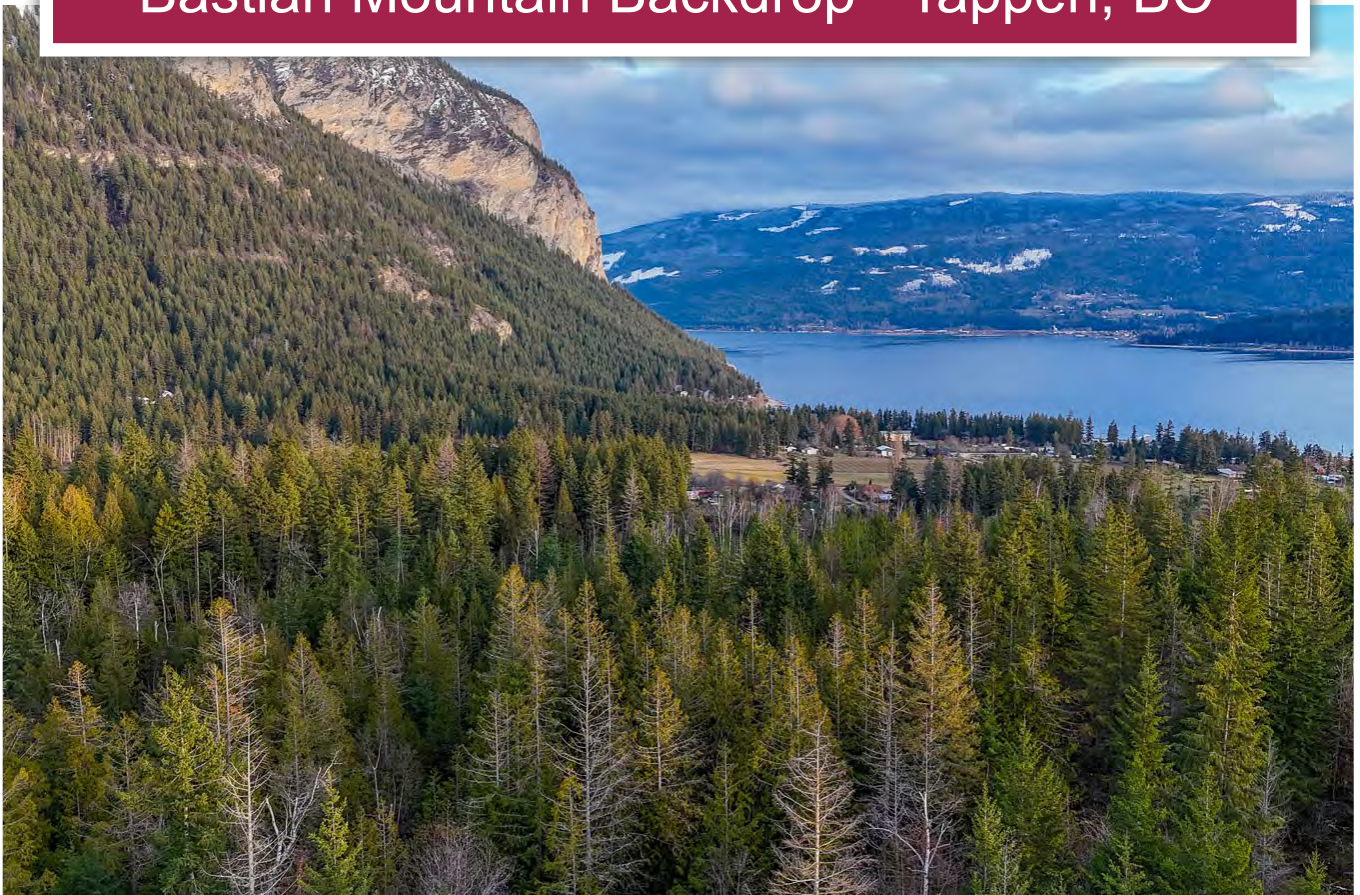




**40 Bare Land Acres**  
Bastian Mountain Backdrop - Tappen, BC



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# 40 Bare Land Acres

## Bastian Mountain Backdrop - Tappen, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	24290
<b>Price:</b>	\$499,000
<b>Taxes (2024):</b>	\$883
<b>Size:</b>	40 acres
<b>Zoning:</b>	No zoning.

