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SOLD



RE/MAX COUNTRY LAKES REALTY

VOL. 12 ISSUE 8

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RETREAT CABIN ON LARGE LOT

Cute as a button, situated at Deka Lake this 2 bedroom cabin is a great retreat away from every-day life. It sits on a double lot of 1.07 of an acre. Wired but not connected to power. Close walk to the lake. Great deal. Additional pid 007-541-376.

Deka Lake.
Gary Davidovich
\$83,500
MLS# N213282



LARGE FAMILY HOME WITH HEATED SHOP!

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

Lac la Hache. Patricia Ford
\$299,000

MLS# N216819



NEW

1/2 MILE OF WATERFRONT

Enjoy the charm of this quiet, peaceful property on Tad Lake, about 20 minutes from 100 Mile House. This 151 acres have an approx. 1/2 mile of waterfront that is great for kayaking and canoeing. The unique house is surrounded by natural meadows and is partially forested. Outbuildings include a well lighted art studio or could be office space or guest room, as well a heated shop. There is also an enclosed storage room and a double carport. The other

outbuildings include a classic screened gazebo and a stack walled garden shed. The established gardens, greenhouse and large brick patio have a great view of the lake.

Tad Lake. Diane Cober
\$539,000

MLS# N219842



DUSTY ROSE PUB

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

70 Mile House. Robert Young
\$695,000
MLS# N4505203



NEW

BEAUTIFULLY FINISHED HOME ON DEKA LAKE!

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

Deka Lake. Shelley Kotowick
\$435,000 **MLS# N220278**



HUGE SHOP WITH 13 FT OVERHEAD DOORS, NEW WELL IN 2009

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 bedroom/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



CHARMING UPDATED HOME

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

108 Mile Ranch. Barb Monical
\$289,000

MLS# N217424



AFFORDABLE WATERFRONT

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

Lac des Roches.
Debbie Popadin
\$309,000
MLS# N217066

email: info@cariboorealestate.com

website: www.cariboorealestate.com

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RESIDENTIAL HOMES and CABINS



PRIVATE WITH GUEST CABIN

If you love your privacy, then take a look at this beautiful log home. Panhandle into 18.53 acres overlooking the distant mountains. Nice open concept, vaulted ceilings with a large great room and feature windows. Large master bedroom with sliding doors to a deck overlooking the land beyond. Kitchen is large and great for entertaining as well there is a bedroom on the main floor as another in the basement. Lots of room to finish a recreation room in the basement with access to the backyard. There is also a 20x32 cabin that can be used for storage or continue to finish and use as a guest cabin. 10'6x12 insulated shed with power. Property is almost all fenced with a pond and there is an area fenced off that was a garden.
Lone Butte. Brad Potter
\$399,800 **MLS# N217926**



TWO, TWO FOR THE PRICE OF ONE!!

Yes 2 homes on very private 80 acres farm approx. 30 km from 100 Mile House, well set up for horse or cattle ranch. Fenced and surrounded by Crown lands. One of a kind, beautiful, private with nature and wildlife outside your window. Main home has recent upgrades and the other has renos in progress. Live in one/rent the other or they accommodate 2 families comfortably. Electric/Propane/wood combination furnaces. Both homes have 3bedrms/2 bath with room to expand. Tubbs Lake close by.
108 Mile Ranch. Darrel Warman
\$399,000 **MLS# N205532**



WOULD MAKE A GREAT LARGE FAMILY HOME FAMILY COUNTRY RETREAT OR B&B

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



UPDATED HOME W/ LARGE QUONSET

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



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 minutes 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**



POPULAR GREEN LAKE VIEWS!

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



\$80,000 BELOW ASSESSMENT!

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



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
\$399,000 **MLS# N206842**



BRING YOUR THIRD CAR, OR BOAT!

Custom built home on a landscaped lot at the 108 Mile Ranch. The home features a vaulted ceiling, natural gas fireplace, hardwood and tile flooring, a great kitchen and sliding glass doors to the back deck. Master bedroom has a walk-in closet and a 3 piece ensuite. 3 bedrooms on the main floor and 2 down. The basement is partially finished and has a bright and spacious family room. The lower level also has a workshop with a separate entrance and lots of room for your toys in the triple garage.
108 Mile Ranch. Diane Cober
\$395,000 **MLS# N216135**

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SPACIOUS FAMILY HOME

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

108 Mile Ranch. Diane Cober

\$369,900

MLS# N216383



READY TO KICK BACK AND RELAX?

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

Horse Lake. Martin Scherrer

\$365,900

MLS# N206978



MILLION DOLLAR VIEW OF GREEN LAKE!

Your dream log home with a million dollar view overlooking Green Lake with a 4 hours' drive from the lower mainland. Just across the road is a public access used by only a few local people, use it as your private sandy beach. Solid maple kitchen that flows into the living room. Relax on the covered deck and take in the great lake and mountain views. Newer high efficiency furnace. Three bay shop has 220 power and water.

Green Lake. Barb Monical

\$365,000

MLS# N219011



LOG HOME, BRIDGE LAKE VIEW

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

Bridge Lake. Robert Young

\$364,000

MLS# N214955



GREAT PRIVATE ACREAGE!

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

Horse Lake. Martin Scherrer

\$359,000

MLS# N219678



LARGE PRIVATE FAMILY HOME

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

See Virtual Tour at www.darrelwarman.ca

Horse Lake. Darrel Warman

\$359,000

MLS# N218669



PRIVATE WITH BEAUTIFUL VIEWS!

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

108 Mile Ranch. Darrel Warman

\$359,000

MLS# N217992



RANCHER WITH PANORAMIC VIEW

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

108 Mile Ranch. Diane Cober

\$349,000

MLS# N220270



LOG HOME ON 6.7 ACRES NEAR YOUNG LAKE ACCESS

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

70 Mile House. Robert Young

\$349,000

MLS# N199961



HOME OR FAMILY GET-AWAY?

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

Lac des Roches. Shelley Kotowick

\$340,000

MLS# N216858



A MUST SEE!

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

100 Mile House. Diane Cober/Karen Fries

\$329,900

MLS# N205949



VERY PRIVATE LOG HOME

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

Horse Lake. Brad Potter

\$329,000

MLS# N220664



VIEWS OF LAKE!

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

108 Mile Ranch. Darrel Warman

\$319,900

MLS# N217462



IN-LAW SUITE

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

Horse Lake. Brad Potter

\$315,000

MLS# N213173



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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



REDUCED!

IMMACULATE CONDITION

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

108 Mile Ranch. Diane Cober
\$299,900 MLS# N219257



FAMILY WANTED!!

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

108 Mile Ranch. Diane Cober
\$299,900 MLS# N217317



REDUCED!

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 oak kitchen with an eating area, plus a formal dining/living room and a family room with a natural gas FP. There are 3 bedrooms on the main and a guest bedroom down. New roof, 30 year shingles, August 2011. Come and enjoy the trails around the lake and all that the 108 has to offer. Quick possession.

108 Mile Ranch. Diane Cober
\$299,500 MLS# N207157



LAKE VIEW AND WIRED SHOP AT DEKA LAKE

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!

PANORAMIC VIEWS!

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

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



REDUCED!

PRIVACY WITH A VIEW!

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

100 Mile House. Martin Scherrer
\$299,900 MLS# N217823



PERFECT RETIREMENT HOME WITH LARGE WORKSHOP!

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

Deka Lake. Shelley Kotowick
\$299,900 MLS# N217266



LARGE FAMILY HOME WITH HEATED SHOP!

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

Lac la Hache. Patricia Ford
\$299,000 MLS# N216819



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 off 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.

Sheridan Lake. Brad Potter
\$298,800 MLS# N210085

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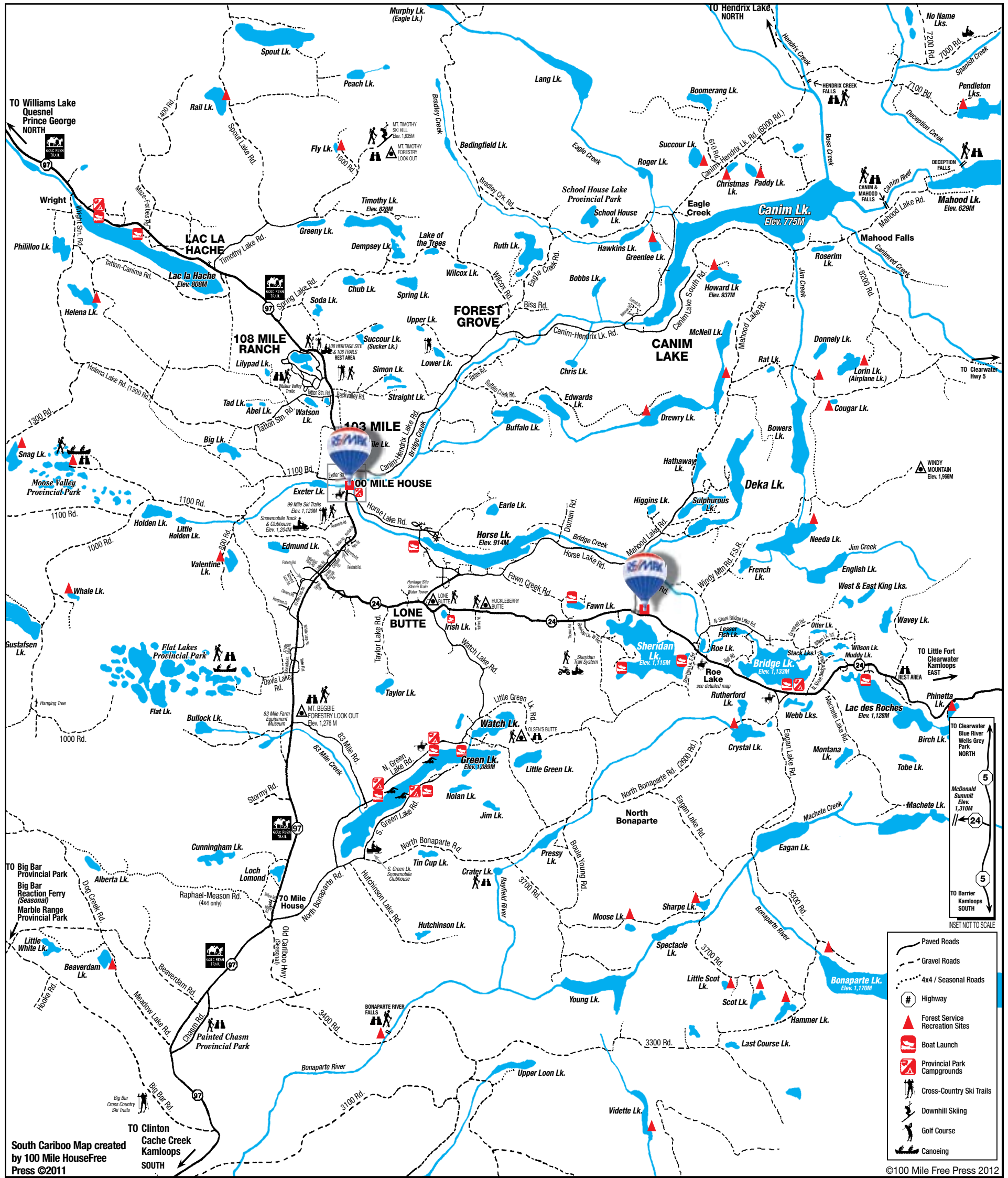
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SOUTH CARIBOO MAP

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South Cariboo Map created by 100 Mile HouseFree Press ©2011

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RESIDENTIAL HOMES and CABINS



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 bedroom. Fenced with corral, barn and hay storage.

