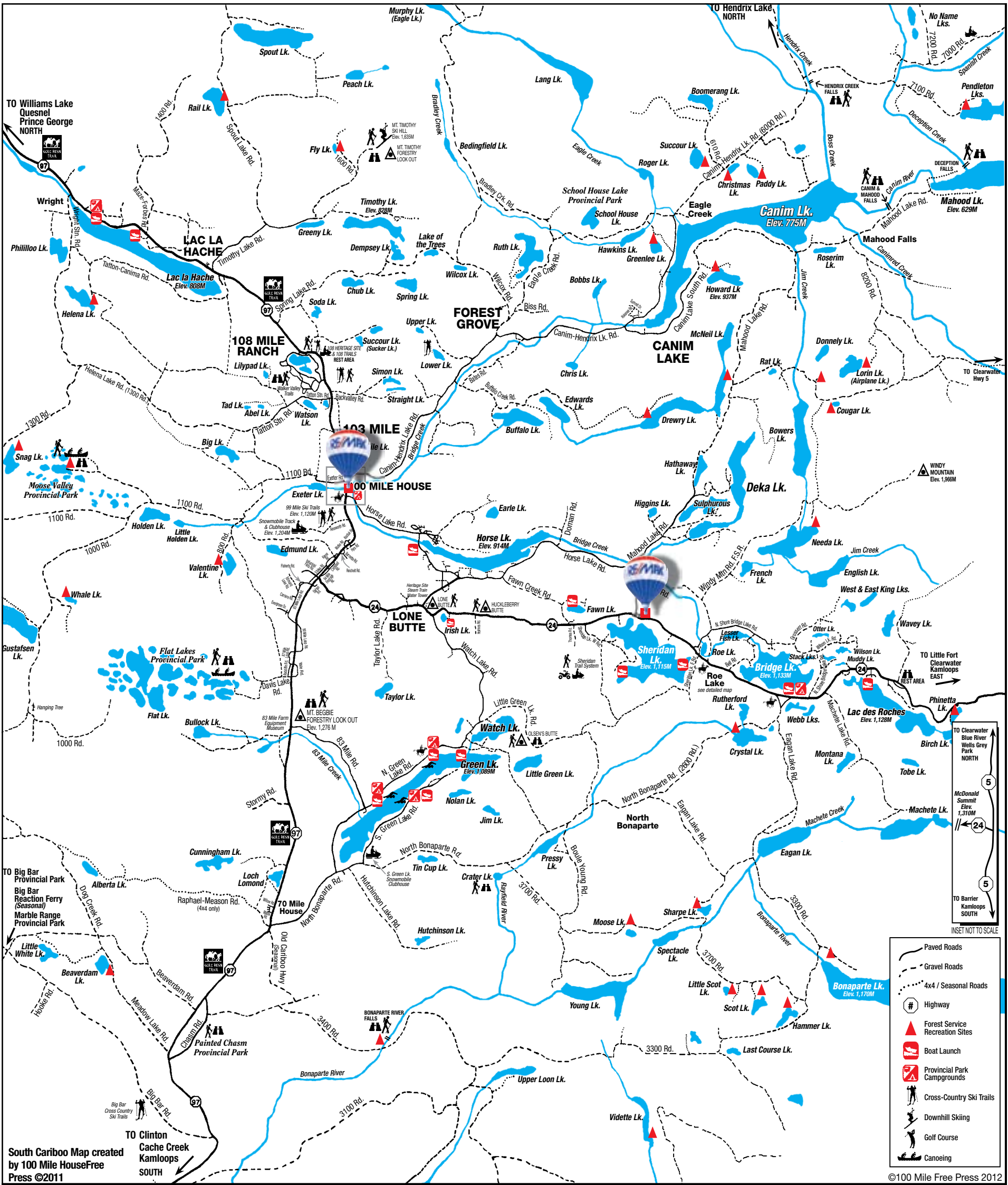
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# SOUTH CARIBOO MAP

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South Cariboo Map created by 100 Mile HouseFree Press ©2011

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# RESIDENTIAL HOMES and CABINS



**REDUCED!**

### HORSE LAKE 3 BEDROOM LOG HOME - BONUS WORKSHOP

Pastures & fields make this 3.5 acres suited to a few farm animals. Detached workshop fully heated and has 200 amp service. Large covered deck, fenced veggie garden, sun room off the enclosed porch and the land is fenced and cross fenced. Original style log home, well maintained with use of woods inside as well provides a cozy comfortable family home. Cedar sauna in the basement, with family room and two bedrooms down. Large open loft for den, office or another bedroom. Walk-in pantry off the galley style kitchen provides lots of additional storage. Wide low sill windows, use of weathered barn boards add to the character of the home. School bus at the end of the driveway for convenience. Horse Lake boat launch 5 min.

Horse Lake. Darrel Warman

\$279,000

MLS# N219326



**NEW**

### WELL MAINTAINED RANCHER WITH BASEMENT

Quiet street on desirable 108 Mile Ranch, lovely well maintained rancher with a full basement on large naturally landscaped fenced lot. Separate dog kennel, storage shed and lots of space in the back yard to store your RV, boat or trailer. All your living on the main floor including 3 bdrms/2bath and laundry room. Basement finished and well suited to an in-law suite. Large bdrm down, 3 pc. bath and spacious family room and area that would make into a kitchen quite easily. Paved drive, 2 car garage in area of nice homes. Lots of warm oak cabinets in kitchen with many "added features" like wire racking and slide outs. With spacious vinyl back deck w/roll out awning, trails to Walker Valley close by. Kennel in back yard.

108 Mile Ranch. Darrel Warman

\$279,000

MLS# N221360



### PERENNIAL AND VEGGIE GARDENS AND A WALK OUT BASEMENT

Award winning gardens surround this lovely rancher with full basement in desirable 100 Mile House overlooking Bridge Creek Ranch. Many updates include: hot water tank, natural gas furnace, some window coverings, flooring, roof, gutters and down pipes, exterior paint, vinyl deck and awning. Eye catching entrance into large tiled foyer and beautiful kitchen. Spacious kitchen with maple cabinets, terracotta tile floors, large pantry and appliances. Professionally landscaped backyard made easy for your gardening pleasure. Ideal family home within walking distance to elementary school and community transit bus right out front. Fishing, snowmobiling, cross country skiing, camping and golf close by. Huge rec. room and attached workshop.

100 Mile House. Darrel Warman

\$275,000

MLS# N214454



### PERFECT FAMILY HOME & ACREAGE

10 minutes to town on 6 3/4 acres at the end of quiet maintained road. Crown land adjacent to play in. Just up from popular Horse Lake for year round recreation. Set up with solid barn for your horses and chicken coop for fresh eggs at breakfast. Adjacent 6 3/4 acres is also available on MLS with newer modular home - ideal set up for Grandma and Grandpa and built in babysitters.

100 Mile House. Brad Potter

\$275,000

MLS# N220635



### LARGE FAMILY HOME IN TOWN

Family home located in the heart of 100 Mile House. 3 bedrooms up and 3 bedrooms down. The kitchen has undergone a major makeover with new birch cabinets and an island. The main floor features a spacious living room with a NG FP, a separate dining room and a master bedroom with a 2 pc ensuite. The lower level has a family room with a woodburning FP, 3 bedrooms and the laundry room. The fenced backyard is great for the kids and their pets. All this within walking distance of the schools and shopping.

100 Mile House. Diane Cober

\$269,900

MLS# N217610



### COZY LOG HOME WITH VALLEY VIEWS!

Beautiful peaceful southern exposure views over the Bradley Creek Valley and neighbouring pastures. Cozy very well maintained log home on 13+ac. 3/4 loft, run in shed for the kids or pets. Natural look landscaping with rock retaining walls, 3 sided wrap around decks for enjoyable vistas down the valley. Underground 220 AMP power to shop, veggie gardens, greenhouse and flower beds. Home has unique character with artisan features. 35 minutes northeast of 100 Mile House. Suited to horses. Good value in trees.

Bradley Creek. Darrel Warman

\$269,000

MLS# N213678



### UPDATED FAMILY RANCHER

6.34 acres with 1,600 sf rancher in the popular Interlakes area of the South Cariboo. A recreational paradise with dozens of great fishing lakes nearby, quading, dirt biking or snowmobiling right from your front door. This large family home has had many upgrades in the last few years. New roof 2010, vinyl siding 2009, vinyl windows 2007, large wrap around sundeck on 3 sides 2009. The spacious interior boasts 3 bedrooms, 4 piece bathroom, large eat-in kitchen with new pine cabinets, counter-tops and appliances, new flooring - laminate, tile and carpet, as well as being freshly painted throughout. Laundry room can also be utilized as a den or office. Ready to move in and enjoy your morning coffee and view from the south facing sundeck.

Otter Lake. Louise Cleverley

\$269,000

MLS# N217666



### 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



### LARGE WORKSHOP!

Nice 10 acres property with great view of Sulphurous Lake. Large 3 bedroom home with full basement. Large sundeck, storage building and 24x47 workshop. House needs TLC but has good potential. This property has been used as a grow-op. Owner states that it was only in the workshop. The electrical in shop has been redone with a permit. Being sold "as is - where is" and buyer must make own inquiries.

Sulphurous Lake. Shelley Kotowick

\$259,000

MLS# N214099



### BRIGHT OPEN FLOOR PLAN WITH CORNER NATURAL GAS FIREPLACE

Need more space? How about a double lot for a total of 1.16 acres of grass, with Lindal cedar type 3 bdrm/2 bath home. Open floor plan, vaulted ceilings/cedar beams, large bright windows with cozy rock NG fireplace in the corner. Enjoy the warm woods of this family home. With two ovens, large pantry and spacious kitchen you can be ready for any crowd. Sliding doors off dining room to large back deck with NG line for BBQ. Lot is fenced and well suited to having a horse. Backs to greenbelt area for walking and hiking pleasure. Basement is mainly unfinished and ready for you to create your own space. One bedroom and bathroom down. Original character with lots of designer potential.

108 Mile Ranch. Darrel Warman

\$259,000

MLS# N217860



### UPDATED LARGE FAMILY HOME

Conveniently located 4 bdrm (poss. 5th) 3 bath home across the street from the school bus and community transit to 100 Mile. Light laminate floors throughout the main with spacious floor plan. The bright home boasts many updates including: bathrooms, kitchen cabinets, wall mount heaters, 50 gal NG hot water tank, new NG cook stove, argon windows & patio doors, new chimney liners for 2 NG fireplaces, 5 stage R/O water treatment system, light fixtures, laminate flooring, freshly painted upper floor, basement in the works. Large 12x16 covered back deck. Fully fenced for kids or pets. Beautiful perennial and veggie gardens, chicken coop and storage shed. 108 Lake trail a short 1 block walk. Great family home!

108 Mile House. Darrel Warman

\$259,000

MLS# N220316



### VIEWS OUT OVER LAC LA HACHE!

Prefab/modular or manufactured mobile, you decide. Beautiful views out over Lac la Hache! This lovely 1996 rancher with drywall throughout, vaulted ceiling, and creative use of angles make this home cozy and much more than comfortable. Ideally located halfway to 100 Mile or Williams Lake. Lots of TLC and planning have gone into the attractive grounds with raised flower & veggie beds, spacious manicured lawns & 3-side wrap around decks. Underground water and power placed for you to come in & build your guest cabin or large shop. Oak kitchen has large tiered island with extensive cupboards & 3 bright skylights overhead. The large master walk in closet, new roomy shower & corner jetted tub. Call today for viewing!

Lac la Hache. Darrel Warman

\$259,000

MLS# N220980



### 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

\$258,000

MLS# N218876



### VIEW PROPERTY

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 4 pc ensuite featuring a jetted tub. Nice sundeck over the garage is plumbed for a NG BBQ. A great family home on a large sunny lot. Call today for an appointment to view.

108 Mile Ranch. Diane Cober

\$249,900

MLS# N218279



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

Arts and crafts look bursting with charm and uniqueness. 3bdrm/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

\$249,900

MLS# N219573



### PRIVATE, AND WELL TREED AT DEKA

On over half an acre this well treed, immaculate, nicely updated year round home. This fully fenced property has been lovingly cared for and updated and it really shows. Located on a quiet street 1 block from the lake. Two bedrooms, two bathrooms. Large master bedroom with ensuite and access to back deck. Updated kitchen. New flooring. Propane airtight in living room. 20x40 insulated and wired garage, and nicely groomed lot. Really must be seen to appreciate.

DeKa Lake. Robert Young

\$249,000

MLS# N217165



**REDUCED!**

### 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 bdrms, large living room and center staircase. There is approx. 25 acres in hay land, the rest consists of cleared and treed pasture. Outbuildings include horse shelters. Great hobby ranch potential miles of trails through Crown land close by.

Bridge Lake. Klaus Vogel

\$249,000

MLS# N218405



### 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



### UPDATED HOME, ROOM FOR HORSES

Quiet cul-de-sac, hiking, snowmobiling, biking with pipeline trail bordering property for great riding trails. Well maintained home with 3/4 bedrooms, 2 bathroom home in desirable 108 Mile Ranch. This lot is fully fenced and large enough for horses. Enjoy the heat of the southern exposure and view of deer and wildlife in the fields just outside your back gate from the fully covered deck and private backyard. 2010 updates include laminate flooring and baseboards and master bedroom carpets. Thermo-windows, sliding patio door and molding recently updated as well. Cozy N/G fireplace in living room, N/G space heater in basement. Exterior and interior recently painted, totally re-done main floor bathroom. Brand new dishwasher. Bus close by.

108 Mile Ranch. Darrel Warman

\$248,000

MLS# N214130









# RESIDENTIAL HOMES and CABINS



### 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

**\$199,000** **MLS# N219603**



### 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**



### RENOVATED LOG HOME WITH LARGE WORKSHOP

Nicely renovated log home on 1.3 ac. The main floor features new cabinets in the kitchen, a large island with seating area, new appliances, a large master bedroom, & a 4 piece bath. The fir floor and pine ceilings gives the house a warm feel & the large sundeck is a great place for BBQ's and entertaining. There is a rec room/exercise room in the basement as well as a second bedroom, bathroom and storage area. All this on 1.3 acres and only 15 minutes from 100 Mile House.

Lone Butte. Shelley Kotowick

**\$196,900** **MLS# N219370**



### INVESTMENT RENTAL PROPERTY CURRENTLY RENTED ON DOUBLE LOT

Lovely log rancher with loft nestled on two separate titles of 1.33 fenced acres centrally located just West of Lone Butte. Nice little package with pastures suited to having a horse. Vaulted open log beam and pine ceiling. Large master loft area with 2 pc ensuite, 390 sf in-law or studio, home has unique built in shelving units and decorative pine doors. Spacious 36' by 12' deck, new well drilled in 1998, natural gas piped to the house and can easily be connected. Cozy wood airtight in living room provided lots of heat and ambiance to the home. Perfect starter home or ideal for seniors who want all of the living area on one floor. Just 15 minutes to town for shopping, services and schools.

Lone Butte. Darrel Warman

**\$189,900** **MLS# N211609**



### 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/Darrel Warman

**\$189,000** **MLS# N217413**



### 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

**\$185,000** **MLS# N207940**



### 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

**\$185,000** **MLS# N220730**



### DEKA LAKE COTTAGE

Large corner lot with 2 bedroom rancher close to Deka Lake. This home features an open floor plan with vaulted ceilings, kitchen with pine cabinets and island. CSA approved Blaze King woodstove in living room. Large sundecks front and back for those summer BBQ's. This package is complete with a 20x24 guest cabin with 1 bedroom, 2 pc bathroom, kitchen and living room area to accommodate your guests. Guest cabin has an attached garage with lean-to, there is also another shed with lean-to for wood storage. The .82 acres corner property is fenced and only a short walk to a public access to Deka Lake. Includes all appliances and most furnishings. Suitable for year round living or a recreational get-away with all the modern conveniences.

Deka Lake. Louise Cleverley

**\$183,000** **MLS# N208444**



### AFFORDABLE HOBBY FARM!

This cozy home is situated on 6 acres of good pasture on a no-thru road. You get lots of sun on this property and it is a great place to bring your horses or small farm animals. There is a sundeck overlooking the fields and you are within walking distance to a public access on Horse Lake. Comes complete with a newer fridge, stove, pellet stove and washer and dryer. All this and only 15 minutes from 100 Mile House!

Horse Lake. Shelley Kotowick

**\$179,900** **MLS# N216860**

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# RESIDENTIAL HOMES and CABINS



## HOBBY FARM W/WORKSHOP

10.06 ac hobby farm located just 10 minutes from 100 Mile House. 1980 Monarch mobile home with addition has 3 bedrooms and 3 baths. Home has a freestanding woodstove, a woodburning FP and oil furnace. Outbuildings include a 2 bay carport with an attached workshop. The property is fenced and has southern exposure recent reno's include new windows in the LR, new back door, new fixtures in the main bath and new vanity & toilet in 3rd bath. This is a great opportunity to own a little piece of the Cariboo.

100 Mile House. Brad Potter  
\$177,500

MLS# N217765



## LARGE ACREAGE - BONUS HEATED SHOP

Well maintained manufactured home with addition on 12 acres close to Bridge Lake and many other recreational lakes. The 1178 sq.ft. home features 3 bedrooms, 2 bath, open living room, dining room and kitchen and also includes custom cabinets. Outbuildings consist of 20 X 24 wired and heated shop, storage/wood shed and small barn with pig pen. Great location amidst good fishing and hunting country.

Bridge Lake. Klaus Vogel  
\$175,000

MLS# KV-0814



## COMPLETELY RENOVATED AND READY TO GO!

Delightful 3 bedroom, 2 bathroom home on over 3/4 of an acres close to 108 Mile Lake. Golf course, miles of trails and recreational destinations. This home is a must see, cute as a button and cozy to boot. Enjoy your morning coffee from the lovely new deck with a view of the lake, or listen to the loons call in the evening and watch the spectacular Cariboo sunsets. A perfect recreational get-away or year-round home close to schools and amenities. New roof, hot water tank, newer flooring, paint, kitchen, tiling and more; this make-over is a must see. Outside access to partial basement provides lots of storage and access to new furnace. New carport. Clean as a whistle and ready to move into!