### DESCRIPTION

Located on a plateau, these 40 acres of bare land offer outstanding views of Bastian Mountain. This acreage is just minutes from Shuswap Lake and Sunnybrae Community Park. While mostly treed, the property offers several cleared build sites—perfect for your dream home. With a one-acre cultivated field, there remains plenty of opportunity for expansion. There is a domestic water licence accessing Mobley Creek which runs through the northeast corner. The property is fully within the Agricultural Land Reserve (ALR), offering a great opportunity for cultivating orchards and gardens and hobby farming in this sunny moderate climate. While no zoning is in place, a primary and secondary residence are permitted under ALR regulations.

### LOCATION

LS 13, Sumac Road - Tappen, BC

### DIRECTIONS

From Highway 1, take Sunnybrae Canoe Point Road to Sumac Road. Follow to a locked gate (obtain lockbox access from Listing Agent). Follow

easement road up to the electric black gates. Use access road to the right once past gates.

### AREA DATA

Shuswap Lake, located in the center of southern BC is a joint lake system consisting of Shuswap Arm, Seymour Arm, Anstey Arm, Salmon Arm, and Mara Lake. The four arms are roughly shaped like an “H”, and merge with a shallow band of water known as “The Narrows”. The elevation is 347 metres, with a surface area of 309.596 square kilometres, and has 1,430 kilometres of shoreline.

Six major rivers, Shuswap, Salmon, Adams, Eagle, Seymour, and two major creeks, Scotch and Chase, all feed this vast lake. This lake has one outlet at Chase, the South Thompson River, which eventually empties into the Pacific Ocean near Vancouver. The complete watershed behind the Shuswap Lake is a complicated but well-regulated network of approximately 526 streams and lakes all contributing to the lake.

The lake has 7 distinct regions located in the “South Shuswap” region. Tappen, (Sunnybrae) is aptly named, as it has its unique micro-climate, perfect for growing grapes, other fruits, and vegetables. You can find organic farms, an organic brewery, and renowned wineries with award-winning wines. Tucked right in Sunnybrae, a family-owned operation, is the Sunnybrae Vineyards and Winery. They first planted seven and a half acres of vines in 2005 right beside the Shuswap Lake. In 2010, they opened their craftsman-style building and began offering wine tasting with beautiful views of the lake and Mount Ida.

The 40 acres are nestled below Bastion Mountain. The south-sloping volcanic ash land basks in sunshine during daylight hours and enjoys cooling breezes in the evenings.

### Driving Distances from the Property

- Salmon Arm: 28 km
- Vernon: 86 km
- Kamloops: 107 km
- Revelstoke: 132 km
- Kelowna: 136 km
- Vancouver City: 459 km

### VEGETATION

The property supports mature cedar, fir, and birch. The areas surrounding this property are predominantly forested with Douglas fir, lodgepole pine, white birch, cedar, and poplar. Deciduous trees provide a crazy palette of color in the autumn while the deep green evergreens showcase the bright splashes of color.

### RECREATION

It is said that this Shuswap Lake is where an incredible nature comes to rest in the soul. The warm lake water, sandy beaches, moderate weather, long sunny days, and a plethora of activities create a seriously desirable place to live.

### Summer Activities

Shuswap Lake is the center of all things to do in this area. The many boat launches and beaches in this region give ideal access to the lake. Houseboats and pleasure crafts of all types allow spending time on the water, skiing, boarding, tubing, or simply relaxing. Kayak or canoe to a favorite location or make your destination a 'water access only' campsite. Fishing for chinook, coho, and sockeye salmon, rainbow, lake, and Kamloops trout, and burbot are popular pursuits for anglers.

There are too many provincial parks to possibly cover, all within close range. Sunnybrae Park and Herald Provincial Park are the closest areas for



family recreation including playgrounds, parking, washrooms, and beaches on Shuswap Lake. Each of the many parks has its unique flavor offering camping, exploring, and enjoying this gorgeous area. Unlimited hiking, mountain biking trails, ATV roads, and off-road trails are nearby. The flora and fauna offer a magnificent backdrop for nature buffs, photographers, and birders.

Reinecker Creek Trails provide the opportunity for a lengthy day or overnight hike. There are many mountain bike circuits in the forested valley above Herald Park, one of which leads to the White Lake Valley and a little pocket meadow. The trail system is made up of two routes that parallel Reinecker Creek.

White Lake has a reputation for excellent recreational rainbow trout fishing. This lake is one of the top three angling lakes in the province in terms of angler days. Trolling and fly fishing are the most popular.

