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SOLD



RE/MAX COUNTRY LAKES REALTY

VOL. 12 ISSUE 2

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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 mths 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**



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 bdrms, 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**



NEW

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 bdrms, 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
\$429,000 **MLS# N215694**



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**



PRIVATE SETTING ON ACREAGE

Cozy 2 bedrooms full basement home on approx. 315 ac, is located at the end of the road. Overlooks hayfields and meadows. This is the perfect recreational retreat or hobby farm. Great for ATV's, snowmobiling, or horseback riding with access to miles of trails. Property has a barn/hay storage and is fenced and cross fenced. Rustic cabin on the waterfront with small dock and hydro for RV. Completely furnished.

70 Mile House.
Barb Monical/Karen Friess
\$480,000 **MLS# N214078**



NEW

HOP, SKIP AND JUMP TO THE LAKE!

Lac la Hache Lake is within 100 ft of this 3 bedroom home. Enjoy this recreational almost lakefront 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 and 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**



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 & heated shop of 26' x 62' with year round services. Separate RV site on other side of pond. Modern kitchen & bath with clawfoot bath tub - all newer appliances & 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 **BP-8328**



NEW

STUNNING WATERFRONT HOME ON PRISTINE SULPHUROUS LAKE

Welcome to this tastefully open-design quality built 7 yr old, 3 bdrm, 1 3/4-story home with fully finished daylight walkout basement. Marvelous southerly views of the lake will greet you upon entering. Tiles with radiant floor heating, hardwood flooring, vaulted wood ceiling and custom cabinetry in the spacious elegant kitchen w/breakfast bar. A bright sunny living room with large windows and gas fireplace make you feel right at home.

Upstairs is a gorgeous master with breathtaking lake view and a luxurious en-suite, as well as a cozy room suitable as an office/den. Downstairs you'll find a huge recreational room, bedroom and a separate full bathroom. Covered wrap around deck leads to a huge sundeck ready for entertaining. Detached heated double garage/workshop with addition offers all the room you need for cars/toys. Well built woodshed and other outbuildings allow for more storage/tools. Nice curb appeal on this immaculate, level and easy to take care of lakefront parcel in a tranquil setting. Boating, kayaking, swimming and fishing right of the dock. Crown land access nearby. Great year-round or high end recreational property for the discriminating buyer.
Sulphurous Lake. Martin Scherrer
\$619,000 **MLS# N215052**

email: info@cariboorealestate.com

website: www.cariboorealestate.com

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4120 Levick Crescent (Interlakes)
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RESIDENTIAL HOMES and CABINS



GARDEN CENTER AND BEAUTIFUL HOME

Popular Lone Butte Garden Centre and Greenhouses with great exposure on Hwy 24 at the gateways to the Interlakes/GreenWatch areas. 2 greenhouse of approx 2,800sf each, 1,500sf retail outlet with an additional approx 700sf of covered outdoor storage. Beautiful 2 story home of over 3,000sf with attached 2 car garage all on two 12 acres lots totalling 24 ac. Greenhouses heated with efficient wood-fired outside furnaces. The home is truly magnificent with 5 bdrms, 3 bathrooms large livingroom with bay window, huge open concept kitchen/dining area also with bay window, lots of oak cabinets, island with cooktop and a pantry. Master bedroom has walk in closet and a 4 pc ensuite with separate glass shower. Large 12x28 ft deck off of kitchen. Very nice entry area with access to very large storage/office area which in part or whole could become a recreation room or additional bedrooms if required.

Lone Butte. Robert Young
\$999,000 **MLS# N4503923**



ULTIMATE SOUTH CARIBOO GENTLEMAN'S RANCH!

Over 3400 sq. ft. country style home with peaceful, private, serene setting. Almost 100 ac, sprawling estate overlooks Bridge Creek and cultivated hayfields, fully fenced and x-fenced. Enjoy the early sunrise and beautiful colourful sunsets. No expense spared in design and finishing this exquisite home. Bright open livingroom with rock fireplace, spacious office and formal dining rm, also with fireplace. Dream gourmet kitchen, commercial grade stove, and appliances just one more feature. Spacious master with a luxurious ensuite. Fully finished upstairs, large guest bdrm, 4 pc bathroom, library with fireplace, plus 2 large rec rooms. Fully wired and heated shop for handyman.

Sheridan Lake. Martin Scherrer
\$785,000 **MLS# N215150**



LAKEVIEW HOME

For the discriminating buyer this 108 home has everything you could want. A lake view, a fabulous great room, 5 bdrms, 4 baths, 3 fireplaces and a weight room. This custom built home has many new updates and was professionally renovated sparing no expense. The property is beautifully landscaped and has a fully fenced backyard. There is an attached garage and a separate garage/shop. This home is one of a kind and must be seen to be appreciated. See listing agent for all the details and an appointment to see.

108 Mile Ranch. Diane Cober
\$475,000 **MLS N209918**

**TARGET
MARKETING
TO 10,000
CUSTOMERS**



WEST COAST STYLE - ONE OF A KIND HOME!

West Coast fusion, a combination of log, post and beam and stucco creating a unique and exciting design. This home has been lovingly hand crafted by the owners, taking exceptional care to create a warm and inviting home. Located on 4.99 ac. just mins from 100 Mile House. The open concept is bright and spacious featuring 9' ceilings and log purlins. The gourmet kitchen has lots of built-ins and quartz countertops. The master features double glass doors to the adjoining 5 pc ensuite. You can sit on the covered decks front and back and watch the deer and moose wander thru the property. This is truly a one of a kind home that must be seen to be appreciated.

Horse Lake. Diane Cober
\$579,900 **MLS# N215518**



INCREDIBLE LAKE AND WILDLIFE VIEWS

Want to feel like being on a holiday each day? View this amazing 3,400sf log home with incredible lake and wildlife views (under Ducks Unlimited) and lots of privacy. Refinished log home, open floor plan, 4 bdrms, vaulted ceilings and more to discover. 28x21 log carport. Fenced dog kennel. Minutes to golf, swimming, horseback riding.

108 Mile Ranch. Martin Scherrer
\$499,000 **MLS# N199592**



HORSE PROPERTY ON 320 ACRES

Country living in the Cariboo. Large ranch house set up with 2 bedroom suite for B&B or extended family. Barn, riding arena, shop, private setting with 1/2 mile wide by 1 mile long acreage of pasture, meandering creek and meadows and trees. Borders miles of Crown land but only 20 mins to town.

108 Mile Ranch. Brad Potter
\$488,800 **MLS# N214610**



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**



MARVELOUS VIEW

Sheridan Lake view and access! This meticulously maintained log/frame 3 bedroom has a marvelous westerly view. Very open, spacious design with large deck facing Sheridan Lake. Huge detached 2-car garage with separate shop area. Over 5 acres park like property just mins to shopping. Bonus: the property does have a driveway easement to Sheridan Lake waterfront access!

Sheridan Lake. Martin Scherrer
\$459,900 **MLS# N202466**



HOBBY FARM, READY FOR HORSES!

Very private 86+ acres bordering Crown land with countless miles for Sledding, ATVing, cross country skiing or horse back riding right at your back door. Also included is a newly updated 4 bedroom home with laminate floors and large solid oak kitchen cabinets with new counter tops, large pantry, new fridge and stove and 2 sun decks. But wait, there is still more to offer! A 30'x40' heated shop 220V wiring and a 32'x60' barn with a large corral plus a pole barn for storing your RV or hay for livestock. The only one way to describe this property is your own private paradise.

Green Lake. Brad Potter
\$459,000 **MLS# N206134**



RANCHER - SET UP FOR HORSES!

Home on 22 acres. Lovely, well maintained, newly renovated rancher. 4 bedrooms and 2 bathrooms. The kitchen, living room and dining area are open design with wood fireplace in living room. Tastefully decorated throughout. Sliding doors from dining area lead to deck 10'x12'. 22 scenic acres with creek through property. Fenced and cross fenced. Set up for horses with professional round pen and riding arena. Horse shelter with two stalls. Tack shop 16'x8'. Storage shed 16'x8'. Large shop 34'x56' with 14' door and mezzanine. Lots of lawn and flowers. Artisan well with loads of soft water. A great home for a family interested in horses and all outdoor activities plus a great shop for dad. 20 min. to 100 Mile. A pleasure to show.

Lone Butte. Donna Morrison
\$449,000 **MLS# N212386**



FABULOUS LOG HOME

Fabulous log home across the road from Lac la Hache. This home would accommodate a large/extended family with 6 bedrooms and spacious living and dining rooms on the main and a family room on the lower level. Vaulted ceilings and loads of windows add to the elegance of this well appointed home. Mt. Timothy Ski Hill and the 108 Golf Course nearby. The lake is famous for its boating and fishing.

Lac la Hache. Diane Cober
\$419,900 **MLS# N206842**



BEAUTIFUL NEW HOME ON 10 AC

Lots of detail in this 3,300 sf home located between Sheridan and Bridge Lakes. This home has 3 bedrooms on the main floor and a bedroom ready to finish in the lower level. The master has a 3 pc ensuite and walk in closet. The livingroom, diningroom and kitchen are open concept featuring tile floors, granite counters and upscale fixtures and stainless steel appliances. The livingroom features a slate wall behind the airtight wood stove. Access a large rear covered deck from the dining room. Extra high 9 ft ceilings throughout this home. the lower level also has a 3rd bathroom roughed in and separate outside entrance. Very private from the road and has attached double garage.

Bridge Lake. Robert Young
\$417,500 **MLS# N211331**



BRIDGE CREEK AND LAKE VIEWS

High atop the East end of Horse Lake with distant mountains vistas, sunsets, creek and lake views, this beautiful 40 acre parcel has a very unique setting. Large fully insulated 2-bay shop with 13 ft doors for RV or truck, divided off shop and storage overhead. One proud owner of this two bdrm/one bathroom A-frame home with numerous outbuildings and pastures for the animals. Bring all those "big boy toys" and ride the many miles of trails right from the back door. Living room addition, skylights and new roof in 2000. New well in 2009. Cozy pellet stove and old cook stove and use of woods add country charm. Large deck, private yard and fire pit make a great venue for family gatherings.

Horse Lake. Darrel Warman
\$399,900 **MLS# N215575**



TWO HOMES ON PRIVATE 80 ACRES

Picture shows one of two homes on rolling treed and pasture like 80 acres with lots of crown lands close by. Both homes have 3 bdrms/2 bathroom and one currently undergoing an addition. Perfectly set up for horses or small hobby farm fenced and cross fenced, round pens, barn and hay storage. Miles or trails at your back door for horseback riding, snowmobiling, ATVing or enjoy the quiet of the isolation and ski or snowshoe in your own private paradise. Call listing agent for personal tour to the property.

108 Mile Ranch. Darrel Warman
\$399,000 **MLS# N205532**



LOG HOME, BRIDGE LAKE VIEW

REDUCED TO SELL! Sitting on 2.4 acres this 2,400sf 3 bdrm, 2-4 pc bathroom, lake view, professionally built log home is across from a boat launch on Bridge Lake. Majestic rock floor to ceiling fireplace in livingroom. Sliding doors from livingroom 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 diningroom. Enter through main floor entrance or through walk out level under large paved carport. Walkout level entry has a foyer with feature brick wall, den, laundry room. 4 pc bathroom and 2 of the 3 bdrms. 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
\$398,000 **MLS# N214955**



UPDATED HOME W/ LARGE QUONSET

Country living just mins from 100 Mile House and 2 mins to Horse Lake for all your lake activities. This 4 bdrm, 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**



LARGE HOME ON 28+ ACRES WITH CREEK AND POND

Large well maintained family home on beautiful 28+ sprawling acres with private wildlife pond, year round creek and ATV, snowmobile or walking trails that border Crown lands. 4 bdrm/3 bathroom country style home with many upgrades with 1998 addition. Oak hardwood flooring, uniquely tiled spacious master bathroom, updated plumbing, wiring, siding and windows. Heated with 2 NG forced air furnaces for convenient zone heating. Woodburning brick fireplace defines the spacious open floor plan kitchen, dining and living room area. Guest sleeping cabin, detached workshop, outdoor heated pool and storage shed round out the fenced and cross-fenced acreage nicely. Newer appliances incl. NG stove, new pressure tank. A pleasure to show.

Lac la Hache. Darrel Warman
\$379,000 **MLS# N214424**

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SPACIOUS HOME WITH A SHOP FOR DAD

Great Family Home with 5 bedrooms and 3 bathrooms on 2 levels completely finished with an attached double garage and a storage shed. This spacious home is set back from the road on .9 acres property with an elevated view of Sepa Lake. Also included is a new shop for dad and a fenced yard for your pets.

108 Mile Ranch. Debbie Popadinac
\$378,900 **MLS# N208487**



RENOVATED FAMILY HOME

Wonderful family home located on a quiet cul-de-sac with all the conveniences of town. This home has under gone extensive updates including a bright and sunny family room with access to the deck and hot tub overlooking the manicured gardens. The kitchen features heated floors, newer appliances and loads of cupboards and built-ins. 3 bedrooms on the main and a 4th down make this an ideal home for the family. Walking distance to shops and schools. Call LB for a list of updates.

100 Mile House. Diane Cober
\$375,000 **MLS# N210812**



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 mins to 100 Mile House.

Horse Lake. Martin Scherrer
\$365,900 **MLS# N206978**



NEW

SET UP FOR HORSES - JUST 7 MIN. TO TOWN

10 beautiful fenced ac, perfectly set up for horses, just a 7 minutes drive south of 100 Mile. 3 bdrm/2 bathroom rancher with large new wraparound 2-side decks. Warm oak cabinets in the kitchen, large living rm with vaulted pine ceilings. Huge mud/boot rm that could easily be converted into family rm. Spacious master with walk-in and 4 pc ensuite. Crown lands adjacent to property and at the end of cul-de-sac provide for private yard and miles of recreational trails for horses, ATV's, snowmobiles and bikes. Spring fed pond, outbuildings, 3.5+ ac, pasture, hay storage, round pen and run in shed for the horses.