108 Mile Ranch. Diane Cober  
\$169,900

MLS# N215196



## BOAT HOUSE/BUNKHOUSE

Looking for a recreational place at Green Lake, then look no further! This 1 acre parcel has a 26 ft travel trailer with a roof and attached storage area as well as a 12x24 boat house/bunk house. So lots of room for family and friends to come park an RV. Right across the road is the lake access to Green Lake 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



**REDUCED!**

## UPDATED LOG CABIN - SEPARATE STUDIO

Cozy log chalet style cabin with year round living in mind. Perfect for one or two people. 2008 updates include: new pine vaulted ceiling, maple cabinets and fixtures in kitchen, new bathroom fixtures, baseboard heaters as back up, insulated roof, new vinyl windows, flooring, stairs and railings to the loft. Backs to greenbelt area. Enjoy the beautiful western sunset views from the covered deck. Separate nicely finished building could be a studio for someone, it's bright with lots of windows. On community transit route to town 3-4 times a day. Shopping just a short distance away. Move in, do nothing but enjoy the warmth and comforts of the updated home.

108 Mile Ranch. Darrel Warman

\$169,900

MLS# N219330



## PRICED TO SELL!

Priced to sell is this 3 bdrm home just 5 mins 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. Level, fenced yard with storage sheds. Deck off the dining room with stairs down to the covered hot tub. Good solid home at an affordable price.

100 Mile House. Debbie Popadinac

\$169,800

MLS# N219904



## RENOVATED - PRICED TO SELL!

Yes, I need a new roof, but I've had a major reno inside. This 2 bedroom could be a 3 bedroom. Large lot has a fenced backyard to keep kids and pets safe. Close to school, transit and shopping. Worth having a look at!

108 Mile Ranch. Karen Friess

\$165,000

MLS# N220598



## GREAT STARTER/RETIREMENT HOME

Cute & tastefully done starter or retirement home on the 108 Ranch. Open floor plan with kitchen, living room and bathroom on main floor. One bedroom, den and utility room in basement. Property backs onto greenbelt and close to hiking trails. A view of the lake from kitchen and front deck. Yard is totally fenced and has a 10x12 garden shed that stays.

108 Mile Ranch. Patricia Ford

\$165,000

MLS# N218708



## 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



## UPDATED AFFORDABLE HOME

Delightful 3 bedroom home recently updated on a nice corner lot at the 108 Mile Ranch. This home is ideal for a 1st time buyer or as an investment property. Property is landscaped and close to Walker Valley, the golf course and the lake for all your recreational activities. New roof, hot water tank, deck and staircase in 2011. Immediate possession available.

108 Mile Ranch. Diane Cober

\$159,900

MLS# N215761



## PRIVATE & TREED ACREAGE

Close to town, well built older 3 bedroom home needs some updating. Well built oak kitchen cabinets. Private and treed 3 plus acre parcel with many out buildings. Shop is insulated with wood heat and on a concrete slab. Covered garage attached to the house and a large mechanical room with washer/dryer, furnace and plenty of shelving. 13x35 foot RV shelter, wood shed, and very private yard. Water from kitchen sink and washing machine have their own disposal separate from the septic.

100 Mile House. Patricia Ford

\$159,000

MLS# N220397



## VIEW - TIMOTHY LAKE ACCESS

Lake within view so why pay waterfront prices? This is a great opportunity for recreational living without a high purchase price or high waterfront taxes. Great location! This 3 bedroom, 1,246 square foot manufactured home with 2 log additions is located very near the lake access, yet only minutes to the Mt. Timothy ski hill. If your family has fishers and also those who love to ski this would make a great yet inexpensive recreational retreat.

Lac la Hache. Robert Young

\$159,000

MLS# N189497



## AFFORDABLE HOME WITH INSULATED SHOP

Want to get in to the market? Here's your chance to buy your own 3 bedroom home with over a half acres lot. This is it, lots of room for kids and plenty of parking for all your toys. Private deck at the back of the house. Full basement is just waiting for your finishing touch. Carport and a 20x23 insulated shop with hydro and a concrete floor.

Forest Grove. Patricia Ford

\$157,000

MLS #N215479



## LAKE ACCESS ACROSS THE ROAD!

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 and 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. Barbara Monical

\$149,000

MLS# N216153



## AFFORDABLE LIVING

All that Sheridan lake has to offer at an affordable price that is well below assessed value. Located between two access roads just a 3 minute walk to the lake and minutes to extensive Sheridan snowmobile and ATV trails. The 2 bedroom immaculate manufactured home features large 6 pc bathroom, open kitchen, dining and living room, added storage and large sun deck off dining room on 1.49 acres. Detached garage for your toys. Estate sale and ready to move in.

Sheridan Lake. Klaus Vogel

\$149,000

MLS# N218505



## PRIVATE COTTAGE WITH LAKE VIEW!

Location, location, 2 bedroom cottage with drilled well, septic, hydro and telephone right across the street from public access #3 on Deka Lake. This cottage has an open floor plan and has been well maintained. The 0.54 acre property is level and nicely treed for privacy. View of Deka Lake from the sundeck and firepit area, with south-eastern exposure for all day sun. First time on the market!

Deka Lake. Louise Cleverley

\$149,000

MLS# N217925



## COZY GREEN LAKE RECREATIONAL CABIN

Southern exposure overlooking desirable Green Lake. With little effort, this could be a year-round residence. Natural Gas kitchen stove and heat. Power to home and detached guest cabin/workshop. Central location for all your recreational pleasures: snowmobiling, ATVing, fishing, waterskiing, hunting, boating, horseback riding, cross country skiing, snow shoeing, hiking, biking or just quiet relaxation! 4-5 hours from lower Mainland and Fraser Valley. Great public access a few lots across the road. You can't get a more reasonable offshore property in the Green Lake area, no it is not a lease! A perfect place for friends and family. Furnished, just move right in!

Green Lake. Darrel Warman

\$145,000

MLS# N206404



## PROFESSIONALLY RENOVATED HOME!

Beautiful view out over 103 Mile Lake with walking, ATV'ing, snowmobiling and biking trail right across the road. Updated by professional contractor in 2009 with new kitchen, bathroom, large family room and boot room addition for quality character and charm. Ideal size and location for retirees with all living on one floor and community transit bus a short walk to the corner. 2010 professionally installed hi-efficiency N/G forced air furnace and N/G fireplace in family room. Updated thermal windows, doors, roof and hot water tank. Fully fenced and cross fenced backyard and garden patch. No work needed, move right in and enjoy!

103 Mile House. Darrel Warman

\$144,900

MLS# N218784



## YEAR-ROUND/VACATION

Peek-a-boo view of Lac la Hache from this year-round/vacation home. 2 storey, 2 bedroom, in the heart of the South Cariboo, surrounded by lakes and mountains. Timothy Mountain ski hill is just a few miles away as is the 108 Mile 18 hole golf course. Boat access is just across the street. Sold "as is where is."

Lac la Hache. Diane Cober

\$139,900

MLS# N206841



## PRIVATE, WALK TO LONE BUTTE

Nice 12.57 acres on no-thru Netherland Rd. S. Very private but walking distance to Lone Butte. Logged approximately 18 years ago. Snowmobile trail at end of road to Green Lake and beyond. Older mobile of little value, needs to be hooked up. Well (40 gpm), septic and power all new in July 2009.

Lone Butte. Patricia Ford

\$139,500

MLS# N192630

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A Beautiful Place to Visit  
An Even Better Place to Live!**



# RESIDENTIAL HOMES and CABINS



### IN DOWNTOWN CLINTON

Right in Clinton, 2 bedroom home on corner lot within walking distance to stores, community hall, curling rink, ice arena and all else that downtown Clinton has to offer. Fully fenced, large fir trees and lilac bushes for privacy. Beautiful deck in back with lattice for shade and privacy. Carport with 8x12 storage shed. Second shed is 6x8.

Clinton. Patricia Ford  
**\$139,000** **MLS# N218593**



**NEW**

### RECREATIONAL CABIN ON LARGE ACREAGE

15.67 acres located close to Deka Lake, nicely treed with a rough in driveway and 20 x 28 cabin built to lock up with some interior framing done and wired for hydro. Very private setting, yet close to Deka Lake and Crown land for all your year-round recreational activities. 15 minutes from the Interlakes Service Centre for all amenities. Great place for a recreational get-away.

Deka Lake. Louise Cleverley  
**\$130,000** **MLS# N221667**



### RIGHT ACROSS FROM BOAT LAUNCH

3 bedroom manufactured home on 0.5 of an acres at Deka Lake. 18x24 insulated garage with chimney for a wood stove. Property is located right across road from a boat launch and has a nice view down the lake. Secondary roof has been installed with permit.

Deka Lake. Gary Davidovich  
**\$130,000** **MLS# N211619**



### LOOKING FOR A PLACE TO GET AWAY FROM IT ALL?

Check out this cedar cabin tucked away in the trees for privacy. This 21x28 cabin with a loft is waiting for your ideas to finish. Close to Deka Lake access and the endless trails for year round recreation. The cabin was built with permits and power is already in to the cabin and the plumbing is in place. Just needs septic and well and you are good to go! Endless trails at the end of the road for your ATV's or snowmobiles.

Deka Lake. Brad Potter  
**\$129,900** **MLS# N216895**



**REDUCED!**

### LAC LA HACHE LAKEVIEW!

Just over 1 acre fully fenced lake view home. This 1994 mobile home is 2 bedroom and has a nice large covered porch entry. Situated between 100 Mile House and Williams Lake. Numerous older out-buildings. The china cabinet in the kitchen stays. Priced well below assessed value. Call for a viewing.

Lac la Hache. Patricia Ford  
**\$110,000** **MLS# N218245**



### PERFECT GET-A-WAY!

Perfect recreational cottage at Deka Lake. This 736 sq ft cottage is situated on a bright, sunny corner lot and is close to a public access to the lake. There is a second driveway at the back of the lot which would be great for RV parking. This is the perfect get-a-way!

Deka Lake. Shelley Kotowick  
**\$129,900** **MLS# N218529**



### SEVERAL ACCOMMODATIONS!

Recreational cabins on 10 treed acres just 15 minutes from 100 Mile House. Not at all like "roughing it" with the natural gas wall heater, shallow well, electrical power to both cabins and storage shed. Travel trailer has roof cover, large grassy area for additional guests to stay as "dry camping" sites. Some furnishings included along with fridge & stove in main cabin. Smaller cabin has stove, bar fridge in kitchenette and sleeping loft above. Perfect location within minutes of Horse Lake, miles of ATV, snowmobiling and multi-purpose recreational trails. Make this your summer, fall, winter and spring get-away for all your outdoor recreational pleasures.

Horse Lake. Darrel Warman  
**\$125,000** **MLS# N218557**



### AFFORDABLE FAMILY HOME

Large fully fenced end of the cul-de-sac lot with double wide mobile and storage shed. Nicely treed with large enclosed porch for extra living space. Just 12 minutes to 100 Mile House and 2 blocks to community transit and school bus route. RV pad has separate 100 amp service, water and sewer connection also at RV site. Municipal water, septic, Shaw cable and high speed services available. Large 0.75 acre lot with room to build a large shop if you like. Recreational trails close by, some shopping and services just a 5 minute drive. For those on a budget, this may be the home for you.

108 Mile Ranch. Darrel Warman  
**\$119,000** **MLS# N220440**



**REDUCED!**

### COZY CABIN WITH LAKE VIEW

Cozy 408sf cabin on 2.24 nicely treed acres. Beautiful view of Egan Lake with public access right below the property. Come and enjoy all the recreational activities this area has to offer.

Egan Lake. Klaus Vogel  
**\$115,000** **MLS# N215585**



### CLOSE TO ALL AMENITIES!

Great starter, investment or retirement home. This cozy 822 square foot, 2 bedroom home is located within walking distance to all amenities in Lone Butte. The private yard is fenced and there is also a sundeck and a carport attached to the house.

Lone Butte. Klaus Vogel  
**\$115,000** **MLS# N216021**



### AFFORDABLE WITH SHOP & GARAGE

1993 modular with small addition, covered decks, shop + garage. Fenced, private yard. Minutes walk to store & elementary school. Forest Grove town site is a bedroom retirement community with all services 20 minutes to 100 Mile House.

Forest Grove. Brad Potter  
**\$110,000** **MLS# N217911**



### 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**



### AFFORDABLE GET-AWAY!

Looking for a recreational get-away with all the modern conveniences? Here it is. This cottage is located near Deka Lake & a stone's throw from Crown land to access the extensive trail system this area has to offer for your year round enjoyment. This corner lot is .73 ac, level & has access from Patterson and Farquarson Roads with a circular driveway. One bedroom with room for bunk beds in the office, 3 piece bathroom, hydro, telephone and septic all in. New metal roof in 2010, new siding 2011. Come and have a look at this affordable get-away in the Cariboo. Oh, and did I mention High Speed Internet is also available!

Deka Lake. Louise Cleverley  
**\$105,000** **MLS# N217416**



### IN TOWN MOBILE

Time to move into town? Check out this 2 bedroom mobile. Close to the hospital, medical clinic and shopping. Outside ramp installed for easier access if required, if not can be easily removed. Air conditioner connected directly to the furnace. Large entry mud room, covered deck, paved driveway, storage shed with concrete floor, greenhouse and garden area. Easy to show.

100 Mile House. Diane Cober/Karen Friess  
**\$99,900** **MLS# N213455**



**NEW**

### 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**



**REDUCED!**

### 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 minutes 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**



### GREAT LOCATION!

2 bedroom cottage nestled in the trees. Adjacent to undeveloped Green Lake Park with nice beach and public access a minutes walk. Trails for ATV's and walking from the property. Government lease can be purchased outright.

Green Lake. Brad Potter  
**\$98,800** **MLS# N211685**



**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  
**\$95,900** **MLS# N221573**



### DEKA LAKE BOAT LAUNCH WITHIN VIEW

Recreational getaway at a great price. Well built 1 bedroom cabin just down from a Deka Lake access. Cabin includes fridge, 2 burner cook top, 2 fold out beds so ready for you to use. Hydro is in and is also installed in the detached workshop/shower house. Power is also to the powerhouse, and outdoor privy. Quiet and cozy location. Priced right for quick sale so you can enjoy the entire season.

Deka Lake. Robert Young  
**\$88,500** **MLS# N217056**



### ADULT ORIENTED PARK IN TOWN

1997 well maintained manufactured home in Scenic Place Mobile Home Park in 100 Mile House. Quiet adult oriented park, rental units not permitted so pride of ownership shows throughout the neighbourhood. Recently painted with oak crown moldings with built in hutch/bar in kitchen. Lots of cupboards with a walk-in pantry off the kitchen, spacious closets. Fenced backyard for your small dog along with a detached metal storage shed and a detached framed workshop. New carpet in the master bedroom. No need for a car when you are this close to town and have a community transit bus within a block! Pad rental is \$300 a month. Vacant, quick possession.

100 Mile House. Darrel Warman  
**\$87,000** **MLS# N214356**

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## RESIDENTIAL HOMES and CABINS



### RETREAT CABIN ON LARGE LOT

Cute as a button, situated at Deka Lake this 2 bedroom cabin is a great retreat away from everyday 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. Gary Davidovich

**\$83,500**

**MLS# N213282**



### READY FOR YOU TO MOVE IN!

Spacious, clean manufactured home with addition, newer 297sq ft covered deck on one of the nicest lots in the Scenic Place Mobile Home Park. Large lot is fenced with two good outbuildings, workshop/garden shed and storage. Three bedrooms, 2 full baths, family room, open kitchen and living room. Nicely kept yard with lawn and flower beds. Quick occupancy. Pad rental \$300 per month. Buyers must be approved by park management.

100 Mile House. Karen Friess

**\$72,000**

**MLS# N218469**



### 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

**\$52,900**

**MLS# N221548**



### PRIVATE & QUIET

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 sun-deck, 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**



### RECREATIONAL GET AWAY

0.42 acres lot all set up as a recreational get away. Cabin with 1 bedroom and a 3 pc bathroom which includes a composting toilet. Hydro with 100 amp service, holding tank for water with submersible pump. Sundeck, storage shed and fire pit area complete the package on this level, nicely treed corner lot. Located 200 feet from Crown land with miles of trails, and close to Deka Lake to enjoy all the recreational activities this area has to offer.

Deka Lake. Louise Cleverley

**\$69,900**

**MLS# N209858**



### COMFORTABLE AFFORDABLE LIVING

Totally renovated single wide with addition. Very attractive inside and out. Ideal for the retired or young couple. Well located in the 103 Mile Park, good sized, fenced, side yard. Fridge, stove, washer and dryer, recently purchased, are included. Move right in everything has been done for you and quick possession possible. New water filter makes for great tasting water. Backs onto a small park with swings and slide.

103 Mile House. Barb Monical

**\$52,000**

**MLS# N211929**



### BONUS - 28' X 30' SHOP

Neat & tidy describes this 3 bedroom mobile home situated on 0.62 ac. On Hwy 97 across the road from Lac la Hache. An older mobile, but move in ready and on a lovely piece of property. There is also a 28x30 shop with radiant gas heat and large sliding doors. Priced below assessed value.

Lac la Hache. Diane Cober

**\$75,000**

**MLS# N221151**



### GREAT PRICE!

Great little cabin for your getaway. Some wiring done, some drywall to finish, foundation is on concrete sona tubes. Level property with hydro and telephone at the property line.

Deka Lake. Gary Davidovich

**\$65,000**

**MLS# N213781**



### GREAT LAY OUT

Well kept two bedroom mobile in Scenic Park mobile home park in 100 Mile House. Conveniently laid out. Large kitchen area with pantry, separate laundry room, bathroom is semi-ensuite with door to master bedroom, wheel chair ramp. Washer and dryer are not included. New buyers must be approved by park management.

100 Mile House. Barb Monical

**\$49,900**

**MLS# N218243**



### PRICED TO SELL!

Close to town and on the community transit route, this 103 Mile mobile on 0.85 acres of land is priced to sell. Recent upgrades, newly serviced furnace and NG hotwater tank replaced approx. 3 yrs ago. Bring your handy man skills, provide some TLC and make this a cozy little abode for a single or couple. Would also make an ideal rental unit for investment purposes. Large easy care front yard and room at the back for storage or RV, travel trailer or extra vehicles.