Adams River and the Shuswap River both provide excellent rafting opportunities for every age and ability. For a white-water experience, one can book an exhilarating trip through the Adams River Gorge. Other river areas provide a more relaxing family experience. Adams River is mostly famous for its world-renowned sockeye salmon run in late summer where, in peak years, 2 million salmon can spawn.

In nearby Salmon Arm, take a stroll down the longest wooden wharf (it is said) in North America. Experience the fun of go-carts and mini golf or step it up a notch to the Salmon Arm Golf Club for a round of 9-hole golf. This club also has an 18-hole champion course with meticulously manicured terrain amidst tall fir, cedar, and pine.

### **Winter Activities**

After a summer of endless activity, you may feel winter is a time to snuggle by a fire and watch the lake glisten as fresh snow falls. If this is not the case, you are in luck!

Silver Star, Sun Peaks, and Revelstoke Mountains, all world-famous mountain resorts are within a 2-hour drive from this property. Whether your passion is to ski race, hit the moguls, or cruise the corduroy groomed—you can enjoy it all. Heli and back-country skiing also offer plenty of adventure.

Closer to home, summer trails convert to miles of opportunity for cross-country skiing and snowshoeing. Crowfoot Mountain, Eagle Pass, and Spa Hills all have active snowmobile clubs. They provide miles of groomed trails or, the staging area to head out off-piste exploring. A few steps from your doorstep, try your hand at ice fishing, skating, or ice hockey on Shuswap Lake.

Salmon Arm, 27 minutes away, provides indoor activities from the historic Salmar Grand Cinemas and Theatre, swimming pools, curling and skating rinks, organized sports groups, and bowling to list a few.

### **HISTORY**

The beautiful Shuswap Lake takes its name from the Shuswap First Nations peoples, northernmost of the Great Salishan Family, one of the largest bands in the interior of BC. Once numbering over 5,000, these people were fishermen and hunters, roaming in groups through the vast land of lakes and forests, reaching 240 kilometres to the west, east, and north. Harry Brainard was the first orchardist in the area—during the 1890s. James Kinghorn was another pioneer who renamed 'Trappers Landing' to Sorrento. James had a penchant for big homes and this original home can still be visited—the Spes Bona. Historic sites include vehicle and motorcycle museums, churches, and the remains of buildings that were the once-booming railway of nearby Notch Hill.

