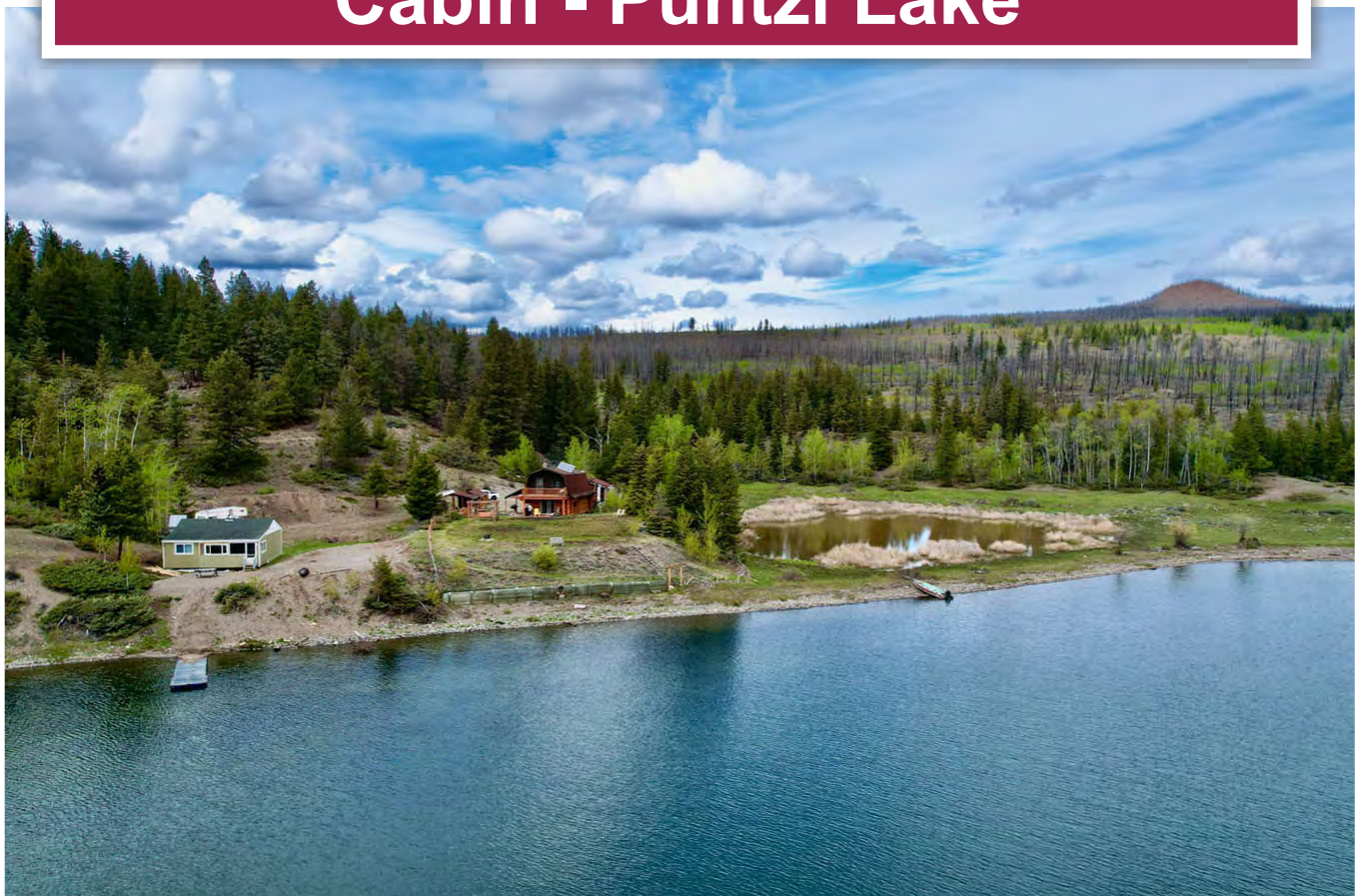




**Affordable, Off-grid, Lakefront
Cabin - Puntzi Lake**



www.landquest.com

Fawn Gunderson
Personal Real Estate Corporation
fawn@landquest.com
(250) 982-2314



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Affordable, Off-grid, Lakefront Cabin

Puntzi Lake

PROPERTY DETAILS

Listing Number:	24117
Price:	\$260,000
Taxes (2023):	\$1,255.87
Zoning:	RL

SIZE

- Acreage - 0.64 of an acre
- Cabin - 1,016 sq. ft.
- Garage - 15'3 x 10'
- Storage shed - 13'4 x 7'

DESCRIPTION

Escape to Puntzi Lake in the Chilcotin with this affordable, move-in ready, cozy log cabin nestled on 0.64 acres of lakefront property.