103 Mile House. Darrel Warman

**\$75,000**

**MLS# N219575**



### CLOSE TO ALL AMENITIES

Lovely 2 bedroom home with a patio setting under a large fir tree and sun deck for the sun. Fenced yard. You will enjoy cooking in this stylish kitchen with pantry. Open spacious living. This great bathroom features large tub and separate shower. Priced to move quickly. Quick possession possible.

100 Mile House. Barb Monical

**\$59,900**

**MLS# N220692**

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## Quick Fixes and TLC

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



### HERE'S A QUICK CHECK-LIST:

- ✓ Bathrooms: Ensure all plumbing fixtures are clean and in good working order. Outfit leaky faucets with new washers and clean any visible stains on porcelain fixtures. Replace old, worn shower curtains and bath mats.
- ✓ Doors and Windows: Spray WD40 on all hinges so everything operates smoothly. Have windows cleaned inside and out. Potential buyers will be estimating their energy costs, so fix drafts by re-caulking windows and replace exterior doors if necessary.
- ✓ Walls and Floors: A fresh coat of

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

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



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The Heart Of Our Community!



# WATERFRONT HOMES and CABINS

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### 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 sun-deck, 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. Shelley Kotowick

**\$50,000** **MLS# N219162**



### GREAT PRICE – LARGE ACREAGE!

Remote 60 acres with a recreational cottage that needs a clean up due to nobody using it for several years. The creek has been dammed up by beavers. Good access to the property. With work this can be your special get-away or develop a Hobby farm. Located about 4 to 5 km past where eagle creek flows into Canim Lake. Turn right on to Christmas Creek road just past the (60-04) marker. A person may be able to drive to the cottage but at this time a small creek is flowing over the road. Cottage has open living/dining/kitchen and two other rooms used as bedrooms. Confirm measurements if important.

Canim Lake. Barb Monical

**\$109,000** **MLS# N220555**



### GET-A-WAY RECREATIONAL CABIN

Deeded fee simple waterfront lot that is NOT leasehold on Pretty Rail lake. There is also a 16x26 recreational cabin with an open interior for you to finish that is perfect for a weekend getaway. Ice cold spring fed creek to keep your milk or beer cold. Act fast on this one ... for your kids sake!

Lac la Hache. Brad Potter

**\$139,900** **MLS# N208322**



### 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**



### SHERIDAN WATERFRONT GET-A-WAY

Looking for a get-away in the Cariboo, here it is! On the south shores of Sheridan Lk sits this 3 bdrm, full bath, open floor plan cottage with loft just waiting for you. Take in your fantastic view from the main floor with large windows & sliders to the deck overlooking the lake. Laminate & tile flooring with pine interior provides a warm & inviting feeling. Propane appliances, CSA & WETT inspected wood airtight heating plus solar panels with 110 volt lighting. Large dock system, great to water ski right off of or just take a swim in the crystal clear water. Spend the morning fishing & catch a trophy rainbow for your evening BBQ. This 1.76 ac property with 186+ ft. of frontage ensures your privacy & provides direct access to a massive trail system to explore miles of Crown land right from your door step. Week-end get-aways and holidays with family and friends couldn't get any better. For more photo's visit [www.louisecleverley.com](http://www.louisecleverley.com).

Sheridan Lake. Louise Cleverley

**\$225,000** **MLS# N219827**



### 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**



### EASY CARE WATERFRONT - SIT BACK AND ENJOY IT!

Beautiful updated modular home in Kokanee Bay MHP on desirable Lac la Hache waterfront. Quiet end unit with spacious yard and extensive decks overlooking with western views over the lake. Many updates including: flooring, counter tops in kitchen and bath, bathroom has marble look vessel sink, new tub, toilet and surround, blinds, doors, moldings, appliances, hot water tank and new in 2011, the water softener. Newly painted with warm designer colours throughout. Anchor your boat or skid the ice fishing hut out front. Central to both 100 Mile House and Williams Lake for shopping and services. Tastefully updated and a pleasure to show. Waterfront at a reasonable price, well worth checking it out!

Lac la Hache. Darrel Warman

**\$117,900** **MLS# N215649**

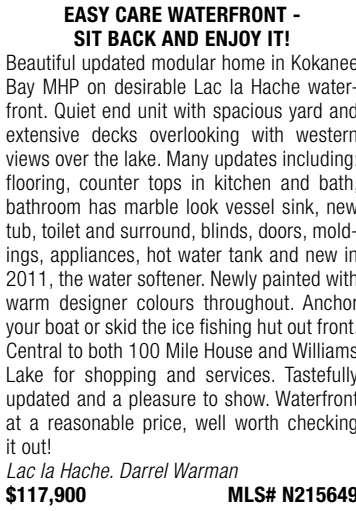


### CABIN ON BIRCH LAKE

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**



### 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**



### SOUTHERN EXPOSED WATERFRONT

37 acres with 1/2 a mile of southern exposed shoreline on Otter Lake. Wharf system in place on this 1.5 mile long lake full of rainbow, kokanee and pacific mountain white fish. 12x16 cabin insulated cabin with thermo windows is waiting for your finishing ideas. Property is located just off Bridge Lake N. Road with access to miles and miles of trails for quadding and snowmobiling as well as access to lots of other lakes.

Otter Lake. Brad Potter

**\$139,900** **MLS# N214790**



### GREAT HOBBY FARM!

5 1/2 spectacular acres on pristine Bridge Creek. This cozy cabin has a wood stove, newer chimney, metal roof, new flooring, a large bedroom in the loft, & a bath with a composting toilet. The beautiful, new 24x32 barn has a concrete floor, one stall, a storage room & a large open area for more stalls or storage. There is also a wood shed & an outhouse. The property is all fenced, with newer fencing along the front, & a driveway down to the crystal clear creek. There is a natural spring on the property & the owner states that the water is excellent. There is also a permitted septic system that has never been hooked up. Many nice building sites on this property. Perfect for a hobby farm! Most furnishings are included.

Bridge Lake/Sheridan Lake.

Shelley Kotowick

**\$199,900** **MLS# N217160**



### COUNTRY HOMESTEAD RETREAT

Log house with 3 bdrms c/w bath, drilled well & septic. Guest cabin. Lots of power for RV's throughout level yard. Large barn to store your toys & boats as Big Bar Lk is just down the road. Only 17 kms from Hwy. 97 just north of the wild west town of Clinton. Property is surrounded by Crown land & has wildlife galore as 11 Mile Creek has been dammed into a large pond for ducks, etc. Owner's hobby was making bird houses & there are dozens to attract the mountain bluebird & many other species. All buildings in good shape with new metal roofs & professionally done to code. Ideal family country retreat.

Clinton. Brad Potter

**\$225,000** **MLS# KAD 109010**



### AFFORDABLE WATERFRONT

Affordable recreational property along the canal entering beautiful Sheridan Lake. This 1 bedroom, 12' x 44' mobile is set up for year round use on over 1/2 acre with 77 feet of frontage. Newer septic, water and electricity all in. Paddle a short distance to the mouth of the lake for all your watersport needs.

Sheridan Lake.

Debbie Popadinac/Shelley Kotowick

**\$165,000** **MLS# N220679**



### AFFORDABLE WATERFRONT - HORSE LAKE

80' of frontage with a 2 bedroom year round cottage. An undeveloped lake access next door for added privacy. Priced to sell! Try your offer!

Horse Lake. Debbie Popadinac

**\$217,500** **MLS# N220050**



### DESIREABLE RUTH LAKE WATERFRONT

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

**\$225,000** **MLS# N220118**



### 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**

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# WATERFRONT HOMES and CABINS



**REDUCED!**

### UNOBSTRUCTED VIEW

Stunning views and sandy beach! Incredible unobstructed view from the large deck of this 2 bedroom Canim Lake waterfront cottage. Great package on over 1 ac, 2nd small guest cabin and detached barn/shop. The open designed main floor has lots of windows to take full advantage of the marvelous view up and down the lake. Needs some TLC but has great potential as recreational or year round use. Listed below assessed value. Estate sale.

Canim Lake. Martin Scherrer

\$229,900

MLS# N210332



**REDUCED!**

### 53 PRIVATE ACRES ON YEAR-ROUND EAGLE CREEK

Quaint & cozy log home on 53 sprawling acres with barn, detached shop & well constructed 16x74 greenhouse. The home is nestled above the Eagle Creek as it babbles just below the cozy log cabin. Homey upgrades include tile entrance, bright oceanic greeny-blue tile bathroom, heated tile bathroom floor, lots of character for an appreciative buyer. Master in the loft, along with office or den area. Basement partially finished with cold room, laundry & storage. Large barn with covered lean-to for RV, hay storage & stalls for horses. Detached shop for woodworking & hobbies. Wrap around deck. Great country gardens & pond. 35 min. to 100 Mile. Timber value. Private as you will ever find.

Forest Grove. Darrel Warman

\$235,000

MLS# N218554



**NEW**

### HORSE LAKE WATERFRONT

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

\$259,900

MLS# N221462



### PASTORAL SETTING!

Great 160 ac parcel adjacent to Price Creek with water rights. Small seasonal ponds, open pasture land and treed areas. 19 km south west of Bridge Lake on good year round road. The 600 sf charming rustic log cabin provides old western style accommodation. Hydro is about 300 meters away. Fantastic get-away property in great recreational area.

Bridge Lake. Martin Scherrer

\$262,000

MLS# N218421

**TARGET MARKETING TO 10,000 CUSTOMERS**



**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 renowned trophy lake. Fridge & stove included.

Sheridan Lake. Robert Young

\$269,000

MLS# N218825



**REDUCED!**

### SULPHUROUS LAKE LOG COTTAGE

Dreaming of owning a log cottage on a lake in the Cariboo? Here it is! This 3 bdrm, 4 pc bath cottage has all the comforts of home. Just under 1/2 acre facing due South on beautiful Sulphurous Lake. Tiered property to the waters edge, with new dock system for swimming or water skiing off of. Sulphurous Lake is excellent for fishing and all your other favourite water sports with no restrictions. This property is also located close to Crown land with direct access to the extensive trail system the Interlakes area is known for to enjoy year round.

Sulphurous Lake. Louise Cleverley

\$275,000

MLS# N217294



**REDUCED!**

### PRIVATE LAKEFRONT CABIN

Beautiful quiet, private lakefront cabin on one of the few freehold properties on Mache 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. Wood stove heat is more than comfortable enough to use year round. Please call for your private viewing.

Mache Lake. Klaus Vogel

\$279,000

MLS# N216658



**NEW**

### AFFORDABLE WATERFRONT CABIN ON 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 also available (see MLS# N221339).

Lac des Roches. Shelley Kotowick

\$289,000

MLS# N221313



### 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



### 1.5 ACRES ON CANIM LAKE

Small cabin with power on large lot on Canim lake. Newer fridge and stove included. Also is a woodshed and a storage shed for your toys. Over 180 feet of beach, and a 8x16 sleeping cabin for guests. Well treed, private setting. Elevated views of the lake. Good chance to get some waterfront on Canim and have a place to stay while building.

Canim Lake. Robert Young

\$299,000

MLS# N219147



### ORIGINAL HOMESTEAD - LARGE ACREAGE

Get out of the city - get back to nature. 174 acres old homestead with original barn, log home and log guest cabin - all usable and partially restored. Modular home overlooks the homestead and meadows, Graham and Hooligan creeks originate on this property. Off the grid with Lister 7.5 kw gen. set. solar system needs repairs. Fantastic spring fed well with newer pump. Hay production, fenced and cross fenced with paddocks for your horses. Midway between 70 Mile House and Bridge Lake give you hunting and fishing and service centers close by. Do you have the pioneer spirit?

Bridge Lake. Brad Potter

\$299,000

MLS# N219667



### PLENTY OF ROOM FOR GUESTS!

Cutest waterfront cabin or full time home on Watch Lake. Huge grand room, with a natural gas fireplace, can sleep several people & perfect for family gatherings. Plenty of RV parking & a bunkhouse for extra guests. Double garage for secure boat & toy storage. Many furnishings incld. plus portable dock. Move right in & enjoy the lake. Easy to show & definitely worth having a look at.

Watch Lake. Karen Friess/Diane Cober

\$299,000

MLS# N217295



### WATCH LAKE WATERFRONT

Great family get away. Full time 2 bedroom waterfront home or for 4 season recreational use. Plus a 16x20 guest cabin with bedrooms and lounge/kitchen area and its covered deck to enjoy the lake. Double garage with workshop, concrete floor and covered storage for your boat. Cabin fridge and stove also included. New pump and pressure tank March, 2012. Brand new septic system just installed (new tank and field).

70 Mile House. Diane Cober/Karen Friess

\$299,900

MLS# N210079



**REDUCED!**

### GREAT PRICE CLOSE TO TOWN

2 acres on Horse lake, with cute cabin. Private setting right off Horse Lake Road yet only minutes to town. 150 ft. of shoreline. Screened porch. Propane airtight stove. Power and summer water system. This well treed property also has 160 sq. ft. of decking for parking a trailer or 5th wheel. Great opportunity to get into the waterfront market!

Horse Lake. Robert Young

\$300,000

MLS# N218687



### AFFORDABLE WATERFRONT

Affordable recreational property on beautiful Lac des Roches. Over 130' of south facing shoreline with a cozy log cabin. Cabin has a covered deck overlooking the lake. Lake water system with a wood cook stove in the kitchen and an airtight in the living area. Well treed private. Location with easy access from Hwy. 24. Well worth the look.

Lac des Roches. Debbie Popadinac

\$309,000

MLS# N217066



### WATERFRONT OPPORTUNITY

Waterfront home on landscaped lot with easy access to the lake. Covered wrap around deck on two sides, viewing Lac la Hache. This 2 bedroom home has been almost completely renovated, including thermo windows. All rooms are a good size. Covered front porch. Lots of storage space under deck for your water toys. Workshop has a large opening which is 8x20. Located between 100 Mile House and Williams Lake.

Lac la Hache. Patricia Ford

\$312,000

MLS# N219482



**REDUCED!**

### 1 ACRE DOUBLE LOT DEKA

Recently renovated 1,275 sf 3 bedroom plus den home on 2 lots totalling over 1 acres at the mouth of Deka Creek, leading into Deka Lake. Master and den are on the main with 2 bedrooms upstairs. New drywall, painting, window coverings, updated flooring and a new wrap deck for all those great BBQs you'll have once your friends know you have waterfront. Its location provides a perfect sheltered area for your boat moorage. The park-like groomed yard has a shed, fenced garden and cute gazebo down by the water. Paved road to your door. A great recreational property with lots of room for your guest and their RV's. Come look at all the work they have done preparing it for today's market!

Deka Lake. Robert Young

\$319,000

MLS# N202484



### LIVE IN MOBILE WHILE YOU BUILD YOUR DREAM HOME

Beautiful Canim Lake waterfront recreational property with mobile, 3 bdrms, large addition & deck the home is truly family friendly, situated on beach front acre with 20' dock, cedar forested area gives kids a great spot for forts, horseshoe pits & large grassy lawns for all those family gatherings. Lots of space for guests to camp and park RV's as well. Live here while you build your dream home with unbelievable sunset views. The area is ideal for water sports, fishing, hunting multi-purpose trails for ATV'ing, snowmobiling, cross-country skiing, snowshoeing and all those outdoor activities. Or just relax overlooking the beauty of the lake. 5 appliances and some furnishings included.

Canim Lake. Darrel Warman

\$319,000

MLS# N209074



### 160 ACRES / CREEK / GARDENS

11 yr old 875sf bungalow is a great retirement home or your home based fruit & veggie business. Located in our area's "banana belt" near Canim Lake. Current owner, referred to by residents as the Veggie Lady, grows fabulous fruits & veggies for resale such as asparagus, raspberries, Saskatoon's, red and white currents and many more. 1 bedroom home complete with newer appliances, shop and garden shed. Septic has been approved for a 4 bedroom home so if you needed more space there's no problem adding on. Red Creek flows through and the water rights to it come with the property. The 160 acres has marketable timber as well. Mins to Mahood and Canim Lakes. This could be a life altering change of pace that so many are looking for today. Get out of the rat race and buy yourself some peace and sanity!

Canim Lake. Robert Young

\$325,000

MLS# N204268

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# WATERFRONT HOMES and CABINS



## COZY WATERFRONT COTTAGE

Cozy 3 bdrm waterfront cottage. Situated on over 1 acre in a sheltered bay on popular Green Lake. Rustic log on the outside but cozy updated interior. Country kitchen with pine wainscoting in the living room. Southeast exposure with undeveloped Blue Springs Parkland next door. Wildlife trail through park to your private swimming hole.

*Green Lake. Brad Potter*

**\$325,000**

**MLS# N218665**



## WATERFRONT LOG HOME WITH MOUNTAIN VIEWS

Professionally built log home on gorgeous Lac la Hache waterfront. Open floor plan, vaulted ceiling and a rock faced NG fireplace add to the charm of this 2 bedroom home. Beautiful hardwood flooring in the living room and tile and wall to wall throughout. Pine cabinets in the kitchen, 2 good sized bedrooms, full bathroom and a mud room. Separate garage, drilled well, dock and firepit. Nice deck across the front of the house to enjoy the view of Mt. Timothy and the lakefront.

*Lac la Hache. Diane Cober*

**\$339,900**

**MLS# N214536**



**REDUCED!**

## LOON LAKE WATERFRONT

Immaculate 2 bedroom - year round cottage on popular Loon Lake. The home features 2 bedrooms, large country kitchen, great living room & wrap around decks with an amazing south facing view of the lake. The property also has a separate guest cabin, boat house, 2 storage sheds and a large private dock. The 2.59 acre property offers approx. 125' of lakefront and a cleared area for RV parking across the road. Nice setting on one of the best fishing lakes in the South Cariboo and amidst great hunting country. Good community with lots of activities offered throughout the year.

*Loon Lake. Klaus Vogel*

**\$359,000**

**MLS# N219550**



## SHERIDAN LAKE LOG CABIN!

Check out the privacy on this one acre waterfront property. Bubbly creek runs from this park-like acreage. Boat wharf and lake accessible from property. Fully finished and furnished ready to use. Radiant hot water heating plus cozy wood stove. Separate 2 car garage plus shop/storage. Reasonably priced and quick possession possible.