### **MAP REFERENCE**

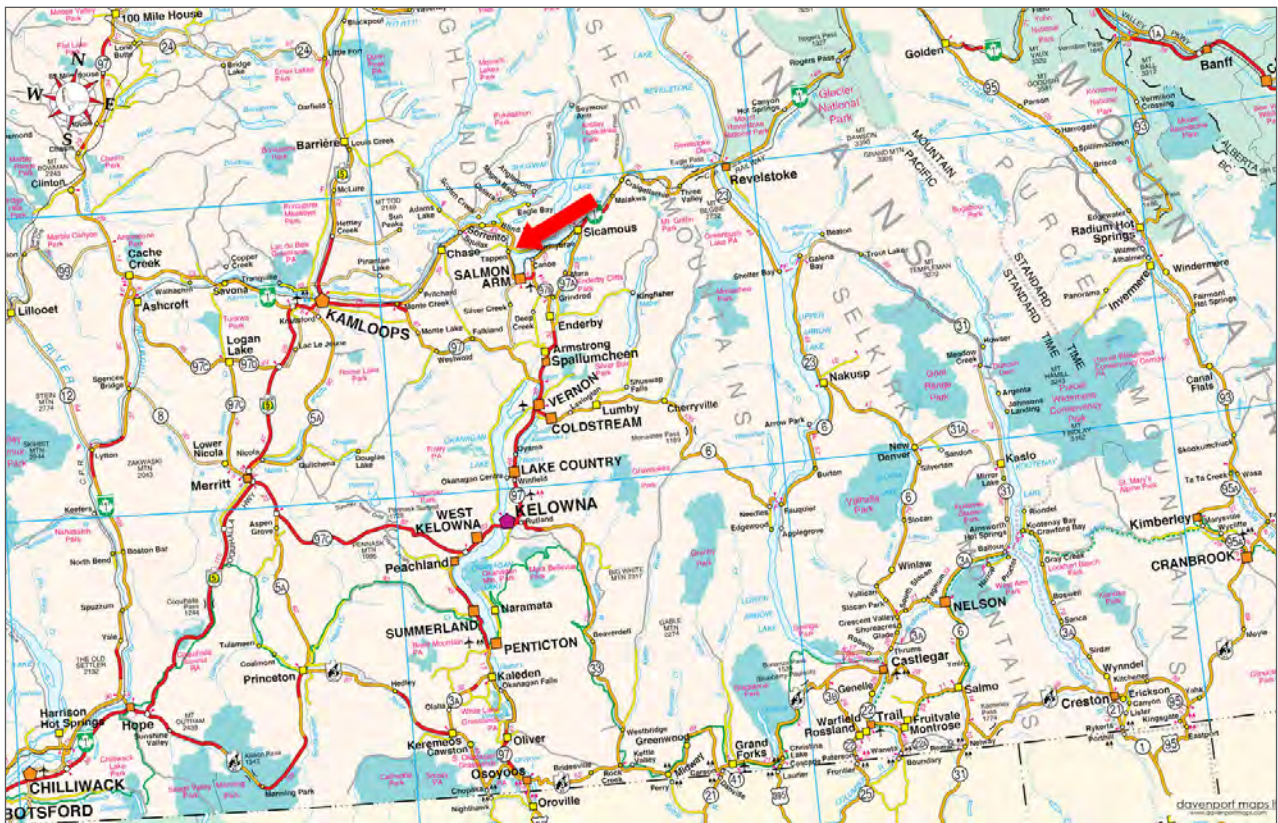
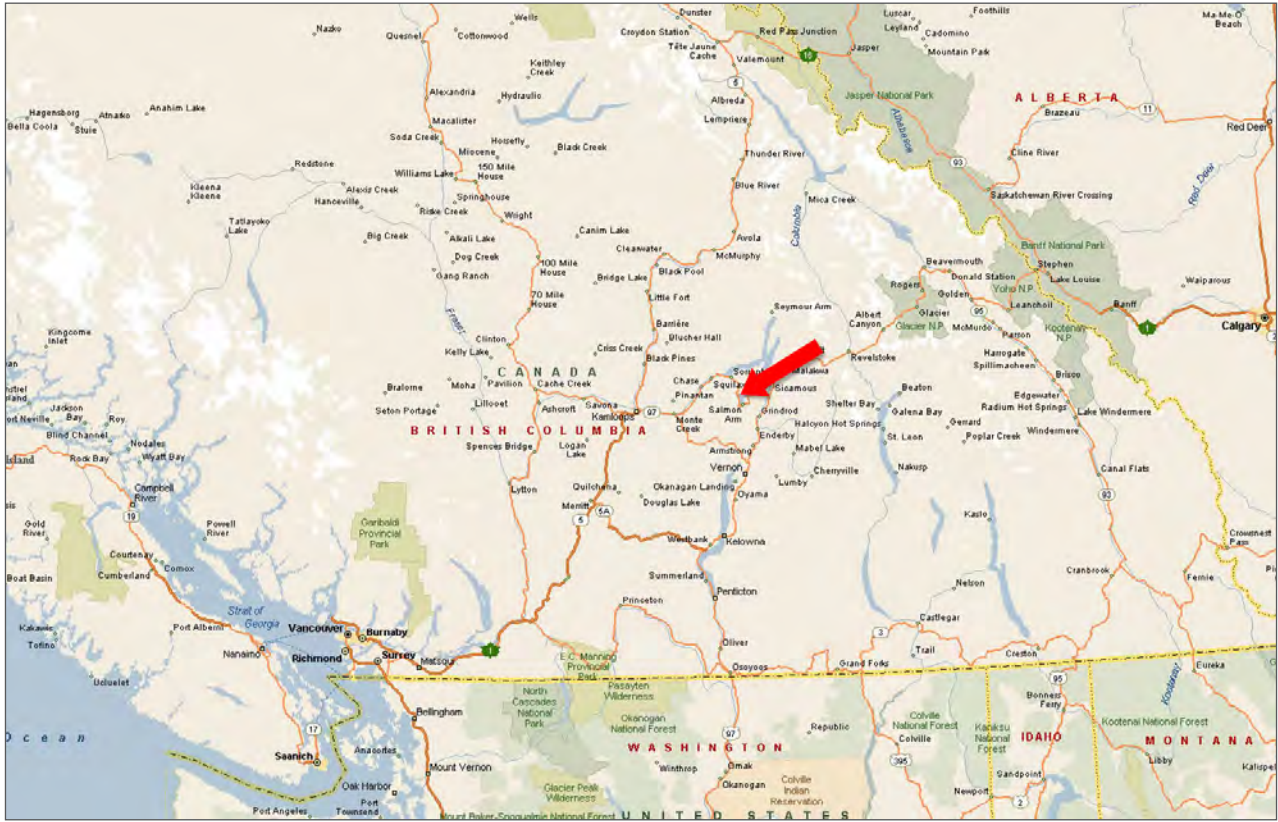
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### **LEGAL**