100 Mile House. Darrel Warman
\$350,000 **MLS# N215693**



HOME WITH 3 SEPARATE TITLED LOTS

Value added package with this beautifully family sized log home on 3 separate titled lots for spacious total of 1.93 acres. Lovely 4-sided river rock woodburning fireplace makes the focal point of the open floor plan with vaulted wood and exposed log beam living room ceiling. Lots of antique finished kitchen cabinets in conveniently functioning kitchen. Use of colorful tile work throughout the home adds charm and character. You just can't beat the warm cozy inviting feeling of a log home. Large family room down, hobby room, shop and sunroom. Bring the family, bring the pets, this acreage backs to the open trails of the greenbelt, so lots of room to play! Large tiered front decks for all day pleasure.

108 Mile Ranch. Darrel Warman
\$339,000 **MLS# N213967**



MORE THAN A HOBBY FARM

Not your average hobby farm! Check out this unique squeaky clean 3 bedroom home with cedar siding on 10 park-like acres only 10 mins to 100 Mile House. 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**



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 features a 4 pc 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.

108 Mile Ranch. Diane Cober
\$369,900 **MLS# N207572**



NEWER HOME WITH LARGE WORKSHOP

Like it new? Quality 2 yr old 2 bedroom with separate suite. Open modern design with large loft on almost 2 park-like ac. Comes with attached garage and detached large 40x30 shop. Private cul-de-sac location near Horse Lake waterfront access and school.

Horse Lake. Martin Scherrer
\$359,000 **MLS# N211566**



LOG HOME ON 6.7 ACRES NEAR 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, hideabed, 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**



REDUCED!

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 potlights. 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**

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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
\$329,900 **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 outbuildings 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 bdrm. Very well maintained bursting with character and unique features.

Horse Lake. Darrel Warman

\$328,800 **MLS# N215519**



IN-LAW SUITE

Great location, midway between 100 Mile and Interlakes, 15 mins 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 mins to Elementary School. Quick possession.

Horse Lake. Brad Potter

\$325,000 **MLS# N213173**

**TARGET
MARKETING
TO 10,000
CUSTOMERS**



PERFECT FAMILY HOME IN 108 MILE RANCH!

This beautifully finished 4 bdrm, 3 bathrm home is only 3 years old and has main floor living with a fully finished walk-out basement. Features include open floor plan, 2 skylights, French doors to a large sundeck, large master with a 5 pce ensuite and walk-in closet, and a large, bright kitchen with lots of cupboard space. All of this is very tastefully decorated and is great for entertaining. The bsmt has all been finished with top-notch quality and includes a large rec room and playroom, 4th bdrm, full bathrm and a den. There is also an attached 2 car garage and the yard is landscaped. Home warranty in place.

108 Mile Ranch. Shelley Kotowick

\$319,900 **MLS# N212729**



ROOM FOR THE TOYS!

Great 3 bedroom family or retirement rancher in the popular Interlakes area, close to over 100 lakes and a short walk to stores. Newly remodeled with new roof, doors, baths, maple hardwood or tile flooring, thermo windows, 5 appliances and more. 10.85 level acres with southern views of Sheridan Lake offer a large new deck for entertaining. Attached two garage and carport for your toys as well as a 32x60 insulated shop with a 12x12 secure block building. Easy access off Hwy 24 on maintained road and quick possession is possible.

Sheridan Lake. Brad Potter

\$319,900 **MLS# N210085**



CATTLE RANCH

Serene setting with a spring fed pond on 160 acres fully fenced and cross fenced. Some treed ac, lots of open pasture land with great spring grass for calving out your calves. Older 2 bedroom log home, barn, corrals and outbuildings all setup for your cow and calf operation. Complete privacy and only about 13 km from 100 Mile House. Consider it as an investment or a place to get away from the city, it's a great area for hunting moose, deer, geese and ducks, and close to many great fishing lakes just mins away.

Forest Grove. Barb Monical

\$315,000 **MLS# N214666**



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

\$314,900 **MLS# N213599**



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**



LAKE VIEW AND WIRED SHOP

Almost new, this 1,300sf 2 bedroom home with loft has lots of added touches, and is a must see to be appreciated. Wood floors, heated slate flooring in entry and bathroom. Vaulted ceilings. High end fixtures and appliances, breakfast bar in kitchen. French doors off of dining area to full length covered deck complete with recessed lighting. Open concept living/dining/kitchen with french doors from living area as well onto large deck. Beautiful feature fireplace. Large loft with wood floors. Water softener, high velocity forced air heating, built-in vac, wired for security, remote "heat on" features, and landscaped. Large 14x37 foot insulated and wired garage/workshop with 10x10 door and separate side sliding door for easy access for your toys. View of the lake and just around the corner from a lake access! This is a great deal.

Deka Lake. Robert Young

\$299,000 **MLS# N207705**



REDUCED!

BRIGHT 3 BDRM HOME ON BEAUTIFUL SPACIOUS CORNER LOT

Well maintained family home 3 bdrm/3 bathroom 1995 home on spacious 0.62 acres corner lot mins 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!

108 Mile Ranch. Darrel Warman

\$295,000 **MLS# N208253**



UPDATED RANCHER

Spacious rancher on a large corner lot at the 108 Mile Ranch. Recent updates include new countertops and flooring in the kitchen, new counters, sinks, faucets, mirrors and lighting in the 2 full baths. Outside there is a new concrete sidewalk and stairs, new roof and gutters. In the fenced backyard there is a workshop.

108 Mile Ranch. Diane Cober

\$289,900 **MLS# N215793**



OUTSTANDING VIEWS!

Immaculate 3 bedroom full bsmt home situated on a beautifully landscaped lot with outstanding view of 108 Lake and the mountains beyond. Solid oak kitchen, dining room with sliding glass doors to the sundeck. Bright and spacious living room with gas fireplace and a view to die for. Well established gardens compliment this home. Backyard features a hot tub and fire pit area. Complete with a workshop.

108 Mile Ranch. Debbie Popadinac

\$289,000 **MLS# N212725**



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. 50 mins northeast of 100 Mile House. Suited to horses. Good value in trees.

Bradley Creek. Darrel Warman

\$289,000 **MLS# N213678**



GRET VIEW - WALK-OUT BASEMENT

Award winning gardens surround this lovely rancher with full bsmt in desirable 100 Mile House overlooking Bridge Creek Ranch. Many updates include: HW 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, terra-cotta 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

\$289,000 **MLS# N214454**



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

\$289,000 **MLS# N214099**

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NEW
HOP, SKIP AND JUMP TO THE LAKE!
 Lac la Hache Lake is within 100 ft of this 3 bedroom home. Enjoy this recreational almost lakefront 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 and 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**



ROOM FOR YOUR FAMILY AND HORSES
 This 2,900 square foot, 4 bdrm, 2 bathroom home with popular walk-out level has had wonderful updates including the bathrooms and kitchen. There is a sunroom off of the livingroom and a large covered deck for taking in the nature surrounding these 10 acres. Fenced and cross-fenced and set up for horses complete with small barn, loafing shed and workshop. Very private setting yet located only 10 mins to town for an easy commute.
Forest Grove. Robert Young
\$284,000 **MLS# N204849**



REDUCED!
SPACIOUS DOUBLEWIDE ON ACREAGE WITH SHOP
 Enjoy the cozy quality throughout this modular home nestled on 2.3 fenced acres just 15 mins to 100 Mile House with hobby farm potential. Vaulted ceilings skylights and two bay windows provide a bright open floor plan. Warm oak style cabinets and moldings add richness to this three bdrm/2 bathroom home. Spacious living room and master with walk-in closet are just two of the large rooms of this unique floor design. Shows as new with lots of TLC over the years. Roomy 19' by 16' rear deck and detached shop is 20' by 16'. School and bus route close by. Bright sono-light in tile shower. A true pleasure to show, call today for your viewing!
100 Mile House. Darrel Warman
\$239,800 **MLS# N209500**



NEW
IMMACULATE RANCHER
 Lovely rancher on large lot at 108 Mile. Three bdrms, two full baths. Double attached garage, covered 25x10 back deck overlooking treed, fenced backyard which backs onto greenbelt. Immaculate condition inside and out. Paved driveway with extra parking. Great retirement or starter home. A pleasure to show.
108 Mile Ranch. Donna Morrison
\$264,700 **MLS# N215454**



BUNGALOW WITH LARGE GARAGE/SHOP!
 Beautiful offshore Green Lake, no need to pay waterfront taxes. Wonderfully peaceful end of the lake, one of the least used lake accesses just across the road. Enjoy year round living in this lovely 3 bedroom bungalow, very well maintained for year round or as a recreational home. Large detached fully finished and heated double garage/shop for those big boy toys, enjoy miles of recreational trails, out the back gate. Large open floor plan living/dining room and kitchen. NG space heater provides cozy comfort. Beautiful views out every window with deer, fox, squirrels and birds for wildlife viewing pleasure. Close to one acre with easy care landscaping, firepit and patio deck. A pleasure to show!
Green Lake. Darrel Warman
\$259,000 **MLS# N212836**



NEW
28 ACRE VALLEY WITH CREEK
 An artists dream place. 28 acres of your own plus Chasm Park beside the property with miles of hiking trails for taking pictures and enjoying nature. Raise your own food, get back to the land. Several outbuildings including a truck shop with concrete floor. This 3 bedroom home features a large living room with bright windows so you can enjoy painting or just watching the wildlife next to the free flowing creek.
Chasm Road. Barb Monical
\$285,000 **MLS# N214898**



LARGE FAMILY HOME IN TOWN!
 Family home located in the heart of 100 Mile House. 4 bdrms, with 2 more under construction on the lower level. The kitchen has undergone a major makeover with new birch cabinets and an island. The main floor features a spacious living room with a natural gas fireplace, a separate dining room and a master with a 2 pc ensuite. The lower level has a family room with a wood burning fireplace, a 4th bedroom 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# N213923**



LOG HOME ON LARGE LOT
 Rancher style log home with full bsmt located at the end of a quiet cul-de-sac at 108 Mile. Area of nice family homes. Close to school bus stop. Paved driveway. Front level entry with bsmt door from attached carport. Property backs onto greenbelt. Large 0.9 acres lot with some fencing. Three bedrooms on main floor, newer kitchen cabinets with island. Skylights in kitchen, living room and dining room. 2 bedrooms in basement.
108 Mile Ranch. Donna Morrison
\$265,000 **MLS# N213117**



UPDATED HOME, ROOM FOR HORSES
 Quiet cul-de-sac, room for horses, hiking, snowmobiling, biking with pipeline trail bordering property for great riding trails. Well maintained home with 3/4 bdrms, 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 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. Ideal family home, bus close by.
108 Mile Ranch. Darrel Warman
\$259,900 **MLS# N214130**



COUNTRY CHARM
 Want unique and bursting with character? Stray from the ordinary, this 3 bdrm/2 bathroom home is nestled at the end of a cul-de-sac, mins from 100 Mile House and borders Crown land with access to miles of trails for those big boy toys. Unique floor plan with wonderful 9 ft ceilings with Crown moldings, warm maple cabinets and island in spacious bright country kitchen. Totally renovated with arts and crafts features throughout. Cozy country charm with very private patio and fully fenced yard. Ready to move in and enjoy.
Horse Lake. Darrel Warman/Martin Scherrer
\$258,000 **MLS# N209694**

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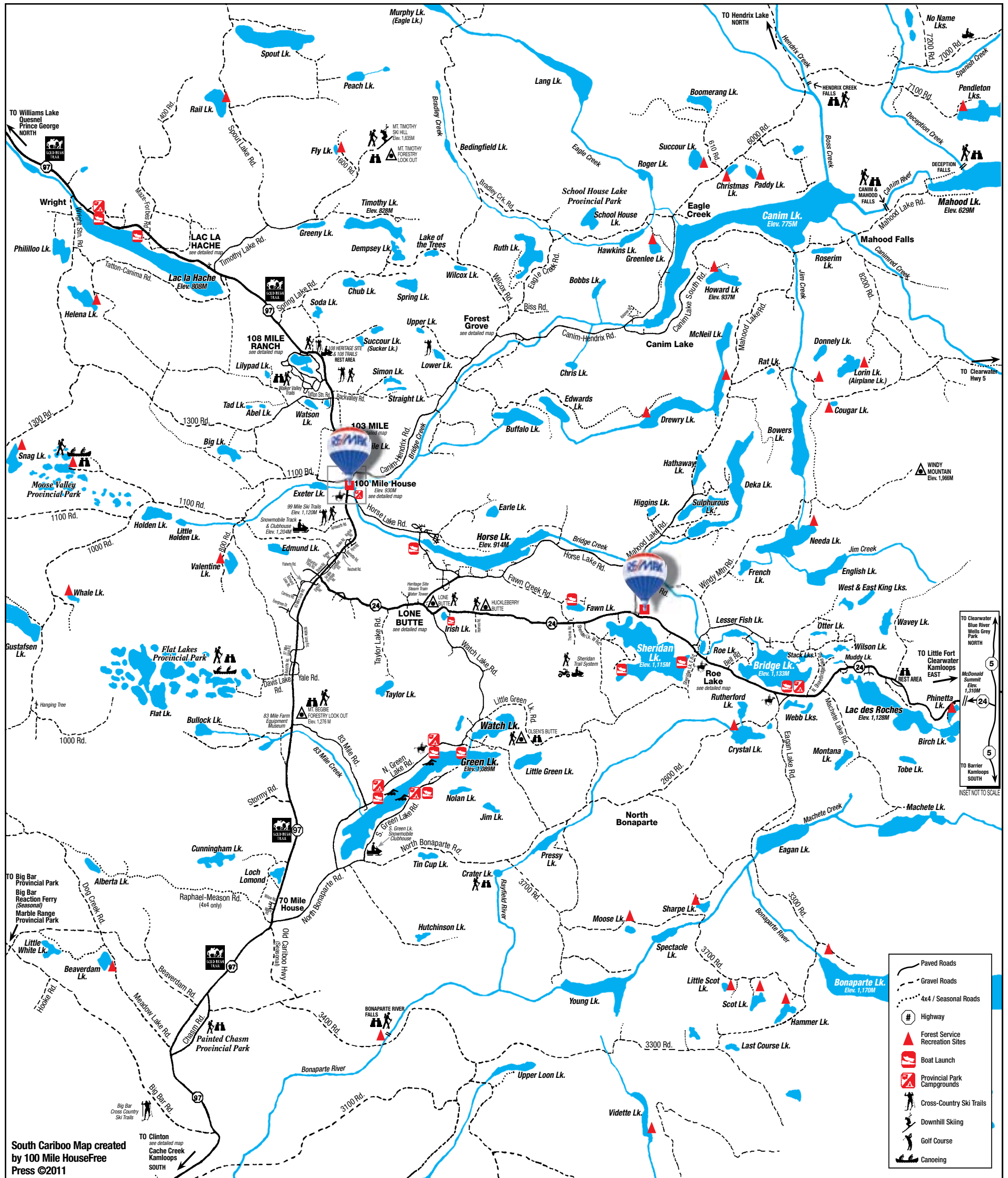
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South Cariboo Map created by 100 Mile HouseFree Press ©2011