*Sheridan Lake. Martin Scherrer*

**\$359,900**

**MLS# N219195**



## BRIDGE LAKE WATERFRONT

Over 1,300 sq. ft. 3 bedroom waterfront cottage could become a year round home with a few changes. This solidly built recreational home still requires exterior siding and your tastes in flooring and trim. There is a slight slope to the shore, which provides excellent views from the deck. This is a well treed property ensuring lots of privacy which is also a result of its being located near the end of a quiet no thru road. Buy soon and take advantage of all that summer that is still left to enjoy.... and in the winter go ice fishing for those large Lakers, Trout and Kokanee!

*Bridge Lake. Robert Young*

**\$379,000**

**MLS# N219500**



**REDUCED!**

## DEKA LAKE WATERFRONT COTTAGE

Panabode cottage on Deka Lake with 2 bedrooms, 4 pc bathroom, open floor plan with a fantastic view of the lake from the kitchen and living room. Large sundeck for entertaining while enjoying your view. 5 ft crawl space with concrete floor, excellent for storage. Level, nicely treed, landscaped & fenced 0.49 acre property with lawn to the waters edge. Large storage shed for the toys completes this great recreational package with all the comforts of home.

*Deka Lake. Louise Cleverley*

**\$325,000**

**MLS# N216955**



## WATERFRONT SITKA LOG HOME

This impressive waterfront 3 bedroom, 2 bathroom, 2 level, 2,000 sq. ft., first time on the market, locally built Sitka Log home on .5 acre features a warm open concept with vaulted ceilings, skylights, a natural gas rock fireplace, large windows and sliding patio doors overlooking the lake, beautiful Pine kitchen cabinets and a breakfast bar, large decks up and down to enjoy the view, lots of storage, cold room, 2 outbuildings, fully fenced yard and potential fenced garden or dog run, an attached carport with black top driveway on a no thru road. This home is ready for you to move in to and make it your own. Only five minutes from town and all amenities.

*100 Mile House. Klaus Vogel*

**\$343,000**

**MLS# N220851**



**REDUCED!**

## 1 ACRE - ALMOST 200 FEET OF SHORELINE ON DEKA LAKE

Almost 200' of waterfront with a private, well treed, level lot. Driveway in & fenced on 3 sides. Bonus is this old timer log cabin complete with power & lake water system ready for you to start enjoying. Family style kitchen & separate living room. Upper level is a large loft style bedroom sleeping up to 6. Situated close to lakeside, with the shoreline bottom pebble. Plenty of level land to build your retirement home or new recreational getaway while enjoying the old timer cabin. This is a fabulous pc of property on one of the most popular fishing and water sports lakes in the interior!

*Deka Lake. Robert Young*

**\$359,000**

**MLS# N220645**



## 1.35 AC WATERFRONT YOUNG LAKE

3 bedroom full basement, year round home on 1.35 acres at Young Lake, just south east of 100 Mile House. This full time residence is an off the grid home with all the conveniences you are used to. A custom kitchen and bath cabinetry, propane fireplace in the livingroom, Enjoy the lake from the 12x56 ft deck or tend your yard with the in ground irrigation. There is a 24x56 ft workshop area located in the basement. All you need is included 3 generators, propane demand water heater, 2 propane refrigerators, propane stove. This home is fully furnished with lots of extras!

*70 Mile House. Robert Young*

**\$329,000**

**MLS# N183522**

**KADREA #75278**



## WATERFRONT RETIREMENT

Ideal for your new retirement home. Or, for recreational use, you have 2 nice cabins. Great sand and gravel beach facing due south on Green Lake. Main cabin has power/ phone and paved road. For this low price, by far the best deal!

*Green Lake. Brad Potter*

**\$349,000**

**MLS# N201383**

## GREAT PRICE DEKA WATERFRONT

First time on the market and priced right! This year round two bedroom home of 2,500 sq.ft. has plenty of room for all those summer time get-togethers Semi open concept so you can still be able to participate with your guests while making dinner. Large main floor laundry room. Drilled well. Over 600 sq.ft. of covered decking. Loft above attached garage, and second detached garage. 12x20 firewood lean to. Economical wood/ electric furnace and wood airtight stove in living room to take the chill off those cool evenings. This is a great price for such a large space on waterfront that has been well maintained. Breezeway / mudroom between house and garage.

*Deka Lake. Robert Young*

**\$359,000**

**MLS# N217760**



**When choosing a REAL ESTATE PROFESSIONAL, choose one who gives back to the community!**



## PARK-LIKE SHERIDAN WATERFRONT

Beautiful setting with this Sheridan Lake waterfront property. The parklike 0.61 acre property offers 100' of waterfront. The 864 sf log cottage includes 2 bedrooms, open living room and kitchen and large enclosed deck plus open sundeck towards the lake. Outbuildings consist of boathouse, storage/ wood shed and cozy 168 sf cabin. All appliances and furnishings included. This could be your recreational paradise on one of the best fishing lakes in the South Cariboo.

*Sheridan Lake. Klaus Vogel*

**\$359,000**

**MLS# N219579**



**REDUCED!**

## THE PERFECT BUY ON GREEN LAKE

4 bedroom older but solid cottage with full bathroom but seasonal water. Level lot with 100 feet of nice, sandy beach. New improvements with deluxe log picnic table and covered gazebo area. Newer post and beam roof structure over open aggregate deck out front. Swimming float. Ideal for recreational use but could also be one of the better lots for your retirement home. Priced well and ready to go!

*Green Lake. Brad Potter*

**\$359,900**

**MLS# N217914**



## PRIVATE 1.22 AC ON BRIDGE LAKE

Large lot of 1.22 acres! Great price for this 4 bedroom waterfront home on Bridge Lake, one of the most sought after lakes in our area. This south facing 1,600 sf+ home is beautifully finished with cedar accents. French doors to the lakeside deck, thermal windows and more. The bright, modern living room and dining area has full view of the lake and access to the deck. Wood airtight stove with river rock to keep you toasty warm on those cool evenings or to warm up quick if coming up for a winter getaway. Contact listing agent for additional pictures ... this is a must see!

*Bridge Lake. Robert Young*

**\$365,000**

**MLS#206997**



## BONUS - EXTRA LARGE HEATED SHOP

This is an extremely special property with a newer 2 bedroom log cottage nestled on 11 1/2 fenced acres with a manicured yard and frontage on a wildlife pond. Property is hidden from the road offering lots of privacy and quiet. Insulated and heated shop of 26' x 62' with year round services. Separate RV site on other side of pond. Modern kitchen and bath with claw foot bath tub - all newer appliances and flooring. Right across from public lake access to popular Deka Lake and Crown land behind! This area has so much to offer, so come take a look!

*Deka Lake. Brad Potter*

**\$368,800**

**MLS# N216048**



## GREEN LAKE WATERFRONT

One of the better lots on one of our best lakes. Fairly level and large lot of 1.29 acres. Great sandy beach and faces due west overlooking the Crown/Park Islands and Marble Mountains beyond. Older cabin for rustic recreational use or stay while you build. Natural gas at roadside. This won't last long!

*Green Lake. Brad Potter*

**\$369,900**

**MLS# N219585**



## FLY FISHING AT HIGGINS LAKE

Large lot of almost 3/4 of an acre on Higgins Lk, only 10 minutes to Sheridan Centre for shopping. This 14 yr old 2 bedroom plus den year round home is complete with attached 2 car garage. Main hosts mud/laundry room, bedroom and den, open styling kitchen and living room with large bay window, lots of counter space, wood vaulted ceilings and walls, sliding door to lake side deck and wood airtight stove for those chilly evenings. In the loft you will find the large master. Located near end of no thru road and nicely placed near lake, away from the road for added privacy. All the modern amenities, yet the view of the lake and beyond will make you feel like you are in the middle of a great Canadian wilderness.

*Higgins Lake. Robert Young*

**\$379,000**

**MLS# N202102**



## LESSOR FISH LAKE WATERFRONT

Here is a rare opportunity to own a waterfront acreage in the Cariboo. Never before on the market - 10.6 acres on Lessor Fish Lake with log cottage. This well maintained 2 bedroom, full bathroom cottage with loft and full basement boasts an open floor with many large windows to take in your view and let the sunshine in. Lots of interior wood finishing with cedar providing a warm and cozy feeling as your curl up in front of the wood burning airtight on the main floor. Glass sliders provide access to the side covered deck and front sundeck giving you comfortable seating areas to enjoy your BBQ's. The property is heavily treed for privacy, but yet parklike on the lake side and provides SE exposure. A must to see!

*Lessor Fish Lake. Louise Cleverley*

**\$379,000**

**MLS# N218795**

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# WATERFRONT HOMES and CABINS



## PRIVATE WATERFRONT ACREAGE

Very private waterfront acreage on the shores of beautiful Sheridan Lake. 5.6 acres with over 300' of prime lake shore. Accessed by the forestry road. Super 2 bedroom cottage, insulated, thermo windows, 12V lighting, propane appliances and wood heater. Lake water system and well as a new drilled well. Powered by generator and solar. Bring your 4-wheelers, dirt bikes and snowmobiles for year round recreation, not to mention great fishing too!

*Sheridan Lake. Debbie Popadinac*

**\$379,900**

**MLS# N218063**



## 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 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*

**\$385,000**

**MLS# N4504775**

**#103281**



## PRIVATE WATERFRONT

Looking for a private spot on Bridge Lake? This cabin sits on 5 acres with over 250 feet of waterfront. There is a small cabin with 2 bedrooms with nice cedar tongue and groove walls. Great place to stay while you build your dream home. Wonderful views of Crown land and the islands beyond in this quiet private and sheltered bay known as Paradise Bay. Bridge Lake is one of the most beautiful and clear lakes in the South Cariboo with many islands to explore. Easy access to other lakes and trail systems to enjoy year round recreational activities.

*Bridge Lake. Brad Potter*

**\$389,800**

**MLS# N210295**



When choosing a REAL ESTATE PROFESSIONAL, choose one who gives back to the community!



## ADORABLE NEW GUEST CABIN

This well cared for 2 bedroom waterfront cottage on popular Deka Lake is one you will have time to enjoy since it is finished and ready for its new owners. The manicured yard leads gently down to the shoreline amongst trees for a feeling of some privacy to the private dock. Everything you need is here, power, water, septic and is heated with baseboards and wood. BONUS, there is a cute 1 year old bunkhouse for guests, and a 1 yr old professionally built double garage with concrete floor giving you plenty of room to lock up all your toys. Even your entrance to the property looks good with river rock accents and wrought iron gates. This is a must see to appreciate the attention to detail. Parking for up to 9 vehicles, new engineered septic system.

*Deka Lake. Robert Young*

**\$389,900**

**MLS# N214084**



## BIG BAR LAKE

Big Bar Lake home on 159 feet of lakefront - a pristine "no tow" lake in the Cariboo region. Unique home featuring covered deck, a screened sleeping porch and a screened patio. Family room with windows on 3 sides to enjoy the lakeview and Marble Mountains. Bedroom on the top level, plus den/bedroom and master on the main floor. 2 unique bunk rooms for the kids on the lower level. You will love it as a full time home or a year-round recreational property. 4 to 5 hour drive from the lower mainland. This home shows the love of its owners. Enjoy the peace and quiet of Big Bar Lake from your private dock. There is an airtight wood burning fireplace in the living room and a Vermont Castings gas stove in the family room. Including a Whitehall "Westcoast" boat with electric motor and Clipper canoe.

*Clinton Area. Barb Monical/Brad Potter*

**\$397,500**

**MLS# 91228**



## CANIM LAKE WATERFRONT - MILLION DOLLAR VIEW!

You gotta love it for the breathtaking "million dollar view"! 5.77 waterfront acres on two sides of the road on beautiful Canim Lake. Split by the road with the house, gardens and sandy beach front on about 1 acre and the remaining acreage gradually climbing off the S. Canim Lake Rd. The home is being sold "AS IS WHERE IS" in estate sale. One time owner/builder, the home is '74s style and decor, but with same renovations you will have one of the best waterfront lots on the lake. Direct view down the lake to the Cariboo Mtns. The vistas are worth every penny, you won't find any finer than this. Paved road, store close by, veggie, raspberry and flower gardens and miles of Canim Lake to explore. Call today for more details.

*Canim Lake. Darrel Warman*

**\$399,000**

**MLS# N221039**



## CANIM LAKE WATERFRONT RANCHER

Everything on one floor and only a stone's throw from the level, pebble beach. Unobstructed 180° views of the lake and the snow-capped mtns. Open plan with vaulted ceilings. Master faces the lake and has a deluxe ensuite. Lots of room for company! Double garage, sauna, RV hook up. Great package.

*Canim Lake. Martin Scherrer*

**\$399,000**

**MLS# N206527**



## PERFECT PACKAGE!

Immaculate, custom built waterfront home on private park-like 1.39 ac yet only minutes to 100 Mile House. 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*

**\$399,000**

**MLS# N217422**



## GREAT LOCATION AND PRIVATE!

Nice Bridge Lake waterfront estate on 1.2 acres with over 140' of waterfront. The 896 sq ft full basement home features 2 bedrooms, 4 pc bathroom, large living room, dining room and kitchen. Nice Southeast view from the deck over the lake. Super location on no through road and on a nice and quiet bay. The property is also nicely treed with mature fir trees. This could be your year round home or recreational paradise.

*Bridge Lake. Klaus Vogel*

**\$399,000**

**MLS# N215694**



## HORSE LAKE WATERFRONT

Great recreational or year round residence on the South side of Horse Lk. Fully loaded with all the built-ins. Large deck overlooking the lake and your own dock. Attached dble garage + detached carport/shop. Excellent location close to 100 Mile.

*Horse Lake. Diane Cober*

**\$399,900**

**MLS# N215787**



## 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. Shelley Kotowick*

**\$399,900**

**MLS# N210587**



## QUIET WATERFRONT LOG CABIN

Great log cabin on Horse Lake. Upon entering this charming, open designed 2 bdrm, 2 bath log cabin you will feel right at home. Spacious country kitchen, vaulted pine ceiling, large dining room area and a cozy living room with decorative airtight wood stove. Sundeck facing the lake and covered porch. All this on almost 2 acre park like property with gravelly beach. Located at the quiet east end of popular Horse Lake well known for trophy prize fish. Lots of room for guests and RV parking, right off paved Horse Lake road.

*Horse Lake. Martin Scherrer*

**\$399,900**

**MLS# N218053**



## 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*

**\$399,900**

**MLS# N212994**



## RIGHT AT THE WATER'S EDGE

Year round waterfront cottage on pristine Lac des Roches. This log home has all the conveniences for your weekend get-a-ways. 2 bdrms & a loft that sleeps 4, full bath with pedestal tub. Open floor plan kitchen, eating area & living room. 8x34 covered deck overlooking the lake. Very private feeling when in the cabin or on the deck. All this on a trophy fishing lake.

*Lac des Roches. Debbie Popadinac*

**\$419,900**

**MLS# N218886**



**NEW**

## BRING YOUR EXTENDED FAMILY!!

Beautiful 267' of waterfront vistas on Canim Lake. Year round or seasonal, both house and insulated guest cabin on septic and water with carport, boat house and lots of lawn for family to run around a play. Both being sold fully furnished including beds and appliances. All buildings have metal carefree roofs. Lake water with reverse osmosis water treatment, oil forced air furnace with many updates. Vaulted ceiling with additional brightness from windows above the kitchen. Large wrap deck to sit and enjoy the lake front activities and vistas. Ideal set-up for one or more families with cozy comfort in both. Crown access to the north side of the property for additional privacy. Solid and well maintained, call today for your viewing!

*Canim Lake. Darrel Warman*

**\$425,000**

**MLS# N221136**



**NEW**

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

Older 3 bedroom cottage on one and older trailer on the other for the kids. Nice beach faces due south with pristine crown land on the other side of the lake as your view. These properties 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 and sell the other off if you like. Wait for our market to bounce back and get one for free. Currently no services into the lot but power, phone and natural gas are at the roadside. Priced to sell. Will not last long.

*Green Lake. Brad Potter*

**\$425,000**

**MLS# N221041**



## COTTAGE WITH SOUTHERN EXPOSURE

Well built recreational year round cottage faces due south on popular Sheridan Lake. 4 bedrooms, 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**



**REDUCED!**

## 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**

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Sold on Giving



# WATERFRONT HOMES and CABINS



### 5 ACRE WATERFRONT

Custom built 4 bedroom, 3 bathroom home with double attached garage and walk out level. Beautiful custom kitchen with tilestone counters and stainless steel appliances. Island complete with sink. Two bedrooms on main floor, master with ensuite double shower. There is also a full bathroom for guests on main floor. Open concept styling on and lots of windows. Skylight over dining area. Living room complete with rock slab wood burning fireplace. Walk out level has two bedrooms, full bathroom, games room and family room with plenty of windows, recessed lighting and access to ground level covered patio. Two many extras to list, this is a must see.

*Sheridan Lake. Robert Young*  
**\$429,000**

**MLS# N217415**



### GREEN LAKE WATERFRONT

This nice, level 3.18 acres has a 2 bedroom cabin, a great sandy beach and a beautiful view over Green Lake. This is the perfect recreational get-away or place to build your dream home.

*Green Lake. Shelley Kotowick*

**\$430,000**

**MLS# N218258**



### BEAUTIFULLY FINISHED HOME ON DEKA LAKE!

This open concept designed floor plan boasts a bright kitchen, eating area, dining room and living room all with a panoramic view of the lake. French doors lead out to the 20x27 sun deck for those summer barbecues. Large master bedroom and laundry room are on the main floor and there is also a rec room, family room, bathroom and 2 more bedrooms in the walk out basement. Roof, furnace, septic pump and most appliances are newer. Nice gazebo to sit and relax by the lake. Deka Lake is great for fishing, swimming and water sports.

*Deka Lake. Shelley Kotowick*

**\$435,000**

**MLS# N220278**



### WALK OUT SELF CONTAINED SUITE

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

*Deka Lake. Robert Young*

**\$439,000**

**MLS# N218531**



### HOME WITH OWN FLOAT PLANE HANGAR

Waterfront home on Emerald Cres. at Lac la Hache. This property has a 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 the family get-togethers, just fly in.