Horse Lake. Darrel Warman
\$298,000 **MLS# N215519**



HORSE LAKE LOG HOME - BONUS WORKSHOP

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

Horse Lake. Darrel Warman
\$289,000 **MLS# N219326**



10 ACRES - LONE BUTTE/HORSE LAKE

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

Lone Butte. Robert Young
\$288,800 **MLS# N220020**



LARGE FAMILY HOME IN TOWN

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

100 Mile House. Diane Cober
\$269,900 **MLS# N217610**



NEW! NEW! NEW! SO MANY NEW UPDATES!

NEW PRICE! 3 bedroom/3 bath, 2300 sq. ft. home. Upper floor provides guest bedroom, w/ ensuite, sitting area overlooking livingroom. Spacious master bedroom on main floor. New: roof, vaulted pine ceiling, paint, moldings. Finished basement includes large workshop room with many possible uses. High efficiency n/g furnace, also n/g free standing heater for back-up heat. Water softener and reverse osmosis. Abundance of storage. Nice easy care yard, paved driveway, detached carport & garage with over-height doors. Like new inside and out. Just move in, relax and enjoy!

108 Mile Ranch. Darrel Warman
\$264,000 **MLS# N216092**



BRIGHT 3 BDRM HOME ON BEAUTIFUL SPACIOUS CORNER LOT

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

See Virtual Tour at www.darrelwarman.ca
 108 Mile Ranch. Darrel Warman
\$295,000 **MLS# N208253**



CHARMING UPDATED HOME

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

108 Mile Ranch. Barb Monical
\$289,000 **MLS# N217424**



BRIGHT AND SPACIOUS RANCHER

Situated in town is this spacious rancher with a full basement to finish as you see fit. 3 bdrm, 2 bath, solid oak kitchen complete with all appliances. Hardwood flooring in the separate dining and living room areas. Laundry is conveniently located on the main floor. Private sundeck overlooking the backyard. Attached double garage with paved driveway. Nicely landscaped level lot. Quick possession possible.

100 Mile House. Debbie Popadinac
\$279,900 **MLS# N217251**



COZY LOG HOME WITH VALLEY VIEWS!

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

Bradley Creek. Darrel Warman
\$269,000 **MLS# N213678**



FANTASTIC HORSE LAKE VIEW!

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

Horse Lake. Martin Scherrer
\$259,000 **MLS# N21960**



LARGE PRIVATE ACREAGE

Solid large family home with 4 bedrooms and mainly unfinished basement. Outside wood furnace, nat gas fireplace separate family room and living room. 19 acres with privacy but only 20 minutes to town and 5 minutes to Lone Butte store.

Lone Butte. Brad Potter
\$295,000 **MLS# N218466**



HOP, SKIP AND JUMP TO THE LAKE!

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

Lac la Hache. Patricia Ford
\$289,000 **MLS# N215548**



GREAT VIEW - WALK-OUT BASEMENT

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

100 Mile House. Darrel Warman
\$275,000 **MLS# N214454**



UPDATED FAMILY RANCHER

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

Otter Lake. Louise Cleverley
\$269,000 **MLS# N217666**



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 re-done with a permit. Being sold "as is - where is" and buyer must make own inquiries.

Sulphurous Lake. Shelley Kotowick
\$259,000 **MLS# N214099**



HOBBY RANCH POTENTIAL

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

Bridge Lake. Klaus Vogel
\$265,000 **MLS# N218405**



PERFECT FAMILY HOME & ACREAGE

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

100 Mile House. Brad Potter
\$275,000 **MLS# N220635**

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RESIDENTIAL HOMES and CABINS



NEW

UPDATED LARGE FAMILY HOME

Conveniently located 4 bdrm (poss. 5th) 3 bathroom home across the street from the school bus and community transit to 100 Mile House. Light laminate floors throughout the main floor with spacious floor plan. The bright home boasts many updates including: bathrooms, kitchen cabinets, wall mount heaters, 50 gal NG hot water tank, new NG cook stove, argon windows & patio doors, new chimney liners for 2 NG fireplaces, 5 stage R/O water treatment system, light fixtures, laminate flooring, freshly painted upper floor, basement in the works. Large 12x16 covered back deck. Fully fenced with crown moldings, warm maple cabinets and new bathroom fixtures. Check it out, you will fall in love with it!

108 Mile House. Darrel Warman

\$259,000

MLS# N220316



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

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

100 Mile House. Darrel Warman

\$249,900

MLS# N219573



REDUCED!

UPDATED HOME, ROOM FOR HORSES

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

108 Mile Ranch. Darrel Warman

\$248,000

MLS# N214130



REDUCED!

PRICED TO SELL!

Modern style home on 2.66 acre in the Imperial Ranchettes. 1 bedroom on the main and 2 up, all with mirrored sliding doors on the closets. Access from the dining area to the deck and large backyard. Wood vaulted ceiling, lots of windows, and skylights in the living room. Attached 2 car garage, fenced backyard and very private acreage. All this just 10 minutes from town.

Horse Lake. Diane Cober

\$229,900

MLS# N217513



COZY LIVING ROOM WITH EXPOSED BEAM CEILING

Very well maintained family/retirees home in very quiet area of the desirable 108 Mile Ranch. Vaulted ceilings in large living room with exposed cedar beams. Manicured grounds with rock pond, garden beds, greenhouse, veggie gardens, paved driveway & partially covered deck. Built in shelving units in rock faced wood burning fireplace that adds cozy comfort. Large family room in basement. Under deck closed in for additional storage. Transit and school buses 1 block. The 108 Mile Ranch welcomes newcomers who enjoy outdoor recreation, community spirit and easy access to shopping and services.

108 Mile Ranch. Darrel Warman

\$225,000

MLS# N217598



13+ ACRES LONE BUTTE

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

Lone Butte. Robert Young

\$258,000

MLS# N218876



PRIVATE, AND WELL TREED AT DEKA

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

Deka Lake. Robert Young

\$249,000

MLS# N217165



10 ACRE - LAC DES ROCHES VIEW

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

Lac des Roches. Robert Young

\$237,000

MLS# N218059



WELL MAINTAINED HOME!

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

108 Mile Ranch. Darrel Warman

\$249,900

MLS# N217157



BRING YOUR FAMILY!

Original character that has been very well maintained. Neat as a pin, larger than most, two storey family home in desirable 100 Mile House neighbourhood. Sun room added over garage in 1999 provides great additional dining room, or a bright hobby room, close to shopping, schools, community bus route and lots of outdoor recreation. Spacious kitchen with lots of oak cabinets. N/G force air furnace and H/W and new pellet stove in addition. Paved driveway for 6 vehicles, large level front lawn and deck off the master in the backyard. Two large rooms in the basement, one with wet bar. Solid construction with 3 possibly 4 bedroom/3 bathrooms. Easily renovated for a privacy suite in the basement. Immediate possession!

100 Mile House. Darrel Warman

\$248,900

MLS# N217129



UNDERGOING RESIDENTIAL RENOVATIONS FOR INVESTMENT RENTAL PROPERTY

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

100 Mile House. Darrel Warman

\$234,900

MLS# N216137



VIEW PROPERTY

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

108 Mile Ranch. Diane Cober

\$249,900

MLS# N218279

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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.

Timothy Lake. Shelley Kotowick

\$230,000

MLS# N208974



UNIQUE UPDATED HOME

Immaculate 3 bedroom, 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



DUPLEX IN TOWN

1/2 duplex located on Cariboo Trail. Open living concept with master bedroom and laundry on the main. Custom built cabinets and a large island in the bright and spacious kitchen. Solid oak flooring on the main floor and wall to wall carpeting in the bedrooms and hall. Main floor is wheelchair friendly. 2-5-10 home warranty in place. Separate deeded title for each side of duplex.

100 Mile House. Diane Cober

\$219,000

MLS# N220273



SPACIOUS RANCHER

Situated on almost 1 acres and across the road from Walker Valley is this spacious 1900 sf 4 bedroom rancher with separate 3 bay garage. Home features a vaulted pine ceiling in the living room, separate dining area. 3 pc ensuite off the master bedroom and a cozy family room with a natural gas freestanding fireplace. Great lot, 3/4 fenced with lots of potential. Priced to sell.

108 Mile Ranch. Debbie Popadinac

\$229,000

MLS# N218429



DUPLEX IN TOWN

1/2 duplex located on Cariboo Trail. Open living concept with master bedroom and laundry on the main. Custom built cabinets and a large island in the bright and spacious kitchen. Solid oak flooring on the main floor and wall to wall carpeting in the bedrooms and hall. Main floor is wheelchair friendly. 2-5-10 home warranty in place. Separate deeded title for each side of duplex.

100 Mile House. Diane Cober

\$219,000

MLS# N220271

CALL US FOR A PRIVATE VIEWING

RESIDENTIAL HOMES and CABINS



REDUCED!

RANCHER WITH 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

\$213,900

MLS# N215356



OVER 2 ACRES WITH HIGHWAY EXPOSURE FOR HOME BASED BUSINESS

Extremely well insulated with 3 bedrooms, 1 bath, so very cozy. Zoning permits for two-family dwelling and some businesses. Conveniently located just minutes south of town. Outbuildings 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. Highway 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

\$199,999

MLS# N204281



YEAR ROUND HOME DEKA LAKE

A great job has been done on updates to this 900sf bungalow style home located at popular Deka Lake. 2 bedrooms, 1 bath, laundry room. Living/ dining room comes with airtight wood burning fireplace, and sliding door to deck. New front porch, small garage/workshop. 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 expand 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



BELOW ASSESSED VALUE!

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

Pressy Lake. Darrel Warman

\$199,000

MLS# N219603



NEW

GREAT FAMILY HOME IN TOWN

Great family home in an excellent location. 4 bedrooms, 2 bathrooms, large rec room and great sun deck overlooking your fenced backyard for those summer BBQ's. Within walking distance to our beautiful Centennial Park in 100 Mile House and close to all other amenities. Single attached garage and storage shed complete this package.

100 Mile House. Louise Cleverley

\$195,000

MLS# N220491



CUSTOM BUILT RANCHER

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

100 Mile House. Louise Cleverley

\$209,000

MLS# N215578



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



WALKING DISTANCE TO LAKE

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

Lac des Roches. Shelley Kotowick

\$199,000

MLS# N218975



RENOVATED LOG HOME WITH LARGE WORKSHOP

Nicely renovated log home on 1.3 ac. The main floor features new cabinets in the kitchen, a large island with seating area, new appliances, a large master bedroom, & a 4 piece bath. The fir floor and pine ceilings gives the house a warm feel & the large sundeck is a great place for BBQ's and entertaining. There is a rec room/exercise room in the basement as well as a second bedroom, bathroom and storage area. A heated and wired 28x20 garage/workshop and a storage shed complete this package. All this on 1.3 acres and only 15 minutes from 100 Mile House.

Lone Butte. Shelley Kotowick

\$196,900

MLS# N219370



INVESTMENT RENTAL PROPERTY CURRENTLY RENTED ON DOUBLE LOT

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

Lone Butte. Darrel Warman

\$189,900

MLS# N211609

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RESIDENTIAL HOMES and CABINS



SOLID FAMILY HOME WITH UPGRADES

Full basement home, 4 bedroom home located just 10 minutes from town in Creek heights. Some updating including laminate flooring, new counter tops in kitchen. Kitchen is plumbed for natural gas stove. New water softener, new submersible pump and new wiring in the well in 2011. 4th bedroom, cold room and family room down. Paved driveway, storage shed, and fenced yard. A solid family home in a great neighbourhood.