TO Clinton see detailed map Cache Creek Kamloops SOUTH

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COTTAGE WITH CABIN

Beautifully finished, newer 2 bedroom cottage overlooking Timothy Lake. This perfect recreational property has a heated and wired shop, a cute (non-conforming) guest cabin, a carport and a wood shed. The yard is also completely fenced to keep the pets and kids in. Timothy Mountain ski hill is just a short ways away for winter activity and Timothy Lake is right across the road for summer activities. Beautifully furnished and most furnishings are negotiable.
Lac la Hache. Shelley Kotowick
\$249,500 **MLS# N208974**



PERFECT LOCATION!

Walk to work, school or shopping. 2 bdrm, 2 bathroom bungalow with a full bsmt to further expand if needed. This well cared for home has had recent updates to roof, windows, flooring, furnace and hotwater. Spacious with lots of light and storage room. Large sundeck overlooks the private fenced yard and garden area. Complete with a double carport and storage shed. A pleasure to show.
100 Mile House. Debbie Popadinac
\$248,000 **MLS# N215193**



ACROSS THE ROAD FROM LAKE

This home has a very desirable location, situated across the road from the 108 Lake with access to lands beyond for all your outdoor activities. Open floor plan, 3 bedrooms up and 2 more down. The home features a n/gas furnace as well as a woodstove in the family room. This is a great family home in a wonderful area. See Listing Broker for list of updates.
108 Mile Ranch. Diane Cober
\$245,000 **MLS# N213883**



3 BEDROOM BI-LEVEL WITH SHOP

Move right in to this well maintained home at the 108. Traditional bi-level entry with 3 bedrooms up and family room down. Located on a quiet street in an area of nice homes. The deck and water softener were replaced in '07. The shop is 24x24 and there is a small cabin, shed and greenhouse. Appliances included. The 108 offers recreation all year round including golf, hiking and access to snowmobile and x-country trails. The 108 Lake is close by as well.
108 Mile Ranch. Diane Cober
\$239,900 **MLS# N206700**



REMODELED HOME WITH VIEWS

Lovely remodeled home with large bright kitchen and living room. Lots of windows and oak kitchen cabinets. Double doors from kitchen to two-sided deck. Huge yard with storage shed. Basement entry from single attached carport. Two bedrooms on the main floor and one in the basement. Bathroom in bsmt also has laundry. Utility room has shop area. Wood heater in recreation room. A very nice, well kept home suitable for retirement or family with children. Home sits high on the property and has a nice view of country side. Close to school and all 108 Mile amenities. Easy to show.
108 Mile Ranch. Donna Morrison
\$239,000 **MLS# N213145**



5 MIN. TO HORSE LAKE LAUNCH AND RECREATIONAL TRAILS

Many upgrades to this Horse Lake view 4 bdrm/2 bathroom family home. Large attached shop w/220 panel, re-designed kitchen/eating area, new tile and laminate flooring, freshly painted and updated bathroom fixtures. Quality and character throughout with bright spacious sunroom, covered back patio, 9-hole mini golf in the backyard, yard large enough for private ice rink. Ideally located for elementary school and buses, home based business, boat access, 5 mins down the road, multi-purpose recreational close to by. 15 mins to 100 Mile House for shopping and services. Horse Lake is a great swimming, boating, fishing and water sports lake.
Horse Lake. Darrel Warman
\$249,000 **MLS# N215812**



11.9 AC - WALK TO LAKE

2,600sf cordwood octagonal home located near Otter Lake, just north east of Bridge Lake. Three floors in all. This home has 3 bdrms, updated kitchen, bathroom (needs some finishing) and new flooring on most of the main floor. The third floor is framed and dry walled ready for you to finish. Newer airtight wood stove and rock work base in open concept livingroom. This property is fenced and cross-fenced so an ideal property and location for your horses.
Bridge Lake. Robert Young
\$245,000 **MLS# N205883**



RANCHER W/ MILLION DOLLAR LAKE VIEWS!

Looking to downsize? Check out this sparkling clean and bright, 2 bedroom 2 bathroom rancher with a million dollar view overlooking Horse Lake. Immaculate inside/outside. Nicely landscaped! Crown land and lake access nearby. Quiet cul-de-sac in great neighbourhood and so close to town. Superb water! Enjoy the unobstructed view from the hot tub/deck.
Horse Lake. Martin Scherrer
\$239,900 **MLS# N215356**



SPACIOUS HOME ON LARGE PRIVATE LOT

Quiet cul-de-sac location, this 4 bdrm, 2 bathroom home is located at desirable 108 Mile Ranch. 1994 modular moved to concrete foundation with finished bsmt in 2002 and makes for a spacious open floor plan family home. Kitchen has large island with extensive cabinets and pantry. Vaulted ceilings, skylight and numerous character windows provide for a bright main floor living area. Detached double garage in 2011 w/200 amp service, backing on to pipeline trails for hiking, biking and snowmobiling. Large 0.9 acres lot, mainly treed for privacy with recently built large upper deck. Very large family/recreational room in the bsmt has cozy wood airtight for all the comforts of a family home. Quick possession possible. Call today.
108 Mile Ranch. Darrel Warman
\$239,000 **MLS# N214858**



JUST 5 YEARS OLD!

This 4 bedroom home is located on a large lot at the 108 Mile Ranch. Open floor plan, vaulted ceiling in main living area. The laundry room has its own entrance and is adjoining the spacious kitchen. The master located at one end has a walk-in closet and a 5 pc ensuite featuring a soaker tub and separate shower. The property is fenced and borders on the greenbelt. Nice sunny location.
108 Mile Ranch. Diane Cober
\$235,000 **MLS# N215416**

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HOME ON ACREAGE/HORSE SET UP
 This 4 bedroom home is located just 10 mins from 100 Mile House and sits on over 4 acres. The home has been recently updated on the main floor. The bsmt has a bdrm, bath/laundry room and a family room that needs some finishing. The property is fenced and there is a new horse shelter and paddock as well as sheds for hay. The property backs onto Crown land where you can ride for miles. Close to Horse Lake.
Horse Lake. Diane Cober
\$232,900 **MLS# N215446**



UNIQUE UPDATED HOME
 Immaculate 3 bdrm, 2 bathroom home in 108 Mile Ranch. The newly updated home sits on a 0.52 acres lot and includes a tree house for the kids as well as a nice storage/garden shed. Come and enjoy the southern exposed sundeck and all the recreational activities this area has to offer. Close to golf course, lakes and 100 Mile House.
108 Mile Ranch. Klaus Vogel
\$229,000 **MLS# N215760**



LOTS OF UPGRADES!
 Just move in to this recently upgraded home on Block Drive at the 108 Mile Ranch. Home has been recently painted throughout, and features new laminate flooring. There are 3 bedrooms up and a spacious master down. A fabulous new deck off the kitchen leads to the park-like fenced yard. The large family room even has a built in fish tank. See LB for list of improvements. Quick possession a possibility.
108 Mile Ranch. Diane Cober
\$224,900 **MLS# N213725**



QUALITY CUSTOM ALL SEASON CABIN
 Deluxe cabin just a short walk to Timothy Lake. Custom built with quality finishing thru out. This cabin features a vaulted pine ceiling in the open living area, old growth flooring in the living/dining area and tile in the kitchen. The kitchen includes all stainless appliances. There are 2 bedrooms and a 4 pc bath/laundry room. The cabin is serviced by a drilled well and an enviro septic system. You can see the lake from the cabin and there is a boat launch nearby. Mt. Timothy is just down the road for all your skiing and winter activities. This cabin can be used in all seasons. So come and take a look, you will be pleasantly surprised.
Lac la Hache. Diane Cober
\$215,000 **MLS# N208551**



OVER 2 ACRES WITH HIGHWAY EXPOSURE FOR HOME BASED BUSINESS
 Extremely well insulated with 3 sources of heat, so very cozy. Zoning permits for two-family dwelling and some businesses. Conveniently located just mins south of town. Outbldgs include storage shed for the big boy toys, chicken coop, utility shed and cute playhouse for the kids. Recently upgraded with thermo windows and exterior doors. Laundry and 1 bedroom down with large open area to finish off your way. Hwy exposure for home based business possibilities. Crown land at the back and multi-purpose trails that go on forever! See zoning possibilities!
100 Mile House. Darrel Warman
\$209,999 **MLS# N204281**



CUSTOM BUILT RANCHER
 Retirement, investment or first time buyer's - check out this well maintained rancher located just outside of 100 Mile House on a paved road. This home was custom built for the present owner with 2 bdrms, 4 pc bath, open floor plan with a natural gas fireplace in the living room. Attached garage, storage shed, fenced yard for the pets and a level 0.61 of an acres property completes this exceptional package.
100 Mile House. Louise Cleverley
\$209,000 **MLS# N215578**



LOG RANCHER WITH 2 TITLES
 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 mins to town for shopping, services and schools.
Lone Butte. Darrel Warman
\$199,900 **MLS# N211609**



2.6 ACRES BUNGALOW
 Minutes to Deka and Higgins Lakes. The 1,250sf main home has a 1,300sf addition ready for you to finish. 2 bedrooms plus den with one 4 pc bathroom. Enjoy your summers on the deck listening to the creek, or take a walk to the nearby lake. With 2.6 acres and this rural setting you could even bring your horse. This home requires some finishing and upgrading but for a handyman it's a great opportunity for a large bungalow.
Deka Lake. Robert Young
\$199,900 **MLS# N207244**



3 BAY GARAGE OR CABIN? UNLIMITED POTENTIALS!
 Built in 2010, well constructed with in-floor heating in 2 bays, fully insulated, has drilled well, one 8x11 garage door with framing for two more bay doors. Would make an ideal and very comfortable recreational cabin (or live here temporarily while you build your dream home) with mile of Crown land trails for ATVing, snowmobiling, dirt biking, horse back riding, hiking and more from your back door. Five pine cleared and lightly treed acres with room for horses or small hobby farm. Interior walls easily removed to open up into 3 bay garage with 11 foot ceilings. Contact listing agent for more details.
Horse Lake. Darrel Warman
\$199,900 **MLS# N215136**



IN QUIET SUBDIVISION
 Four bdrm, nicely decorated, family home in quiet subdivision close to 100 Mile House and Horse Lake. Very well maintained inside and out. Three bedrooms on main floor with one bathroom plus one bedroom down and bath. Large deck, 20x24 garage is heated, wired for 220 plus separate storage shed. Nicely landscaped, large fenced yard. Available immediately.
100 Mile House. Donna Morrison
\$199,900 **MLS# N214949**



WALK TO SCHOOL, STORE, LAKE
 Minutes walk to Bridge Lake Store and elementary school makes this a great place to raise a family. This 3 bdrm, 1.5 bathroom log home is nicely situated on almost 10 well treed ac. 2,800sf home has a walk-out basement, main floor and 3/4 loft. Appliances include W/D, fridge, stove, pellet stove and freezer. New great price for a log home on 9.9 acres reflects the fact that some finishing is required. New drilled well 2010!
Bridge Lake. Robert Young
\$199,000 **MLS# N200790**



GREAT STARTER OR RETIREMENT HOME
 A great job has been done on updates to this 900sf bungalow style home located at popular Deka lake. 2 bdrms, 1 bath, laundry room. Living/ dining room comes with airtight wood burning fireplace, and sliding door to deck. New front porch, small garage/wkshp. There are 2 driveways onto this good size lot, with one leading to an RV site complete with power. Nicely treed lot for you to enjoy, in the midst of this recreational paradise. This would make a great starter, retirement or investment property, or if you wish there is plenty of room to exp& as your family grows. Currently used as a recreation property with out of town ownership. The owner says he wants to hear all offers.
Deka Lake. Robert Young
\$199,000 **MLS# N189727**



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 bdrms, 2 baths, country kitchen and spacious living room. The package also includes a sundeck and a storage shed.
Bridge Lake. Klaus Vogel
\$199,000 **MLS# N207940**



LARGE HOME - PRICED BELOW ASSESSED VALUE!
 Charming family home just mins from 100 Mile House. Spacious living with woodburning FP and a large dining room and kitchen big enough for the whole family. The king size master has a 3 pc ensuite and all the other bedrooms are a good size as well. The bsmt is partially finished. New vinyl windows in 1993, new roof in 2000 and new NG furnace and HW in 2010. Property is partially fenced and there are some outbuildings. Priced below assessed value, so come and take a look.
100 Mile House. Diane Cober
\$194,900 **MLS# N214584**

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RUSTIC CABIN AT TIMOTHY LAKE

Recreational cabin at Timothy Lake with a view of the lake. Cabin is rustic, consisting of living room, kitchen, bedroom and 1 pc bath, but nice location.

