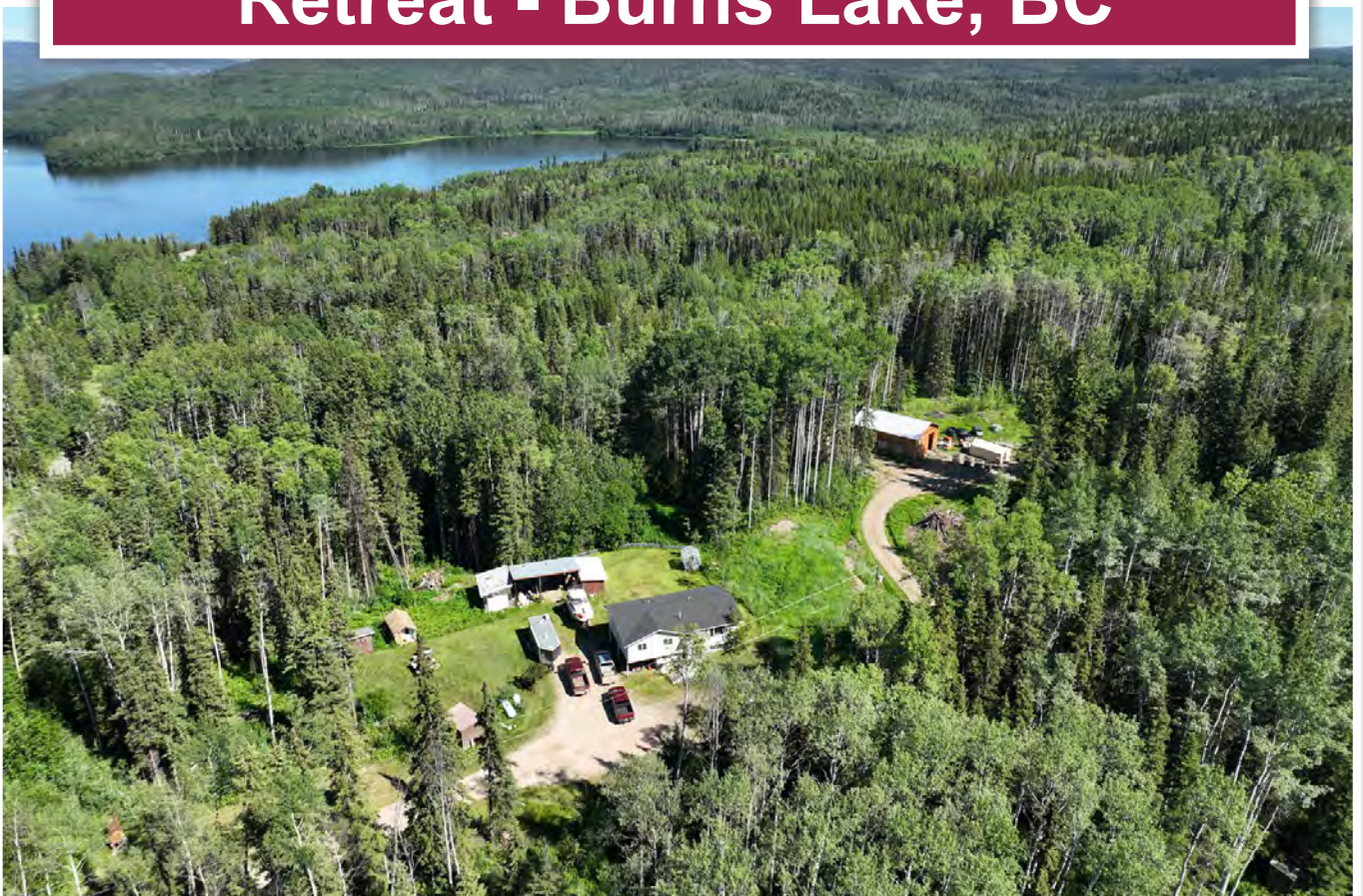




**Affordable Outdoorsman's
Retreat - Burns Lake, BC**



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Affordable Outdoorsman's Retreat

Burns Lake, BC

PROPERTY DETAILS

Listing Number:	24172
Price:	\$475,000
Taxes (2024):	\$2,765.15
Size:	5 acres
Zoning:	H1

DESCRIPTION

Look at what this property offers! Nestled on 5 secluded acres just minutes from downtown, this 4-bedroom, 3-bath home is a haven for outdoor enthusiasts. Only 400 m down Beach Road to the lake. Featuring a spacious 40 x 28 ft insulated shop, chicken coop, and pole barn, plus your personal meat cooler/butcher shop, it's all here. Recent upgrades include a new roof (3 years ago) and a high-efficiency furnace (2 years ago). Call the listing REALTOR® today for more info—this opportunity won't last!