*Lac la Hache. Diane Cober*

**\$439,900**

**MLS# N220222**



### LOG HOME ON PRIVATE 23.5 ACRES

Immaculate log home with over 2,500 sf of total living space on 23.5 private and treed acres with Bridge Creek flowing through the property. The home features 2/3 bedrooms, 2 full bathrooms and a spacious southern exposed sundeck to enjoy the summer evenings. Outbuildings include a fully serviced guest cabin, barn, chicken coop, storage building with wood shed and large carport for RV. Nice setting amidst great hunting and fishing country with trails close by. Close to all amenities at Interlakes corner.

*Bridge Lake. Klaus Vogel*

**\$449,000**

**MLS# N208263**



**REDUCED!**

### WHAT A DEAL!

355 feet 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*

**\$449,000**

**MLS# N212443**



### SHERIDAN WATERFRONT

Great price on year-round 3 bedroom, 2 bath home on south-facing, low-bank gravelly Sheridan Lake waterfront. Watch the loons catch fish from the deck. Finished basement with walk-out. Detached workshop/garage, storage shed, generator wired to home for emergency power, wood-burning stove and efficient pellet stove, in addition to electric heat. Built-in vacuum and much more. Come take a look today. Quality built on large lot of just under an acre (0.96).

*Sheridan Lake. Robert Young*

**\$449,000**

**MLS# N220744**



### 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. Shelley Kotowick*

**\$449,900**

**MLS# N213514**



### SHERIDAN LAKE 3.4 ACRES 2 BEDROOM LOG PANABODE

This 2 bdrm log panabode with southern exposure sits on 3.41 well treed ac with privacy from the road. Excellent gravel beach with approx. 188' of frontage. Septic system, summer water system & hydro are in place. Wood burning fireplace, 4 pc bath & wood cook stove. Matching 20x30 bunkhouse, garage & storage shed. Retractable docking system that's easy for one person to move. If you are looking for a large piece of property on this world renown lake, then this is for you!

*Sheridan Lake. Robert Young*

**\$459,000**

**MLS# N218015**



**REDUCED!**

### COMFORTABLE CABIN, SHELTERED BAY ON SHERIDAN LAKE

.94 acre with 400+ feet of beautiful waterfront on Sheridan Lake in a sheltered bay, plus the big part of the lake on the other side of the road, as this lot is in the middle of a peninsula. The 2 bedroom cabin has hydro, fridge, stove, and an antique Acme wood cook stove. 1-room cabin for overflow accommodations and a storage/wood shed combo plus an outhouse. All the buildings have metal roofs and are well maintained. Cabin provides comfortable living quarters while you build your dream home. Approved septic system installed in 1983, but never used. Water frontage has a gravelly shoreline and the crystal clear blue waters of Sheridan Lake beyond. \$50 annual strata fee for road maintenance.

*Sheridan Lake. Louise Cleverley*

**\$469,000**

**MLS# N200759**



### EXTENSIVELY UPDATED DEKA WATERFRONT

Approx. \$200,000 in upgrades to this Deka Lake waterfront. Over 3,000 sq.ft. which his fully finished and extensively upgraded with manicured lawn down to the shoreline. Lots of room for a large family and guests with 5 bedrooms and 3 baths. Master and upper guest room have balconies. Master complete with ensuite. Main floor front and back of the home have large balconies with tempered glass. The walk out level is complete with a lake view hot tub / games room. This home also has a family room and hobby room so everyone can spread out for their own specific form of relaxation. There is a completely new eat in kitchen with lots of cabinetry, quartz counters, stainless steel appliances, and access to the rear deck. It doesn't stop here, there is also a large open concept living room and dining room spanning across the front of the main level with French doors accessing the lakeside tiered deck. There is a new roof, new high efficiency furnace, paved driveway, new windows and much more. There is even room for your toys in the detached workshop. This is a must see!

*Deka Lake. Robert Young*

**\$479,900**

**MLS# N218786**



### SHERIDAN LAKE WATERFRONT HOME!

Immaculately maintained and landscaped Sheridan Lake home! This house had a quality built, 2 floor addition, plus a basement in 2003 with the original home being completely renovated. This over 3000 square foot home had all new wiring, plumbing, insulation and fixtures throughout, and is wired for a generator. There is a beachwood floor and oak cabinets in the kitchen and 2 bathrooms with in-floor heating and maple cabinets. The open floor plan allows for a view of the lake from all main living areas and has a large, 2 tiered deck with a glass railing to sit and enjoy the southern exposure. The 24x24 garage, greenhouse, storage shed, wood shed and dock complete this package. Access to the Sheridan Lake trail system close by.

*Sheridan Lake. Shelley Kotowick*

**\$489,900**

**MLS# N219012**



### SHERIDAN LAKE WATERFRONT

Sheridan Lake waterfront retirement home or maintenance free recreational cottage. Southwest exposure on level lot with clean, gentle waterfront. Garage/shop for toys. Over 1 acre and just off Hwy 24.

*Sheridan Lake. Brad Potter*

**\$489,900**

**MLS# N220207**



### POPULAR GREEN LAKE!

New in 1986 and still looks like new! 3 bedroom, full basement home with large Rec room sits on a perfectly level waterfront lot, facing due south on popular Green Lake. Distant shoreline is Crown land and islands for the canoeist. Wade in from your sandy beach or water ski 12 kms on our warmest recreational lake. Large garage/shop and gardens. Home site or year-round recreation for a great price.

*Green Lake. Brad Potter*

**\$489,900**

**MLS# N212050**



### PICTURESQUE LAC DES ROCHES

Ideal waterfront package with 120' of south facing shoreline on picturesque Lac des Roches. Completely renovated 3 bedroom, 2.5 bath, full basement home. Separate guest cabin. Large insulated shop with attached garage and an additional separate garage. Tastefully decorated with quality finishing throughout. Low maintenance yard with lots of room for the whole family and all your recreational toys. Super recreational or year-round home in a wonderful community atmosphere.

*Lac des Roches. Debbie Popadinac*

**\$494,500**

**MLS# N215626**

**DEKA LAKE WATERFRONT RANCHER**  
 Recreational or year round rancher sitting on the shores of Deka Lake. Semi-open floor plan with 3 bedrooms, newly renovated 4 piece bathroom, living room with cozy wood burning airtight and large sunroom off the dining area and kitchen overlooking the lake. Shallow well with a new UV Water Filtration System. Level property to the waters edge with a clean gravelly shoreline, dock and great fire pit area to enjoy those evening campfires while taking in the amazing sunsets. Single garage and fenced property complete this excellent waterfront package in the Cariboo.

*Deka Lake. Louise Cleverley*

**\$429,500**

**MLS# N218011**



### SUBSTANTIAL VIEWS!!

Come and take a look at this delightful waterfront home on Lac la Hache. Live year round on the lake and enjoy the 4 seasons in the Cariboo. This 3 bedroom 2 bath home is situated at the end of Caverly Road on a landscaped lot with a view of the lake from most rooms. The double tiered deck offers a peaceful retreat overlooking the gardens. Parking for 2 vehicles and room for your RV or boat as well.

*Lac la Hache. Diane Cober*

**\$429,900**

**MLS# N217549**

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# WATERFRONT HOMES and CABINS



## 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*

**\$494,900**

**MLS# N201993**



## 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 and view of the lake. Skylight in wood cathedral ceiling in the 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 bedrooms 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# N216537**



## DON'T DO A THING BUT ENJOY!

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. **SEE VIRTUAL TOUR FOR MORE IMAGES!**

*Canim Lake. Darrel Warman*

**\$539,000**

**MLS# N215351**



## DEKA LAKE WATERFRONT HOME

Two lots, 2 titles totaling .92 of an acre with 115' of south facing level waterfront on Deka Lake. Large home with fully finished walkout basement. Two bedrooms, 2 baths, 2 wood burning f/p's, built-in appliances, china cabinet and book shelves, open floor plan with a fabulous view of the lake from every room. Sliding glass doors off the living room and master lead to a 9x33 solarium style covered deck overlooking the lake. Recently updated with new lino, carpet and paint, new stainless steel fridge and dual wood/electric furnace, plus entire exterior has been professionally repainted. Basement has a huge rec room with bar area, plus another great view of the lake. 24x36 double garage with concrete floor and hydro, 12x20 carport, wood shed. Paved driveway, nicely treed and landscaped property.

*Deka Lake. Louise Cleverley*

**\$559,000**

**MLS# N208139**



## QUALITY LOG HOME

This professionally crafted 1,560 sf log home has some of the best views and waterfront in all the south Cariboo. The beautiful log home's 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 parklike 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*

**\$589,000**

**MLS# N217206**



## SHERIDAN LAKE WATERFRONT

Lots of room in this 5 bdrm, 2x4 pc bath year round home for all your guests. This home has a drilled well & is heated with electric & wood. Relax in your living room or a family room! Level bank to the shore. Southern exposure, well treed. Matching detached garage to store all your toys. This home has been well built & maintained & updated. Includes fridge, stove, DW, W/D, dock system & more. If you are a trophy fisher, then this is the lake for you!

*Sheridan Lake. Robert Young*

**\$498,000**

**MLS# N216322**



## LAKEVIEW FROM EVERY ROOM!!

What a view from every room with this 3 bdrm, 2 bath log home on the shores of Deka Lake. Open floor plan on main, the kitchen features new country style cabinets & countertops plus an antique looking propane stove, living room & dining area showcases a CSA approved wood airtight w/ brick work around. Master has it's own balcony overlooking the lake. 720 sf of deck overlooking your level front yard to the waters edge. New windows in the home 2011-2012 and top quality outbuildings including a 30x20 shop with concrete floor, heat & 200 amp service, tool shed, boat house, greenhouse & 3 other outbuildings for storage, all 2x6 constructed with metal roofs.

*Deka Lake. Louise Cleverley*

**\$539,000**

**MLS# N217650**



## LAC LA HACHE WATERFRONT HOME

Year round waterfront home on gorgeous Lac la Hache. Come and enjoy lakefront living in this spacious 4 bedroom home. The lower level features a family sized kitchen and dining area with doors to the 1200 sq ft, 2 tiered deck. A very private master bedroom, walk-in closet, 3 pc ensuite and your very own sitting room on the upper level. The property is landscaped to the lake, has a double detached garage, and paved drive. A must see.

*Lac la Hache. Diane Cober*

**\$549,900**

**MLS# N220959**



## 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**



## BRIDGE LAKE 10 ACRES

New to the market this 5 year old log home with loft is on 10 sub-dividable acre lot on popular Bridge Lake. Long driveway in ensures privacy, and quite private from the lake which is a rare find. Year round access, drilled well, septic and power. Wired also for back up generator if required. This is the large waterfront on one of the main lakes that we have all been waiting for.

*Bridge Lake. Robert Young*

**\$499,000**

**MLS# N217086**



## 1/2 MILE OF WATERFRONT

Enjoy the charm of this quiet, peaceful property on Tad Lake, about 20 minutes from 100 Mile House. This 151 acres have an approx. 1/2 mile of waterfront that is great for kayaking and canoeing. The unique house is surrounded by natural meadows and is partially forested. Outbuildings include a well lit art studio or could be office space or guest room, as well a heated shop. There is also an enclosed storage room and a double carport. The other outbuildings include a classic screened gazebo and a stack walled garden shed. The established gardens, greenhouse and large brick patio have a great view of the lake.

*Tad Lake. Diane Cober*

**\$539,000**

**MLS# N219842**



## WATERFRONT HOME SPARES NOTHING!

This bright and spacious open floor plan 2,600+ square foot rancher spares none. 3 bedrooms, 3 baths, oak kitchen, library, great room with lots of windows and french doors to the patio's and gardens. Beautifully landscaped 1/2 acre with 100' of south facing shoreline on Lac la Hache. Lots of updating like new roof, paint and flooring. Paved drive leads to the detached 2 bay garage plus workshop and a separate storage shed.

*Lac la Hache. Debbie Popadinac*

**\$499,800**

**MLS# N219906**



## GREEN LAKE WATERFRONT HOME

Built as a retirement home with an open living area to enjoy the fabulous view. Features a beautiful deck across the front overlooking the lake an sandy beach. Light oak kitchen cabinets, jetted tub, wired 12x20 used as storage but would make a great workshop. Almost an acre with trees at the road for privacy and open sandy beach at the front. Catch the big fish or enjoy the recreational sports on this big lake.

*Green Lake. Barb Monical*

**\$550,000**

**MLS# N218437**



## TIMOTHY LAKE WATERFRONT

Beautifully landscaped year round home on 2.5 acres with 165 ft. of Timothy Lake waterfront. Caramel colour hardwood floors thru most of the main floor area, large open floor plan with 10' ceilings, big bright windows to the lake, cozy wood fireplace with lovely oak mantle. Ideal floor plan for entertaining, 3 bedrooms on the main floor with a 4th bedroom down. Kitchen has extensive oak cabinetry and large pantry. Tiered flower gardens, rock work, veggie gardens, greenhouse and dock at the lake. One time owner/builder so lots of TLC into this home. Conveniently located 25 minutes to 100 Mile House or 50 minutes to Williams Lake for all your services and shopping. 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 waterfront home on 11 acres on Lac des Roches. With a desirable southern exposure and over 300 feet of waterfront, this open concept design home features 4 bedrooms, 3 bathrooms and generous living spaces, taking advantage of the beautiful mountain and lake views of the most photographed lake in BC. This property also includes a 2 car heated garage, a 1200 square foot workshop, wharf, large sundeck, solarium and outdoor fire pit. The property borders Crown land, the area offers excellent swimming, fishing, water sports, hunting, snowmobiling, cross-country skiing and snowshoeing. This is the perfect place to call home.

*Lac des Roches. Shelley Kotowick*

**\$596,000**

**MLS# N218227**



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# WATERFRONT HOMES and CABINS



## RESORT JUST MINUTES FROM KAMLOOPS - FREEHOLD

Just a short drive from Kamloops and only 40km from the Paul Lake Road and Hwy 5 turnoff takes you to this great little fishing lake and the only resort on it. Located on 4.2 acres at 4,100' elev. with 678' of frontage. Hyas Lake Resort comes with 5 cabins, various styles of camp sites, 5 boats each with electric motors and batteries. Each cabin accom. 4 persons and has its own spotless outhouse, kitchen, living room area with adjoining sleeping area which has either 2 double beds or bunk beds, airtight stove, cooking facilities, couch, table and chairs. Also, a pump house, a tool shed with freezer storage and a shelter for the 75kw generator and its 300 gallon tank. No fear of archeological finds since a study has already been done on this property. The lake has a maximum depth of 72' and 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 and be able to make some income to offset your mortgage ... or as an estate for a family to share. Give us a call, and we'll help make your lifestyle change come true! Kamloops. Robert Young

**\$599,000**

**MLS# N210562  
#103916**



## HISTORICAL LODGE IDEAL GROUP PURCHASE

32+ creek side ac, once ran as Pinegate Hunting and Fishing Lodge, boasting with history and character. Lovely log home, 4 stall barn, detached shop/double garage, storage and beautiful sprawling grounds. A unique acreage split by two roads, no longer suited to commercial, but rustic cabins (with some TLC) do offer your family and friends a quaint place to stay for fishing, hunting, snowmobiling, ATVing, hiking, biking and more. 3 bedroom/2 bath home has had many upgrades with NG forced air furnace, hotwater, cookstove and fireplace. Chinking both inside and out provide cozy warmth and charm. Seasonal Watch Creek leads out to quiet Watch Lake, so jump in your boat or canoe and enjoy. Subdivision potential.

Watch Lake. Darrel Warman

**\$625,000**

**MLS# N215735**



## LOG RANCHER WITH GUEST CABIN/WORKSHOP

Looking for perfection? Check out this immaculate Bridge Lake waterfront manufactured log home rancher. All on one convenient level with attached double car garage and separate guest cabin/workshop. Approx. 1500 sf, 2 bdrm, 2 bath, vaulted ceiling in the living room with rock fireplace. Nicely maintained 2.2 acres south facing level parcel with crystal clear 220' waterfront. Established garden. Absolute pleasure to show. Listed below assessed value!

Bridge Lake. Martin Scherrer

**\$626,000**

**MLS# N218025**



## CAPTURE THOSE FABULOUS CARIBOO SUNSETS

Luxury living on Sheridan Lake with this custom built home. 2,898 sq. ft. of top quality construction & finishing in this 2 bdrm. 2 bathroom home with floor to ceiling windows with westerly view. Main floor open floor plan with lots of natural light, loft with master suite, sitting area & ensuite, walk-out bsmt. with rec room large enough for pool table, TV area, games table area & office. Sundeck facing the lake with glass panel railings & retractable awning. In floor hot water heating throughout the entire home. 3 bay shop with it's own 3 piece bathroom. Log guest cabin with view of the lake & greenhouse complete this exceptional package. Call Listing Agent for the full list of special features this home & prop. have to offer, as there are too many to list here. For more photos visit [www.louisecleverley.com](http://www.louisecleverley.com)

Sheridan Lake. Louise Cleverley

**\$649,000**

**MLS# N218751**



## 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 6 years old. Presently has 2 bedrooms and 2 baths, with loads of space for company. Bonus are the 2 lakeside housekeeping guest cabins. The spacious master has a 4 pc ensuite, walk-in closet and lake view. Bright open concept kitchen with denim pine flooring, pine cupboards and view of the lake. This tastefully decorated home is topped off with a feature floor-to-ceiling rock fireplace. All this along with the following spaces of a large media room of 14x38, study 19x15, games room 14x17, and family room 15x19, and other storage and utility areas make for an estate style waterfront home for even those with the most discerning of tastes. Access the large 900 square foot 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 lakeside gazebo. Enter onto the property via the paved driveway to a 4 bay garage, with drive thru for your toys and your very own workshop. Nothing to do here except sit back and enjoy!

Deka Lake. Robert Young

**\$649,000**

**MLS# N192760**



## PRIVATE SPACIOUS HOME ON LARGE ACREAGE

Large, private, creek front acreage with a newer custom built 5 bdrm home only 20 minutes to town and 10 minutes to popular Green Lake. The 119 acres is perimeter fenced and cross fenced with a mix of trees, pastures and meadows. 83 Mile Creek runs through the property. This quality built home spares none. Ask for a complete list of bonus features.