Lac la Hache. Diane Cober

\$189,000

MLS# N208555



HOME WITH 2 TITLES

Delightful home on 4 acres with two titles. 1.36 acres and 2.64 acres side by side. House and shop/barn on 1.36 acres and the 2.34 acres parcel is vacant. Older home is completely renovated inside and out. Tastefully decorated, 2 bdrm, 1 bath. Lots of closets and storage. Great kitchen with beautiful cabinets and island. Cozy wood heater in living room heats entire house. The yard is immaculate with lots of lawn, wonderful garden area and a 840 sf barn/shop with attached garden shed 190 sf 8x34 deck across front of house. Close to Canim Lake and hunting areas and about 25 mins from 100 Mile House. A pleasure to show.

Canim Lake. Donna Morrison

\$185,000

MLS# N210650



NEW COMPLETELY RENOVATED AND READY TO GO!

Delightful 3 bdrm, 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 bsmt 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

\$179,900

MLS# N215196



NEW YEAR ROUND OR VACATION HOME AT DEKA LAKE

This 2 bedroom home is situated on an extra large lot 0.87 acres not far from the lake. Open living concept on main floor with woodheat and electric BB. Master bedroom features a 3 pc ensuite. The lower floor has a guest bdrm, 3 pc bathroom and a family room. Lower deck is accessible from the bedroom and family room. The upper deck has doors from the dining area. The property is fenced and gated.

Deka Lake. Diane Cober

\$169,900

MLS# N215398



NEW PRICE REDUCED TO SELL!

Holiday cabin or permanent 2 bedroom home close to Greeny Lake. Waterfront across the road is Crown land and is used for a dock and campfire. Greeny Lake is popular for Rainbow Trout fishing year round. This cozy home is close to Mount Timothy Ski Hill and only 20 kilometers from Lac la Hache community. Beautiful lot on a quiet dead end road.

Lac la Hache.

Patricia Ford/Donna Morrison

\$169,000

MLS# N215925



RECENTLY RENOVATED HOME

Inside shows as new, with recent renovations. Newer hot water tank, vinyl thermowindows, sliding patio door and water softener. Large lot backs to greenbelt, so you can snowmobile, hike, bike or walk the trails from your backyard. School and community transit bus across the road. Fenced backyard, storage shed and garage long enough to have a shop area there too. Built in shelves in living room and kitchen make a nice accent. Vaulted ceiling and exposed beams in living room. Ideal home for first time buyer or investment. The outside can use some TLC, but take the time to view it, as you will be pleasantly surprised!

108 Mile Ranch. Darrel Warman

\$185,000

MLS# N214103



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 sun-decks front and back for those summer BBQ's. This package is complete with a 20x24 guest cabin with 1 bdrm, 2 pc bathroom, kitchen and living room area to accommodate your guests. Guest cabin has an attached garage with lean-too, there is also another shed with lean-too 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



YEAR ROUND OR RECREATIONAL... JUST 3.5 HOURS TO THE VALLEY!

Ideal home and acreage with wired barn and workshop, 2 corrals and riding arena just mins north of Clinton and south of 70 Mile House. You'd never know this 3 bdrm, 1 bathroom home to be manufactured, as it is double the size, vinyl sided, metal roof and many updates. Cozy wood heat off kitchen, new cabinets and countertops. Would make a great year-round home and small farm or perfect getaway for the equestrians, those with big boy toys, fisherwoman and hunters. Miles of trails in the area, just leave right from your front yard.

70 Mile House. Darrel Warman

\$175,000

MLS# N207568



REDUCED!

VIEW AND PRIVACY

Enjoy the view and the privacy from this 3 bdrm, full bsmt home, located on the 108 Mile Ranch. Open floor plan with a large kitchen/dining area. Sliding glass doors from the living area open to the large deck. Spacious master has separate entrance to the main bath. The lower level has 2 spacious family/recreation rooms for your enjoyment. Property backs onto the greenbelt.

108 Mile Ranch. Diane Cober

\$169,900

MLS# N214675



NEW 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, hotwater tank, deck and staircase in 2011. Immediate possession available.

108 Mile Ranch. Diane Cober

\$169,000

MLS# N215761

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RESIDENTIAL HOMES and CABINS



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 rec. 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 spot friends and family. Furnished, just move right in!

Green Lake. Darrel Warman

\$165,000 **MLS# N206404**



LAKE VIEW INVESTMENT

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

Bridge Lake. Robert Young

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



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 bsmt is just waiting for your finishing touch. Carport and a 20x23 insulated shop with hydro and a concrete floor.

Forest Grove. Patricia Ford

\$159,000 **MLS #N215479**

TARGET MARKETING TO 10,000 CUSTOMERS



GREAT RECREATIONAL PROPERTY

Lake within view so why pay waterfront prices? This is a great oppor. for recreational living without a high purchase price or high waterfront taxes. Great location! This 3 bdrm, 1,246sf manufactured home with 2 log additions is located very near the lake access, yet only mins 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**



PRIVATE, WALK TO LONE BUTTE

Nice 12.57 acres on no-thru Netherland Rd. S. Very private but walking distance to Lone Butte. Logged approx 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

\$149,000 **MLS# N192630**



COZY DEKA LAKE COTTAGE

Cottage close to Deka Lake with all the comforts of home. 2 bedroom full bath, comes complete with drilled well, septic, hydro, phone and a 12x12 shed for the toys. Property is .44 of an acre, level, nicely treed, provides a private backyard and is within walking distance to a good public access to the lake. Deka Lake is fast becoming the hottest recreational spot in the South Cariboo, which offers 4 season recreational activities right from your doorstep.

Deka Lake. Louise Cleverley

\$144,900 **MLS#204889**



YEAR-ROUND/VACATION

Peek-a-boo view of Lac la Hache from this year-round/vacation home. 2 storey, 2 bdrm, in the heart of the South Cariboo, surrounded by lakes and mountains. Timothy Mtn 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**



AFFORDABLE, PLUS ONLY 5 MINUTES TO TOWN

Neat and tidy describes this delightful home on Horse Lake Road situated on 0.97 acres with southern exposure. Open floor plan, master and a bdrm/den. Comes complete with 5 appliances. Large garden area, shop and storage shed. The property is completely fenced and only 5 mins to town.

100 Mile House. Diane Cober

\$139,900 **MLS# N215414**



COMPLETELY RENOVATED

This mobile home has been completely renovated inside and out. The home is on .82 acres and has a new deck overlooking the back yard. All new paint, flooring, windows, kitchen cabinets and siding. Professionally done. Five newer appliances. Ready to move into and conveniently located about 5 mins to 100 Mile House. A pleasure to show.

103 Mile House. Donna Morrison

\$139,900 **MLS# N210196**



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**



COZY CABIN WITH LAKE VIEW

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

Eagan Lake. Klaus Vogel

\$129,000 **MLS# N215585**



PRICED FOR QUICK SALE!

Owner is motivated to move from this 2 bedroom manufactured home with 3 large additions. Each addition is separate with full roof over entire building. One addition is a living room, one is the master and one for a utility room. Some upgrades have been done. View of Lac la Hache and very close to public access for boating and swimming. Nice large mostly fenced yard with 10'x18' shed. Municipal water supply at road if ever need be but owner is satisfied with well water. Located on quiet dead end street in the small community of Lac la Hache with post office, elementary school, ice arena, store, gas station, restaurants, motels and Mt. Timothy Ski Hill only 35 mins away.

Lac la Hache. Patricia Ford

\$129,000 **MLS# N211512**



RENOVATED AND SPACIOUS MOBILE HOME

Nicely renovated mobile home with spacious open design which includes kitchen, living room and den. Sliding doors from den to small deck. All new paint and flooring in 2010. Vinyl windows throughout. Some new doors. Nice bathroom with large garden tub. 3 year old roof. Landscaped corner lot within walking distance to popular Horse Lake and close to school.

Horse Lake. Donna Morrison

\$120,000 **MLS# N213144**



QUAINT RUSTIC CABIN

Nice quiet spot to relax or use as a home base to go fishing or hunting. Rustic cabin with loft situated on a nice cleared 2.13 acres lot above the road from Bridge Lake in an area of nice homes and cabins. Lake access is just a stones throw away to one of the nicest lakes in the Cariboo. 12x20 barn to store your toys. Very private spot and nicely cleared and open around cabin.

Bridge Lake. Brad Potter

\$114,900 **MLS# N211296**



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

\$109,900 **MLS# N213455**



GREAT LOCATION!

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

Green Lake. Brad Potter

\$98,800 **MLS# N211685**



NICE HOME ON CUL-DE-SAC

Investment, family or retirement home in Clinton located on a quiet cul-de-sac, close to schools and all amenities. 3 bdrms, bathroom with jetted tub, large kitchen with sliders to small deck out front, living room with a newer airtight for that cozy wood heat while reducing the natural gas costs. Partial bsmt with rec. room and 3rd bdrm. Level, fenced backyard with fruit trees, storage shed and private sundeck. Paved driveway with ample parking.

Clinton. Louise Cleverley

\$95,000 **MLS# N214566**



REDUCED!

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 bdrm. 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.

100 Mile House. Darrel Warman

\$91,000 **MLS# N214356**



RETREAT CABIN ON LARGE LOT

Cute as a button, situated at Deka Lake this 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

\$89,900 **MLS# N213282**

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RUSTIC DEKA LAKE GETAWAY CABIN
3 bedroom cabin on .5 acres in the popular Deka Lake area. Mins to the trails. Cabin has seasonal well and a newer pump, pressure tank system and hot water tank. Storage shed, and older camper. Needs TLC. Great for weekenders of quadding and fishing!
Deka Lake Area. Robert Young
\$79,900 **MLS# N197884**



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
\$75,000 **MLS# N209858**



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**



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**

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WATERFRONT HOMES and CABINS



2 CABINS - CANIM LAKE WATERFRONT
2 cabins to accommodate the whole family, quiet location, government lease #515417.
Canim Lake. Gary Davidovich
\$68,000 **MLS# N209674**



WATERFRONT CABIN
Delightful 2 bedroom cabin on pristine Birch Lake. This is one of only 16 cabins on this private lake. 1-1/2 hrs to Kamloops off Hwy 24. Crystal clear Birch LK is known for it's Rainbow trout. Also has a new storage shed for all your fishing gear. An 8'x10' bath-house complete with a on demand hotwater system and a bathtub. 1,000 gallon water holding tank is gravity fed. This leasehold property can be bought from the Government or continue to lease. Incl. propane heater, fridge, lights, all furnishings. Come check this out!
Birch Lake. Brad Potter
\$84,900 **MLS# N209853**



1.45 ACRES ON MCHETTE LAKE
Great opportunity to have your own waterfront cabin on a large lot of 1.45 acres in the woods ! Very popular, yet pristine Mchette lake only mins from Bridge lake town site. This 3 bedroom cottage has a drilled well, Bosch demand heater, appliances, most furnishings, boats and more. You could start enjoying your dream of recreational ownership the day you take possession. The reason for the low price, this cottage is on leased land, so you could carry on making lease payments or apply to buy out the lease from Crown lands.
Mchette Lake. Robert Young
\$105,000 **MLS# N214655**



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 & 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
\$124,900 **MLS# N215649**



GET-A-WAY RECREATIONAL CABIN
Deded 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**



BELOW ASSESSED VALUE!
Quiet area just mins from Bridge Lake store. Incl. a small portion of waterfront land on Webb Lake. Small cabin with hydro to stay in while you enjoy the fabulous recreational opportunities of this area. Below assessed value!
Bridge Lake. Robert Young
\$144,000 **MLS# N198433**



NEW! AFFORDABLE WATERFRONT HOME CLOSE TO TOWN
This 5 bdrm, 3 bathroom home is situated on a nice, flat sunny lot on Elliot Lake. New flooring is being installed (carpet and laminate) and all the kitchen cabinets are new. Bright family room off the kitchen overlooks the large backyard. Court ordered sale and is being sold "as is - where is."
Elliot Lake. Shelley Kotowick
\$195,000 **MLS# N215520**



GREAT GET-AWAY
Nice recreational cottage on nicely treed 1.12 acre Bonaparte Lake waterfront lot. The lake is well known for its excellent fishing and the property is located amidst great hunting country. Several other good fishing lakes in the immediate area. The cottage consists of 3 bdrms, large living room, kitchen and 3 pc bathroom. Nice get away with lots of included items.
Bonaparte Lake. Klaus Vogel
\$198,000 **MLS# N211731**



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
\$198,800 **MLS# N214790**



WATERFRONT RANCHER WITH LARGE SHOP!
1.3 acre of waterfront with southern facing shoreline on Sheridan Lake. Older 1,500 square foot rancher on a nice, level property with easy access to the waters edge. 3-4 bedroom home that would be ideal for recreational use or a great building spot for future retirement home. 30x40 Quonset hut for all your toys. This area offers lots of year round recreational activities as well as fresh air and just the beauty of the area.
Sheridan Lake. Brad Potter
\$289,000 **MLS# N209572**



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
\$294,900 **MLS# N210332**



FAMILY READY WATERFRONT
Beautiful Canim Lake waterfront recreational property with mobile, 3 bdrms, large addition and deck the home is truly family friendly, situated on beachfront acre with 20' dock, cedar forested area gives kids a great spot for forts, horseshoe pits and 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. Appliances included. BELOW ASSESSED VALUE.
Canim Lake. Darrel Warman
\$324,900 **MLS# N209074**



160 ACRES / CREEK / GARDENS
11 yr old 875sf bungalow is a great retirement home or your home based fruit and 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 and 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



PARK-LIKE SETTING!