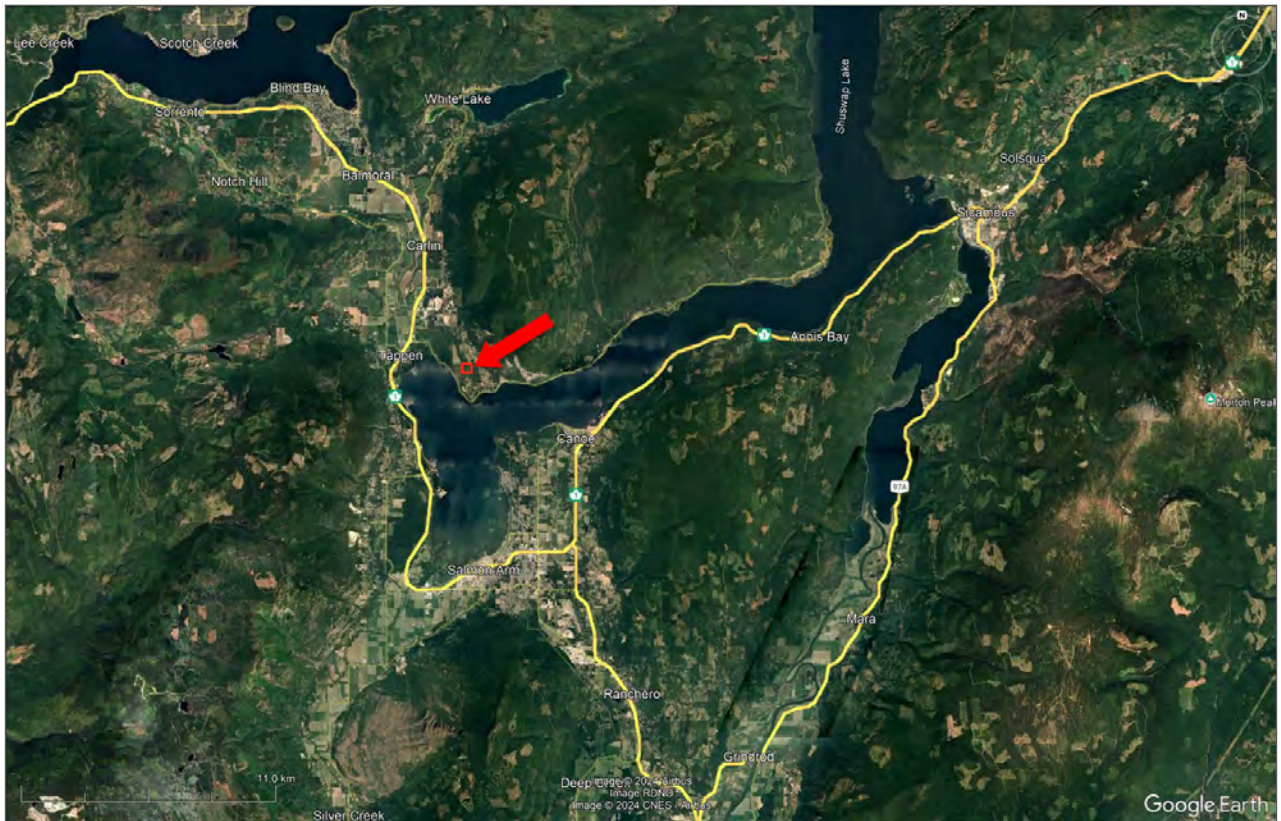
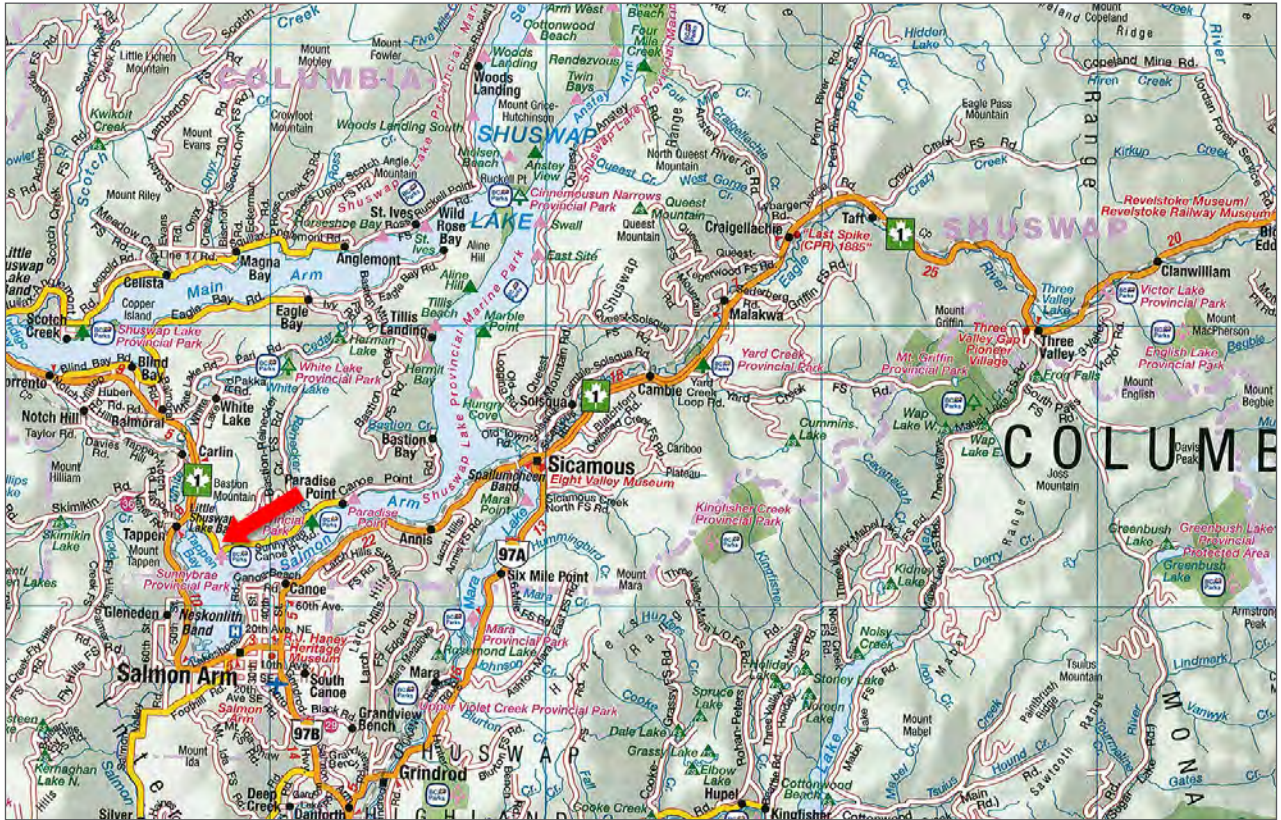