100 Mile House. Diane Cober

\$189,900

MLS# N217674



UPDATED LOG CABIN - SEPARATE STUDIO

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

108 Mile Ranch. Darrel Warman

\$180,000

MLS# N219330



BOAT HOUSE/BUNKHOUSE

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

Green Lake. Brad Potter

\$169,900

MLS# N217200



WEBB LAKE VIEW

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

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

Forest Grove. Patricia Ford

\$157,000

MLS #N215479



WALK TO ALL AMENITIES!

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

100 Mile House. Martin Scherrer

\$189,000

MLS# N217413



AFFORDABLE HOBBY FARM!

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

Horse Lake. Shelley Kotowick

\$179,900

MLS# N216860



PRICED TO SELL!

Priced to sell is this 3 bedroom home just 5 minutes from town. Bright and spacious with good sized rooms and lots of windows. 2 full baths, one on each level, outside basement entry from the attached carport. Level, fenced yard with storage sheds. Sun deck off the dining room with stairs down to the covered hot tub. Good solid home at an affordable price.

100 Mile House. Debbie Popadinac

\$169,800

MLS# N219904



UPDATED AFFORDABLE HOME

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

108 Mile Ranch. Diane Cober

\$159,900

MLS# N215761



11 PRIVATE ACRES

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

Bridge Lake. Klaus Vogel

\$185,000

MLS# N207940



HOBBY FARM W/WORKSHOP

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

100 Mile House. Brad Potter

\$177,500

MLS# N217765



RENOVATED - PRICED TO SELL!

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

108 Mile Ranch. Karen Friess

\$165,000

MLS# N220598



DEKA LAKE COTTAGE

Large corner lot with 2 bedroom rancher close to Deka Lake. This home features an open floor plan with vaulted ceilings, kitchen with pine cabinets and island. CSA approved Blaze King woodstove in living room. Large sundecks front and back for those summer BBQ's. This package is complete with a 20x24 guest cabin with 1 bedroom, 2 pc bathroom, kitchen and living room area to accommodate your guests. Guest cabin has an attached garage with lean-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



COMPLETELY RENOVATED AND READY TO GO!

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

108 Mile Ranch. Diane Cober

\$169,900

MLS# N215196



GREAT STARTER/RETIREMENT HOME

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

108 Mile Ranch. Patricia Ford

\$165,000

MLS# N218708



PRIVATE & TREED ACREAGE

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

100 Mile House. Patricia Ford

\$159,000

MLS# N220397



VIEW - TIMOTHY LAKE ACCESS

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

Lac la Hache. Robert Young

\$159,000

MLS# N189497



AFFORDABLE LIVING

Immaculate 994 sq. ft. mobile home on 1.49 acres located close to beautiful Sheridan Lake and public access. The home features 2 bedrooms, 6 piece bath, open living room, kitchen and dining room. Nice location with trails to Crown Land close by. Priced well below assessed value.

Sheridan Lake. Klaus Vogel

\$149,000

MLS# N218505



PRIVATE COTTAGE WITH LAKE VIEW!

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

Deka Lake. Louise Cleverley

\$149,000

MLS# N217925

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COZY GREEN LAKE RECREATIONAL CABIN

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

Green Lake. Darrel Warman

\$145,000 **MLS# N206404**



PROFESSIONALLY RENOVATED HOME!

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

103 Mile House. Darrel Warman

\$144,900 **MLS# N218784**



YEAR-ROUND/VACATION

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

Lac la Hache. Diane Cober

\$139,900 **MLS# N206841**



REDUCED!

PRIVATE, WALK TO LONE BUTTE

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

Lone Butte. Patricia Ford

\$139,500 **MLS# N192630**



IN DOWNTOWN CLINTON

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

Clinton. Patricia Ford

\$139,000 **MLS# N218593**



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 back yard 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

\$134,900 **MLS#204889**



RIGHT ACROSS FROM BOAT LAUNCH

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

Deka Lake. Gary Davidovich

\$130,000 **MLS# N211619**



LOOKING FOR A PLACE TO GET AWAY FROM IT ALL?

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

Deka Lake. Brad Potter

\$129,900 **MLS# N216895**



DEKA VIEW CABIN

2 bedroom, 1 bathroom getaway cabin with view of Deka Lake. New high producing well, just needs pump & hookup. Septic and hydro are also in place. Nicely set back from road for privacy and has undeveloped land behind. Excellent area for quading, sledding and fishing!

Deka Lake. Robert Young

\$129,900 **MLS# N218785**



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**



LAC LA HACHE LAKEVIEW!

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

Lac la Hache. Patricia Ford

\$129,000 **MLS# N218245**



PERFECT GET-A-WAY!

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

Deka Lake. Shelley Kotowick

\$129,900 **MLS# N218529**



REDUCED!

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 bedroom, 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 minutes from 100 Mile House. A pleasure to show.

Canim Lake. Karen Friess

\$129,000 **MLS# N210650**



SEVERAL ACCOMMODATIONS!

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

Horse Lake. Darrel Warman

\$125,000 **MLS# N218557**



NEW

AFFORDABLE FAMILY HOME

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

108 Mile Ranch. Darrel Warman

\$119,000 **MLS# N220440**



CLOSE TO ALL AMENITIES!

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

Lone Butte. Klaus Vogel

\$115,000 **MLS# N216021**



2 FOR 1!

Check out this small but cute and cozy log cabin with a peek-a-boo view of Deka Lake. Rustic log cabin hidden in the woods, walk 2 minutes to Deka Lake thru the adjacent park. Crown Land to a nice quiet, private beach on the pristine Deka Lake. There are 2 land titles included in this sale.

Deka Lake. Martin Scherrer

\$112,500 **MLS# N216986**



REDUCED!

AFFORDABLE WITH SHOP & GARAGE

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

Forest Grove. Brad Potter

\$110,000 **MLS# N217911**



ACROSS FROM HIGGINS LAKE ACCESS

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

Higgins Lake. Robert Young

\$109,000 **MLS# N216041**



AFFORDABLE GET-AWAY!

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

Deka Lake. Louise Cleverley

\$105,000 **MLS# N217416**



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IN TOWN MOBILE

Time to move into town? Check out this 2 bedroom mobile. Close to the hospital, medical clinic and shopping. Outside ramp installed for easier access if required, if not can be easily removed. Air conditioner connected directly to the furnace. Large entry mud room, covered deck, paved driveway, storage shed with concrete floor, greenhouse and garden area. Easy to show.
100 Mile House. Diane Cober/Karen Friess
\$99,900 **MLS# N213455**



ADULT ORIENTED PARK IN TOWN

1997 well maintained manufactured home in Scenic Place Mobile Home Park in 100 Mile House. Quiet adult oriented park, rental units not permitted so pride of ownership shows throughout the neighbourhood. Recently painted with oak crown moldings with built in hutch/bar in kitchen. Lots of cupboards with a walk-in pantry off the kitchen, spacious closets. Fenced backyard for your small dog along with a detached metal storage shed and a detached framed workshop. New carpet in the master bedroom. No need for a car when you are this close to town and have a community transit bus within a block! Pad rental is \$300 a month. Vacant, quick possession.
100 Mile House. Darrel Warman
\$87,000 **MLS# N214356**



REDUCED!

PRICED TO SELL!

Close to town and on the community transit route, this 103 Mile mobile on 0.85 acres of land is priced to sell. Recent upgrades, newly serviced furnace and NG hotwater tank replaced approx. 3 yrs ago. Bring your handy man skills, provide some TLC and make this a cozy little abode for a single or couple. Would also make an ideal rental unit for investment purposes. Large easy care front yard and room at the back for storage or RV, travel trailer or extra vehicles.
103 Mile House. Darrel Warman
\$75,000 **MLS# N219575**



COZY CABIN

Newer 12 x 16 cabin on a private 0.50 acre corner lot near Deka Lake. The property has hydro with 100 amp service plus a 30 amp RV plug, water source is a holding tank gravity fed into the kitchen. Cozy CSA approved wood airtight, pine cabinets with tile counter top, laminate flooring and thermo windows plus furnishings are included. Shed with upper level for extra storage. Great little hide-a-way in the Cariboo with direct access to miles of year round recreational trails and many public access on Deka Lake for your enjoyment.
Deka Lake. Louise Cleverley
\$69,900 **MLS# N218122**



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**



GREAT LOCATION!

2 bedroom cottage nestled in the trees. Adjacent to undeveloped Green Lake Park with nice beach and public access a minutes walk. Trails for ATV's and walking from the property. Government lease can be purchased outright.
Green Lake. Brad Potter
\$98,800 **MLS# N211685**



RETREAT CABIN ON LARGE LOT

Cute as a button, situated at Deka Lake this 2 bedroom cabin is a great retreat away from everyday life. It sits on a double lot of 1.07 of an acre. Wired but not connected to power. Close walk to the lake. Great deal. Additional pid 007-541-376.
Deka Lake. Gary Davidovich
\$83,500 **MLS# N213282**



REDUCED!

READY FOR YOU TO MOVE IN!

Spacious, clean manufactured home with addition, newer 297sq ft covered deck on one of the nicest lots in the Scenic Place Mobile Home Park. Large lot is fenced with two good outbuildings, workshop/garden shed and storage. Three bedrooms, 2 full baths, family room, open kitchen and living room. Nicely kept yard with lawn and flower beds. Quick occupancy. Pad rental \$300 per month. Buyers must be approved by park management.
100 Mile House. Karen Friess
\$72,000 **MLS# N218469**



GREAT PRICE!

Great little cabin for your getaway. Some wiring done, some drywall to finish, foundation is on concrete sona tubes. Level property with hydro and telephone at the property line.
Deka Lake. Gary Davidovich
\$65,000 **MLS# N213781**



GREAT LAY OUT

Well kept two bedroom mobile in Scenic Park mobile home park in 100 Mile House. Conveniently laid out. Large kitchen area with pantry, separate laundry room, bathroom is semi-ensuite with door to master bedroom, wheel chair ramp. Washer and dryer are not included. New buyers must be approved by park management.
100 Mile House. Barb Monical
\$49,900 **MLS# N218243**



DEKA LAKE BOAT LAUNCH WITHIN VIEW

Recreational getaway at a great price. Well built 1 bedroom cabin just down from a Deka Lake access. Cabin includes fridge, 2 burner cook top, 2 fold out beds so ready for you to use. Hydro is in and is also installed in the detached workshop/shower house. Power is also to the powerhouse, and outdoor privy. Quiet and cozy location. Priced right for quick sale so you can enjoy the entire season.
Deka Lake. Robert Young
\$88,500 **MLS# N217056**



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. Sundek, 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**

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NEW

CLOSE TO ALL AMENITIES

Lovely 2 bedroom home with a patio setting under a large fir tree and sun deck for the sun. Fenced yard. You will enjoy cooking in this stylish kitchen with pantry. Open spacious living. This great bathroom features large tub and separate shower. Priced to move quickly. Quick possession possible.
100 Mile House. Barb Monical
\$59,900 **MLS# N220692**



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REDUCED!

COZY CABIN ON BEAUTIFUL MACHETE LAKE

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

Machete Lake. Shelley Kotowick

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



BRING YOUR BUILDING IDEAS!

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

Deka Lake. Brad Potter

\$64,000 **MLS# N218305**



REDUCED!