Imagine a place to call home where you can listen to bubbling creek, birds and watch wildlife from the comfort of the covered south facing sundeck. All this only mins from downtown 100 Mile House. The immaculate 2 bedroom rancher site on an elevated, parklike 2.3 acre peninsula surrounded by Bridge Creek. A separate, huge shop with 2 bays and office is ideal for home based business. Added bonus is a separate suite for guests or teenagers. Lots of room for expansion or to keep some livestock. Pleasure to show this unique property.

100 Mile House. Martin Scherrer

\$339,900

MLS# N215796



LARGE WATERFRONT ACREAGE ROOM FOR FAMILY AND FRIENDS

You will not find a nicer pc of acreage on the waterfront of beautiful Horse Lake. Lots of room for family, friends and fun! There is a building site and a septic field installed to accommodate a large family home. Various rustic cabins have served for accommodations for many guests over the years. Power to the cabins, outhouse on the lot. Long dock for tying your boat or pontoon barge. Great residential area of lovely waterfront homes. Super lake for water sports, fishing, ATV-ing and snowmobile trails close by and snowmobile trails across the lake and on for miles! Bring your RV and set up for the summer or just sit back and enjoy the wide open spaces and your lake side cabin. YOU'VE HEARD IT LOCATION, LOCATION! LOCATION!

Horse Lake. Darrel Warman

\$359,000

MLS# N213014



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 & heated shop of 26' x 62' with year round services. Separate RV site on other side of pond. Modern kitchen & bath with clawfoot bath tub - all newer appliances & 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

BP-8328



YEAR ROUND WATERFRONT 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 livingroom 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

\$379,000

MLS#206997



FLY FISHERMAN'S DREAM

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 livingroom with large bay window, lots of counter space, wood vaulted ceilings and walls, sliding door to lakeside 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

\$399,900

MLS# N202102



1.35 AC WATERFRONT YOUNG LAKE

3 bedroom home on 1.35 acres on Young Lake south of 100 Mile House. Features a beautiful custom kitchen and bath. Enjoy the lake from the 12x56 ft deck, and the beautiful yard thanks to in ground irrigation. This home comes fully furnished with many extras. Ready for you to start enjoying all the recreational opportunities of the area. Quick possession possible. Call for a list of items included.

KADREA #75278

70 Mile House. Robert Young

\$349,000

MLS# N183522



COZY 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 bdrms, 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

\$359,900

MLS# N214536



1 AC WITH CABIN DEKA LAKE

Almost 200 ft of waterfront with a private, well treed, level lot. Driveway in and fenced on 3 sides. Bonus is this old timer log cabin complete with power and lake water system ready for you to start enjoying. Family style kitchen and separate livingroom. Upper level is a large loft style bedroom sleeping up to 6. Cabin 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

\$369,000

MLS# N211900



PRIVATE CREEK FRONT - SUBDIVISION POTENTIAL

Private waterfront acreage in the sunny Cariboo. Home is warm and heated with wood or natural gas, barn, corrals, livestock trough, in ground greenhouse, storage buildings, fenced and cross fenced. Fish for rainbow trout and kokanee or swim from the privacy of your own property as Bridge Creek bounds to the south boundary of this unique property. To the south is an ecological reserve and to the west pasture lands. Sit on the sunny sundeck and enjoy the wildlife and privacy. Subdivision potential.

100 Mile House. Debbie Popadinac

\$379,900

MLS# N215809



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.

70 Mile House. Diane Cober/Karen Friess

\$357,000

MLS# N210079



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

\$364,900

MLS# N201383



LARGE WATERFRONT LOT AT DEKA LAKE

Recently renovated 1,275sf3 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

\$369,900

MLS# N202484



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

\$398,900

MLS# N210295



PARADISE AT YOUR DOOR!

The best lake in the Cariboo. Green Lake is noted for its clear turquoise waters and beautiful sandy beaches. From your own personal dock enjoy the swimming, fishing or water skiing. 2 bedrooms plus a loft that will sleep additional family.

Green Lake. Barb Monical

\$415,000

MLS# N214316

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WATERFRONT HOMES and CABINS



REDUCED!

DEKA LAKE WATERFRONT READY TO ENJOY

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.

Deka Lake. Robert Young
\$399,990

MLS# N214084



NEW

MAHOOD LAKE WATERFRONT

Over half an acre waterfront on Mahood Lake. 2 bedroom permanent home with small playhouse for kids. Workshop with 220 wiring and an attached carport. Screened Gazebo, boat shed, dock and many extra's that owner will not be taking with them.

Canim Lake. Patricia Ford
\$425,000

MLS# N215934



NEW

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 bdrms, 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
\$429,000

MLS# N215694



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

\$429,900

MLS# N212994



GREEN LAKE COTTAGE

2 bedroom fully serviced cottage on the beach at Green Lake. Remodelled in 1998 and drilled well and newer septic installed for future retirement home. Level lot just under 3/4 of an acre with over 100 feet of nice sandy beach. There is also an additional guest cabin. This is an ideal recreational property with retirement in mind and priced to sell!

Green Lake. Brad Potter

\$429,000

MLS# N204163



TAKE IN THE VIEWS!

A delightful year round waterfront home at Deka Lake. This home boasts a great open floor plan that is enhanced with a multitude of windows to take in the views and tasteful decor throughout. Nice open kitchen and eating area, to the living room and formal dining room with French doors out to a large deck, with a panoramic views of Deka Lake. Large master and laundry are on the main floor. Downstairs there are 2 bdrms, family room and den with doors out to a water side deck as well as a workshop. Nicely maintained gardens and lawn. New roof, furnace, bathroom and so much more already done so you can just relax in the gazebo out by the lake, or the dock or enjoy a fire at the barbecue pit, perhaps spend a day fishing....whatever you fancy.

Deka Lake. Brad Potter

\$435,000

MLS# N211787



NEW

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

\$439,900

MLS# N215787



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

\$449,000

MLS# N206527



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 bdrms, 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

TARGET MARKETING TO 10,000 CUSTOMERS



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, bdrm, 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



NEW

LINDAL STYLE CEDAR CABIN WITH LOG WORKSHOP/STUDIO

Cozy Lindal cedar cabin with well constructed additions for 3 bedroom 2 bathroom home. Recent upgrades include laminate flooring, new kitchen, many thermo-windows, treated deck with stylish black and copper rails, updated wiring for '06 wood-electric furnace. Vaulted ceilings and warm woods remain for rustic cabin features. Newer appliances, large log workshop/studio, detached covered parking and other outbuildings make this an ideal package on almost 4 waterfront acres on beautiful Canim Lake. Convenient 40' pier adjusts to remain in the lake all year. Contact listing agent for more details and pictures.

Canim Lake. Darrel Warman

\$469,000

MLS# N215345



PRIVATE SETTING ON ACREAGE

Cozy 2 bedrooms full basement home on approx. 315 ac, is located at the end of the road. Overlooks hayfields and meadows. This is the perfect recreational retreat or hobby farm. Great for ATV's, snowmobiling, or horseback riding with access to miles of trails. Property has a barn/hay storage and is fenced and cross fenced. Rustic cabin on the waterfront with small dock and hydro for RV. Completely furnished.

70 Mile House. Barb Monical/Karen Friess

\$480,000

MLS# N214078



WONDERFUL SHERIDAN LAKE WATERFRONT

Prime 1.56 acre waterfront property on the much sought after Sheridan Lake. This could be your recreational get-away with all the modern conveniences or retirement home at the lake. This well appointed 1,840 square foot home boasts 3 bedrooms with the master providing a great view of the lake, open floor plan which is excellent for entertaining, large sundeck with glass panels for an unobstructed view. 1,460 square foot 3 bay garage/shop to store the toys with wood heat, concrete floor and hydro. Nicely landscaped level property with 105 feet of clear gravelly shoreline facing due south. Sheridan Lake is well known for it's trophy trout, perfect for swimming and all your favourite water sports. Huge price reduction, bring an offer!! More photo's at www.louiseclerverley.com.

Sheridan Lake. Louise Cleverley

\$489,000

MLS# N203286



REDUCED!

POPULAR GREEN LAKE!

New in 1986 and still looks like new! 3 bdrm, 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. Homesite 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 bdrm, 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



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WATERFRONT HOMES and CABINS



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 cookstove. 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

\$499,000

MLS# N200759



DEKA LAKE WATERFRONT HOME

Two lots, 2 titles totaling 0.92 of an acre with 115 feet of south facing level waterfront on Deka Lake. Large home with fully finished walkout basement. Two bdrms, 2 baths, 2 wood burning f/p's, built-in appl., china cabinet and bookshelves, open floor plan with a fabulous view of the lake from every room. Glass sliders off the living room and master bedroom 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. 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



STUNNING WATERFRONT HOME ON PRISTINE SULPHUROUS LAKE

Welcome to this tastefully open-design quality built 7 yr old, 3 bdrm, 1 3/4-story home with fully finished daylight walkout basement. Marvelous southerly views of the lake will greet you upon entering. Tiles with radiant floor heating, hardwood flooring, vaulted wood ceiling & custom cabinetry in the spacious elegant kitchen w/breakfast bar. A bright sunny living room with large windows & gas fireplace make you feel right at home. Upstairs is a gorgeous master with breathtaking lake view & a luxurious en-suite, as well as a cozy room suitable as an office/den. Downstairs you'll find a huge recreational room, bedroom & a separate full bath. Covered wrap around deck leads to a huge sundeck ready for entertaining. Detached heated double garage/shop with addition offers all the room you need for cars/toys. Well built woodshed & other outbuildings allow for more storage/tools. Nice curb appeal on this immaculate, level & easy to take care of lakefront parcel in a tranquil setting. Boating, kayaking, swimming & fishing right off the dock. Crown land access nearby. Great year-round or high end recreational property for the discriminating buyer.

Sulphurous Lake. Martin Scherrer

\$619,000

MLS# N215052



PROFESSIONAL QUALITY AND COMFORT

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



NEW HOBBY FARM ON ALMOST 10 ACRES

Custom timber frame rancher on 9.88 acres in Bridge Lake with over 600' of waterfront on Reichmuth Lake. 1,800sf log and stone 3 bedroom home featuring keyless entry, birch kitchen cupboards with cork flooring, large master with Hearthstone fireplace, nice living room with built-in entertainment centre, keyless entry and more. The outbuildings include a 2 car garage with covered dog kennels and a beautiful 36'x60' barn with tack room/washroom, hay loft, T&G ceiling and walls and stamped flooring. There are 4 horse paddocks and 8 water hydrants on the property. Nice and quiet location on no-through road with a beautiful view over Reichmuth Lk and Wilson Lk.

Bridge Lake Area. Klaus Vogel

\$825,000

MLS# N203659



BIG BAR LAKE WATERFRONT HOME ON 1.46 ACRES

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/bdrm 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

\$499,000

MLS# 91228



TREAT YOURSELF - COMFORTABLE WATERFRONT LIVING!

Professional quality and workmanship in this 1999 3 bedroom 3 bathroom home on beautiful 4+ acres of Canim Lake waterfront. Vaulted pine ceilings, top of the line appliances, hi-efficiency furnace, recent updates incl. bright new kitchen and bathrm. Surround yourself in high-end features for year round or seasonal living. Gorgeous views over the lake, 35 min. drive to 100 Mile House. Enjoy recreational trails, fishing, water-sports and leisurely pleasures of lakeside living. Large master suite up, with bold black and white master bathroom with comfy claw foot tub and vanity. Watch for virtual tour coming soon!

Canim Lake. Darrel Warman

\$559,000

MLS# N215351



HISTORICAL LODGE IDEAL GROUP PURCHASE

32+ creek side ac, once ran as Pinegate Hunting & Fishing Lodge, boasting with history & character. Lovely log home, 4 stall barn, detached shop/double garage, storage & 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 & friends a quaint place to stay for fishing, hunting, snowmobiling, ATving, hiking, biking & more. 3 bdrm/2 bath home has had many upgrades with NG forced air furnace, hotwater, cookstove & fireplace. Chinking both inside & out provide cozy warmth & charm. Seasonal Watch Creek leads out to quiet Watch Lake, so jump in your boat or canoe & enjoy. Subdivision potential.

Watch Lake. Darrel Warman

\$625,000

MLS# N215735



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 mins to town and only 4 hours from the lower mainland. There is a beautiful treed area next to road.