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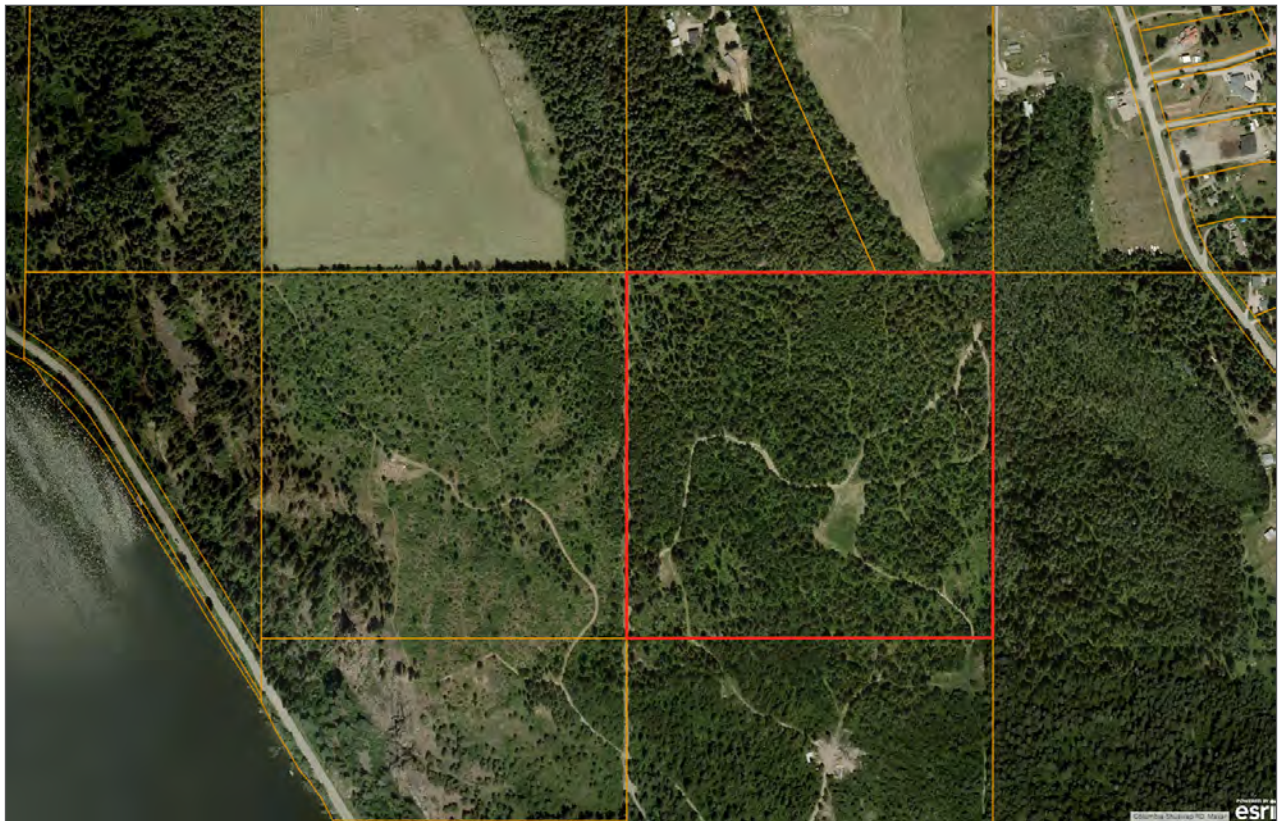


