



**Affordable Log Home with  
Boat/RV Storage - Nimpo Lake**



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# Affordable Log Home with Boat/RV Storage

Nimpo Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24291
<b>Price:</b>	\$371,000
<b>Taxes (2024):</b>	\$702.31
<b>Size:</b>	2.67 acres
<b>Zoning:</b>	RR3

## DESCRIPTION

This charming, fully serviced, 1,510 sq. ft. log home on Nimpo Creek Road offers the perfect recreation destination or family home in the Cariboo Chilcotin. The nicely renovated home features a spacious living room with vaulted ceilings, big windows, and an abundance of natural light. A cozy loft/bedroom overlooks the living area, while the finished half-basement provides versatile space for storage or an additional bedroom.

The kitchen and dining area are warm and inviting, complete with a cozy wood fireplace, a stackable washer/dryer conveniently tucked into a large pantry, and essential appliances, including a fridge and stove. From the kitchen and dining area, enjoy stunning views of Nimpo Creek and the surrounding mountains, or step out onto the front deck for an even better view.

Set on 2.67 private acres, the property includes ample parking and a 4-bay covered storage area, perfect for boats or RVs. Enjoy all the benefits of the lake lifestyle without the premium lakefront price tag.

This property is a haven for outdoor enthusiasts, offering excellent year-round recreational opportunities. From fishing, hunting, and watersports to birdwatching, there's something for everyone. With direct access to cross-country skiing, snow machining, and quading right from your doorstep, adventure awaits in every season.

## LOCATION

1578 Nimpo Creek Road/Nimpo Lake - Cariboo/Chilcotin

## DIRECTIONS

Very easy access on well-maintained paved roads. Follow Highway 20 West 290 km from Williams Lake through the Towns of Alexis Creek, Tatla Lake through to Nimpo Lake. Just after Nimpo Lake, turn left onto Nimpo Creek Road. The property is on the right approximately 3.5 km down Nimpo Creek Road.

From Bella Coola, follow Highway 20 East approximately 160 km through Hagensborg, over Heckman Pass, through Tweedsmuir Park and continue past Anahim Lake. Just before Nimpo Lake you will see Nimpo Creek Road on the right.

By air, you can travel on Pacific Coastal to Anahim Lake on a 1-hour scheduled flight from Vancouver.

## AREA DATA

Nimpo Lake sits on the Chilcotin Plateau surrounded by the Coastal, Itcha and Ulkatcho mountains. It is an excellent fishing lake, offering Rainbow trout of up to five pounds. Nimpo Lake has appropriately



been named the “Floatplane Capital of BC” and presently has two air charter companies providing a host of services to the many visitors. It also has many private float plane docks around the lake. Sightseeing charters are very popular because so much of this scenic area is only accessible by air. There are many alpine and high-altitude lakes in the area for camping, fishing, hunting and hiking. A day will not go by in the summer when you won’t see a floatplane take off of the lake carrying visitors on a flightseeing tour to the Turner Lake chain for a multi-day canoe trip, or for a day of fishing on one of the pristine fly-in lakes.

Nimpo Lake is also a favourite stop for many pilots flying on their way to the Yukon or Alaska who have become accustomed to refuelling here. Nimpo Lake is at 3,655 ft elevation with spectacular views of the Coast Mountain Range to the south. It is a relatively calm lake well known for its trout fishing, kayaking, canoeing or just drifting with a fishing line.

The Nimpo Lake Community can also satisfy your needs with a general store, fuel station, a bakery, a restaurant and many full-service accommodations.

## RECREATION

Many species of wildlife can be seen in the area including deer, moose, caribou, bears, wolves, cougars and several species of birds.

Surrounded by the snow-capped Coastal Mountain Range, tranquil lakes and expansive grasslands, Anahim Lake and Nimpo Lake have year-round outdoor adventure opportunities including fishing, canoeing, hiking, horseback riding, bird watching, cross-country skiing, ice-fishing and snowmobiling to name a few.

Nearby parks (Tweedsmuir provincial Park to the west, Itcha Ilgachuz Provincial Park to the north and Tsyl’os Provincial Park to the southeast) also provide incredible year-round wilderness recreation terrain.

## Hunting

Nimpo Lake is in area 5-6 but is also in close proximity to 5-12B. These areas offer the opportunity to hunt a variety of different species such as:

- Mule deer
- White-tailed deer
- Moose
- Black bear
- Grouse

Restrictions may apply, be sure to consult the Hunting Regulations.