CABIN ON BIRCH LAKE

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

Birch Lake. Robert Young

\$69,900 **MLS# N216640**



SOUTHERN EXPOSED WATERFRONT

Waterfront cabin facing due South on pretty Rail Lake. 22 kms off Hwy 97 at Lac la Hache on fully maintained road. Last 1000' is private road way. 3 season water system, full kitchen and no septic as yet. Ideal property for a new walk-out sunshine basement cottage or home. Leasehold interest from BC Gov't can be purchased out right - as us for details.

Rail Lake. Brad Potter

\$79,900 **MLS# N217663**



NEW

GREAT PRICE - LARGE ACREAGE!

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

Canim Lake. Barb Monical

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



EASY CARE WATERFRONT - SIT BACK AND ENJOY IT!

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

Lac la Hache. Darrel Warman

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

TARGET MARKETING TO 10,000 CUSTOMERS



10 ACRES ON WEBB LAKE

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

Bridge Lake. Robert Young

\$139,000 **MLS# N198433**



GET-A-WAY RECREATIONAL CABIN

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

Lac la Hache. Brad Potter

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



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

\$159,900 **MLS# N214790**



NEW

AFFORDABLE WATERFRONT

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

Sheridan Lake. Debbie Popadinac/Shelley Kotowick

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



120 ACRES GREEN / WATCH LAKES AREA

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

Green Lake. Robert Young

\$199,000 **MLS# N220792**



GREAT HOBBY FARM!

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

Bridge Lake/Sheridan Lake. Shelley Kotowick

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



NEW

AFFORDABLE WATERFRONT - HORSE LAKE

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

Horse Lake. Debbie Popadinac

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



NEW

SHERIDAN WATERFRONT GET-A-WAY

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

Sheridan Lake. Louise Clerley

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



NEW

COUNTRY HOMESTEAD RETREAT

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

Clinton. Brad Potter

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



NEW

DESIREABLE RUTH LAKE WATERFRONT

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

Ruth Lake. Darrel Warman

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

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WATERFRONT HOMES and CABINS



WATSON LAKE WATERFRONT

Unique waterfront acreage on Watson Lk. Mins to town but last on road next to ranchland for privacy. Older barn & shop in good shape. Older but newly re-furnished modular home. Ideal for quiet retirees or at this low price recreational use with a new home site for retirement at the water's edge.

Watson Lake. Brad Potter

\$238,500

MLS# N218075



PASTORAL SETTING!

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

Bridge Lake. Martin Scherrer

\$262,000

MLS# N218421



ORIGINAL HOMESTEAD - LARGE ACREAGE

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

Bridge Lake. Brad Potter

\$299,000

MLS# N219667



REDUCED!

AFFORDABLE WATERFRONT

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

Lac des Roches. Debbie Popadinac

\$309,000

MLS# N217066



SUNNY SOUTH EXPOSURE ON SHERIDAN LAKE

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

Sheridan Lake. Robert Young

\$325,000

MLS# N218825



LAKESIDE GET-AWAY

An unexpected pleasure! Have a look at this one. Experience a lakeside get-away on Lac la Hache with 126 ft of waterfront with a Southern exposure. A site is already set up with a covered deck, just pull your RV up to it and enjoy. Nice beach with firepit and lounging area.

Lac la Hache. Diane Cober/Karen Friess

\$239,900

MLS# N216195



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

\$269,900

MLS# N209572



PLENTY OF ROOM FOR GUESTS!

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

Watch Lake. Karen Friess/Diane Cober

\$299,000

MLS# N217295



53 PRIVATE ACRES ON YEAR-ROUND EAGLE CREEK

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

Forest Grove. Darrel Warman

\$249,900

MLS# N218554



PRIVATE DEKA LAKE WATERFRONT COTTAGE

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

Deka Lake. Louise Cleverley

\$295,000

MLS# N219167



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

\$259,900

MLS# N210332



1.5 ACRES ON CANIM LAKE

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

Canim Lake. Robert Young

\$299,000

MLS# N219147



SULPHUROUS LAKE LOG COTTAGE

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

Sulphurous Lake. Louise Cleverley

\$299,900

MLS# N217294



160 ACRES / CREEK / GARDENS

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

Canim Lake. Robert Young

\$325,000

MLS# N204268



REDUCED!

WATCH LAKE WATERFRONT

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

70 Mile House. Diane Cober/Karen Friess

\$299,900

MLS# N210079



COZY WATERFRONT COTTAGE

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

Green Lake. Brad Potter

\$325,000

MLS# N218665



GREAT PRICE CLOSE TO TOWN

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

Horse Lake. Robert Young

\$329,000

MLS# N218687



1.35 AC WATERFRONT YOUNG LAKE

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

70 Mile House. Robert Young

\$329,000

MLS# N183522

KADREA #75278



REDUCED!

LAC LA HACHE WATERFRONT

Newly renovated home on 0.45 ac and 80' of lake front. New kitchen cabinets, flooring, light fixtures, new 5 pc bath. Just move in and enjoy the view and the lake. Lac la Hache is great for fishing, boating and just cruising. See LB for list of improvements.

Lac la Hache. Diane Cober

\$339,000

MLS# N216559

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WATERFRONT HOMES and CABINS



MOTEL AND CAFE IN LITTLE FORT

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

Little Fort. Robert Young
\$385,000

MLS# N4504775
#103281



PRIVATE WATERFRONT

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

Bridge Lake. Brad Potter
\$389,800

MLS# N210295



NEW DOUBLE GARAGE AND GUEST CABIN

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

Deka Lake. Robert Young
\$389,900

MLS# N214084

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CANIM LAKE WATERFRONT RANCHER

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

Canim Lake. Martin Scherrer

\$399,000 MLS# N206527



PICTURESQUE SETTING!

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

Lac des Roches. Shelley Kotowick

\$399,900 MLS# N210587



QUIET WATERFRONT LOG CABIN

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

Horse Lake. Martin Scherrer

\$399,900 MLS# N218053



SPECTACULAR BRIDGE CREEK WATERFRONT RANCH

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

Canim Lake. Martin Scherrer

\$399,900 MLS# N212994



REDUCED!

PERFECT PACKAGE!

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

105 Mile Lake. Martin Scherrer

\$399,000 MLS# N217422



RIGHT AT THE WATER'S EDGE

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

Lac des Roches. Debbie Popadinac

\$419,900 MLS# N218886



LARGE FAMILY HOME WITH 4 BAY GARAGE!

Rail Lake waterfront featuring a newer 5 bedroom home on 4.08 ac. Country style kitchen has lots of cabinets including a pantry and a spice pantry. The living room overlooks the lake, and has a wet bar and a wood stove for those cool evenings. Master bedroom on the main has a walk thru closet leading to the office. Extra bedrooms up for visitors and a separate sitting area. The 4 bay garage has one door for RV parking and a workshop. The property is partially fenced and gated and has 200' of waterfront. Includes boat dock and swimming dock. Some furnishings are negotiable. See LS for list.

Rail Lake. Diane Cober

\$419,900 MLS# N216960



COTTAGE WITH SOUTHERN EXPOSURE

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

Sheridan Lake. Brad Potter

\$425,000 MLS# N218032



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



WELL MAINTAINED HOME ON 3.57 WATERFRONT ACRES

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

Canim Lake. Darrel Warman

\$429,000 MLS# N217885



GREAT LOCATION AND PRIVATE!

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

Bridge Lake. Klaus Vogel

\$429,000 MLS# N215694



5 ACRE WATERFRONT

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

Sheridan Lake. Robert Young

\$429,000 MLS# N217415



NEW

BEAUTIFUL BRIDGE LAKE WATERFRONT!

This 2 bedroom cottage faces due west with expansive views of Bridge Lake's notorious islands. This well-kept cottage sits on a nicely landscaped lot that has a great pebbly beach and borders an undeveloped public access. There is septic and a summer lake water system. The property consists of two lots in separate titles. Call listing realtor for more details.

Bridge Lake. Shelley Kotowick

\$429,000 MLS# N220251



DEKA LAKE WATERFRONT RANCHER

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

Deka Lake. Louise Cleverley

\$429,500 MLS# N218011



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!

Green Lake. Brad Potter

\$429,000 MLS# N204163



SUBSTANTIAL VIEWS!!

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

Lac la Hache. Diane Cober

\$429,900 MLS# N217549

TARGET MARKETING TO 10,000 CUSTOMERS

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WATERFRONT HOMES and CABINS



GREEN LAKE WATERFRONT

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

Green Lake. Shelley Kotowick

\$430,000 **MLS# N218258**



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

Lac la Hache. Diane Cober

\$439,900 **MLS# N220222**



SHERIDAN WATERFRONT

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

Sheridan Lake. Robert Young

\$449,000 **MLS# N220744**



SHERIDAN LAKE WATERFRONT HOME!

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

Sheridan Lake. Shelley Kotowick

\$489,900 **MLS# N219012**



PICTURESQUE LAC DES ROCHES

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

Lac des Roches. Debbie Popadinac

\$494,500 **MLS# N215626**



BEAUTIFULLY FINISHED HOME ON DEKA LAKE!

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

Deka Lake. Shelley Kotowick

\$435,000 **MLS# N220278**



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**



SPECTACULAR WATERFRONT VIEWS

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

Lac des Roches. Shelley Kotowick

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



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/bedroom and master on the main floor. 2 unique bunk rooms for the kids on the lower level. You will love it as a full time home or a year-round recreational property. 4 to 5 hour drive from the lower mainland. This home shows the love of its owners. Enjoy the peace and quiet of Big Bar Lake from your private dock. There is an airtight wood burning fireplace in the living room and a Vermont Castings gas stove in the family room. Including a Whitehall "Westcoast" boat with electric motor and Clipper canoe.

Clinton Area. Barb Monical/Brad Potter

\$438,000 **MLS# 91228**



LOG HOME ON PRIVATE 23.5 ACRES

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

Bridge Lake. Klaus Vogel

\$449,000 **MLS# N208263**



WHAT A DEAL!

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

Bridge Lake. Brad Potter

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



WALK OUT SELF CONTAINED SUITE

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

Deka Lake. Robert Young

\$439,000 **MLS# N218531**



SHERIDAN LAKE 3.4 ACRES 2 BEDROOM LOG PANABODE

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

Sheridan Lake. Robert Young

\$459,000 **MLS# N218015**



EXTENSIVELY UPDATED DEKA WATERFRONT

Approx. \$200,000 in upgrades. New roof, new windows, new flooring, new kitchen with quartz countertops and stainless steel appliances. Front and back deck on two levels complete with tempered glass. Two of the five bedrooms have balconies. Three bathrooms. Master bedroom has ensuite. Walk out level with lakeview hot tub in family room, there's also a games room, New high efficiency furnace, paved driveway, detached workshop, manicured lawn and more!

Deka Lake. Robert Young

\$479,900 **MLS# N218786**



SHERIDAN LAKE WATERFRONT

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

Sheridan Lake. Brad Potter

\$489,900 **MLS# N220207**



POPULAR GREEN LAKE!

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

Green Lake. Brad Potter

\$489,900 **MLS# N212050**



GREEN LAKE ENJOYMENT

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

Green Lake. Barb Monical

\$494,900 **MLS# N201993**



SHERIDAN LAKE WATERFRONT

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

Sheridan Lake. Robert Young

\$498,000 **MLS# N216322**



COMFORTABLE CABIN, SHELTERED BAY ON SHERIDAN LAKE

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

Sheridan Lake. Louise Cleverley

\$499,000 **MLS# N200759**



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WATERFRONT HOMES and CABINS



BRIDGE LAKE 10 ACRES

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

Bridge Lake. Robert Young

\$499,000

MLS# N217086



LAKEVIEW FROM EVERY ROOM!!