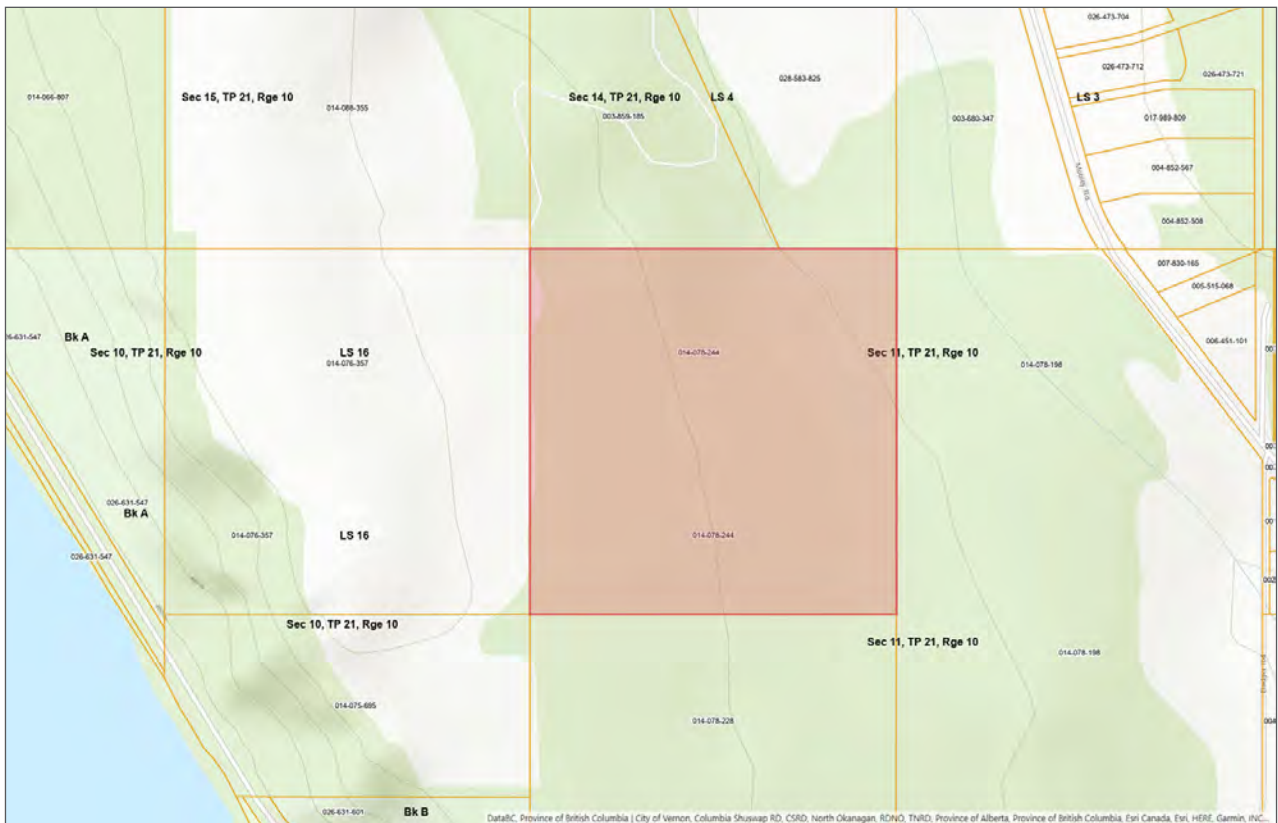
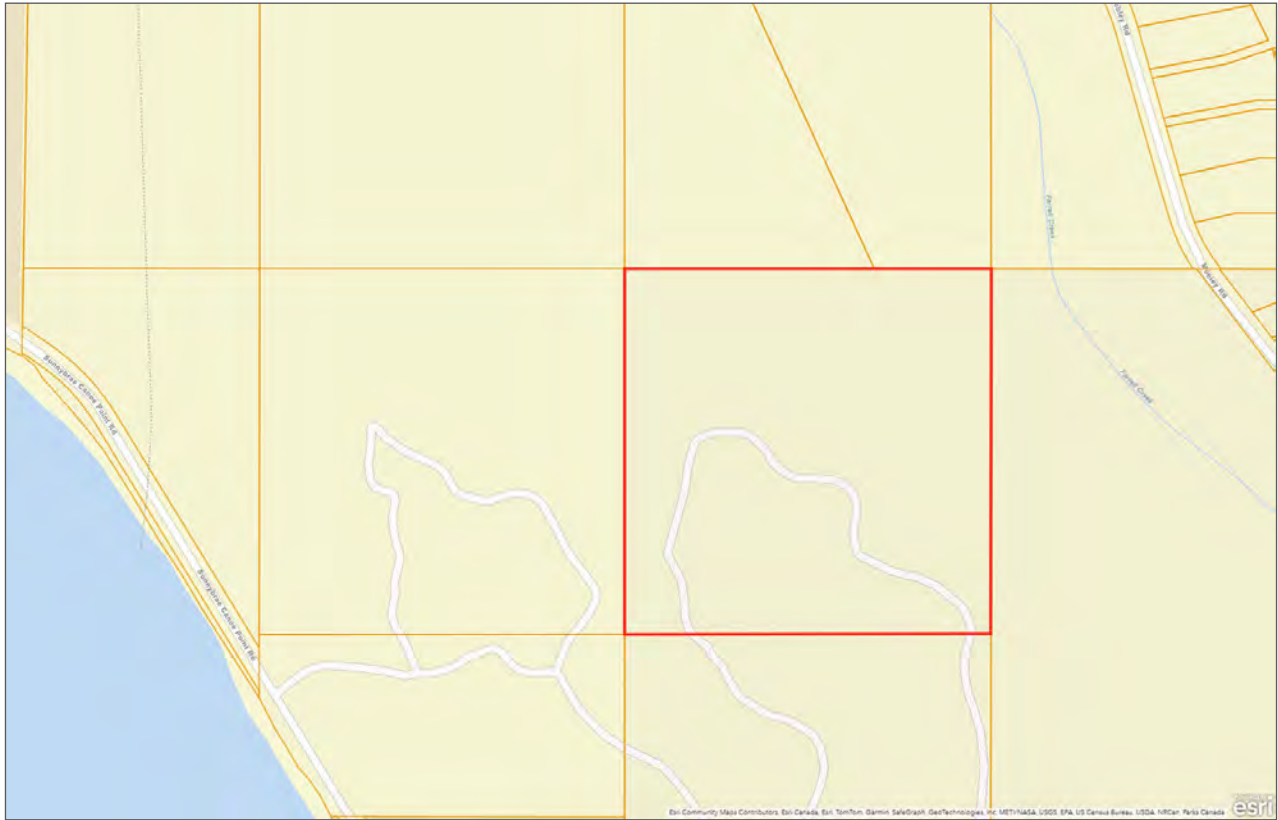














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