## MAP REFERENCE

52°22'25.39"N and 125°14'16.25"W

## IMPROVEMENTS

- 1,050 sq. ft. log home
- 4-bay covered RV/boat storage
- Small storage shed

## INVESTMENT FEATURES

### Prime Location

The excellent location of the property enhances its investment appeal. The private location with its proximity to the lake offer a prime location for vacationers and people wanting to own affordable properties without the lakefront price.

### Tourism and Recreation Demand

This property is located in an area with high tourism and recreation demand, and attract a steady flow of vacationers and travellers throughout the year. This demand increases the potential for rental income and makes the property an attractive investment.



## SERVICES

- Septic
- BC Hydro
- Fiber optics Internet
- Water - drilled Well

## LEGAL

LOT 1 DISTRICT LOT 519 RANGE 3 COAST  
DISTRICT PLAN 30637 - PID 005-292-531



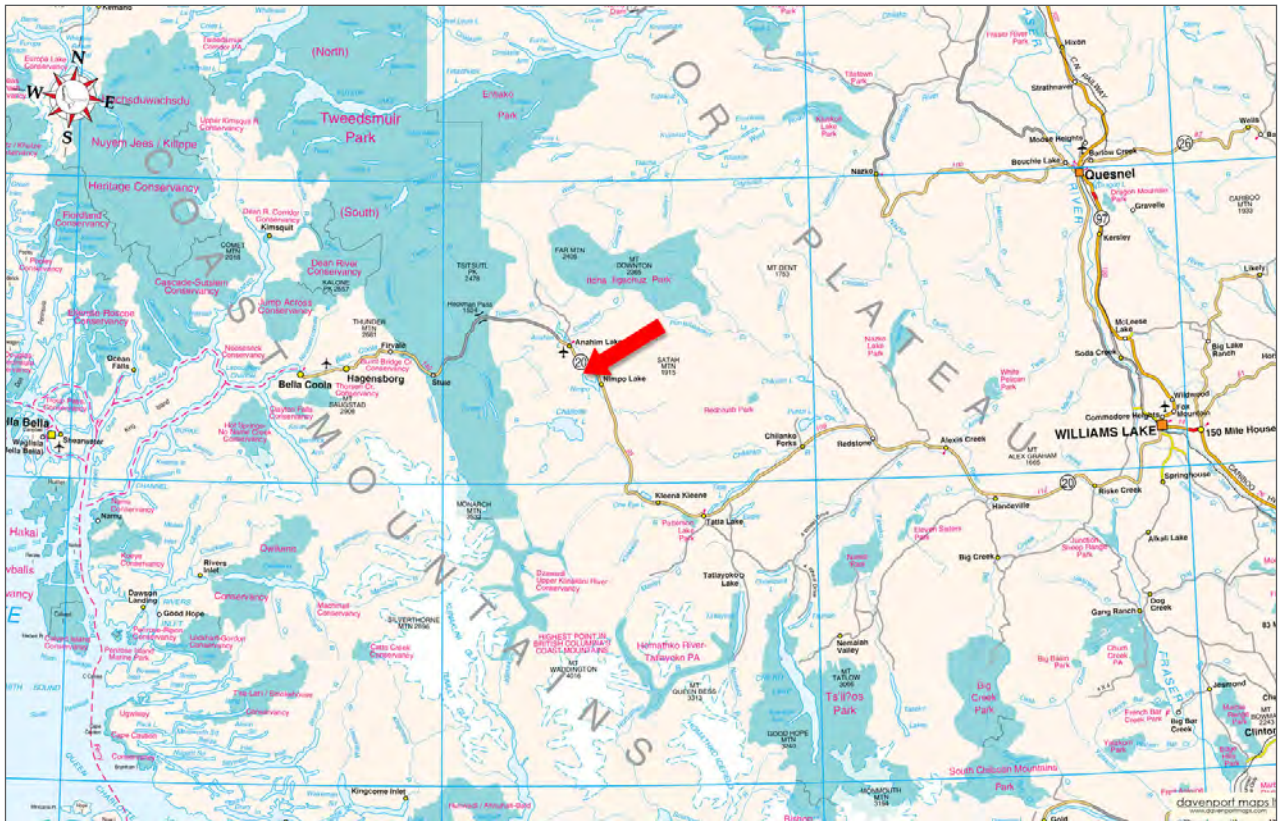


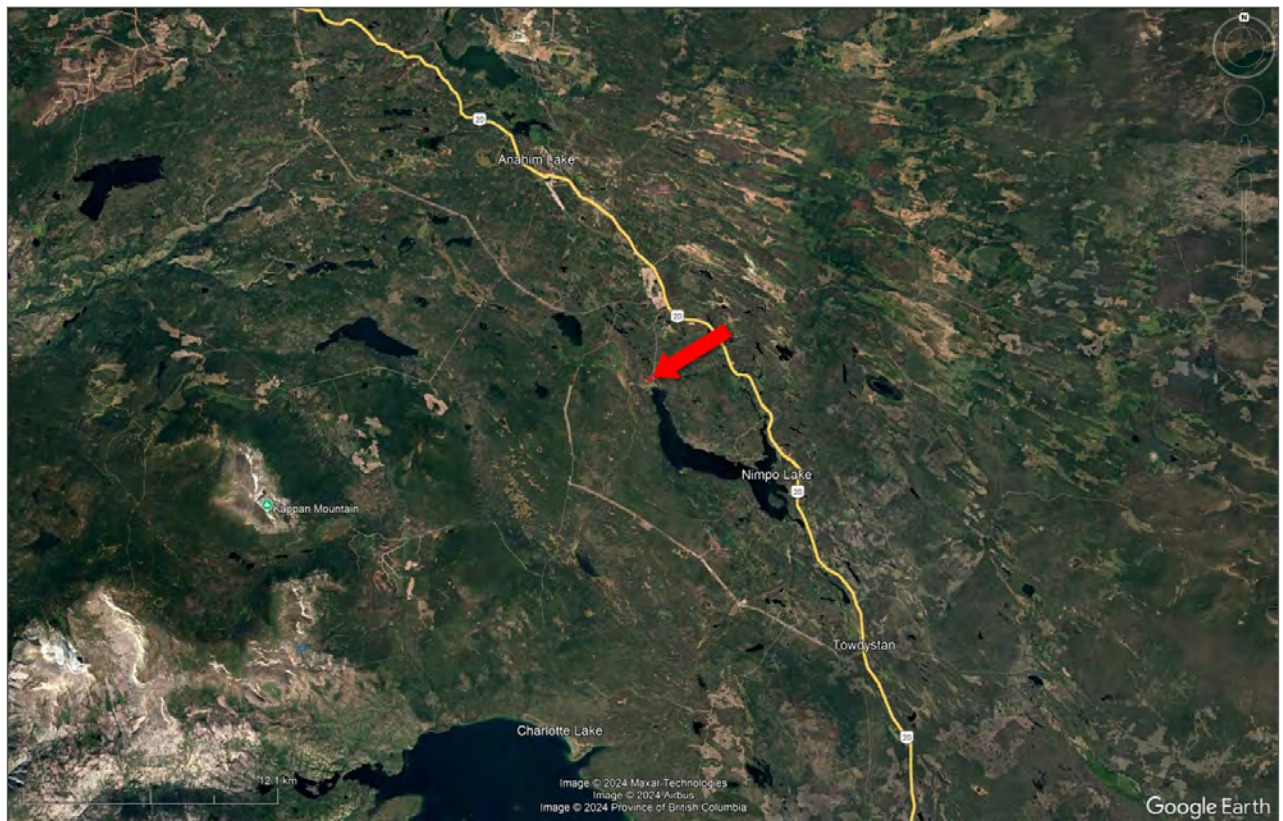
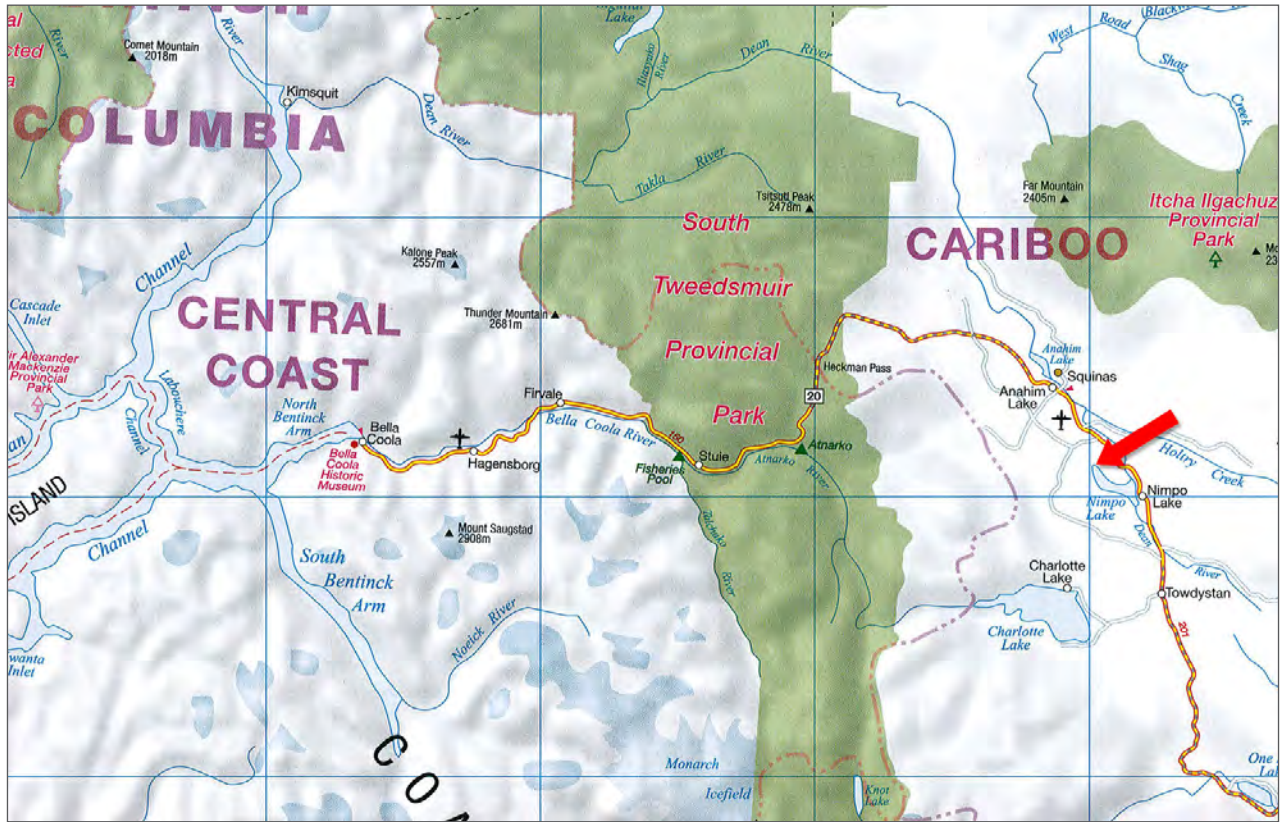