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

Deka Lake. Louise Cleverley

\$539,000

MLS# N217650



GREEN LAKE WATERFRONT HOME

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

Green Lake. Barb Monical

\$550,000

MLS# N218437



ALL THE CHARACTER & CHARM YOU'RE LOOKING FOR!

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

Sheridan Lake. Darrel Warman

\$569,000

MLS# N217953



WATERFRONT JEWEL

Over 5 acres of waterfront on beautiful Watch Lake. This new 4 bedroom, 3 bath home features custom windows overlooking the lake and property. Spacious open floor plan for all the family or would make a super B & B. Kitchen features maple cabinets with a built in china cabinet & hutch in the dining area. Master suite with 5 pc bath and a walk in closet/dressing room. Lower level has 3 more bedrooms and a bath with a super rec room. 2 wood burning airtight fireplaces for cozy heat all year long or use the electric back up furnace for convenience. Large double garage with an oversized door. A true waterfront jewel.

Watch Lake. Debbie Popadinac

\$589,900

MLS# N218691



WATERFRONT HOME SPARES NOTHING!

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

Lac la Hache. Debbie Popadinac

\$499,800

MLS# N219906



1/2 MILE OF WATERFRONT

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

Tad Lake. Diane Cober

\$539,000

MLS# N219842



1+ ACRE LAC DES ROCHES

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

Lac des Roches. Robert Young

\$535,000

MLS# N216537



TREAT YOURSELF - COMFORTABLE WATERFRONT LIVING!

Professional quality and workmanship in this 1999 3 bedroom 3 bath home on 4+ acres of Canim Lake waterfront. Vaulted pine ceilings, top of the line appliances, hi-efficiency furnace, recent updates including bright new kitchen and bath. Surround yourself in high-end features for year round or seasonal living. Gorgeous views over the lake, 35 minutes to town. Enjoy trails, fishing, waters ports and the pleasures of lake side living. Large master suite up, with bold black and white bath with comfy claw foot tub and vanity. **SEE VIRTUAL TOUR FOR MORE IMAGES!**

Canim Lake. Darrel Warman

\$539,000

MLS# N215351



DEKA LAKE WATERFRONT HOME

Two lots, 2 titles totaling .92 of an acre with 115' of south facing level waterfront on Deka Lake. Large home with fully finished walkout basement. Two bedrooms, 2 baths, 2 wood burning f/p's, built-in appliances, china cabinet and book shelves, open floor plan with a fabulous view of the lake from every room. Sliding glass doors off the living room and master lead to a 9x33 solarium style covered deck overlooking the lake. Recently updated with new lino, carpet and paint, new stainless steel fridge and dual wood/electric furnace. 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



TIMOTHY LAKE WATERFRONT

Beautifully landscaped year round home on 2.5 acres with 165 ft. of Timothy Lake waterfront. Caramel colour hardwood floors thru most of the main floor area, large open floor plan with 10' ceilings, big bright windows to the lake, cozy wood fireplace with lovely oak mantle. Ideal floor plan for entertaining, 3 bedrooms on the main floor with a 4th bedroom down. Kitchen has extensive oak cabinetry and large pantry. Tiered flower gardens, rock work, veggie gardens, greenhouse and dock at the lake. One time owner/builder so lots of TLC into this home. Conveniently located 25 minutes to 100 Mile House or 50 minutes to Williams Lake for all your services and shopping. The lake is known for its great water sports & fishing, Mt. Timothy for skiing!

See Virtual Tour at www.darrelwarman.ca

Timothy Lake. Darrel Warman

\$579,000

MLS# N217972



SPACIOUS HOME ON LARGE WATERFRONT ACREAGE

What you see is what you get! Very large home on 11+ waterfront acres on beautiful Canim Lake. Built with "vacation home rentals and B&B in mind" the home has two master bedrooms with 2 ensuites. Central gathering area contains large lakeview kitchen, living/lounging room with a bar, dining room, laundry and additional bedrooms and bathroom. Basement needs finishing for additional living space. Owner built in 1993 the home boasts spacious bathrooms with lots of use of tile, unique light fixtures, vanilla stained oak cabinets throughout. Very private location with long meandering driveway to the lakefront. Use of glass panel railings for uninterrupted vistas and views over the lake and Cariboo Mtns. Well worth checking out!

Canim Lake. Darrel Warman

\$559,900

MLS# N218976



QUALITY LOG HOME

This professionally crafted 1,560 sf log home has some of the best views and waterfront in all the south Cariboo. The beautiful log home's bright interior has 3 bedrooms, an open loft and a renovated kitchen and exudes comfort and quality throughout. The level 2.29 acre property has 270 ft of prime low bank waterfront perfect for wading into the aquamarine waters of Bridge Lake or viewing from the large enclosed sun-deck. The parklike lawns that cover the property are perfect for family fun and allow for plentiful parking and storage with 3 wood buildings. Here is your opportunity to create your perfect Cariboo memories.

Bridge Lake. Klaus Vogel

\$589,000

MLS# N217206



LARGE WATERFRONT!

Private, year-round waterfront home on 11 acres on Lac des Roches. With a desirable southern exposure and over 300 feet of waterfront, this open concept design home features 4 bedrooms, 3 bathrooms and generous living spaces, taking advantage of the beautiful mountain and lake views of the most photographed lake in BC. This property also includes a 2 car heated garage, a 1200 square foot workshop, wharf, large sundeck, solarium and outdoor fire pit. The property borders Crown land, the area offers excellent swimming, fishing, water sports, hunting, snowmobiling, cross-country skiing and snowshoeing. This is the perfect place to call home.

Lac des Roches. Shelley Kotowick

\$596,000

MLS# N218227



RESORT JUST MINUTES FROM KAMLOOPS - FREEHOLD

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

Kamloops. Robert Young

\$599,000

MLS# N210562

#103916



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WATERFRONT HOMES and CABINS

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HISTORICAL LODGE IDEAL GROUP PURCHASE

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

Watch Lake. Darrel Warman

\$625,000 **MLS# N215735**



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

Beautiful south facing, professionally built 4,400sf log/frame home that is only 6 years old. Presently has 2 bedrooms and 2 baths, with loads of space for company. Bonus are the 2 lakeside housekeeping guest cabins. The spacious master has a 4 pc ensuite, walk-in closet and lake view. Bright open concept kitchen with denim pine flooring, pine cupboards and view of the lake. This tastefully decorated home is topped off with a feature floor-to-ceiling rock fireplace. All this along with the following spaces of a large media room of 14x38, study 19x15, games room 14x17, and family room 15x19, and other storage and utility areas make for an estate style waterfront home for even those with the most discerning of tastes. Access the large 900 square foot lakeview deck from the dining/living room. Large mud/laundry room off of carport. Enjoy the evenings sitting around the acorn fireplace located in the lakeside gazebo. Enter onto the property via the paved driveway to a 4 bay garage, with drive thru for your toys and your very own workshop. Nothing to do here except sit back and enjoy!

Deka Lake. Robert Young

\$649,000 **MLS# N192760**



87+ ACRES WATERFRONT

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

Horsefly. Robert Young

\$769,000 **MLS# N213281**



WATERFRONT ACREAGE

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

Bridge Lake. Louise Cleverly

\$798,000 **MLS# N205898**



LOG HOME ON ACREAGE IN PRIME LOCATION

Beautiful hand-crafted log rancher on 23.9 acres and approx. 1400' of waterfront on Irish Lake, one of the best fishing lakes in the Cariboo producing trophy rainbows up to 12 lb. The home features 2258 sq ft of quality living space and includes 4 bdrms, large living & family room and a nice ensuite with jetted bath tub. There is also a second residence of 840 sq ft which is currently rented out. Outbuildings consist of 2 shops, barn, 2 guest cabins and a 1 bay garage. Most of the property is in treed pasture which is fenced & x-fenced and includes corrals ready for your animals. Prime location with Crown land on 2 sides and hunting & fishing right at your door step. Not in ALR and only 20 minutes away from 100 Mile House.

Lone Butte. Klaus Vogel

\$849,000 **MLS# N219324**



LOG RANCHER WITH GUEST CABIN/WORKSHOP

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

Bridge Lake. Martin Scherrer

\$626,000 **MLS# N218025**



PRIVATE SPACIOUS HOME ON LARGE ACREAGE

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

70 Mile House. Debbie Popadinac

\$675,000 **MLS# N217248**



INCREDIBLE CANIM LAKE WATERFRONT ACREAGES

First time ever offered for sale! These two side by side 80 acres plus each property, have several hundred feet of absolutely prime sandy beach waterfront on majestic Canim Lake. The remodelled charming homestead is in move in ready condition. Huge shop and a traditional barn. Great fencing and cross fencing, just bring your horses! Fantastic cultivated hay fields with irrigation option, lots of lush pasture and forested areas. Year-round creek adds character to this dream property. The adjacent second 80 plus acres has a modern home plus a bonus guest cabin as well as several hundred feet of great waterfront.

Canim Lake. Martin Scherrer

\$778,000 EACH **MS-#8630**



SHERIDAN LAKE ACREAGE WITH 2 HOMES

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

Sheridan Lake. Shelley Kotowick

\$799,000 **MLS# N218277**



ESTATE HOME - 43.5 ACRES WITH SUBDIVISION POTENTIAL

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

Bridge Lake. Klaus Vogel

\$885,000 **MLS# N216379**



CAPTURE THOSE FABULOUS CARIBOO SUNSETS

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

Sheridan Lake. Louise Cleverly

\$649,000 **MLS# N218751**



MUCH BIGGER THAN IT LOOKS!

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**



OUTSTANDING GREEN LAKE VIEWS

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

Green Lake. Brad Potter

\$795,000 **MLS# N218933**



OWN YOUR OWN KINGDOM!

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

Sheridan Lake. Martin Scherrer

\$849,000 **MLS# N218628**



BONUS - GUEST COTTAGE AND LARGE SHOP

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

Green Lake. Brad Potter

\$898,800 **MLS# N217775**



WATERFRONT 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 south facing 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**

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

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WATERFRONT LOTS and ACREAGE



BOWERS LAKE WATERFRONT - .72 ACRE
Ideal recreational lakefront property at desirable Bowers Lake, in the Interlakes area of the South Cariboo. Water access only is part of the appeal for those wanting peace and quiet solitude away from it all. Mainly treed with some selective clearing for you to put up your own cabin. Beautiful hillside views across the lake. Easy access in winter with your snowmobiles and access to some of the best kept trails in the region. Seasonally accessible by old skid trails on ATV's but water is the best option. Bring your boat when you want to view this one and spend a day fishing just for a "teaser". Then you will want to buy it for year round pleasure! Call for additional pictures and maps to access the property.
Bowers Lake. Darrel Warman

\$142,000 **MLS# N219386**



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

\$149,000 **MLS# N217951**



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**



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

\$185,000 **MLS# N219930**



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

\$189,900 **MLS# N202930**



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

\$149,000 **MLS# N197702**



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

\$163,000 **MLS# N216820**



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**



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

\$185,900 **MLS# N218614**



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**

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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 # N206024

"SOUTHVIEW" SUBDIVISION ON SHERIDAN LAKE

Call Klaus Vogel

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

KINGFISHER RD

Lot 1	Sheridan Lake waterfront - 3.9 acres	MLS # N217348	\$ 459,000
Lot 2	Sheridan Lake waterfront - 3.9 acres	MLS # N217350	\$ 449,000
Lot 4	Sheridan Lake waterfront - 3.9 acres	MLS # N217352	\$ 479,000
Lot 5	Staley Lake waterfront - 5.0 acres	MLS # N217351	\$ 229,000
Lot 6	Staley Lake waterfront - 4.99 acres	MLS # N217356	\$ 209,000
Lot 7	Staley Lake waterfront - 4.99 acres	MLS # N217353	\$ 209,000
Lot 8	Staley Lake waterfront - 4.99 acres	MLS # N217355	\$ 189,000
Lot 10	Country Lot - 4.99 acres	MLS # N217360	\$ 129,000

WATERFRONT LOTS and ACREAGE

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

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4.9 ACRE WATERFRONT LOT

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

Rainbow Lake/Lac des Roches.
Robert Young

\$249,000 **MLS# N198182**

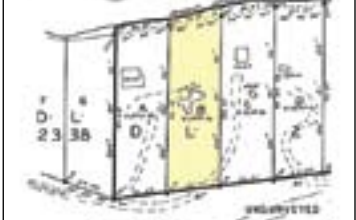


A RARE FIND!