Green Lake. Barb Monical

\$499,900

MLS# N201993



RESORT JUST MINUTES FROM KAMLOOPS

Just a short drive from Kamloops and only 40km from the Paul Lake Road and Hwy 5 turnout 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, livingroom area with adjoining sleeping area which has either 2 double beds or bunk beds, airtight stove, cooking facilities, couch, table and chairs. Also, a pumphouse, 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



EXECUTIVE LOG ON 2 WATERFRONT LOTS

Beautiful south facing, professionally built 4,400sf log/frame home that is only 6 years old. Presently has 2 bedrooms & 2 baths, with loads of space for company. Bonus are the 2 lake-side housekeeping guest cabins. The spacious master has a 4 pc ensuite, walk-in closet & lake view. Bright open concept kitchen with denim pine flooring, pine cupboards & 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, gamesroom 14x17, & family room 15x19, & other storage & 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/livingroom. 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

\$699,000

MLS# N192760



WATERFRONT ESTATE

Pristine Bridge Lake waterfront estate with 2.6 acres and 334' of frontage. Exec. log and framed home was formerly a B&B with a self-contained suite in the walkout bsmnt. Incl. a tempcast fireplace with pizza and bread oven, chef's kitchen with built-in appliances, a dining room large enough for 20, livingroom with massive rock fireplace, surround sound home theater, sunroom off the dining room with access to the deck overlooking the lake. Master has it's own balcony. Basement has guest suite, sauna and wine cellar. Great views. Large shop with concrete floor, hydro, wood heat and loft/exercise room, but would also make a great games room. Greenhouse, fenced garden. Total privacy and all day sun. One of the best on Bridge Lake.

Bridge Lake. Louise Cleverley

\$798,000

MLS# N205898



WATERFRONT ESTATE PROPERTY

Quality throughout on this marvelous Stack Lk. waterfront estate property. Newer, almost 5,000sf country style home with many special features and quality workmanship. Modern kitchen, huge living room with cozy fireplace and view over the lake. Great southfacing deck. Basement patio and balcony off master upstairs. Double attached garage. 40x60 insulated shop, RV parking/hook up. The park-like 10 acre property is adjoining Crown land with a short walk to a private bay on pristine Bridge Lake.

Lower Stack Lake. Martin Scherrer

\$975,000

MLS# N213748

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Community!*

WATERFRONT HOMES and CABINS



SHERIDAN PARK RESORT

Live a dream! Own your own fishing resort with this very successful business on the southwest bay of beautiful Sheridan Lake in the south Cariboo. Same owners for 25 years. Large return clientele base. Excellent trophy rainbow trout fishing and some of the best ATV riding in the area. Newer 3 bdrms, 2 bathroom, 2,100 square foot log home. New 480 square foot heated shop, 6 cabins, 25 campsites, beach, store, boats, gas and propane sales. 9.92 acres of level land with 640 feet of waterfront and surrounded by 3 sides by Crown land. Access to a 130 miles of mapped and signed multi-use trails for quads, bikes, snowmobiles, cross country skiing and hiking. Great Mom and Pop/family operation or ideal for corporate retreat, group share or waterfront estate. Lots of room for expansion. All buildings in good repair. See our website for more info.

Sheridan Lake. Brad Potter

\$998,000

MLS# N4504080



37 ACRE WATERFRONT RESORT

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

\$1,050,000

MLS# N4504448



HENLEY LAKE WATERFRONT

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

Henley Lake. Martin Scherrer

\$1,499,000

MLS# N212311



THE ULTIMATE IN LAKEFRONT LIVING!

This luxurious 3 acres waterfront estate property will satisfy the most discriminating buyer and is arguably one of the most prestigious waterfront homes in the South Cariboo. Nestled amongst majestic fir trees with desirable southeast exposure and situated on magnificent Bridge Lake with over 200' of gravely shoreline, the Whistler style home features open living area, rock fireplace, massive carved totem pole, state-of-the-art kitchen, huge bar/recreation room, fitness studio plus in-house cinema/entertainment center. Master bedroom in loft with luxurious ensuite. Large covered deck with hot tub and access to sauna. Huge shop/garage with ensuite. Additional building offers room for more storage for all the toys plus office space above. Massive secured monitored entrance gate, private boat launch with elaborate dock system, plus a generator power back-up system and underground irrigated landscaped yard. The construction of these buildings is of highest quality, e.g. insulated quad-lock thru out. The separate spacious 2 bedroom dwelling with loft offers possibilities for accommodating extended families and is suitable as a B&B or caretaker home.

Bridge Lake. Martin Scherrer

\$1,875,000

MLS# N213018



LAC DES ROCHES RESORT

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

Lac des Roches. Robert Young

\$2,300,000

MLS# N4503105



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TARGET MARKETING TO 10,000 CUSTOMERS

WATERFRONT LOTS and ACREAGE



PRICED TO SELL!

10 acres with hydro and phone at roadside. Driveway into building site and over meandering creek and small meadow for your horses. Crown land behind with riding trails. Just off paved Hwy. 24 at Bridge Lake.

Bridge Lake. Brad Potter

\$67,500

MLS# N211083



1 ACRE NEAR DEKA

10 beautiful acres between Deka and Sheridan. Lots of great building sites with a bonus of Deka Creek running through back of the property. Driveway is in, and hydro is at road. Old trailer on property of little or no value. Only 5 mins to Interlakes Service Centre or Deka or Higgins lakes. Located near trails and plenty of Crown land for your exploring.

Sheridan Lake. Robert Young

\$112,000

MLS# N209759



HANSEN LAKE WATERFRONT

9.96 waterfront acres on Hansen Lake at a great price, great wildlife viewing lake. Only 5 mins to Bridge Lake and miles of trails for your enjoyment. Adjacent 14.5 acres waterfront also available, put them together for more than 24 acres.

Hansen Lake. Gary Davidovich

\$119,000

MLS# N212824



PANORAMIC VIEWS

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

Bridge Lake. Brad Potter

\$145,000

MLS# N199206



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.

Sheridan Lake Area. Robert Young

\$149,000

MLS# N197702



VERY PRIVATE AND VERY PRETTY SETTING

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

Deka Lake. Brad Potter

\$79,900

MLS# N192903



AMAZING PRICE FOR WATERFRONT

Almost 1 acre of waterfront on Horse Lake at the West end of the lake on Norooman Road for all your services. Toomey Road dead ends mid way into property with gate and driveway. RV site, good wharf system. Ideal for recreational use. Firepit. Park your RV or build your home only 10 mins to town.

Horse Lake. Brad Potter

\$119,000

MLS# N202499



1/2 ACRE OF LAKE FRONT

Just under 200 feet of south facing waterfront on Webb Lake. Over 1/2 acre on lakefront to build your cottage on. Balance of 5 acre is just above paved road for your shop and septic field. Just a 1 minutes walk to Bridge Lake Store and Elementary School.

Bridge Lake. Brad Potter

\$145,000

MLS# N199205



GREAT PRICE FOR WATERFRONT

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

Horse Lake. Martin Scherrer

\$146,500

MLS# N205320



WATERFRONT WILDERNESS

42 acres of wilderness. Property is approximately 12 acres waterfront with 195 feet of sandy beach. Balance is across road with a great building site facing due south at the north east of Canim Lake. Adjacent property has private airstrip. Privately maintained access road over Crown land assures your privacy.

Canim Lake. Brad Potter

\$174,900

MLS# N200523



HANSEN LAKE WATERFRONT

Your chance to own waterfront at a great price. This 14.5 acre parcel is situated on a small wildlife lake only 2 kms off Hwy 24 and 5 mins to Bridge Lake. Adjacent 10 acres also available (also on MLS).

Hansen Lake. Gary Davidovich

\$89,000

MLS# N212823



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

WATERFRONT LOTS and ACREAGE



SUPER RECREATIONAL

Check out this very private 2.3 acres with 180 ft of creek frontage as it flows out of Roe Lake. Property is nicely treed with a good gravel driveway all the way in to a nice cleared building site, with a great fire pit to sit around on those cooler summer nights. Ask us about the trailer or bring your own! This is a super recreational or retirement spot right in the heart of the interlakes area with access to many larger lakes and trails to enjoy year round.

Roe Lake. Brad Potter
\$179,900

MLS# N208534



POPULAR HORSE LAKE

Horse Lake water frontage of almost 2 acres. Fish or swim from your own dock. Spend some time in the 21 foot travel trailer deciding the best place to build your future home. The driveway is already in. Enjoy the firepit for those long summer evenings, or those sunny winter days when you get back from riding your ATV, or your snowmobile, etc. Only 10 miles from 100 Mile House for all your shopping needs. Horse Lake school is close by.

Horse Lake. Barb Monical
\$198,000

MLS# N215816



HORSE LAKE WATERFRONT

Waterfront lot on Horse Lake only 10 mins 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



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 mins away. It is a recreational paradise, but also many full time residents around the lake. 1.69 acres.

Deka Lake. Barb Monical
\$198,900

MLS# N202930



GREAT LOCATION

Nicely treed property, over 150' of waterfront on Horse Lake and 2.04 acres in size. Nice location, close to 100 Mile House. Would make a nice recreational lot or build your dream home on one of the best lakes in the South Cariboo.

Horse Lake. Klaus Vogel
\$199,000

MLS# N200123



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



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
\$215,000

MLS# N214046



BEAUTIFUL WATERFRONT VIEWS

Just over 2 acre facing West on beautiful Bridge Lk to take in those famous Cariboo sunsets. Great open view across the lake and distant islands. Lot is nicely fenced and logged of all dead pine and underbrush. The waterfront area has an amazing gravelly beach, perfect for swimming. So many building spots to choose from so come and see what a wonderful spot this could be to build that dream home on Bridge Lake and take in the sunsets and just relax in the Cariboo.

Bridge Lake. Brad Potter
\$225,000

MLS# N207429



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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
\$225,000

MLS# N211570



129 ACRES PRESSY LAKE WATERFRONT

Over 129 acres including the whole North shore of Little Pressy Lake and a portion of Ice Lake. Rayfields River borders one side of this very unique acreage. Portion of property also goes North of N. Bonaparte Rd. Drilled well on one portion of property and ice-cold year-round artesian brook on Northern portion. Great retreat property or build your full-time home.

70 Mile House Area. Robert Young
\$225,000

MLS# N197871



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 Lk is great for fishing, swimming and boating with no restrictions. Located in the center of an exc. hunting area and only about 12 mins 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



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



REDUCED!

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. Drive-way, 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
\$269,900

MLS# N208360



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 mins 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



RARE WATERFRONT ON LAC DES ROCHES

Rare opportunity to own Lac des Roches waterfront! Almost 1 acre property, well treed, private and has a great southern exp. overlooking the lake and is gently sloping from the road. Power/phone at the lot line. Lac des Roches is in the South Cariboo and is excellent for swimming, fishing and water sports. The south side of the lake is Crown land. Act quickly on this one.

Lac des Roches. Shelley Kotowick
\$289,900

MLS# N195247



REDUCED!

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



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
\$295,000

MLS# N202109



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
\$295,900

MLS# N209930



1000' OF WATERFRONT

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 sqft. shop with hydro to get you started. Great subdivision potential. Only mins 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.

Bridge Lake. Martin Scherrer
\$299,900

MLS# N210606



NEW

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



Looking for the perfect property or thinking of selling? We can help!

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INTERLAKES 250.593.0131 or 1.866.593.0131

WATERFRONT LOTS and ACREAGE



GREAT NEIGHBOURHOOD SOUTHERN EXPOSURE

One of the last remaining waterfront acreage's on beautiful Timothy Lake. Over 2 ac, 150+ ft of prime waterfront, small growth trees with gradual elevation to the road. Use as recreational, build your dream home in this great neighbourhood of lovely homes. Ideal lake for water sports and fishing, ice skating, snowmobiling and ATVing. Miles of trails at your back door leading you north to Barkerville and the gold rush trail or south to Green Lake and on to Kamloops. Timothy Lake is the perfect size and warmer than most lakes in the area. Mt Timothy for snowboarding and skiing just mins away. Shopping and services in 100 Mile House or Williams Lake. Listen to the peaceful sounds of Wright Brook from your window at night.

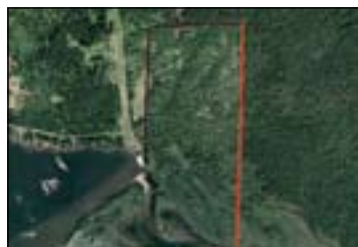
Timothy Lake. Darrel Warman
\$329,000 MLS# N209765



WATERFRONT ON LAC LA HACHE

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



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

\$375,000 MLS# N209297



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

\$475,000 MLS# N212443



WATER ACCESS ONLY!

Wilderness Camp. Camp Deka. Unique 32 acres parcel surrounded by pristine Crown forest. Faces dues west 1/2 way up the upper arm of Deka Lake. Water access only with protected bay for moorage and complete with sandy beach. Level building site with majestic views, old growth fir and spruce forest with all the wildlife you expect with no one around. Ideal corporate retreat, potential for eco friendly resort or development.

Deka Lake. Brad Potter

\$575,000 MLS# N210426

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250.593.0131



GREAT VIEW!

Beautiful 10 acres waterfront property on pretty Lower Stack Lake. Road and building site already prepared. Great view overlooking the lake and Crown land on the other side of lake.

Lower Stack Lake. Gary Davidovich

\$400,000 MLS# N212012



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

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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# N206022, N206024

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.
\$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** 250-593-2164

RESIDENTIAL LOTS and ACREAGE OVER \$100,000



VIEW BUILDING LOT

10 acre lot right across from Bridge Lake! This property is a great place to build your home or your recreational cabin. There are areas of the property with a great view of Bridge Lake and there is a seasonal creek that runs through. Level, graveled parking area just off Greenall Road is close to the lake.

Bridge Lake. Shelley Kotowick

\$98,900 **MLS# N210264**



COMMANDING VIEW!

10 acres with a commanding view overlooking Lac des Roches. Driveway already in. Just build your cottage or homesite. Off the "Fishing Hwy" with access to Crown land and trails to many fishing lakes. Crown land behind.