70 Mile House. Debbie Popadinac

**\$675,000**

**MLS# N217248**



## AVID BIRDERS B&B POTENTIAL

For those professionals with a large family, seeking high quality and comfortable features all around you, this is the home for you! Professionally built, with 9' ceilings on the main floor, a beautiful spacious kitchen with antique white maple top of the line cabinets, granite counter tops and large island for an ideal working and serving area. Designer windows throughout the home add hours of natural daylight. Professionally landscaped with tiered gardens to the natural shoreline of desirable Horse Lake. Separate entrance to accommodate your dream of owning a B&B, or provide revenue with the large basement suite. Sprawling decks with glass panel railings to soak up the joys of private lakefront acreage with your own boat launch.

Horse Lake. Darrel Warman

**\$699,000**

**MLS# N213682**



## 87+ ACRES WATERFRONT

It's your opportunity to have your own Cape Cod style home with 1/2 mile of shoreline. Located in the Horsefly area there is only one other home on the entire lake! This 5 bedroom, 5,000sf home has a modern open concept living room, dining room kitchen and 3 bathrooms. Huge deck across the front with view of the lake and well manicured front yard. Beautiful large master bedroom with ensuite. This property was once a fishing camp for many years and there are still 4 rustic cabins you could fix up for guests. If you have a green thumb there is also a large organic garden and several fruit trees. Plenty of wildlife roam this very private area, and if you like fishing there are rainbows in the lake.

Horsefly. Robert Young

**\$769,000**

**MLS# N213281**



## INCREDIBLE CANIM LAKE WATERFRONT ACREAGES

First time ever offered for sale! These two side by side 80 acres plus each property, 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 and a traditional barn. Great fencing and cross fencing, just bring your horses! Fantastic cultivated hay fields with irrigation option, lots of lush pasture and forested areas. Year-round creek adds character to this dream property. The adjacent second 80 plus acres 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**



## OUTSTANDING GREEN LAKE VIEWS

Panoramic view from due South to directly West of lake, Marble Mountains and creek. Executive home of just under 4,000 sq. ft. Impeccably finished with hardwood floors and wood and stone accents throughout. Over 330 feet of waterfront with extensive wharf system and also sandy swimming beach. Also borders on 83 Mile Creek. Watch the eagles and Kokanee spawn. Decks and patios extend the inside into outside living. Large, heated workshop with basement and covered areas for boats, ATVs and snowmobiles. Situated at end of private cul-de-sac... the only traffic will be friends coming to your new home!

Green Lake. Brad Potter

**\$795,000**

**MLS# N218933**



## WATERFRONT ACREAGE

Bridge Lake Executive Waterfront of 2.6 acres and 334 feet of frontage on this pristine lake in the South Cariboo. This beautiful log and framed home was formerly operating as a very successful Bed and Breakfast with the fully self contained suite in the walk-out basement - nothing to be done to start up again and share this beautiful property and home with your guests. Features include a Tempcast fireplace with pizza and bread oven which separates the kitchen from dining room, chef's kitchen with built-in appliances, spacious dining room, sun room, living room with massive rock fireplace and built-in home theatre surround sound system, sauna, wine cellar, wrap around decks, patio, master bedroom with balcony - all 3 levels has an incredible view of Bridge Lake. Greenhouse with fenced garden area, large barn/shop wired, insulated and heated with loft that has been used as an exercise room. There is even a large fenced paddock if you wished to have a horse or other livestock. Nice waterfront for swimming or taking your boat out for a waterski of just go fishing. One of the top properties in the Cariboo that offers total privacy which is a rare find when you seek a waterfront paradise.

Bridge Lake. Louise Cleverly

**\$798,000**

**MLS# N205898**



## SHERIDAN LAKE ACREAGE WITH 2 HOMES

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 the 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 areas 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-a-way.

Sheridan Lake. Shelley Kotowick

**\$799,000**

**MLS# N218277**



## 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 corals 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**



## ESTATE HOME - 43.5 ACRES WITH SUBDIVISION POTENTIAL

Beautiful waterfront estate on 43.5 acres with approx. 800' of prime waterfront on Bridge Lake. The property is well treed with mature fir trees and includes a cozy cabin with a total of 580 sq ft and a covered deck to enjoy the fantastic view over the lake. Bridge Lake is one of the best fishing lakes for rainbow, kokanee and lake trout in the Cariboo. Real unique opportunity to own a rare piece of real estate in the Cariboo. Subdivision potential.

Bridge Lake. Klaus Vogel

**\$885,000**

**MLS# N216379**



## BONUS - GUEST COTTAGE AND LARGE SHOP

Unique acreage - peninsula on Green Lake - water on 3 sides, crown land on 4th. Log cottage or home with separate guest cottage. 30x24 shop also has 2 bedrooms and full bathroom. Private gated driveway. South & west views overlooking lake and islands. Lots of room for your friends and their RV's. First class opportunity on our best lake!

Green Lake. Brad Potter

**\$898,800**

**MLS# N217775**









# WATERFRONT LOTS and ACREAGE



### GREAT PRICE FOR WATERFRONT

Waterfront parcel on Horse Lake! Almost one acre with 100 ft of nice gravelly water frontage. Level elevated building site offers spectacular views. Drilled well, natural gas available. Only minutes to town in quiet cul-de-sac location.

Horse Lake. Martin Scherrer

\$139,900

MLS# N205320



### 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



### 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

\$163,000

MLS# N216820



### 74 ACRES NEAR HORSE LAKE

Retreat to your 74 acres of semi-wilderness in the heart of the Interlakes recreational area of the south Cariboo. Very private setting bordering on your own small lake. Moose & deer heaven. Minutes from fishing and watersports on Horse Lake or head in another direction and enjoy Deka Lake. Also close to the Interlakes Service area for gas, shopping, restaurants. Also approx. 1/2 hr to 100 Mile House. Lots of great building sites or bring out your camper and enjoy the peace and quiet.

Horse Lake. Robert Young

\$185,000

MLS# N219930



### CANIM LAKE WATERFRONT LOT

3/4 of an acre on beautiful Canim Lake. Elevated property with fantastic views, private setting, well treed property. Bring your RV and build your dream home on this large, full recreational lake! Priced well below assessed value!

Canim Lake. Robert Young

\$185,900

MLS# N218614



### 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



### 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



### LARGE REMOTE ACREAGE

If remote off grid beautiful acreage is what your looking for, then this is it. Property is near Sharpe Lake, which is just past Eagan Lake. Land is fairly level with two older cabins. Take a walk on this 160 acres and you will fall in love with it.

Sharpe Lake. Patricia Ford

\$175,400

MLS# N220863



### 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



### 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

**Visit our new website @ [www.cariboorealestate.com](http://www.cariboorealestate.com)**

## CANIM LAKE VIEW AND WATERFRONT ACREAGES

SMOKING DEALS!  
\$79,900

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	\$ 459,000
Lot 2	Sheridan Lake waterfront - 3.9 acres	MLS # N217350	\$ 449,000
Lot 4	Sheridan Lake waterfront - 3.9 acres	MLS # N217352	\$ 479,000
Lot 5	Staley Lake waterfront - 5.0 acres	MLS # N217351	\$ 229,000
Lot 6	Staley Lake waterfront - 4.99 acres	MLS # N217356	\$ 209,000
Lot 7	Staley Lake waterfront - 4.99 acres	MLS # N217353	\$ 209,000
Lot 8	Staley Lake waterfront - 4.99 acres	MLS # N217355	\$ 189,000
Lot 10	Country Lot - 4.99 acres	MLS # N217360	\$ 129,000

RE/MAX COUNTRY LAKES REALTY

RE/MAX COUNTRY LAKES REALTY



# WATERFRONT LOTS and ACREAGE



### HORSE LAKE WATERFRONT

Waterfront lot on Horse Lake only 10 minutes to town. Building plans available and approved foundation in place. Septic system has been engineered but not installed yet. Wharf at nice clean gravel waterfront

Horse Lake. Brad Potter

\$198,000

MLS# N190141



### 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



### JUST BRING YOUR HOUSE PLANS!

0.66 acre waterfront lot on Lac la Hache. This property is serviced with septic installed 2008, hydro 200 amp service and seasonal lake water system. Storage shed with attached 3 piece bathroom, and to 2 RV hook-ups with water and hydro, all connected via underground wiring. Large platform deck on upper portion of property to relax and enjoy your view. Property is benched down to the waters edge, which is excellent for swimming and waterskiing right from your dock. Bring your cottage or house plans and you're ready to go.

Lac la Hache. Louise Cleverley

\$238,000

MLS# N219149



### 0.49 ACRE LEVEL LOT

On picturesque Eagan Lake with southeastern exposure for all day sun and opposing shoreline untouched Crown land. This property is nicely treed with low bank, clear water frontage and easy access year round on maintained roads. Eagan Lake is great for fishing, swimming and boating with no restrictions. Located in the center of an exc. hunting area and only about 12 minutes to the historic Bridge Lake Store for all amenities. Storage bldg. of no value on the property. Hydro and telephone at the road side. Nice place to create that much sought after recreational get-away or build your permanent residence amongst the paradise that the Cariboo has to offer.

Eagan Lake. Louise Cleverley

\$240,000

MLS# N211791



### 4.9 ACRE WATERFRONT LOT

Great opportunity for a large waterfront lot at a great price! Access both Rainbow Lake and Lac des Roches for all your water sport recreational needs, or the crown land trails to connect up with the areas major trail plan. This southern exposed well treed lot provides privacy from your neighbours as well as from the road. Power and phone available and 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 paved Hwy. 24 "The Fishing Hwy." Call for a complete package on this beautiful piece of waterfront property.

Rainbow Lake/Lac des Roches.

Robert Young

\$249,000

MLS# N198182



### 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



### OVER 10 AC WITH 300' 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



### WATERFRONT GET-AWAY

What a wonderful 1.56 acres of waterfront on Big Bar Lk. Nice flat lot with amazing 150' of shore that's great for small children and swimming. Enjoy the sunsets and 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



### WATERFRONT LOT ON GORGEOUS LAC LA HACHE

This property has 126' of waterfront, southern exposure, driveway is in, a 12x24 covered deck area, developed beach area with fire pit, Hydro (200 amp service) and a cleared building site. All this on the last lot at the end of Dunsmuir Rd. Not many lots left on Lac la Hache, so act quick before it's gone.

Lac la Hache. Karen Friess/Diane Cober

\$239,000

MLS# N221444



### 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 avail.

Lac la Hache. Barb Monical

\$249,000

MLS# N202109



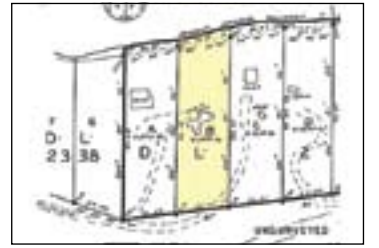
### A RARE FIND!

160 acres waterfront paradise with outstanding valley views. Beautiful Bridge Creek meanders through this well treed acreage. Rolling hills and high plateaus with super building sites. Not many large parcels within 30 kms of 100 Mile House and within walking distance of Forest Grove.

Forest Grove. Debbie Popadinac

\$249,900

MLS# N220088



### 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

\$259,000

MLS# N216630



### WATERFRONT BRIDGE LAKE

Here is your chance to own waterfront property on popular Bridge Lake. 104 ft of west facing property with great views and beautiful sunsets. Minutes off Hwy. 24 on year round maintained road.

Bridge Lake. Gary Davidovich

\$260,000

MLS# N219818



### 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

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# WATERFRONT LOTS and ACREAGE

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RE/MAX COUNTRY LAKES REALTY RE/MAX COUNTRY LAKES REALTY RE/MAX COUNTRY LAKES REALTY RE/MAX COUNTRY LAKES REALTY



**REDUCED!**

**SOUTH FACING WATERFRONT**

Looking for a waterfront acreage? Than take a look at this 12.77 acres that is South facing on beautiful Middle Stack Lake. Nice private spot with a mix of open pasture and treed areas offering a private building site. Great view of the Crown land across the lake and a shallow channel that one can portage across to allow access into Bridge Lake. This area has so much to offer with access to trails as well as other larger lakes in the area.  
*Middle Stack Lake. Brad Potter*  
**\$269,900** **MLS# N209930**



**LARGE CARMENT LAKE ACREAGE**

This outstanding 187+ acres is only 8 km from 100 Mile House and offers seclusion, views, rolling hills, meadows, and lakefront. Only minutes to golf course and airport. Ideal place to raise your family, retire or use as an investment.  
*108 Mile House. Barb Monical*  
**\$285,000** **MLS# N214319**



**2 ACRE WATERFRONT, LAC LA HACHE**

Level and sandy lakefront property of 2 acres (1.99). Use for your recreational enjoyment until you are ready to build your retirement home. You will love this lake for fishing both in winter and summer.  
*Lac la Hache. Barb Monical*  
**\$293,000** **MLS# N205874**



**NEW**

**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 Scherer*  
**\$299,900** **MLS# MS-0813**



**WHAT A BUY!**

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 water-skiing, swimming, jet skis. This property is within 1 hour of Mount Timothy ski hill.  
*Lac la Hache. Patricia Ford*  
**\$335,000** **MLS# N206040**

**A Beautiful Place to Play  
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An Even Better Place to Live!**

**VENDOR FINANCING AVAILABLE**

## Rainbow Country Estate

Located off of paved Hwy 24, "The Fishing Hwy." Access both Rainbow Lake and Lac des Roches. Easy access to Crown land for hiking, quadding and sledding. Full fenced secure environment. No design criteria, design choice is yours, same with timing!



**20 ACRES COUNTRY ACREAGE**  
2 lots, sunny southern exposure property with trees and pasture. Bring your horse.  
**\$279,000**  
**MLS# N198190**



**5 ACRES WATERFRONT**  
Well treed, approx. 100' of lake frontage, southern exposure, water license in place. DRIVEWAY ROUGHED IN TO A BEAUTIFUL BUILDING SITE.  
**\$249,000**  
**MLS# N198182**



**10 ACRES COUNTRY ACREAGE**  
Direct access to Crown land, southern exposure. Well trees for privacy.  
**\$130,000**  
**MLS# N198188**

For more information contact **Robert Young**



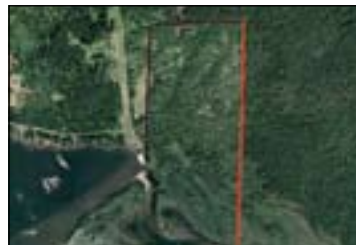
**JUST NEEDS A HOME OR CABIN!**

Rare opportunity to own acreage on Lac des Roches! This 6.79 acre property has a sunny south-west exposure, over 150 ft 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 cabin and a 28' Holiadre travel trailer to use in the meantime. All this on Beautiful Lac des Roches which is excellent for fishing, swimming, watersports & wildlife viewing.  
*Lac des Roches. Shelley Kotowick*  
**\$314,900** **MLS# N218856**



**DESIRABLE GREEN LAKE**

Hard to find untouched waterfront lot. This .69 acres lot has access already in via undeveloped road access next door. Perfect gentle beach but deep enough to dive in off a wharf. Natural gas, electricity and phone at roadside. Perfect benched property for a walk-out basement. Sunny afternoons on the beach and watch the sunsets. 4.5 hours to the Coast.  
*Green Lake. Brad Potter*  
**\$315,000** **MLS# N215907**



**WATERFRONT WITH COMMERCIAL ZONING**  
Remarkable 143 acre property with waterfront on Canim Lake and Canim River. Nicely treed south facing property with shop and part of it has tourist commercial zoning. Bring your ideas or use it as a recreational get away.  
*Canim Lake. Klaus Vogel*  
**\$325,000** **MLS# N209297**



**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*  
**\$325,000** **MLS# N216901**



**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**



**REDUCED!**

**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*  
**\$449,000** **MLS# N212443**

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# WATERFRONT LOTS and ACREAGE



**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**



**170' OF WATERFRONT**  
Estate of 1.47 acres with 170' of sandy beach. Twice as big as 95% of Green Lake properties with high end cottages on both sides. Driveway and good well. Power, phone and NG at road.  
*Green Lake. Brad Potter*  
**\$650,000** **MLS# N209248**



**NEW**  
**1200 FEET OF SOUTH FACING SHORELINE!**  
Not too often does the opportunity come along to own almost 20 acres on Sheridan Lake! This 19.75 acres has over 1200 feet of south facing, level shoreline and an incredible 180 degree view. The property has low rolling hills, is lightly treed and has several excellent building sites. There is good access off of Magnussen Road. There is potential for subdivision if property can be rezoned and removed from the ALR (the back half of the property is in the ALR). Cabin on property of no real value. Call listing Realtor for more information. Don't wait on this one!  
*Sheridan Lake. Shelley Kotowick*  
**\$695,000** **MLS# N221514**



**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 of 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**

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# RESIDENTIAL LOTS and ACREAGE OVER \$100,000



**REDUCED!**  
**PRIVATE SETTING WITH A VIEW OF HORSE LAKE**  
Nicely treed 2 acre property with beautiful view of Horse Lake and distant hill. Public access to one of the best recreational lakes in the Cariboo is almost across from property. Private setting on no through road and only 20 minutes to 100 Mile House.  
*Horse Lake. Klaus Vogel*  
**\$89,000** **MLS# N216539**



**10 AC LAC DES ROCHES VIEW**  
South facing well treed 10 acre elevated property in the Cottage Lane strata across from the Lac des Roches scenic lookout. Miles of Crown land behind for quadding, cross country skiing etc., or cross over to Lac des Roches for some Rainbow Trout or Burbot fishing. Lots of room here to build your dream home.  
*Lac des Roches. Robert Young*  
**\$109,000** **MLS# N216821**



**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**



**NEW**  
**OUTSTANDING 13 ACRES VIEW PARCEL**  
Check out this great acreage in Lone Butte. Driving in along the meandering new driveway prepares you for this very nice acreage. New rail fence, several nice building sites with view of the "Butte." Hydro in.  
*Lone Butte. Martin Scherrer*  
**\$125,000** **MLS# MS-8628**



**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**



**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**



**AWESOME FAMILY LARGE ACREAGE CLOSE TO TOWN**  
Rolling 18.6 acres with driveway already built for you with majestic log archway. Ideal setting for home-site and horses. Great exposure for a home based business with good spot for road signage. Less than 10 minutes to town on pavement. You just can't get any better property this close to 100 Mile House. Call for details.  
*100 Mile House. Brad Potter*  
**\$118,000** **MLS# N220684**