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

Forest Grove. Debbie Popadinac

\$249,900 **MLS# N220088**



MAHOOD LAKE WATERFRONT

Beautiful waterfront lot on Mahood Lake. This is an ideal spot for either a year round home or for recreation. Mahood Lake and Canim Lake are also known for their beautiful water falls. This lot is located at the end of the road and has no driveway in.

Mahood Lake. Patricia Ford

\$259,000 **MLS# N216630**



WATERFRONT BRIDGE LAKE

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

Bridge Lake. Gary Davidovich

\$260,000 **MLS# N219818**



PRIVATE WATERFRONT

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

Otter Lake. Klaus Vogel

\$269,000 **MLS# N212598**



SOUTH FACING WATERFRONT

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

Middle Stack Lake. Brad Potter

\$269,900 **MLS# N209930**



LARGE CARMENT LAKE ACREAGE

This outstanding 187+ acres is only 8 km from 100 Mile House and offers seclusion, views, rolling hills, meadows, and lakefront. Only minutes to golf course and airport. Ideal place to raise your family, retire or use as an investment.

108 Mile House. Barb Monical

\$285,000 **MLS# N214319**



2 ACRE WATERFRONT, LAC LA HACHE

Level and sandy lakefront property of 2 acres (1.99). Use for your recreational enjoyment until you are ready to build your retirement home. You will love this lake for fishing both in winter and summer.

Lac la Hache. Barb Monical

\$293,000 **MLS# N205874**



JUST NEEDS A HOME OR CABIN!

Rare opportunity to own acreage on Lac des Roches! This 6.79 acre property has a sunny south-west exposure, over 150 ft of waterfront, power is in and a septic system is already installed. There is a nice, level building site to build your dream home or cabin and a 28' Holidaire travel trailer to use in the meantime. All this on Beautiful Lac des Roches which is excellent for fishing, swimming, watersports & wildlife viewing.

Lac des Roches. Shelley Kotowick

\$314,900 **MLS# N218856**



DESIRABLE GREEN LAKE

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

Green Lake. Brad Potter

\$315,000 **MLS# N215907**



WATERFRONT WITH COMMERCIAL ZONING

Remarkable 143 acre property with waterfront on Canim Lake and Canim River. Nicely treed south facing property with shop and part of it has tourist commercial zoning. Bring your ideas or use it as a recreational get away.

Canim Lake. Klaus Vogel

\$325,000 **MLS# N209297**



WHAT A BUY!

This is a rare find. This 19.52 acres of waterfront on Lac la Hache situated between 100 Mile House and Williams Lake. Lac la Hache is a great fishing lake, known for water-skiing, swimming, jet skis. This property is within 1 hour of Mount Timothy ski hill.

Lac la Hache. Patricia Ford

\$335,000 **MLS# N206040**



RARE FIND!

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

Bridge Lake. Klaus Vogel

\$359,000 **MLS# N216901**



BUILD YOUR DREAM RANCH!

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

103 Mile House. Barbara Monical

\$399,000 **MLS# N217110**



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**



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**



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**



EXCEPTIONAL WILDERNESS PROPERTY

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

Canim Lake. Martin Scherrer

\$725,000 **MLS# N219126**

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RESIDENTIAL LOTS and ACREAGE OVER \$100,000



PRIVATE SETTING WITH A VIEW OF HORSE LAKE

Nicely treed 2 acre property with beautiful view of Horse Lake and distant hill. Public access to one of the best recreational lakes in the Cariboo is almost across from property. Private setting on no through road and only 20 minutes to 100 Mile House.

Horse Lake. Klaus Vogel

\$105,000 **MLS# N216539**



AWESOME FAMILY LARGE ACREAGE CLOSE TO TOWN

Rolling 18.6 acres with driveway already built for you with majestic log archway. Ideal setting for home-site and horses. Great exposure for a home based business with good spot for road signage. Less than 10 minutes to town on pavement. You just can't get any better property this close to 100 Mile House. Call for details.

100 Mile House. Brad Potter

\$118,000 **MLS# N220684**



PRIVATE ACREAGE WITH POND VIEW

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

Lone Butte. Louise Cleverley

\$129,000 **MLS# N220566**



3 SEPARATE TITLES!!

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

Lac la Hache. Shelley Kotowick

\$129,000 **MLS# N216616**



10 AC BRIDGE LK VIEW

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

Bridge Lake. Robert Young

\$138,000 **MLS# N218024**



REDUCED!

15 ACRES, ONE OF THE NICEST ACREAGES

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

Sheridan Lake. Brad Potter

\$105,000 **MLS# N199278**



LARGE PRIVATE ACREAGE

Nice level 10 acres with a drilled well, older septic system and hydro pole. Older house of little or no value. Most dead pine has been removed. The property is privately situated, and borders Crown land to enjoy. Perfect spot to build your dream home in an area close to schools and town.

Horse Lake. Brad Potter

\$119,900 **MLS# N210576**



10 ACRE LOT

Heavily treed 10 acre lot located on Farquharson at Deka lake. Septic system and rough driveway in place. Located minutes from trail plan on no thru road. Hydro and phone at the road. Fantastic views from this elevated acreage. Build your dream home or use for camping.

Deka Lake. Robert Young

\$109,000 **MLS# N216822**



LARGE ACREAGE

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

Canim Lake. Klaus Vogel

\$124,900 **MLS# N211090**



10 AC LAC DES ROCHEES VIEW

South facing well treed 10 acre elevated property in the Cottage Lane strata across from the Lac des Roches scenic lookout. Miles of Crown land behind for quadding, cross country skiing etc., or cross over to Lac des Roches for some Rainbow Trout or Burbot fishing. Lots of room here to build your dream home.

Lac des Roches. Robert Young

\$109,000 **MLS# N216821**



OUTSTANDING 13 ACRES VIEW PARCEL

Check out this great acreage in Lone Butte. Driving in along the meandering new driveway prepares you for this very nice acreage. New rail fence, several nice building sites with view of the "Butte." Hydro in.

Lone Butte. Martin Scherrer

\$125,000 **MLS# MS-8628**



2 ACRE LAC DES ROCHEES VIEW

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

Lac des Roches. Robert Young

\$128,000 **MLS# N216615**



NICELY TREED 80 ACRES

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

Horse Lake. Martin Scherrer

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



5 AC NEAR BRIDGE LAKE ACCESS

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

Bridge Lake. Robert Young

\$134,000 **MLS# N219741**



10 ACRES WALK TO GREEN LAKE

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

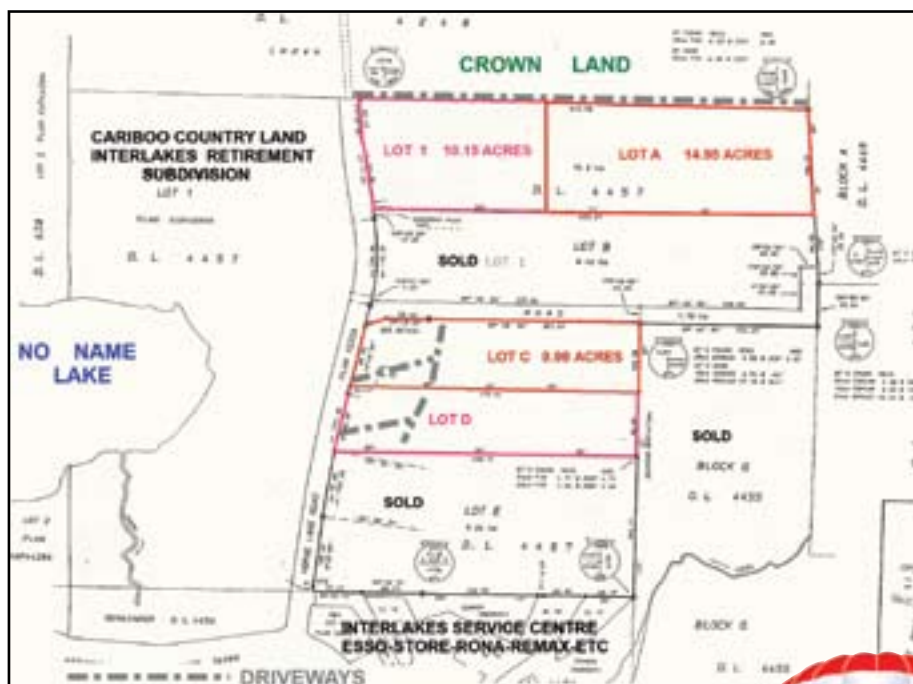
70 Mile House. Robert Young

\$143,000 **MLS# N219059**

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INTERLAKES SUBDIVISION

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



- Lot 1 – MLS# N199276..... 10.15 acres.....\$105,000
- Lot A – MLS# N199278..... 14.95 acres.....\$125,000
- Lot C – MLS# N199322..... 9.98 acres.....\$98,800
- Lot D – MLS# N199318..... 10.03 acres.....\$92,000

Brad Potter



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RESIDENTIAL LOTS and ACREAGE OVER \$100,000

RE/MAX COUNTRY LAKES REALTY

RE/MAX COUNTRY LAKES REALTY



FABULOUS VIEW

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

Bridge Lake. Louise Cleverley
\$145,000

MLS# N209149



PINERIDGE ROAD AGERAGE

10 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 minutes to access the large and very popular recreational Green Lake. You have your choice with both lakes just minutes 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# N219060



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



CRYSTAL LAKE VIEW

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

Bridge Lake Area. Louise Cleverley

\$159,900

MLS# N191001



SOUTHERN EXPOSURE - VIEW OF BRIDGE LAKE

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

Bridge Lake. Klaus Vogel

\$175,000

MLS# N217961



PRIVATE 10 ACRES - BRIDGE LAKE

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

Bridge Lake. Robert Young

\$147,000

MLS# N219696



POSSIBLE SUBDIVISION POTENTIAL

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

Lac la Hache. Barb Monical

\$149,000

MLS# N216607



CLOSE TO BOAT LAUNCH

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

Bridge Lake. Martin Scherrer

\$159,000

MLS# N217778



8.6 ACRES ACCESS LAC DES ROCHEES

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

Lac des Roches. Robert Young

\$169,900

MLS# N219053



40 ACRES HWY 97

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

100 Mile House. Robert Young

\$178,000

MLS# N218661



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RESIDENTIAL LOTS and ACREAGE OVER \$100,000