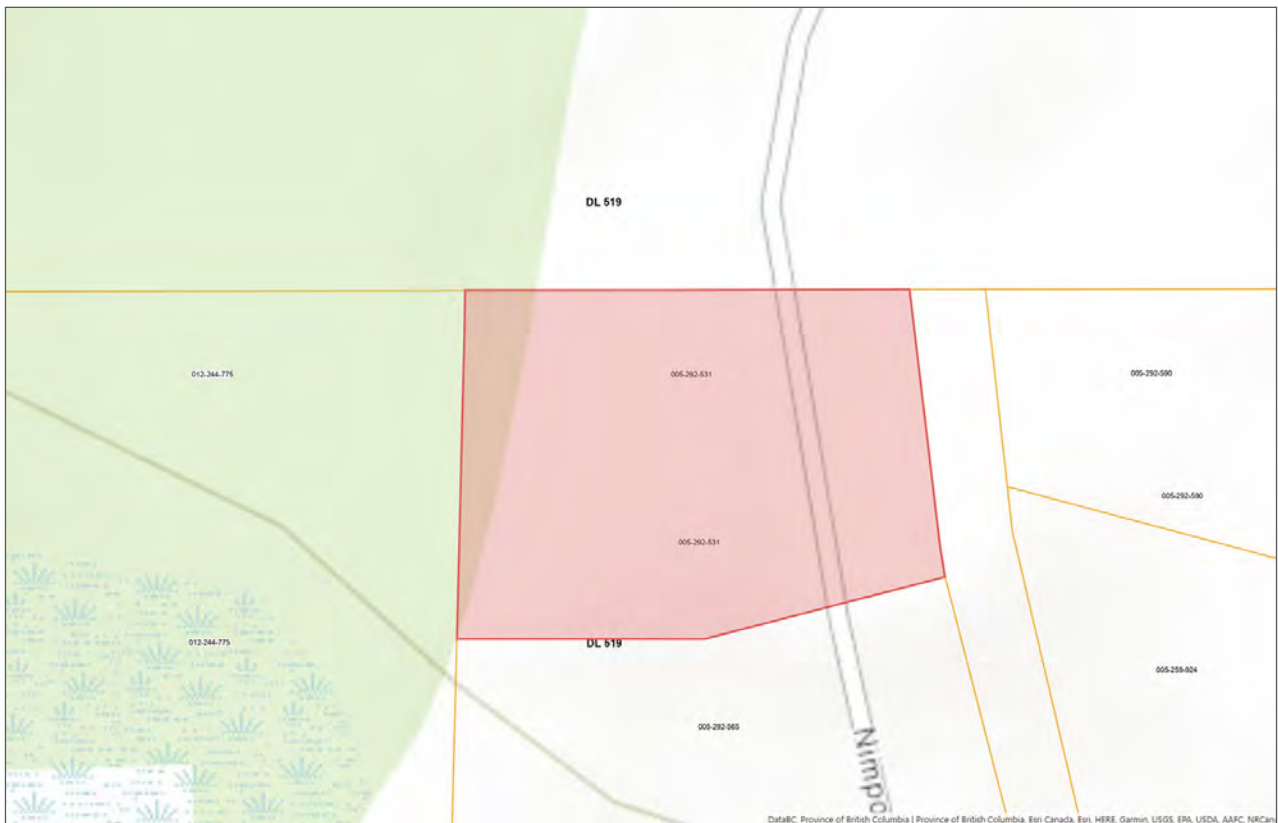
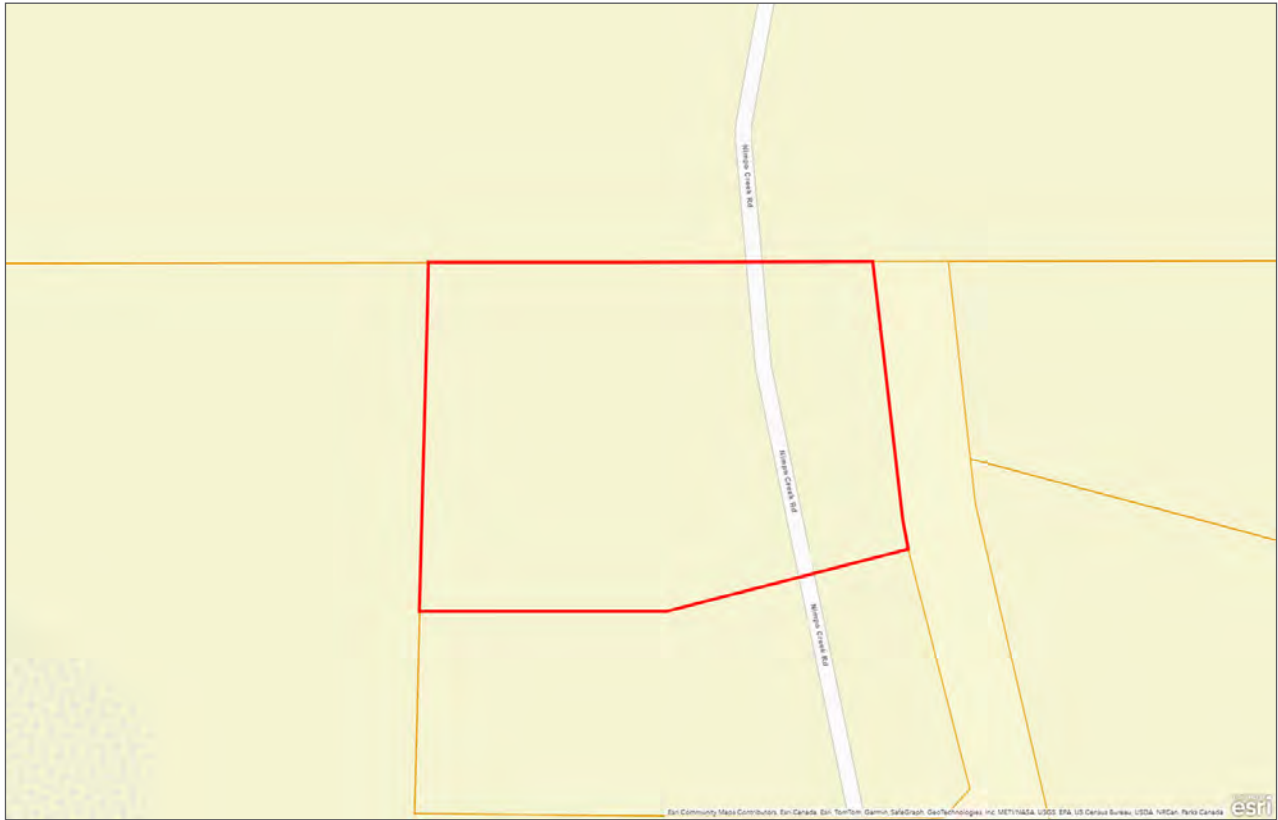
















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