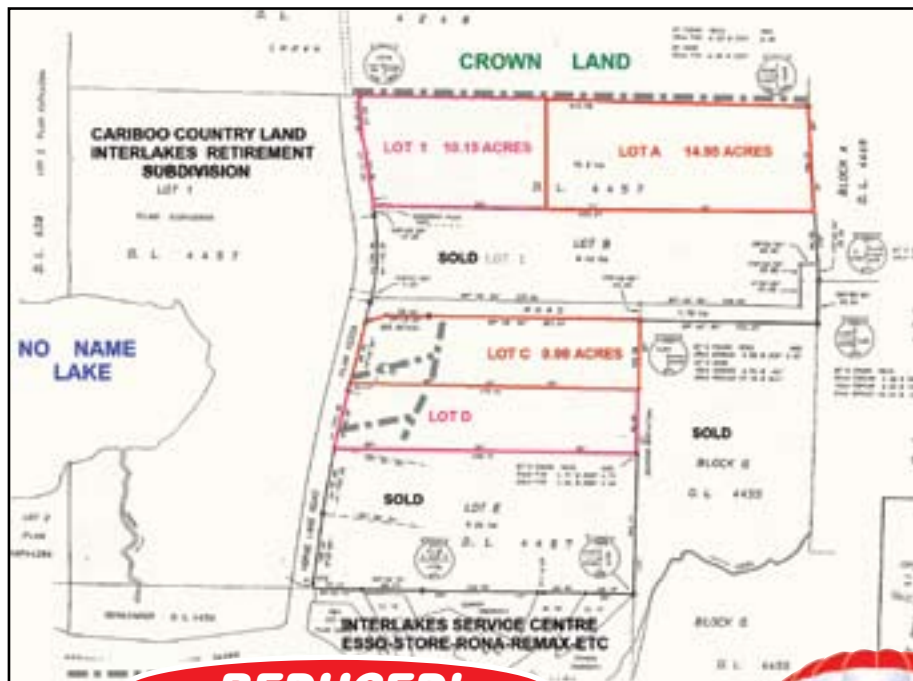
**10 ACRE LOT**  
Heavily treed 10 acre lot located on Farquharson at Deka lake. Septic system and rough driveway in place. Located minutes from trail plan on no thru road. Hydro and phone at the road. Fantastic views from this elevated acreage. Build your dream home or use for camping.  
*Deka Lake. Robert Young*  
**\$109,000** **MLS# N216822**



**LARGE PRIVATE ACREAGE**  
Nice level 10 acres with a drilled well, older septic system and hydro pole. Older house of little or no value. Most dead pine has been removed. The property is privately situated, and borders Crown land to enjoy. Perfect spot to build your dream home in an area close to schools and town.  
*Horse Lake. Brad Potter*  
**\$119,900** **MLS# N210576**

## INTERLAKES SUBDIVISION

Beautiful rolling acreages of nice fir and birch with open grasslands in between. Driveways are in to lot C & D and access to Lot 1 and Lot A with built driveway from Crown land. ATV trails from all lots with legal access to the Pub and Store and miles of trails. Some of the best looking acreages ever developed in the area, ideal for retirement home-sites or just for recreational use with no building restrictions.



**REDUCED!**

- Lot 1 – MLS# N199276..... 10.15 acres.....\$90,000
- Lot A – MLS# N199278..... 14.95 acres.....\$105,000
- Lot C – MLS# N199322..... 9.98 acres.....\$85,000
- Lot D – MLS# N199318..... 10.03 acres.....\$80,000

**Brad Potter**



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# RESIDENTIAL LOTS and ACREAGE OVER \$100,000

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### 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



### 3 SEPARATE TITLES!!

A total of over 10 ac in 3 separate titles! There are two lots that are 2 acres and 1.98 acres and one that is 6.62 acres, being sold as a package deal. Just minutes from Lac la Hache for your recreational needs, these lots are also near the 108 Mile Ranch for golfing and 20 minutes from the Mount Timothy ski hill. They are also 40 minutes from Williams Lake and 20 minutes from 100 Mile House. All are nicely treed for privacy. This is a great recreational or residential opportunity! HST applicable.

Lac la Hache. Shelley Kotowick

\$129,000

MLS# N216616



### 10 AC BRIDGE LK VIEW

"Vendor financing may be available to qualified purchasers." Fabulous views of Bridge Lake from this 10 acre property. Old growth trees, dead pine has been selectively logged. Located off of paved N. Bridge Lake Rd. Several building sites that will give you great views and privacy. Boat launch just across the road. This would make a great recreational getaway property or your retirement estate.

Bridge Lake. Robert Young

\$138,000

MLS# N218024



### FABULOUS VIEW

2.71 level acres with fabulous view of Bridge Lake. Treed on both sides providing privacy from the neighbours, southern exposure for all day sun, access off of North Bridge Lake Road or Viewland Road. In an area of nice homes and within walking distance to a public access to this beautiful lake which boasts 27 islands, great fishing, swimming and all your favourite water sports.

Bridge Lake. Louise Cleverley

\$145,000

MLS# N209149



### PINERIDGE ROAD AGERAGE

10 ac, heavily treed, in the middle of popular Green & Watch Lake rec. area. Gently sloped property offering many good building locations. Around the corner from access to Watch Lake or mins to access the large & very popular recreational Green Lake. You have your choice with both lakes just mins away. Very uniquely secluded, yet within 1/2 hour to town, on year round road. One adjacent lot of 10 ac also available if you require a larger acreage, see MLS# N205093.

Green Lake Area. Robert Young

\$147,000

MLS# N219060



### NICELY TREED 80 ACRES

80 very selectively logged acres near the east end of Horse Lake just off Doman Road. Property is mostly level and still nicely treed. Several private building sites with views overlooking the hay field and Long Bow Lake. Great getaway property yet only 25 minutes to 100 Mile House.

Horse Lake. Martin Scherrer

\$129,000

MLS# N205329



### 5 AC NEAR BRIDGE LAKE ACCESS

GREAT VIEWS & almost 5 ac of elevated land within a minute walk to lake access. Located near end of quiet no thru road - Greenall Road, you will find all the privacy you could want. Well treed property with driveway in with your choice of several locations for building your recreational getaway or dream home. This property has been reduced making it a great deal for views and close access to one of the areas premier lakes!

Bridge Lake. Robert Young

\$134,000

MLS# N219741



### 10 ACRES WALK TO GREEN LAKE

10 acres within a few minutes walk to Watch Lk and very close to Green Lk, in the heart of it all in the Green/Watch Lake area. Well treed for privacy and waiting for you to choose where you would want to clear for your RV or to build your recreational cabin, or dream home. 1 adjacent lot of 10 acres is also available if you require a larger acreage, see N198253. Power and phone are nearby.

70 Mile House. Robert Young

\$143,000

MLS# N219059



### PRIVATE 10 ACRES - BRIDGE LAKE

10 acre parcel close to Bridge Lake in a quiet private setting. Year round access. Driveway is in and cleared building site in addition to 200 amp service on the property. There is also a storage shed and outhouse on the property. Heavily treed. Great site to head out on your snowmobiles or quads (or bring a horse). Excellent hunting and fishing area. Make your deal today and starting having fun in the Interlakes region of the South Cariboo.

Bridge Lake. Robert Young

\$147,000

MLS# N219696



### POSSIBLE SUBDIVISION POTENTIAL

10 ac with a lovely view of Lac la Hache Lake. Great lake for year round water sports. Fully fenced & x-fenced with gate. 200 amp power. N/G at road. Property used as recreation for many years. Travel trailer included. Public access and boat launch close by. Area of nice homes. Possible subdivision potential. Open to reasonable offers.

Lac la Hache. Barb Monical

\$149,000

MLS# N216607



### 20 ACRES IN LONE BUTTE

Very private 20 ac, well treed & bordered on 3 sides by Crown land. Peaceful location off forestry road 2km off of Thomas Rd. Currently set up for camping with an outhouse, & 2 shallow wells. Great rec. base for hunting, quading, sledding or just getting away from it all. Driveway is gated.

Lone Butte. Robert Young

\$149,000

MLS# N209086



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# RESIDENTIAL LOTS and ACREAGE OVER \$100,000



### CLOSE TO BOAT LAUNCH

Gorgeous, flat partially cleared acre across the road from Bridge Lake on the sunny side of the lake and only 1 minute to the boat launch one property down. This property offers beautiful views of the lake. Build your dream home or stay in this very nice Dutchman trailer with 2 bedrooms plus pop outs. The trailer has patio doors, an awning and a 38x12 sundeck. There is an 8x10 storage shed which accommodates a holding tank for the 184 ft drilled well, power servicing the property and a 2nd bathroom facility.

Bridge Lake. Martin Scherrer  
**\$159,000** **MLS# N217778**



### CRYSTAL LAKE VIEW

10 acre of pristine and private wilderness in the sought after Interlakes area of the South Cariboo, with a bonus of southern exposure and a fabulous view of beautiful Crystal Lake with untouched Crown land bordering the southern shoreline of the lake. Easy access minutes from Hwy 24 on year round, maintained N. Bonaparte Rd. Property offers much more than just an incredible view from a choice of building sites, it also backs onto Crown land. Undeveloped public lake access is across the road, with a roughed-in trail to the top of the property accessing miles of trails for snowmobiling, quading, dirt-biking, hiking etc.

Bridge Lake Area. Louise Cleverly  
**\$159,900** **MLS# N191001**



### 8.6 ACRES ACCESS LAC DES ROCHES

Well treed with great views. This 8.6 acres is located within Rainbow Country Estate giving you shared access to Lac des Roches and crown land. The perfect spot for year round recreational activities. Viewing by appointment only.

Lac des Roches. Robert Young  
**\$169,900** **MLS# N219053**



### SOUTHERN EXPOSURE - VIEW OF BRIDGE LAKE

Prime south facing Bridge Lake view lot for sale, with a drilled well in place and power at the lot line. Imagine your home overlooking one of the nicest lakes in the South Cariboo. Bridge Lake is known for its crystal clear waters and just off Highway 24 "The Fishing Highway." Nice gentle slope to the land offers amazing views of the lake with the lake access a quick walk away. This area has so much to offer where one can enjoy the full 4 seasons, from quadding, snowmobiling, ice fishing, riding and hiking trails and some great fishing too! Amenities are a 10 minute drive away. Owner can build to suit, so come check this out.

Bridge Lake. Klaus Vogel  
**\$175,000** **MLS# N217961**



### 40 ACRES HWY 97

40 acres of fertile soil just south of 100 Mile House with plenty of suitable building sites. Great view of Bridge Creek, valley & hills rising above Horse Lake Rd. Could be a great investment with 100 Mile development bordering one side. Or keep to you self, bring some horses and enjoy this wonderful acreage.

100 Mile House. Robert Young  
**\$178,000** **MLS# N218661**



### ACREAGE WITH VIEW OF LAKE

Nicely treed 11.9 acres property with view on Bridge Lake and distant mountains. Driveway into cleared building site and to small hunting and fishing cabin. There is also a storage shed situated close to the cabin. Great location close to Bridge Lake public access and Hwy 24. Borders Crown land. Enjoy holidays here or build your dream home..

Bridge Lake. Klaus Vogel  
**\$189,000** **MLS# N212254**



### 10 ACRES BRIDGE LAKE VIEW

Access from N. Bridge Lake Road or Grosset for your elevated views of Bridge Lake. Power is into property and comes with a 29 ft. fully equipped 5th wheel and a professionally built shelter.

Bridge Lake. Robert Young  
**\$189,000** **MLS# N219273**



### VIEW OF BRIDGE LAKE

Lovely 10 acres overlooking beautiful Bridge Lake. Easy access off of Hwy 24 come and enjoy the great fishing and beautiful sunsets from this view property. Power and telephone at roadside. Driveway already in.

Bridge Lake. Gary Davidovich  
**\$200,000** **MLS# N217726**



### SUBDIVIDABLE ACREAGE

16+ subdividable acres just off Hwy. 24. Westerly views over Bridge Lake with annexed easement to the lake. Drilled well, older septic, subdivide and have friends or family enjoy the beautiful Cariboo and all the activities available.

Bridge Lake. Gary Davidovich  
**\$249,000** **MLS# N219280**



### HOBBY FARM PROPERTY

193 acres of rolling mix of trees and open pasture. Rock Creek borders North property line. Several choice building sites. Great horse country or hobby farm. 20 minutes to 100 Mile House on mostly paved roads.

100 Mile House - Rural. Brad Potter  
**\$250,000** **MLS# N208494**

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## Curb Appeal - Drive By Success!

First impressions can be everything. Many people simply drive by a listing and make a decision based on your home's curb appeal. So, don't forget the importance of creating a well-manicured entryway – to entice potential buyers. Maintaining a neat and attractive exterior to your home will show buyers that you take pride in your property.

### HERE ARE A FEW TIPS:

- ✓ Landscaping: Consider planting a few bushes and colourful mature flowers to create an eye catching display. Ensure that your lawn is well manicured: mowed, watered and void of brown spots.
- ✓ Front Door: Look critically at your front entrance: does the door or the porch railing cry out for a fresh coat of paint? Polish the door handle and invest in a new welcome mat.
- ✓ Front Porch: If it's spring or summer, plant colourful containers to flank your entrance. If it's autumn, rake leaves. During winter, clear the snow and ice from your walkway. Whatever the season, look closely to determine if any repairs are needed. All loose cement or rotting wood should be replaced.
- ✓ Shine On: Many serious buyers will want to drive by your home after the sun goes down. Remember to ensure that all outdoor light bulbs are turned on in order to show your home in its best light.



**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# N219054 \$29,900</b> Lot 73, Gauthier Rd.	.58 ac	Level building lot close to Deka Lake access. Nicely treed, quiet street. Build your retirement home or set it up for recreational use. Power and phone at the road.	Debbie Popadinac
<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# N207955 \$32,900</b> Lot 49, Gauthier Rd.	.52 ac	Benched lot, driveway, close to Crown land, hydro/phone at lot line.	Louise Cleverley
<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 \$37,500</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# N204704 \$44,000</b> 7617 Simon Rd.	.43 ac	Quiet, driveway in. 2 landings. One has elevated view and privacy. Hydro in place.	Robert Young
<b>MLS# N216913 \$49,000</b> Lot 97, Julsrud Rd.	.42 ac.	South eastern exposure, fantastic view of Deka Lake. Benched property, heavily treed with old growth fir. No-thru road. 2 public accesses within a 10 min walk.	Louise Cleverley
<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# N219075 \$64,000</b> Lot 83, Cotterpin Place	1.14 ac	Large treed lot over 1 ac, end of a cul-de-sac, walk to Deka Lake, driveway and landing in.	Robert Young
<b>MLS# N217825 \$64,900</b> 7650 King Rd.	.47 ac.	Deka Lake Subdivision, driveway is in, incl. the culvert. Hydro pole on the property, a firepit & a post & beam shelter. The 20' Prowler trailer is of little or no value.	Diane Cober
<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# N205220 \$72,000</b> 7601 Mica Pl.	.95 acres	2 min. walk to Sulphurous Lake, nicely treed, backs onto Crown land, southern exposure. Hydro at roadside. Direct access to Interlakes trail system from back of property.	Louise Cleverley
<b>MLS# N192548 \$83,000</b> Lot 5, Renney Rd.	10 ac	Private, close to public access, Adjacent to Crown land.	Shelley Kotowick

**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# N219687 \$24,900</b> Lot 20, Pine Rd.	1.03 ac	Affordable building lot in 70 Mile Subdivision, about a half hour drive to 100 Mile House for all your shopping needs. Owner is motivated and is willing to wheel and deal.	Patricia Ford
<b>MLS# N206570 \$45,000</b> Lot 1, Maple Rd.	1.88 ac	Close to store/gas station, short drive to Green Lake, backs onto Crown land.	Diane Cober



## 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</b>	<b>\$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# N217344</b>	<b>\$48,750</b>	<b>REDUCED!</b> Lot 40, Nath Rd. .89 ac	Right across from Sheridan Lake. Driveway into elevated building site, lake access. Building materials on site could be included to the right buyer.	Brad Potter
<b>MLS# N220250</b>	<b>\$53,900</b>	Lot 28 Boulbee Dr. .34 ac	Nicely treed. One of the nicest view lots and has septic permit in place. Public access across road.	Shelley Kotowick
<b>MLS# N217777</b>	<b>\$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.	Shelley Kotowick
<b>MLS# N200939</b>	<b>\$67,000</b>	Lot 3, High Country Rd. 9.96 ac	Just off Hwy 24. Level, treed, backs onto Crown land. Hydro/Phone at road.	Louise Cleverley
<b>MLS# N206119</b>	<b>\$69,000</b>	<b>REDUCED!</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# N217645</b>	<b>\$77,000</b>	Lot 5, Nath Rd. 1.01 ac	As good as waterfront without the high taxes. Right across the road from Sheridan Lake. Boat access is across the road. Good building sites. Power/phone at lot line.	Gary Davidovich
<b>MLS# N217460</b>	<b>\$77,500</b>	<b>REDUCED!</b> Lot B, N. Bridge Lake Rd. 4 ac	Near Bridge Lake and Lessor Fish Lake. Level property, southern exposure, nicely treed, backs onto Crown land. Create a get-away or build your permanent home.	Louise Cleverley
<b>MLS# N199318</b>	<b>\$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</b>	<b>\$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# N214956</b>	<b>\$88,000</b>	Lot 1, Hwy 24 8.6 ac.	Crown land borders, walk to Lac des Roches, cleared meadow, trees along back.	Robert Young
<b>MLS# N219496</b>	<b>\$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</b>	<b>\$89,500</b>	Lot 1, Bridge Lk. Rd. 4.5 ac	Across the road 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# N216927</b>	<b>\$89,500</b>	Lot 4, High Country Rd. 19.52 ac	Nicely treed with view over large meadow. Located close to Henley Lake, Bridge Lake and school. Power and phone at road. Graveled driveway already in.	Klaus Vogel
<b>MLS# N199276</b>	<b>\$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</b>	<b>\$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</b>	<b>\$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
<b>MLS# N219800</b>	<b>\$89,000</b>	Lot 1, Grossett Rd. 10.01 ac	On a no thru road, property is fenced on 3 sides, hydro & telephone at the road. Nicely treed & has a gentle southeast facing slope. Perfect for your permanent residence or recreational camping spot.	Louise Cleverley

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**RESIDENTIAL LOTS and ACREAGE**

**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**

**MLS# N214174 \$57,900**

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

**MLS# N209246 \$64,900**

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**

**MLS# N215810 \$85,900**

Lot A, Bissett Rd.