Lac des Roches. Brad Potter

\$103,900 **MLS# N212088**



ACREAGE CLOSE TO TOWN

You won't find 10 more centrally located acres this close to town! On paved road, just 12 mins to 100 Mile House on school bus route and mins to beautiful Horse Lake. Driveway and landing for building site already there and natural gas available to this private treed lot. A lagoon may be an option for septic here and could possibly save you lots of dollars. Well water in the area is usually soft and good tasting. Multi-purpose trails go on for miles in this area, perfect for horseback riding, ATV's, snowmobiles, dirt bikes and hiking. Hunting and fishing all within a few mins of this property. Ideal setting to park your RV or build a recreational cabin. Area of large acreages for lots of privacy.

Horse Lake. Darrel Warman

\$109,000 **MLS# N209076**



10 ACRES - PARK LIKE PROPERTY

Very pretty 10 acre homesite with trail access to Interlakes service centre. Lakeview to west and close to popular Sheridan Lake. Walk to the General Store or Pub. Driveway into property. Park your R.V. and determine your home site.

Sheridan Lake. Brad Potter

\$110,000 **MLS# N199322**



LARGE PRIVATE PARCEL

Nicely treed 160 acre parcel with Kosterling Creek winding through the property. The property is located between Clinton and Jesmond and offers a very private setting with Crown land on 3 sides. Come and enjoy all the outdoor activities this area has to offer. Not in ALR.

Clinton. Klaus Vogel

\$115,000 **MLS# N215731**



LEVEL, PRETTY, 10 ACRES

10 acre just behind the Interlakes service centre. Access to several choice bldg sites from either paved Horse Lake Road or developed access over adjacent Crown land. Very pretty level acreage with lots of 25 year old second growth fir, birch and spruce.

Sheridan Lake. Brad Potter

\$119,000 **MLS# N199276**



10.86 ACRES CLOSE TO LAKE

Looking for a place for the family for the Summer, then take a look at this 10.86 acres on the back side of Bridge Lake. The driveway is in to a nice cleared building spot with a travel trailer that sleeps up to 6! Power is in and there is a 8x12 shed to store your toys. Access to Crown land and the lake access to Bridge Lake is close by. This is one to take a look at for sure!

Bridge Lake. Brad Potter

\$124,900 **MLS# N211148**



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

\$125,000 **MLS# N210576**



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 mins to 100 Mile House.

Horse Lake. Martin Scherrer

\$129,000 **MLS# N205329**



ACREAGE - READY TO BUILD

10.12 fairly level acres approx. 5 mins east of Lone Butte on Hwy 24. Property serviced with a driveway with overhead gate, a drilled well, hydro with 200 amp service, and a shed. Fenced on 3 sides. Close to many great fishing and recreational lakes in the Interlakes area. Great for your permanent home in the country. HST applicable.

Lone Butte Area. Louise Cleverley

\$129,000 **MLS# N182809**



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

\$135,000 **MLS# N199278**



10 ACRES WALK TO GREEN LAKE

10 acres within a few mins 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# N205093**



PINERIDGE ROAD AGERAGE

10 acres of heavily treed land in the middle of popular Green and Watch Lake recreational area. Gently sloped property offering many good building locations. Just around the corner from lake access to Watch Lake or mins to access the large and very popular recreational Green Lake. You have your choice with both lakes just mins away. Very uniquely secluded, yet within 1/2 hour to 100 Mile House on year round road. One adjacent lot of 10 acres also available if you require a larger acreage, see MLS# N205093.

Green Lake Area. Robert Young

\$147,000 **MLS# N198253**



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

\$148,000 **MLS# N211090**



20 ACRES IN LONE BUTTE

Very private 20 acres which is well treed and 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, and 2 shallow wells. Great recreation base for hunting, quading, sledding or just getting away from it all. Driveway is gated.

Lone Butte. Robert Young

\$149,000 **MLS# N209086**



VIEW ACREAGE

Spectacular Bridge Lake view acreage close to public access to Bridge Lake. Almost 5 acre of nicely treed parcel with desirable southeast exposure. Some subdivision potential as property does have 2 acre zoning in place already. HST applicable on sale price.

Bridge Lake Area.

Martin Scherrer/Louise Cleverley

\$149,900 **MLS# N211177**



10 AC - WALK TO GREEN LAKE

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

70 Mile House. Robert Young

\$157,000 **MLS# N205096**



10 ACRES NEAR BRIDGE LAKE

Located on Grosset Rd close to Bridge lake. The driveway is in and though heavily treed there is a cleared building site and a 200amp power service already on the property, along with storage shed and out house. This is a great location for a quad, snowmobile or horses amidst excellent fishing, hunting and wildlife viewing. Bring your camper or RV and start enjoying all our area has to offer.

Bridge Lake. Robert Young

\$159,000 **MLS# N206940**



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RESIDENTIAL LOTS and ACREAGE OVER \$100,000



5 ACRES BRIDGE LAKE VIEW

Almost 5 acres of elevated land with great views of Bridge lake. Located just a few steps away from a boat access near the end of a no thru road. Well treed property with driveway in. Several good building sites and power at the road. Great location for your cottage or your retirement home. Enjoy all the benefits of waterfront living without the waterfront taxes.

Bridge Lake. Robert Young

\$159,000

MLS# N205293



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 mins 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 access lake 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 Cleverley

\$159,900

MLS# N191001



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



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 boats 27 islands, great fishing, swimming and all your favourite water sports.

Bridge Lake. Louise Cleverley

\$199,000

MLS# N209149



200 ACRES - HAY FIELDS

200 acres mostly hay fields which can be flood irrigated. Located just past Binnie Road (at Rail Lake) on Spout Lake Rd. Property has been hayed in the past 2 years by the present owner. Property is flooded in the spring and dries out in the fall. About 90% is in the ALR. Sign on property.

Lac la Hache. Barb Monical

\$250,900

MLS# N206247

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RESIDENTIAL LOTS and ACREAGE

Bridge Lake / Sheridan Lake / Lac des Roches Area

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

MLS# N200939	\$67,000	Lot 3, High Country Rd.	9.96 ac	Just off Hwy 24. Level, treed, backs onto Crown land. Hydro/Phone at road.	Louise Cleverley
MLS# N206875	\$74,900	Lot 2, Hill Crest Rd.	10 ac	So. facing, level, cultivated hayfield, elev. sunny building site, Hwy 24 frontage	Martin Scherrer
MLS# N206119	\$79,000	Lot 3, High Country Rd.	9.98 ac	Overlooks large meadow, close to Bridge Lk amenities, power/phone at road side.	Klaus Vogel
MLS# N188542	\$80,000	Machete Lk Rd.	10 ac	REDUCED BY \$30,000. Minutes to Hwy 24. Well treed. Many rec. lakes. Adjacent 12.6 acre also avail. Power/phone at road.	Robert Young
MLS# N188543	\$85,000	Machete Lk Rd.	12.6 ac	REDUCED BY \$25,000. Well treed. Lot next also available. Would make a great hobby farm, yet close to many lakes. Power/phone at road.	Robert Young
MLS# N214956	\$88,000	Lot 1, Hwy 24	8.6 ac.	Crown land borders, walk to Lac des Roches, cleared meadow, trees along back.	Robert Young
MLS# N209769	\$88,900	Lot 1, Grosset Rd.	9.98 ac	9.98 level ac, close to lakes.	Brad Potter
MLS# N199318	\$95,000	Lot D, Horse Lake Rd.	10 ac	Level, nicely treed, overlooks small lake, close to Interlakes amenities.	Brad Potter
MLS# N200997	\$98,900	REDUCED!	12.57 ac	View of Lac des Roches and Mtns. Many bldg sites. Crown land beyond & access to lake.	Brad Potter

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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.

MLS# N208377	\$32,000	REDUCED!			
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
MLS# N190259	\$35,000				
Lot 44, Kallum Rd.	.69 ac	Water, power, phone at lot line, nicely treed			Shelley Kotowick
MLS# N190264	\$35,000				
Lot 37, Kitwanga Dr.	.64 ac	Water, power, phone at lot line, nicely treed			Shelley Kotowick
MLS# N208372	\$39,500	REDUCED!			
Lot 14, Kylo Dr.	.60 ac	Ideal lot for rancher with walk out basement, 15 mins to 100 Mile House.			Darrel Warman
MLS# N214919	\$42,500				
NEW 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.			Donna Morrison
MLS# N204496	\$43,900				
Lot 23, Kallum Dr.	.77 acre	Treed, backs onto greenbelt, close to Sepa Lake and Golf Course.			Louise Cleverley
MLS# N208733	\$44,900				
Lot 22, Canium Crt.	.58 ac	Well treed 130x200 lot. Situated on greenbelt on no thru road. Very desirable area of nice homes. Power, phone, water and natural gas at road.			Donna Morrison
MLS# N214108	\$44,900				
4909 Telqua Dr.	140x200'	Cleared. Close to school, store, gas station. Year round recreation close by. 10 minutes drive to all amenities. Backs onto green belt. Small storage shed.			Donna Morrison
MLS# N209361	\$45,000				
Lot 31, Mackay Cres.	.68 acres	Very quiet street at desirable 108 Mile. Undeveloped at back, next to greenbelt			Darrel Warman
MLS# N194815	\$49,900				
Lot 3, Litwin Pl.	.47 ac	Lightly treed, level lot on no thru road.			Debbie Popadinac
MLS# N205139	\$54,900				
Lot 16, Donsleequa Rd.	.60 acre	Southern exp., slightly elevated, priv. nice neighbourhood of maintained homes.			Darrel Warman
MLS# N208662	\$54,900	REDUCED!			
Lot 106, Tattersfield Pl	.67 ac	Level, corner lot, treed, greenbelt on 2 sides, in an area of nice homes.			Darrel Warman
MLS# N211728	\$64,900				
Lot 99, Annaham Cres.	125'x173'	Nicely treed bldg. lot. Access to lakes directly across the road. Golf Course is across the lake. Well known for its walking trails, lakes and greenbelt areas.			Diane Cober/Karen Friess
MLS# N208730	\$85,000				
Lot 76, Block Drive.	.92 ac	Beautiful views over Walker Valley from one of the last pasture like properties. Level wide open field for easy development with warm and bright so. exposure.			Darrel Warman
MLS# N209141	\$99,000				
Lot 10, Bryan Cres.	0.98 ac	Fabulous view of 108 Lake, cleared bldg. site, driveway is in and there is a site evaluation. Located on quiet street with panoramic view.			Diane Cober

Letting Go of Clutter

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

HERE'S HOW:

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



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.

MLS# N191370	\$29,000	REDUCED!			
Lot 249, Faraway Rd.	.63 ac		Hydro/phone at lot line, level, mix of fir, spruce, aspen. Close to Deka Lk.		Louise Cleverley
MLS# N207517	\$32,900				
Lot 83, Julsrud Rd.	.45 ac		Great lot close to Deka and Sulphurous Lk and park reserve, miles of trails		Brad Potter
MLS# N207955	\$32,900				
Lot 49, Gauthier Rd.	.52 ac		Benched lot, driveway, close to Crown land, hydro/phone at lot line.		Louise Cleverley
MLS# N204917	\$35,000				
Lot 99, Womack Rd.	.43 ac		Power/ phone at roadside.		Brad Potter
MLS# N212356	\$37,000				
Lot 122, Macabar Rd.	.48 ac		Almost 1/2 acre, well treed, phone and power at road, short walk to lake.		Robert Young
MLS# N211079	\$39,900				
Lot 257, Cooper Rd.	.90 ac		Almost an acre at 1/2 an acre pricing, power/phone available. Well treed.		Robert Young
MLS# N204704	\$44,000				
7617 Simon Rd.	.43 ac		Quiet, driveway in. 2 landings. One has elevated view and privacy. Hydro in place.		Robert Young
MLS# N214278	\$47,900				
Lot 47, Higgins Lake Rd.	.69 ac		Nice lot with a travel trailer to stay. Park-like with a driveway in to the trailer with power and the lake access just up the road. Across the road from Higgins Lake.		Brad Potter
MLS# N211462	\$49,900				
Lots 142 & 143 Womack Rd.	.82 acres		2 lots each .41 acres side by side for you and a friend. Paved road. Short walk to year-round recreational lake & trails into miles of Crown land and great fishing!		Brad Potter
MLS# N215198	\$50,000				
NEW Lot 106, Clearview Rd.	.60 ac.		Large lot, well treed, power/phone at road, quiet street near lake.		Robert Young
MLS# N211235	\$58,900				
Lot 100, Julsrud Rd.	90'x200'		Wide open panoramic view looking South over majestic Deka Lake. Driveway into bldg. Site also serviced Lot 99.		Brad Potter
MLS# N204544	\$64,000				
Lot 83, Cotterpin Pl.	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
MLS# N210446	\$69,900				
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
MLS# N205220	\$72,000				
7601 Mica Pl.	.95 acres		2 min. walk to Sulphurous Lake, nicely treed, backs onto Crown land, southern exposure. Hydro at roadside.		Louise Cleverley
MLS# N192548	\$83,000				
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.