LOCATION

815 Beach Road - Burns Lake, BC

DIRECTIONS

From Vancouver

Take BC-1 E (Trans-Canada Highway) for about 100 km. Merge onto BC-97 N toward Cache Creek/Prince George, passing through towns like Cache Creek, 100 Mile House, Williams Lake, and Quesnel. Continue on BC-97 N to Prince

George, and from there take BC-16 W (Yellowhead Highway) toward Burns Lake. The total distance is approximately 1,100 km and the drive takes around 12-13 hours.

AREA DATA

Burns Lake, located in the northern interior of British Columbia, is a vibrant community known for its beautiful natural surroundings, diverse recreational opportunities, and rich cultural heritage. Situated along Highway 16, approximately halfway between Prince George and Prince Rupert, the area is characterized by a series of lakes, forests, and rolling hills, forming part of the Bulkley Valley and Lakes District. The village itself has a population of around 1,800 people, with a larger population in the surrounding rural areas. Burns Lake, after which the village is named, serves as a focal point for water-based activities like boating, fishing, and swimming. The Burns Lake Mountain Biking Park is renowned as one of the best mountain biking destinations in British Columbia, offering a range of trails for different skill levels. The Spirit Square is a central gathering place in the village, often hosting community events, markets, and cultural performances. The Burns Lake Visitor Centre and Museum provides insights into local history, including exhibits on Indigenous cultures and the early settlers of the area. Nearby, Tweedsmuir Provincial Park offers stunning landscapes, wildlife viewing, and outdoor activities such as hiking and camping.

The area is home to several First Nations communities, including the Wet'suwet'en, Carrier, and Lake Babine Nations, which contribute to the rich cultural diversity and heritage of the



region. Agriculture and forestry have historically been the backbone of the local economy, with ongoing efforts to balance economic development with environmental sustainability. Burns Lake has a vibrant arts scene, with local galleries, artisan shops, and annual events like the Lakes District Arts Council's performances. The area offers excellent opportunities for hiking, fishing, snowmobiling, and cross-country skiing, catering to outdoor enthusiasts year-round. The village also has educational institutions ranging from primary to secondary schools, as well as healthcare facilities serving the community and surrounding areas. Burns Lake combines natural beauty with a strong sense of community, making it an attractive destination for residents and visitors.

RECREATION

Throughout the year, the vibrant arts and culture scene in Burns Lake provides additional recreational opportunities. Local galleries, artisan shops, and community events, such as performances by the Lakes District Arts Council, offer cultural enrichment and entertainment. The Spirit Square in the village

center frequently hosts community gatherings, markets, and cultural performances, fostering a strong sense of community and connection among residents and visitors.

Burns Lake's natural beauty and diverse recreational offerings ensure that there is always something to enjoy, regardless of the season. Whether you're an outdoor enthusiast or someone who appreciates arts and culture, Burns Lake provides a welcoming and engaging environment year-round.

During the warmer months, Burns Lake becomes a hub for water-based activities. The namesake Burns Lake, along with other nearby lakes, provides excellent opportunities for boating, fishing, kayaking, and swimming. The region is renowned for its fishing, particularly for rainbow trout and char. Hiking enthusiasts can explore the extensive network of trails that wind through forests, meadows, and along the shores of crystal-clear lakes. Tweedsmuir Provincial Park, located nearby, offers stunning landscapes, wildlife viewing, and numerous trails for hiking and camping. For

mountain biking, the Burns Lake Mountain Biking Park is a top destination, featuring a variety of trails that cater to different skill levels and provide breathtaking views of the surrounding area.

Marked by vibrant foliage in the fall makes it a perfect time for hiking, photography, and wildlife viewing. The forests transform into a tapestry of colors, providing a stunning backdrop for outdoor activities. Fishing remains popular as fish are more active during the cooler weather, and the serene lakes offer a peaceful retreat for anglers.

During the winter months, the area is ideal for cross-country skiing, with numerous groomed trails that wind through the tranquil forests and open landscapes. Snowmobiling is another popular activity, with extensive trails offering thrilling rides through snowy terrain. Ice fishing on the frozen lakes provides a unique winter experience, while snowshoeing allows for quiet exploration of the snow-covered wilderness.

HISTORY

Burns Lake has a history deeply rooted in Indigenous culture and early European settlement. The area was originally inhabited by the Wet'suwet'en First Nation, who utilized the rich natural resources for fishing, hunting, and gathering. European settlers began arriving in the early 20th century, attracted by the prospects of agriculture, ranching, and logging. The construction of the Grand Trunk Pacific Railway in 1914 significantly boosted the area's development, providing better access and transportation links.