This 1,016 sq. ft. fully furnished gem offers the perfect blend of comfort and seclusion, ideal for those seeking a peaceful hunting/fishing retreat. The main floor features a charming kitchen, living, and dining area warmed by a freestanding wood stove, ensuring a snug ambiance year-round. The sliding glass doors open onto a covered wrap-around deck, offering breathtaking views of the tranquil lake and creating an ideal space for relaxation and outdoor dining. The main floor also offers a well-equipped laundry/utility room, a comfortable bedroom, and a four-piece bath provide all the conveniences of home.

The cabin's open loft serves as an inviting space for family or friends, adding versatility to this charming abode.

Outside, two outbuildings include a woodshed and 13'4" x 7' storage shed, along with a 15'3" x 10' detached garage, perfect for storing outdoor toys.

With 100 feet of lakefront, you can enjoy excellent fishing and hunting opportunities, or simply soak in the peace and quiet of this secluded haven. The property is equipped with cell service, gravity-fed spring water, a septic system, and solar power, making it a sustainable and self-sufficient off-grid home away from home. Whether you're looking for a weekend getaway or a year-round sanctuary, this lakefront log cabin in move in ready and is the perfect place to unwind and connect with nature.

Items Included:

- Generator
- Rototiller
- Lawn mower
- BBQ
- 19 ft aluminum canoe
- Blue Rhino mosquito exterminator
- Spin washer/dryer and wringer washer
- Patio furniture
- Water transfer pump

For a full list of items included contact Listing Agent.

LOCATION

4300 Puntzi Lake Road - Cariboo/Chilcotin



DIRECTIONS

To reach Puntzi Lake from Williams Lake, turn west onto Highway 20. Follow Highway 20 until you are 64 km (39.7 mi) west of Alexis Creek. Turn north off Highway 20 on Puntzi Lake Road. Follow the road to the end of the Ministry of Transportation and Infrastructure maintained section and then stay right on a private road for 2 km. The property is located on the right at 4300 Puntzi Lake Road.

Puntzi lake also offers a 6,000 ft, paved runway just 10 minutes from the property. You can also access the property by float plane and dock right in front of the house.

AREA DATA

Puntzi Lake is 3 miles wide and 7 miles long with a surface area of 4,215 acres. It is at 3,133 ft above sea level and has a gently sloping bottom from 0 to 140 ft at its deepest point. The lake freezes over by mid-December which provides opportunities for cross-country skiing, snow shoeing, ice fishing, and snowmobiling. The ice is usually off by mid to late April to allow for fishing and water sports.

There are also several fishing resorts and serviced RV campsites located around the lake as well as numerous private homes and recreational properties.

RECREATION

Fabulous Fishing

Puntzi Lake is a consistent producer of 2.5 lbs. (and better) kokanee and rainbow from May through October. Fly fishing meets with good success in the early and late part of the season, while spinning and trolling gear do well all the time.

Awesome Hunting

This property is situated in Cariboo Regional area 5-12, but in close proximity to 5-13, 5-4, and 5-5 that will give the opportunity to hunt a variety of different species such as:

- mule deer
- white-tailed deer
- moose
- black bear
- migratory and upland birds

There is a 100 m rifle range close by if you need to sight in your rifle.

This property is surrounded by endless scenic trails for horse riding, quading or cross-country skiing.

Other recreation and tourist past times include:

- Water skiing
- Hiking
- Wildlife viewing
- Bird watching
- Star gazing
- Canoeing
- Kayaking
- Sailing
- Swimming
- Ice skating

MAP REFERENCE

52°12'44.00"N and 124° 1'56.76"W

SERVICES

This property is entirely off the grid.

The water is sourced from an underground spring in Babor Brook. It is gravity-fed from a dug well, provided by Ducks Unlimited, ensuring a consistent year-round supply to the home. The water licence associated with this property will be transferred with the sale.

Septic consist of a holding tank with a drain field.

Power - solar system with an inverter and batteries for backup.

Internet is supplied by a tower for all of the Puntzi Lake residents.

Heat is provided by a central, free standing wood stove.



Fridge, cookstove and hot water are all propane. The propane tank is leased, filled and maintained by Cariboo Propane and is currently around 70% full.