ACREAGE WITH VIEW OF LAKE

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

Bridge Lake. Klaus Vogel
\$189,000

MLS# N212254



10 ACRES BRIDGE LAKE VIEW

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

Bridge Lake. Robert Young
\$189,000

MLS# N219273



VIEW OF BRIDGE LAKE

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

Bridge Lake. Gary Davidovich
\$200,000

MLS# N217726



SUBDIVIDABLE ACREAGE

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

Bridge Lake. Gary Davidovich
\$249,000

MLS# N219280



HOBBY FARM PROPERTY

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

100 Mile House - Rural. Brad Potter
\$250,000

MLS# N208494

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(Interlakes)

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LISTINGS TOO NEW TO CLASSIFY



SNOWBIRD SPECIAL!
Minimum maintenance, maximum enjoyment. This perfect year round home or recreational cabin is on 0.86 ac, a corner lot. Yard is natural flowers, shrubs, trees and grasses. Gravel walking paths meander through the property. Enjoy your morning coffee in the hot tub on the deck. RV storage and guest cabin with hydro. Most furnishings stay. Have a look you'll be amazed.
Sheridan Lake. Karen Friess/Diane Cober
\$185,000 **MLS# N220730**



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



LARGE REMOTE ACREAGE
If remote off grid beautiful acreage is what your looking for, then this is it. Property is near Sharpe Lake, which is just past Eagan Lake. Land is fairly level with two older cabins. Take a walk on this 160 acres and you will fall in love with it.
Sharpe Lake. Patricia Ford
\$175,400 **MLS# N220863**



PRIVATE HOME CLOSE TO TOWN
10 minutes to town and at the end of the cul-de-sac for total privacy. Crown land at the end of the road for miles of trails for ATV's or horses. 2005 modular home with 2 bedrooms and open floor plan. Set up with new well and septic, natural gas and recently subdivided from adjacent 6.8 acres also available on MLS#N220635. Ideal set up for family and in-laws next door. Property is level with field and trees and a four stall open storage building for all the toys.
100 Mile House. Brad Potter
\$198,000 **MLS# N220726**



BONUS GARAGE W/STUDIO AND GUEST SUITE
Well built home in a prime 108 Mile location close to the Walker valley and the greenbelt trails. This 3 bedroom 2 bath home sits on almost 1 ac. of land and has a 1 bedroom guest suite on the lower level. The screened in porch and sundeck offer a partial view of the valley below. The separate garage with studio above provide ample parking and storage space. Priced below assessed value.
108 Mile Ranch. Diane Cober
\$239,900 **MLS# N220859**

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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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.

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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# N217060 \$42,700 Lots 27&28, Gerald Cres.	.64 ac	2 adj. lots across from one of BC's most photographed lakes. Public access/boat launch on Lac des Roches is steps away. 2 separate titles for one low price.	Brad Potter
MLS# N220250 \$53,900 NEW Lot 28 Boulbee Dr.	.34 ac	Nicely treed. One of the nicest view lots and has septic permit in place. Public access across road.	Shelley Kotowick
MLS# N217777 \$55,900 Lot 3, Boulbee Rd.	.35 ac	Great view of Lac des Roches! This sunny lot has a southern exposure. Great place to build your dream home or to use for your recreational get-away. Public access to the lake across the road.	Shelley Kotowick
MLS# N217344 \$58,900 Lot 40, Nath Rd.	.89 ac	Right across from Sheridan Lake. Driveway into elevated building site, lake access. Building materials on site could be included to the right buyer.	Brad Potter
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# N217645 \$77,000 Lot 5, Nath Rd.	1.01 ac	As good as waterfront without the high taxes. Right across the road from Sheridan Lake. Boat access is across the road. Good building sites. Power/phone at lot line.	Gary Davidovich
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# N199318 \$80,000 REDUCED! Lot D, Horse Lake Rd.	10 ac	Level, nicely treed, overlooks small lake, close to Interlakes amenities.	Brad Potter
MLS# N217460 \$82,500 Lot B, N. Bridge Lake Rd.	4 ac	Near Bridge Lake and Lessor Fish Lake. Level property, southern exposure, nicely treed, backs onto Crown land. Create a get-away or build your permanent home.	Louise Cleverley
MLS# N199322 \$85,000 REDUCED! Lot C, Horse Lk Rd.	10 ac	Very pretty homesite, trail access to Interlakes service centre. Lakeview. Close to Sheridan Lake. Driveway into property.	Brad Potter
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# N219496 \$89,000 Lot 3, Cottage Lane	10.55 ac	One of the most usable lots in the subdivision. Ideal for homesite and horse set-up. Room for barns & riding arenas. Southwest views over scenic Lac des Roches.	Brad Potter
MLS# N218040 \$89,500 REDUCED!	4.5 ac	Across the road from Bridge Lake, views of the lake & island. A great hay producer. All the benefits of waterfront without the high costs. Bridge Lk. is one of the top lakes of "The Fishing Hwy 24." Miles of Crown land to explore.	Robert Young
MLS# N216927 \$89,500 Lot 4, High Country Rd.	19.52 ac	Nicely treed with view over large meadow. Located close to Henley Lake, Bridge Lake and school. Power and phone at road. Graveled driveway already in.	Klaus Vogel
MLS# N199276 \$90,000 REDUCED!	10 ac	Level, pretty, 10 acres behind the Interlakes service centre. Access to several bldg sites from either paved Horse Lake Road or developed access over adjacent Crown land. Lots of second growth fir, birch & spruce.	Brad Potter
MLS# N188542 \$95,000 Machete Lk Rd.	10 ac	Minutes to Hwy 24. Well treed. Many rec. lakes. Adjacent 12.6 acre also avail. Power/phone at road.	Robert Young
MLS# N212088 \$98,900 Lot 24, Cottage Lane	10.007 ac	Commanding view over Lac des Roches. Driveway in - just build your cottage or home. Off the "Fishing Hwy," access to Crown land & trails to fishing lakes.	Brad Potter
MLS# N200997 \$98,900 Lot 27, Cottage Lane	12.57 ac	View of Lac des Roches and Mtns. Many bldg sites. Crown land beyond & access to lake.	Brad Potter
MLS# N219800 \$89,000 Lot 1, Grossett Rd.	10.01 ac	On a no thru road, property is fenced on 2 sides, hydro & telephone at the road. Nicely treed & has a gentle southeast facing slope. Perfect for your permanent residence or recreational camping spot.	Louise Cleverley

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# N207517 \$28,900 Lot 83, Julsrud Rd.	.45 ac	Great lot close to Deka and Sulphurous Lk and park reserve, miles of trails	Brad Potter
MLS# N219054 \$29,900 Lot 73, Gauthier Rd.	.58 ac	Level building lot close to Deka Lake access. Nicely treed, quiet street. Build your retirement home or set it up for recreational use. Power and phone at the road.	Debbie Popadinac
MLS# N218029 \$29,900 Lot 98, Womack Rd.	90'x203'	Recreational lot in popular Deka Lake area. Power & phone at roadside and driveway in place. Adj. 1/2 ac MLS#185831 together would make a nice homesite.	Brad Potter
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. Adjacent MLS# N218029 also available.	Brad Potter
MLS# N217374 \$37,500 Lot 17, Womack Rd.	.56 ac	Driveway in, power & phone at road, well treed, close to lake access.	Robert Young
MLS# N217821 \$38,500 6270 Macabar Rd.	.42 ac.	Well treed, power/phone at road, adj. lot also for sale if you require more space.	Robert Young
MLS# N217835 \$38,500 6272 Macabar Rd.	.42 ac.	Well treed, power/phone at road, adj. lot also for sale if you require more space.	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# N216913 \$49,000 Lot 97, Julsrud Rd.	.42 ac.	South eastern exposure, fantastic view of Deka Lake. Benched property, heavily treed with old growth fir. No-thru road. 2 public accesses within a 10 min walk.	Louise Cleverley
MLS# N215198 \$50,000 Lot 106, Clearview Rd.	.60 ac.	Large lot, well treed, power/phone at road, quiet street near lake.	Robert Young
MLS# N219075 \$64,000 Lot 83, Cotterpin Place	1.14 ac	Large treed lot over 1 ac, end of a cul-de-sac, walk to Deka Lake, driveway and landing in.	Robert Young
MLS# N217825 \$64,900 7650 King Rd.	.47 ac.	Deka Lake Subdivision, driveway is in, incl. the culvert. Hydro pole on the property, a firepit & a post & beam shelter. The 20' Prowler trailer is of little or no value.	Diane Cober
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. Direct access to Interlakes trail system from back of property.	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# N219687 \$24,900 Lot 20, Pine Rd.	1.03 ac	Affordable building lot in 70 Mile Subdivision, about a half hour drive to 100 Mile House for all your shopping needs. Owner is motivated and is willing to wheel and deal.	Patricia Ford
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

Horse Lake / Lone Butte Area

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

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 and Horse Lake or with the adjacent 2 acres - would make a perfect homesite.	Brad Potter
MLS# N213336 \$69,000 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# N220119 \$69,000 NEW 6317 Horse Lake Rd.	2.13 ac	This is just over 2 ac bldg lot is only 20 min. to town. Well treed lot, many sites to choose from. Close to popular Horse Lake, known for its many year round activities.	Patricia Ford
MLS# N210504 \$85,000 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
MLS# N213706 \$89,000 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# N218915 \$92,500 6136 Ranchette Rd.	.81 ac	Lot with power, excellent drilled well & only 2 mins away from Horse Lake boat launch! RV area already prepared, well treed, no thru road for additional privacy!	Robert Young
MLS# N209076 \$99,500 REDUCED! 10ac	10ac	Centrally located, close to town, paved road on school bus route, minutes to beautiful Horse Lake. Driveway is in, n/g avail., private treed lot. Multi-purpose trails go on for miles. Ideal for your RV or a recreational cabin.	Darrel Warman

100 Mile House

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

IN-TOWN

MLS# N214174 \$57,900 Lot 2, Galpin Pl.	.21 ac	Super building lot in quiet cul-de-sac in the heart of 100 Mile House. All services available. Walking distance to shopping and schools.	Debbie Popadinac
MLS# N209246 \$64,900 937 Fraser Ave.	.24 ac	Building lot in quiet, newly developed residential area in 100 Mile House. Surrounded by beautiful new homes and close to all town amenities.	Barb Monical

RURAL

MLS# N215810 \$85,900 Lot A, Bissett Rd.	5.07 ac.	Super views from this newly subdivided 5 acres parcel minutes from town. Driveway in to private cleared building site, breathtaking views of the mountains and valley.	Debbie Popadinac
MLS# N217950 \$94,000 Lot 7, Lakeside Crt.	1.73 ac	Greenbelt trail between you and the 103 Mile Lake. Great southern exposure. Fenced and gated. Perfect location for a pilot, with a seldom used but well maintained airstrip just out the front.	Darrel Warman