5.07 ac Super views from this newly subdivided 5 acres parcel minutes from town. Driveway in to private cleared building site, breathtaking views of the mountains and valley.

Debbie Popadinac

**MLS# N217950 \$94,000**

Lot 7, Lakeside Crt.

1.73 ac Greenbelt trail between you and the 103 Mile Lake. Great southern exposure. Fenced and gated. Perfect location for a pilot, with a seldom used but well maintained airstrip just out the front.

Darrel Warman

**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# N216376 \$29,900**

Lot 3, Lac la Hache Stn Rd.

.43 ac Why pay waterfront prices, minutes to the Lac la Hache boat launch. Treed and level lot. Mobile homes & framed structures permitted for residential dwellings.

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

**MLS# N217461 \$59,900**

Lot 3, Timothy Lake Rd.

5.06 ac Very close to pristine Timothy Lake. Great swimming, fishing & water skiing. Gentle rolling land with southern exposure and a nice mix of fir, spruce and aspen trees.

Louise Cleverley

**MLS# N213824 \$78,500**

5750 Meade Rd.

1.21 ac Potential views of Timothy Lake once the building spot has been cleared. At the end of the road for privacy & close to the lake access. Mt. Timothy Ski Hill nearby.

Debbie Popadinac

*Quick Fixes and TLC*

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

**HERE'S A QUICK CHECK-LIST:**

- ✓ **Bathrooms:** Ensure all plumbing fixtures are clean and in good working order. Outfit leaky faucets with new washers and clean any visible stains on porcelain fixtures. Replace old, worn shower curtains and bath mats.
- ✓ **Doors and Windows:** Spray WD40 on all hinges so everything operates smoothly. Have windows cleaned inside and out. Potential buyers will be estimating their energy costs, so fix drafts by re-caulking windows and replace exterior doors if necessary.
- ✓ **Walls and Floors:** A fresh coat of paint instantly transforms a space, helping it to look neat, clean, and up-to-date. Always fix obvious wall imperfections like cracks and nail holes, before painting. Steam clean carpets and runners, and repair any chipped or loose floor tiles.
- ✓ **Atmosphere:** Be mindful of the odours left behind by pets and smokers and consider using an environmentally friendly room fragrance to neutralize unpleasant scents. Replace light bulbs and add light fixtures in dark hallways, including basements, garages and closets.





## RESIDENTIAL LOTS and ACREAGE

### 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# N209281 \$39,900</b> 6407 Lambley Rd.	2 ac	Wide, level lot with gentle rise at back of property, ideal for a walk-out basement home facing south overlooking lot. Area of nice homes and only 10 min. to town.	Brad Potter
<b>MLS# N209276 \$42,900</b> 6409 Lambley Rd.	2.08 ac	Small creek to include in your landscaping. Great recreational site or close to town and Horse Lake or with the adjacent 2 acres - would make a perfect homesite.	Brad Potter
<b>MLS# N221139 \$49,900</b> <b>NEW</b> 6471 Ewen Rd.	90'x257'	Spacious corner lot. Rustic 2-room cabin. Walk 2 minutes to public lake access, boat launch & great swimming spot.	Darrel Warman
<b>MLS# N213336 \$69,000</b> Lot 42, Mulligan Dr.	.5 ac	Elevated off-shore lot overlooking beautiful Horse Lake. Why pay waterfront taxes? Lake access across the street. Desirable location, close to school, 15 mins to town.	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# N210504 \$85,000</b> Lot 8, Heller Rd.	4.41 ac	Fir forest of 4 1/2 acres on paved road. Power, phone and natural gas at road side. Popular Upper Ranchettes with elevated Southern views of Horse Lake.	Brad Potter
<b>MLS# N213706 \$89,000</b> Lot 40, Mulligan Dr.	1.065 ac	One of the largest lots in the Anderson Subdivision overlooking Horse Lake. Boat launch within steps of the property. 15 min. to town and services.	Darrel Warman
<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
<b>MLS# N209076 \$99,500</b> 6662 McMillan Rd.	10ac	Centrally located, close to town, paved road on school bus route, minutes to beautiful Horse Lake. Driveway is in, n/g avail., private treed lot. Multi-purpose trails go on for miles. Ideal for your RV or a recreational cabin.	Darrel Warman



### Curb Appeal - Drive By Success!

First impressions can be everything. Many people simply drive by a listing and make a decision based on your home's curb appeal. So, don't forget the importance of creating a well-manicured entryway – to entice potential buyers. Maintaining a neat and attractive exterior to your home will show buyers that you take pride in your property.

HERE ARE A FEW TIPS:

- ✓ Landscaping: Consider planting a few bushes and colourful mature flowers to create an eye catching display. Ensure that your lawn is well manicured: mowed, watered and void of brown spots.
- ✓ Front Door: Look critically at your front entrance: does the door or the porch railing cry out for a fresh coat of paint? Polish the door handle and invest in a new welcome mat.
- ✓ Front Porch: If it's spring or summer, plant colourful containers to flank your entrance. If it's autumn, rake leaves. During winter, clear the snow and ice from your walkway. Whatever the season, look closely to determine if any repairs are needed. All loose cement or rotting wood should be replaced.
- ✓ Shine On: Many serious buyers will want to drive by your home after the sun goes down. Remember to ensure that all outdoor light bulbs are turned on in order to show your home in its best light.



## 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		Shelley Kotowick
<b>MLS# N190259</b>	<b>\$28,500</b>				
Lot 44, Kallum Rd.		.69 ac	Water, power, phone at lot line, nicely treed		Shelley Kotowick
<b>MLS# N208377</b>	<b>\$32,000</b>				
Lot 21, Kallum Dr.		1.12 ac	Large treed lot, gently sloping, close to corner market, building supply, gas station, post office, church, school, firehall and community hall.		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, Kylllo Dr.		.60 ac	Ideal lot for rancher with walk out basement, 15 minutes to 100 Mile House.		Darrel Warman
<b>MLS# N218252</b>	<b>\$39,900</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# N220494</b>	<b>\$41,900</b>				
Lot 6, Canium Rd.		.61 ac	Level, heavily treed lot in a quiet part of 108 Mile Ranch. Greenbelt trails close by & short walk to school bus & transit stops.		Darrel Warman
<b>MLS# N220507</b>	<b>\$41,900</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# N214919</b>	<b>\$42,500</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# N204496</b>	<b>\$43,900</b>				
Lot 23, Kallum Dr.		.77 acre	Treed, backs onto greenbelt, close to Sepa Lake and Golf Course.		Louise Cleverley
<b>MLS# N216884</b>	<b>\$49,900</b>				
Lot 31, Kallum Dr.		.56 ac	Great lot on the edge of the greenbelt & Walker Valley. Short walk to the beach. Build your dream home here & enjoy all the rec. activities of this lovely area.		Diane Cober
<b>MLS# N194815</b>	<b>\$49,900</b>				
Lot 3, Litwin Pl.		.47 ac	Lightly treed, level lot on no thru road.		Debbie Popadinac
<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# N208662</b>	<b>\$54,900</b>				
Lot 106, Tattersfield Pl		.67 ac	Level, corner lot, treed, greenbelt on 2 sides, in an area of nice homes.		Darrel Warman
<b>MLS# N218746</b>	<b>\$69,900</b>				
Lot 92, Kallum Dr.		.59 ac	One of the last, level lots with great views over 108 Lake and distant hillside. Recreational greenbelt trails right across the road for walking & biking. Municipal water, high speed internet & cable available.		Darrel Warman
<b>MLS# N216744</b>	<b>\$84,900</b>				
5343 Annaham Cr.		.50 ac	Beautiful lot in prime area with access to the lake and greenbelt directly in front of you. Nice view over the lake from the building site. Ideal location for B&B.		Klaus Vogel



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 An Even Better Place to Live!



**RESIDENTIAL LOTS and ACREAGE****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# N218078 \$19,900</b> 2219 Eagle Creek Rd.	1.11 ac	Recreational acreage across from Eagle Creek & min. to Canim & Ruth Lakes. Treed with a variety of building sites. Set up with your RV or build a cozy cabin.	Darrel Warman
<b>MLS# N212845 \$20,000</b> Lot 19, Kokanee Rd.	122x200'	Priced below assessment for quick sale. Lot has been cleaned up some for a rec. site. Very close to popular Canim Lake. Community water is available.	Patricia Ford
<b>MLS# N219982 \$30,000</b> Lot 40, Sellars Rd.	.53 ac	Two tiered level lot with good gravel driveway to upper tier for building site with sunset view overlooking lake. Undeveloped public access steps away to park your boat on peaceful Hawkins Lake. 10 HP limit ensures serenity.	Brad Potter
<b>MLS# N220176 \$32,000</b> Lot 2, Canim-Hendrix Rd.	1.13 ac	Build you full time residence or seasonal cottage on this 1.13 acre lot close to Canim Lake - a great fishing and boating lake located north east of 100 Mile House in the beautiful Cariboo.	Diane Cober
<b>MLS# N217657 \$49,900</b> Lot 14, Hardy Rd.	5.11 ac	Close to Forest Grove townsite. Roughed-in driveway & open views of valley & hills. Ideal recreational or retirement site. Adj. 5 acres also available.	Brad Potter
<b>NEW</b> <b>MLS# N221547 \$60,000</b> Lot 2, Wilcox Rd.	9.98 ac	Minutes from Forest Grove & close to Ruth & Canim Lakes. Some clearing. Backs onto Crown land. Great recreational area.	Diane Cober



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Our flyers are distributed in the 100 Mile Free Press.  
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# COMMERCIAL RESORTS and BUSINESSES



### 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  
**\$57,900** **MLS# N4504814**



### 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  
**\$59,000** **MLS# N4505392**



### 2 ACRE COMMERCIAL LOT - LONE BUTTE

Flat 2 acre lot in Lone Butte, close to town centre with 295' of highway frontage. 4 Tenants. Zoning allows for many uses incl. motel, motor vehicle sales and service, restaurant, convenience store and more. Well and septic of unknown quantity on site. This is the site of the old school. Property fenced and in a great location. Call Robert with your ideas!  
Lone Butte. Robert Young  
**\$89,400** **MLS# N4505286**

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### 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. BradPotter  
**\$158,900** **MLS# N4504135**



### LARGE FRONTAGE!

Perfect location for a much needed motel at the busy Interlakes Service Center. This 1.35 acres parcel is the largest one currently for sale. Level, cul-de-sac location with large frontage on Hwy 24 and great visible exp. With increased tourism and the nearest other motel 30 km away, the demand for a motel in this area is here. Suitable for other business ventures allowed under zoning C-3. Est. businesses in the centre include a RONA store, gas station, general store/supermarket, Re/Max office, coffee shop, pub, automotive repair, mini storage, car/truck wash, outdoor store, sign business, just to name a few. Ready to be built on and awaits your ideas.  
Bridge Lake. Martin Scherrer  
**\$160,000** **MLS# N4504838**



### 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  
**\$185,000** **MLS# N4504164**



### 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**



### RESTAURANT AND LIVING QUARTERS

The Hungry Bear is on the market!! Busy 45 seat restaurant in downtown Lac la Hache on the Gold Rush Trail, Hwy 97. The newly renovated 2 bedroom living quarters has laminate floors, kitchen with new cabinets, livingroom with gas fireplace and new window coverings. Great space to escape to after a long days work! Very loyal long-term clientele as well as the tourists. Price includes all equipment and fixtures so you can move in and carry on business immediately.  
Lac la Hache. Robert Young  
**\$289,000** **MLS# N4503871**



### TOPLINE PRINTERS

Busy well established print and design shop located in 100 Mile House. Profitable turn key business includes all equipment, building and land. Property zoned and has room for residence as well. Owners wish to retire.  
100 Mile House. Robert Young  
**\$299,000** **MLS# N4504811**



### 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**



### WORK FROM HOME?

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. Operating since 1978 providing a full line of cedar products. This turn-key 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 exposure. Walk to work from the private residence site located on this 10 acres parcel.  
Sheridan Lake. Louise Cleverley  
**\$370,000** **MLS# N4505261**



### 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  
**\$385,000** **MLS# N4504775 #103281**



### 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**

TARGET MARKETING TO 10,000 CUSTOMERS



### CLINTON BUILDING CENTRE

Be your own boss operating the Clinton Building Centre (Irlly Bird). This long established hardware store and lumber yard serves a large area of the South Cariboo. Located on busy Hwy. 97 approx. 250 km from Vancouver to the south and 125km West of Kamloops. The property consists of 2 lots equalling .81 acres. Buildings include the main retail storefront, warehouse and mezzanine, lunch room and office space. There are also 2 other storage buildings and a greenhouse. Major additions added in the 70's. Recent appraisal available.  
Clinton. Robert Young  
**\$439,000** **N4505593 KADREA #111099**



### LONE BUTTE INVESTMENT

2 buildings, 4 tenants. Long term lease with Canada Post, retailer currently using the fully equipped restaurant space, also an auto repair tenant. Zoning allows for many uses, as well as the opportunity of adding a residence. Property and buildings have been well maintained and upgraded which makes an excellent investment. There are 2 septic systems and an excellent well. All units on separate meters. Book a viewing of this 1.58 acre property.  
Lone Butte. Robert Young  
**\$449,000** **MLS# N4505255**



### RESORT MINUTES FROM KAMLOOPS

A short drive from Kamloops and only 40km from the Paul Lake Rd and Hwy. 5 turnoff, takes you to this great fishing lake, the only resort on it. Located on 4.2 acres at 4,100' elev, with 678' of frontage, Hyas Lake Resort comes with 5 cabins, various camp sites, 5 boats with electric motors and batteries. Each cabin can accommodate 4 persons and has its own spotless outhouse, kitchen, living room area with adjoining sleeping area which has either 2 double beds or bunk beds, airtight stove, cooking facilities, couch, table and chairs. Also, a pump house, a tool shed with freezer storage and a shelter for the 75kw generator and its 300 gallon tank. No fear of archeological finds since a study has already been done. The lake has a maximum depth of 72' and 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 and 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**

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**Debbie Popadinac**  
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**Martin Scherrer**  
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**Shelley Kotowick**  
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**Brad Potter**  
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**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, & our 100 Mile House.office is located at #2 - 441 Alder Ave., 100 Mile House*

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# • FEATURED HOMES •



## RIGHT ACROSS FROM BOAT LAUNCH

3 bedroom manufactured home on 0.5 of an acres at Deka Lake. 18x24 insulated garage with chimney for a wood stove. Property is located right across road from a boat launch and has a nice view down the lake. Secondary roof has been installed with permit.

*Deka Lake.*  
*Gary Davidovich*  
**\$130,000**  
**MLS# N211619**



## DON'T DO A THING BUT ENJOY!

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. **SEE VIRTUAL TOUR FOR MORE IMAGES!**

*Canim Lake. Darrel Warman*  
**\$539,000**  
**MLS# N215351**



## AFFORDABLE LIVING

All that Sheridan lake has to offer at an affordable price that is well below assessed value. Located between two access roads just a 3 minute walk to the lake and minutes to extensive Sheridan snowmobile and ATV trails. The 2 bedroom immaculate manufactured home features large 6 pc bathroom, open kitchen, dining and living room, added storage and large sun deck off dining room on 1.49 acres. Detached garage for your toys. Estate sale and ready to move in.

*Sheridan Lake. Klaus Vogel*  
**\$149,000**  
**MLS# N218505**



## PANORAMIC VIEWS!

One of the best locations overlooking the 108 Lake and mountains beyond. Spacious 5 bedroom family home on almost 1 acres. Recent updating throughout. Oak kitchen, separate dining and a view from almost every window. Large sundeck and newer roof. Includes a double garage with 200 amp service and detached workshop/storage shed.

*108 Mile Ranch.*  
*Debbie Popadinac*  
**\$299,999**  
**MLS# N213599**



## WATERFRONT OPPORTUNITY

Waterfront home on landscaped lot with easy access to the lake. Covered wrap around deck on two sides, viewing Lac la Hache. This 2 bedroom home has been almost completely renovated, including thermo windows. All rooms are a good size. Covered front porch. Lots of storage space under deck for your water toys. Workshop has a large opening which is 8x20. Located between 100 Mile House and Williams Lake.

*Lac la Hache. Patricia Ford*  
**\$312,000**  
**MLS# N219482**



## ORIGINAL HOMESTEAD - LARGE ACREAGE

Get out of the city - get back to nature. 174 acres old homestead with original barn, log home and log guest cabin - all usable and partially restored. Modular home overlooks the homestead and meadows, Graham and Hooligan creeks originate on this property. Off the grid with Lister 7.5 kw gen.

set. solar system needs repairs. Fantastic spring fed well with newer pump. Hay production, fenced and cross fenced with paddocks for your horses. Midway between 70 Mile House and Bridge Lake give you hunting and fishing and service centers close by. Do you have the pioneer spirit?

*Bridge Lake. Brad Potter*  
**\$299,000**

**MLS# N219667**



## HORSE LOVER'S DREAM

Spectacular log home on 91 private acres. Home boasts a floor to ceiling rock fireplace, 3 year old well, new metal roof and ceiling insulation, new ensuite, and wrap around deck. A barn with 220 wiring, a 48x8'6 ft container shop and 12x48 ft greenhouse, makes this property a gardener's delight. Perimeter fencing, water rights to a high producing year-round spring on the property, bordering on

Crown land with trails for all your recreational desires. This is a horse lover's dream. Easy access off a paved road but with complete privacy.

*Lac la Hache. Barb Monical*  
**\$460,000**

**MLS# N214224**



## 4.9 ACRE WATERFRONT LOT

Great opportunity for a large waterfront lot at a great price! Access both Rainbow Lake and Lac des Roches for all your water sport recreational needs, or the crown land trails to connect up with the areas major trail plan. This southern exposed well treed lot provides privacy from your

neighbours as well as from the road. Power and phone available and 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 paved Hwy. 24 "The Fishing Hwy." Call for a complete package on this beautiful piece of waterfront property.

*Rainbow Lake/Lac des Roches.*

*Robert Young*  
**\$249,000**

**MLS# N198182**

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