MLS# N200881	\$29,500				
670 So. Green Lake Rd.			Off shore, 100x200 ft lot, includes a 7x35 foot construction trailer, leased - can be purchased.		Brad Potter
MLS# N215634	\$39,000				
NEW 6280 Moose Point Dr.	.66 ac		Directly across from a public access on Watch Lake. Part of lot has been leveled for a trailer, it has an RV power pole with 2 plugs (4 outlets) and an outhouse/storage shed has been started.		Shelley Kotowick
MLS# N206570	\$45,000				
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

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.	Donna Morrison
MLS# N215658 \$69,900 NEW 927 Fraser Ave.	.33 ac.	Beautiful treed corner lot in desirable Aspen Ridge. One of the largest building lots in the newest subdivision in town. Area of lovely new homes. Close to shopping, services & community transit.	Darrel Warman
MLS# N199981 \$79,000 Lot 6, Barnett Rd.	10.07 ac	No thru Rd. 7 km south of 100 Mile House. mostly level, touches Crown land.	Brad Potter

RURAL

MLS# N215810 \$85,900 NEW Lot A, Bissett Rd.	5.07 ac.	Super views from this newly subdivided 5 acres parcel mins from town. Driveway in to private cleared building site, breathtaking views of the mountains and valley.	Debbie Popadinac
MLS# N206513 \$89,900 5596 Gold Rd.	14+ ac	Well treed, elevated views, no thru road. New well, power on property. Very Private, minutes to town and 103 Lake.	Robert Young

Horse Lake / Lone Butte Area

Horse Lake, both the north and south shorelines have small communities located approximately 10-15 mins 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.

MLS# N209281 \$39,900 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
MLS# N209276 \$42,900 6409 Lambley Rd.	2.08 ac	Small creek to include in your landscaping. Great recreational site or close to town & Horse Lake or with the adjacent 2 acres - would make a perfect homesite.	Brad Potter
MLS# N213336 \$67,000 REDUCED! 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
MLS# N213134 \$85,000 Lot 13, Netherland Rd.	10.3 ac	In the heart of Lone Butte, mostly level and lightly treed. Building site is ready for your new home. Located just off Hwy 24, close to all the best fishing lakes.	Diane Cober
MLS# N213706 \$87,000 REDUCED! 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
MLS# N210306 \$89,000 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
MLS# N210504 \$97,000 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

RESIDENTIAL LOTS and ACREAGE

Lac la Hache / Timothy Lake Area

Lac la Hache is approximately 23.5 kms north of 100 Mile House approximately a 20 minutes 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# N205145 \$32,000 Lot 42, LLH Stn. Rd.	.19 ac	Easy access off paved road, mins to lake access, services 15 mins	Darrel Warman
MLS# N213824 \$72,500 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 and close to the lake access. Mt. Timothy Ski Hill nearby.	Debbie Popadinac
MLS# N210124 \$79,500 McKinley	.346 ac	Lakeview lot in Lac la Hache on a quiet dead end street. Close to public access for boating, fishing, swimming. Town sewer and water are available to this lot.	Patricia Ford

Forest Grove / Canim Lake / Mahood Lake Area

Forest Grove is a small community located approximately 20 mins 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.

MLS# N212845 \$20,000 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
MLS# N210298 \$28,900 Lot 6, Candle Dr.	.48 ac	Nice building lot near Canim Lake. Take a look and see if it suits you.	Patricia Ford
MLS# N212077 \$35,000 Lot 9, S. Canim Lake Rd.	0.46 ac	Well treed lot elevated from the road. Lot has a gradual rise from the road and view of Canim Lake through the trees. A short distance to the public access.	Diane Cober
MLS# N205544 \$39,900 Lot 2, Canim-Hendricks	1.13 ac	Close to Canim Lake, located North East of 100 Mile House.	Diane Cober

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.



COMMERCIAL RESORTS and BUSINESSES

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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 and phone at the lot line.

Sheridan Lake. Louise Cleverley
\$57,900 **MLS# N4504814**



2 ACRE COMMERCIAL LOT - LONE BUTTE

Flat 2 ac lot in Lone Butte, close to town centre with 295' of highway frontage. 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**



HOPS AND VINES U-BREW

This popular 100 Mile U-Brew is located in a busy strip mall on Horse Lk Rd close to town. Not only is it a U-Brew but also sells giftware, beer and wine kits, seasonal specialty beverages with additional income from the in-house courier service, a sublease to K&H water purification and distribution of Vital Aire oxygen items. Well equipped with a large walk-in cooler. Equipment list available upon request. Lots of future growth possibilities with this one.

100 Mile House. Robert Young
\$99,000 **MLS# N4505285**



GREAT EXPOSURE

Great investment opportunity in Clinton with approx. 1,900sf of total commercial space. Bring your own ideas or lease it out. Great Hwy 97 exposure on the main South - North connector.

Clinton. Klaus Vogel
\$149,000 **MLS# N4504739**



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**



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
\$185,000 **MLS# N4504135**



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**



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
\$198,800 **MLS# N4504164**



BE YOUR OWN BOSS

Excellent opportunity to be your own boss with this successful antique and flea market business with Greyhound Bus depot for freight and bus tickets and Sears Catalogue order depot. Great Hwy 97 exposure in downtown Clinton.

Clinton. Klaus Vogel
\$225,000 **MLS# N4504743**



TARGET MARKETING TO 10,000 CUSTOMERS



REDUCED!

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
\$329,000 **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**



NEW

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 mths 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**



NEW

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
\$429,000 **MLS# N4505271**

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COMMERCIAL RESORTS and BUSINESSES

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MOTEL AND CAFE IN LITTLE FORT

Located on the 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, showerhouse 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
\$449,000

MLS# N4504775
#103281



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, Hvas 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, livingroom 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



SHERIDAN PARK RESORT

Live a dream! Own your own fishing resort with this very successful business on the southwest bay of beautiful Sheridan Lake in the south Cariboo. Same owners for 25 years. Large return clientele base. Excellent trophy rainbow trout fishing and some of the best ATV riding in the area. Newer 3 bedrooms, 2 bathroom, 2,100 square foot log home. New 480 square foot heated shop, 6 cabins, 25 campsites, beach, store, boats, gas and propane sales. 9.92 acres of level land with 640 ft of waterfront and surrounded by 3 sides by Crown land. Access to a 130 miles of mapped and signed multi-use trails for quads, bikes, snowmobiles, cross country skiing and hiking. Great Mom and Pop/family operation or ideal for corporate retreat, group share or waterfront estate. Lots of room for expansion. All buildings in good repair. See our website for more info.

Sheridan Lake. Brad Potter

\$998,000

MLS# N4504080



37 ACRE WATERFRONT RESORT

Priced just above assessed value! Tastefully appointed and quality throughout this 37 acre waterfront resort located north east of 100 Mile House. With 2,900 ft of lake frontage there is alot of potential for future development. The main lodge building 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

\$1,050,000

MLS# N4504448



HENLEY LAKE WATERFRONT

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

Henley Lake. Martin Scherrer

\$1,499,000

MLS# N212311



LONE BUTTE INVESTMENT

2 buildings, 3 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



DUSTY ROSE PUB

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

70 Mile House. Robert Young

\$695,000

MLS# N4505203



GARDEN CENTER AND BEAUTIFUL HOME

Popular Lone Butte Garden Centre and Greenhouses with great exposure on Hwy 24 at the gateways to the Interlakes/Green-Watch areas. 2 greenhouse of approx 2,800 square foot each, 1,500 square foot retail outlet with an additional approx 700 sq.ft. of covered outdoor storage. Beautiful 2 story home of over 3,000 square foot with attached 2 car garage all on two 12 acre lots totalling 24 acres. Greenhouses heated with efficient wood fired outside furnaces. The home is truly magnificent with 5 bedrooms, 3 bathrooms large livingroom with bay window, huge open concept kitchen dining area also with bay window, lots of oak cabinets, island with cooktop and a pantry. Master bedroom has walk in closet and a 4 pc ensuite with separate glass shower. Large 12x28 ft deck off of kitchen. Very nice entry area with access to very large storage/office area which in part or whole could become a recreation room or additional bedrooms if required.

Lone Butte. Robert Young

\$999,000

MLS# N4503923



GUEST RANCH - OPPORTUNITIES GALORE

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

Bridge Lake. Klaus Vogel

\$1,300,000

MLS# N4504703



LAC DES ROCHES RESORT

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

Lac des Roches. Robert Young

\$2,300,000

MLS# N4503105

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COMMERCIAL RESORTS and BUSINESSES

INTERLAKES SERVICE CENTRE STRATA LOTS

COME JOIN OUR NEW RONA STORE



These opportunities can be found in the heart of British Columbia's freshwater fishing paradise on Hwy 24 "The Fishing Hwy." Located at Sheridan Lake these strata lots make it very easy for someone to be able to afford a new life style away from the crime and noise of urban centres. Power, phone, water and sewer have been brought to each lot line. Some of the strata lots allow for residence as well, so you could have your business on the main floor while using the upper level for living quarters or manager accommodation.

It's really up to you. Come join the other businesses at his busy Interlakes corner: Interlakes Market, Remax Country Lakes, Landquest, Fish On Pub, Wildmans Outdoor Store, Backroad Signs, The Boulevard Cafe, Levick Gravel Service, Herbs Auto Repair, Massage Therapy, Interlakes Mini Storage, Interlakes Car Wash, Country Pedlar. There is a design criteria which lends itself to a western theme and zoning allows for many business choices, give us a call to discuss your ideas and we'll help make your dreams of rural living come true.

Interlakes Area. — Robert Young

SL 29 Levick Cr. - **MLS# N4504652** Zoning M1-3 **\$54,900**

SL 28 Levick Cr. - **MLS# N4504653** Zoning M1-3 **\$54,900**

SL 27 Levick Cr. - **MLS# N4504656** Zoning M1-3 **\$64,900**

DID YOU KNOW?

~ REAL ESTATE TIPS ~

You might think that if you put a high price on your home, "just to see what happens" no harm is done. Nothing could be further from the truth. Overpricing your home might seem harmless, but in fact you could miss out on otherwise serious buyers you've out-priced.

If you've priced your home on the high side and later have to lower the price, buyers may wonder what is wrong with your home and lose interest. Pricing your home reasonably the first time is critical to attracting the right buyer at the right time.

What you don't want to do is wind up selling your home for lower than market value because you've scared off buyers with your price corrections.

If you are able to be realistic with your selling price, everyone wins.

A Real Estate Agent is there to help you correctly price your property. Deciding on true market value is where the agent's expertise will come into play. Prior experience and knowledge will make certain that your property is priced well.

Regardless of the original price you paid for the property, or even improvements you've made over the years, market value is still based on what buyers are paying for similar properties at the time you put yours on the market.

Don't Lose a Potential Buyer. The rule of thumb is that buyers look at about twelve properties before they make an offer. This will give them a great idea of whether or not your property is well priced.

If it's priced too high, you've just lost a potential buyer.

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.



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Robert Young
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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 •



NEW

ULTIMATE SOUTH CARIBOO GENTLEMAN'S RANCH!

Over 3400sf country style home with peaceful, private, serene setting. Almost 100 ac, sprawling estate overlooks Bridge Creek and cultivated hayfields, fully fenced and x-fenced. Enjoy the early sunrise and beautiful colourful sunsets. No expense spared in design and finishing this exquisite

home. Bright open livingroom with rock fireplace, spacious office and formal dining rm, also with fireplace. Dream gourmet kitchen, commercial grade stove, and appliances just one more feature. Spacious master with a luxurious ensuite. Fully finished upstairs, large guest bdrm, 4 pc bathroom, library with fireplace, plus 2 large rec rooms. Fully wired and heated shop for handyman.

Sheridan Lake. Martin Scherrer

\$785,000

MLS# N215150



NEW

WEST COAST STYLE - ONE OF A KIND HOME!

West Coast fusion, a combination of log, post and beam and stucco creating a unique and exciting design. This home has been lovingly hand crafted by the owners, taking exceptional care to create a warm and inviting home. Located on 4.99 ac. just mins from 100 Mile House. The open concept is bright and spacious featuring 9' ceilings and log purlins. The gourmet kitchen has lots of built-ins and quartz countertops. The master features double glass doors to the adjoining 5 pc ensuite. You can sit on the covered decks front and back and watch the deer and moose wander thru the property. This is truly a one of a kind home that must be seen to be appreciated.

Horse Lake. Diane Cober

\$579,900

MLS# N215518



LOG HOME ON LARGE LOT

Rancher style log home with full bsmt located at the end of a quiet cul-de-sac at 108 Mile. Area of nice family homes. Close to school bus stop. Paved driveway. Front level entry with bsmt door from attached carport. Property backs onto greenbelt. Large 0.9 acres lot with some fencing. Three bedrooms on main floor, newer kitchen cabinets with island. Skylights in kitchen, living room and dining room. 2 bedrooms in basement.

108 Mile Ranch.

Donna Morrison

\$265,000 MLS# N213117



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

\$314,900

MLS# N213599



REDUCED!

BRIGHT 3 BDRM HOME ON BEAUTIFUL SPACIOUS CORNER LOT

Well maintained family home 3 bdrm/3 bathroom 1995 home on spacious 0.62 acres corner lot mins 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!

108 Mile Ranch. Darrel Warman

\$295,000

MLS# N208253



REDUCED!

YEAR ROUND WATERFRONT 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 livingroom 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

\$379,000

MLS#206997



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



WATERFRONT ESTATE

Pristine Bridge Lake waterfront estate with 2.6 acres and 334' of frontage. Exec. log and framed home was formerly a B&B with a self-contained suite in the walkout bsmt. Incl. a tempcast fireplace with pizza and bread oven, chef's kitchen with built-in appliances, a dining room large enough for 20, livingroom with massive rock fireplace, surround sound home theater, sunroom off the dining room with access to the deck overlooking the lake. Master has it's own balcony. Basement has guest suite, sauna and wine cellar. Great views.

Large shop with concrete floor, hydro, wood heat and loft/exercise room, but would also make a great games room. Greenhouse, fenced garden. Total privacy and all day sun. One of the best on Bridge Lake.

Bridge Lake. Louise Cleverly

\$798,000

MLS# N205898

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