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# N190264 \$28,500 Lot 37, Kitwanga Dr.	.64 ac	Water, power, phone at lot line, nicely treed	Shelley Kotowick
MLS# N190259 \$28,500 Lot 44, Kallum Rd.	.69 ac	Water, power, phone at lot line, nicely treed	Shelley Kotowick
MLS# N208377 \$32,000 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# N217781 \$38,900 Lot 2, Easzee Dr.	1.32 ac	Larger lot than most. Elevated treed land mins. from the greenbelt trails of the 108 & Sepa Lakes. Ideal for private hillside home or cabin. Mins to services.	Darrel Warman
MLS# N208372 \$39,500 Lot 14, Kylllo Dr.	.60 ac	Ideal lot for rancher with walk out basement, 15 minutes to 100 Mile House.	Darrel Warman
MLS# N218252 \$39,900 Lot 26, Donsleequa Cr.	.84 ac	Nice lot at end of cul-de-sac. View to the south of the 105 Mile Lake & private greenbelt behind. Treed lot with roughed driveway. All services at lot line.	Brad Potter
NEW MLS# N220494 \$41,900 Lot 6, Canium Rd.	.61 ac	Level, heavily treed lot in a quiet part of 108 Mile Ranch. Greenbelt trails close by & short walk to school bus & transit stops.	Darrel Warman
NEW MLS# N220507 \$41,900 Lot 5, Canium Rd.	.63 ac	Treed corner lot in quiet area of 108 Mile Ranch. Lot is level with value in trees. Buy both lots for additional space & privacy.	Darrel Warman
MLS# N214919 \$42,500 Lot 103, Annaham Cres.	112'x213'	Lovely treed lot. Between 108 Mile and Sepa Lakes. Summer and winter recreation close by. Best priced lot in this very desirable area. Priced below assessed value.	Darrel Warman
MLS# N204496 \$43,900 Lot 23, Kallum Dr.	.77 acre	Treed, backs onto greenbelt, close to Sepa Lake and Golf Course.	Louise Cleverley
MLS# N216884 \$49,900 Lot 31, Kallum Dr.	.56 ac	Great lot on the edge of the greenbelt & Walker Valley. Short walk to the beach. Build your dream home here & enjoy all the rec. activities of this lovely area.	Diane Cober
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 Lot 106, Tattersfield Pl	.67 ac	Level, corner lot, treed, greenbelt on 2 sides, in an area of nice homes.	Darrel Warman
MLS# N218746 \$69,900 Lot 92, Kallum Dr.	.59 ac	One of the last, level lots with great views over 108 Lake and distant hillside. Recreational greenbelt trails right across the road for walking & biking. Municipal water, high speed internet & cable available.	Darrel Warman
MLS# N216744 \$84,900 5343 Annaham Cr.	.50 ac	Beautiful lot in prime area with access to the lake and greenbelt directly in front of you. Nice view over the lake from the building site. Ideal location for B&B.	Klaus Vogel
MLS# N209141 \$89,000 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



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

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RESIDENTIAL LOTS and ACREAGE

Forest Grove / Canim Lake / Mahood Lake Area

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

MLS# N218078 \$19,900 2219 Eagle Creek Rd.	1.11 ac	Recreational acreage across from Eagle Creek & min. to Canim & Ruth Lakes. Treed with a variety of building sites. Set up with your RV or build a cozy cabin.	Darrel Warman
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
NEW MLS# N219982 \$30,000 Lot 40, Sellars Rd.	.53 ac	Two tiered level lot with good gravel driveway to upper tier for building site with sunset view overlooking lake. Undeveloped public access steps away to park your boat on peaceful Hawkins Lake. 10 HP limit ensures serenity.	Brad Potter
NEW MLS# N220176 \$32,000 Lot 2, Canim-Hendrix Rd.	1.13 ac	Build you full time residence or seasonal cottage on this 1.13 acre lot close to Canim Lake - a great fishing and boating lake located north east of 100 Mile House in the beautiful Cariboo.	Diane Cober
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# N217657 \$49,900 Lot 14, Hardy Rd.	5.11 ac	Close to Forest Grove townsite. Roughed-in driveway & open views of valley & hills. Ideal recreational or retirement site. Adj. 5 acres also available.	Brad Potter

Lac la Hache / Timothy Lake Area

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

MLS# N216376 \$29,900 Lot 3, Lac la Hache Stn Rd.	.43 ac	Why pay waterfront prices, minutes to the Lac la Hache boat launch. Treed and level lot. Mobile homes & framed structures permitted for residential dwellings.	Darrel Warman
MLS# N205145 \$32,000 Lot 42, LLH Stn. Rd.	.19 acre	Easy access off paved road, minutes to lake access, services 15 minutes	Darrel Warman
MLS# N217461 \$59,900 Lot 3, Timothy Lake Rd.	5.06 ac	Very close to pristine Timothy Lake. Great swimming, fishing & water skiing. Gentle rolling land with southern exposure and a nice mix of fir, spruce and aspen trees.	Louise Cleverley
MLS# N213824 \$78,500 5750 Meade Rd.	1.21 ac REDUCED!	Potential views of Timothy Lake once the building spot has been cleared. At the end of the road for privacy & close to the lake access. Mt. Timothy Ski Hill nearby.	Debbie Popadinac

Quick Fixes and TLC

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

HERE'S A QUICK CHECK-LIST:

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



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, phone at the lot line and Hwy. 24 frontage.

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



HISTORIC ROADHOUSE

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

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



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**



WORK FROM HOME?

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

Sheridan Lake. Louise Cleverley
\$370,000 **MLS# N4505261**



CLINTON BUILDING CENTRE

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

Clinton. Robert Young
\$439,000 **N4505593**
KADREA #111099



DEL'S CAFE AT SHERIDAN LAKE

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

Sheridan Lake. Robert Young
\$59,000 **MLS# N4505392**



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**



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**



WATERFRONT CAFE/MOTEL IN LITTLE FORT

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

Little Fort. Robert Young
\$385,000 **MLS# N4504775**
#103281



LONE BUTTE INVESTMENT

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

Lone Butte. Robert Young
\$449,000 **MLS# N4505255**



2 ACRE COMMERCIAL LOT - LONE BUTTE

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

Lone Butte. Robert Young
\$89,400 **MLS# N4505286**



BUSINESS OPPORTUNITY

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

70 Mile House. Brad Potter
\$185,000 **MLS# N4504164**



TOPLINE PRINTERS

Busy well established print and design shop located in 100 Mile House. Profitable turn key business includes all equipment, building and land. Property zoned and has room for residence as well. Owners wish to retire.

100 Mile House. Robert Young
\$299,000 **MLS# N4504811**



TURN KEY FAMILY BUSINESS

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

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



EXCELLENT LOCATION AND POTENTIAL FOR EXPANSION

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

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



RESORT MINUTES FROM KAMLOOPS

A short drive from Kamloops and only 40km from the Paul Lake Rd and Hwy. 5 turnoff, takes you to this great fishing lake, the only resort on it. Located on 4.2 acres at 4,100' elev, with 678' of frontage, Hyas Lake Resort comes with 5 cabins, various camp sites, 5 boats with electric motors and batteries. Each cabin can accommodate 4 persons and has its own spotless outhouse, kitchen, living room area with adjoining sleeping area which has either 2 double beds or bunk beds, airtight stove, cooking facilities, couch, table and chairs. Also, a pump house, a tool shed with freezer storage and a shelter for the 75kw generator and its 300 gallon tank. No fear of archeological finds since a study has already been done. The lake has a maximum depth of 72' and there are other residences which are boat access. Income from moorage for these properties is part of this business. In this realistic price range this would be a great opportunity to acquire freehold waterfront with large acreage and be able to make some income to offset your mortgage ... or as an estate for a family to share.

Kamloops. Robert Young
\$599,000 **MLS# N210562**
#103916

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 e-mail: angelahollander@wldcu.com

COMMERCIAL RESORTS and BUSINESSES



DUSTY ROSE PUB

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

70 Mile House. Robert Young

\$695,000 **MLS# N4505203**



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

Priced just above assessed value! Tastefully appointed and quality throughout this 37 acre waterfront resort located north east of 100 Mile House. With 2,900 ft of lake frontage there is a lot of potential for future development. The main lodge building has a licensed dining room, games room, fireside lounge and 5 guest rooms with balcony. There is also a separate 5 bedroom residence with vaulted ceilings, living room, 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 living room, log dining table and chairs, main floor bedroom with queen and loft bedroom sleeps 4 with all bedding and towels included. This is currently a fishing resort with great potential as a guest ranch as well, since already equipped with stable, riding ring, and is fenced. At this great price this is perfect for anyone who dreamed of being a resort owner, having a corporate retreat or looking for a quality waterfront property to keep for yourself as a family estate. Compare to other listings out there and you will agree this is a great buy!

Ruth Lake. Robert Young

\$998,500 **MLS# N4504448**



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**



FAWN LAKE RESORT

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

Fawn Lake. Martin Scherrer

\$1,395,000 **MLS# N4505512**



HENLEY LAKE WATERFRONT

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

Henley Lake. Martin Scherrer

\$1,499,000 **MLS# N212311**



CANIM LAKE WATERFRONT RESORT/ CAMPGROUND

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

Canim Lake. Martin Scherrer

\$1,750,000 **MLS# N4505490**



38 ACRE RESORT & RESTAURANT LAC DES ROCHEES

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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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 **\$59,900**

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

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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 •



LARGE WATERFRONT!

Private, year-round waterfront home on 11 acres on Lac des Roches. With a desirable southern exposure and over 300 feet of waterfront, this open concept design home features 4 bedrooms, 3 bathrooms and generous living spaces, taking advantage of the beautiful mountain and lake views of the most photographed lake in BC. This property also includes a 2 car heated garage, a 1200 square foot workshop, wharf, large sundeck, solarium and outdoor fire pit. The property borders Crown land, the area offers excellent swimming, fishing, water sports, hunting, snowmobiling, cross-country skiing and snowshoeing. This is the perfect place to call home.

Lac des Roches. Shelley Kotowick
\$596,000 **MLS# N218227**



WATCH LAKE WATERFRONT

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

70 Mile House.
 Diane Cober/Karen Friess
\$299,900
MLS# N210079



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 minutes to shopping. Bonus: the property does have a driveway easement to Sheridan Lake waterfront access!

Sheridan Lake.
 Martin Scherrer
\$439,900
MLS# N202466



VERY PRIVATE LOG HOME

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

Horse Lake. Brad Potter
\$329,000
MLS# N220664



WATERFRONT ACREAGE

Bridge Lake Executive Waterfront of 2.6 acres and 334 feet of frontage on this pristine lake in the South Cariboo. This beautiful log and framed home was formerly operating as a very successful Bed and Breakfast with the fully self contained suite in the walk-out basement - nothing to be done to start up again and share this beautiful property and home with your guests. Features include a Tempcast fireplace with pizza and bread oven which separates the kitchen from dining room, chef's kitchen with built-in appliances, spacious dining room, sun

room, living room with massive rock fireplace and built-in home theatre surround sound system, sauna, wine cellar, wrap around decks, patio, master bedroom with balcony - all 3 levels has an incredible view of Bridge Lake. Greenhouse with fenced garden area, large barn/shop wired, insulated and heated with loft that has been used as an exercise room. There is even a large fenced paddock if you wished to have a horse or other livestock. Nice waterfront for swimming or taking your boat out for a waterski or just go fishing. One of the top properties in the Cariboo that offers total privacy which is a rare find when you seek a waterfront paradise.

Bridge Lake. Louise Cleverly
\$798,000

MLS# N205898



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



QUALITY LOG HOME

This professionally crafted 1,560 sf log home has some of the best views and waterfront in all the south Cariboo. The beautiful log home's bright interior has 3 bedrooms, an open loft and a renovated kitchen and exudes comfort and quality throughout. The level 2.29 acre property has 270 ft of prime low bank waterfront perfect for wading into the aquamarine waters of Bridge Lake or viewing from the large enclosed

sundeck. The parklike lawns that cover the property are perfect for family fun and allow for plentiful parking and storage with 3 wood buildings. Here is your opportunity to create your perfect Cariboo memories.

Bridge Lake. Klaus Vogel
\$589,000

MLS# N217206



HOME WITH OWN FLOAT PLANE HANGAR

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

Lac la Hache. Diane Cober
\$439,900
MLS# N220222

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