LEGAL

BLOCK A OF DISTRICT LOT 174 RANGE 3
COAST DISTRICT - PID 017-738-393



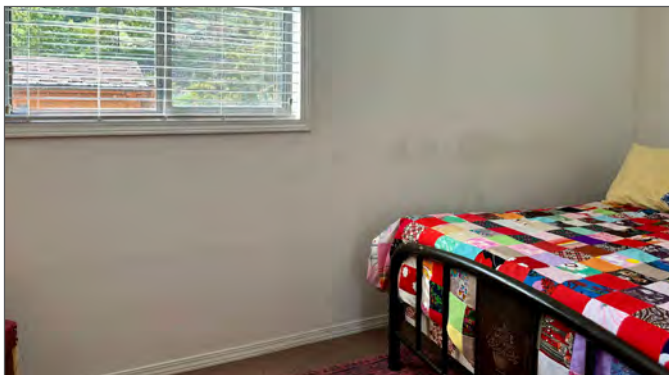






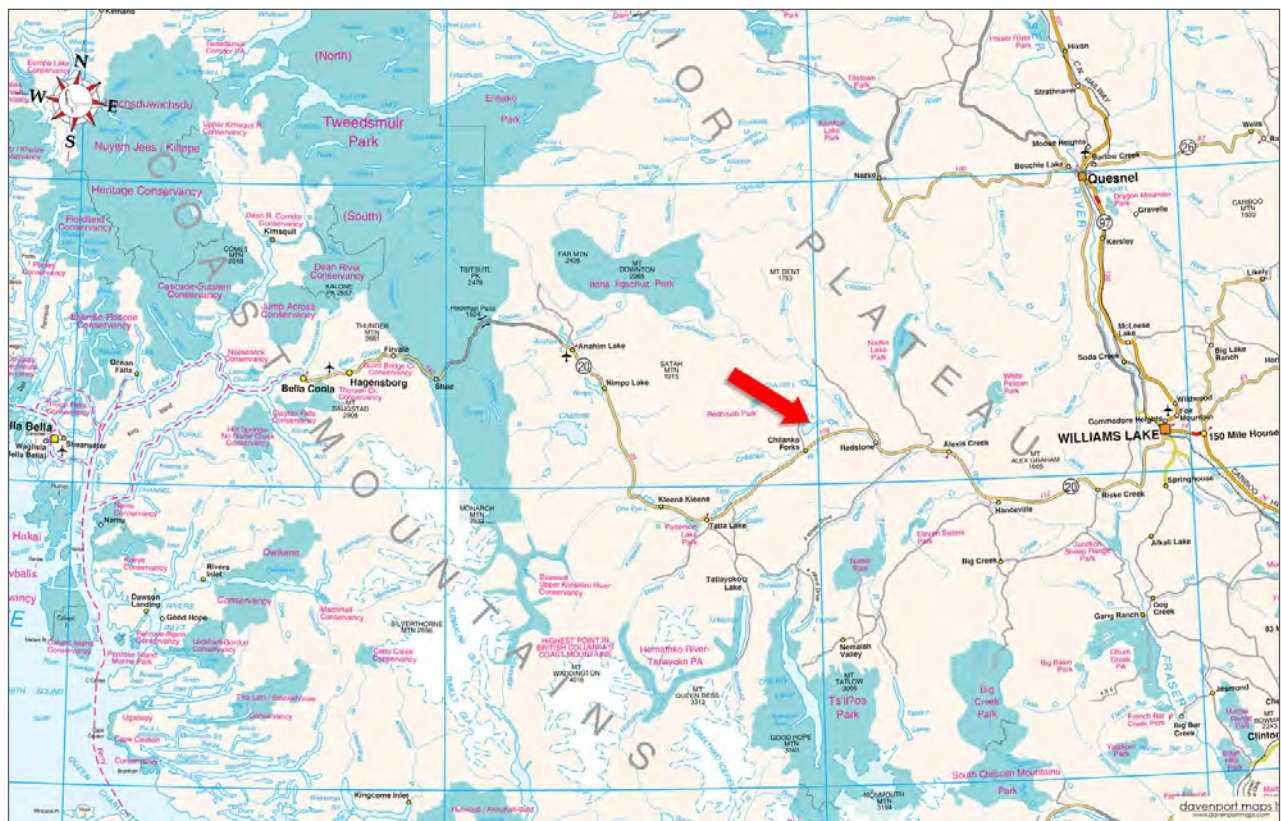


















[illegible]



Marketing British Columbia to the World®



www.landquest.com



Fawn Gunderson

Personal Real Estate Corporation

Representative

fawn@landquest.com

(250) 982-2314

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)