With the railway's completion, Burns Lake evolved from a small settlement into a more structured community. The village was officially incorporated in 1923 and became a hub for the forestry and agriculture industries. Over the years, it has grown and diversified, maintaining its economic roots while also developing a strong tourism sector focused on

outdoor recreation and cultural heritage. Today, Burns Lake is known for its vibrant community life, natural beauty, and the rich cultural contributions of the Indigenous peoples and early settlers.

MAP REFERENCE

54°11'54.24"N and 125°45'2.51"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Well water
- Septic system
- Propane gas
- Telephone
- Internet

IMPROVEMENTS

- 2,090 sq. ft. 4-bedroom, 3-bath home
- 40 x 28 ft insulated shop
- Chicken coop
- Pole barn
- Personal meat cooler/butcher shop

LEGAL

LOT 1 DISTRICT LOT 1891 RANGE 5 COAST
DISTRICT PLAN 10528 - PID 005-248-302

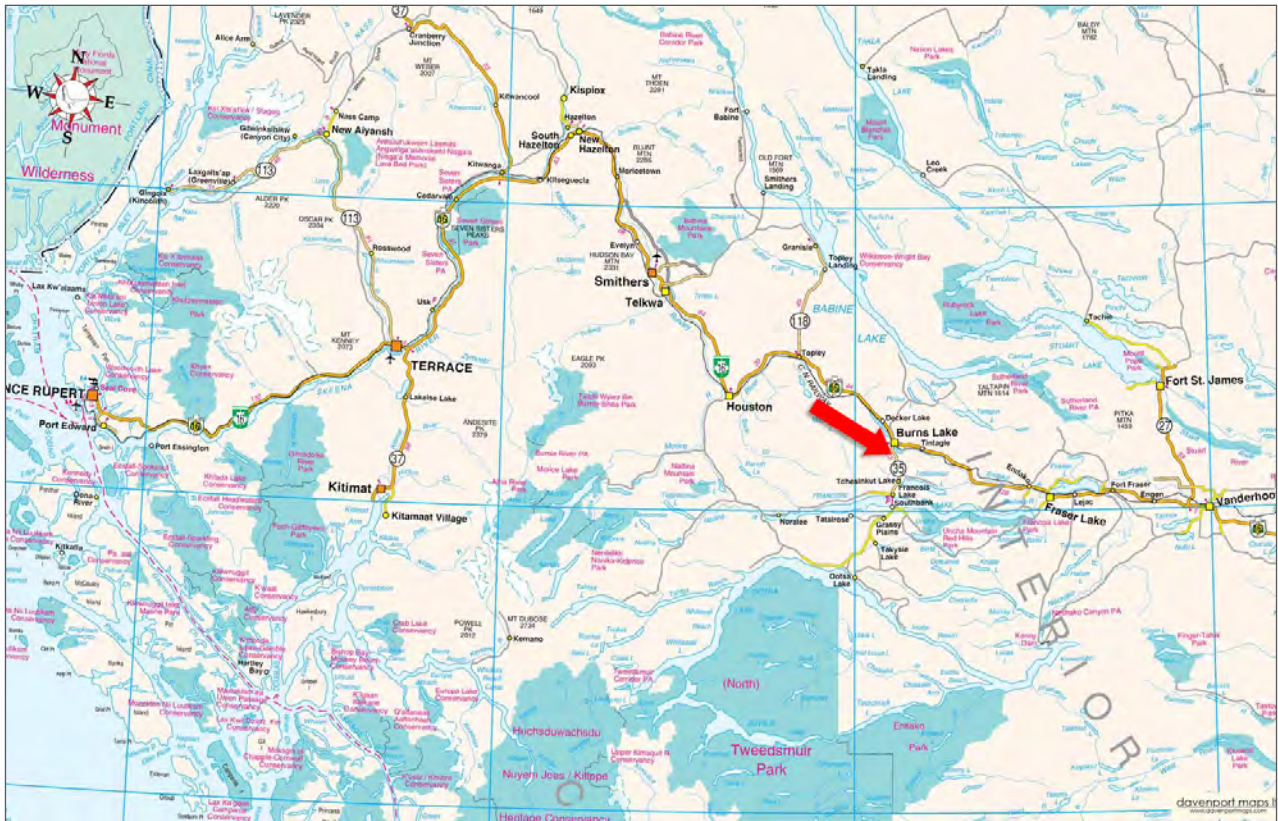


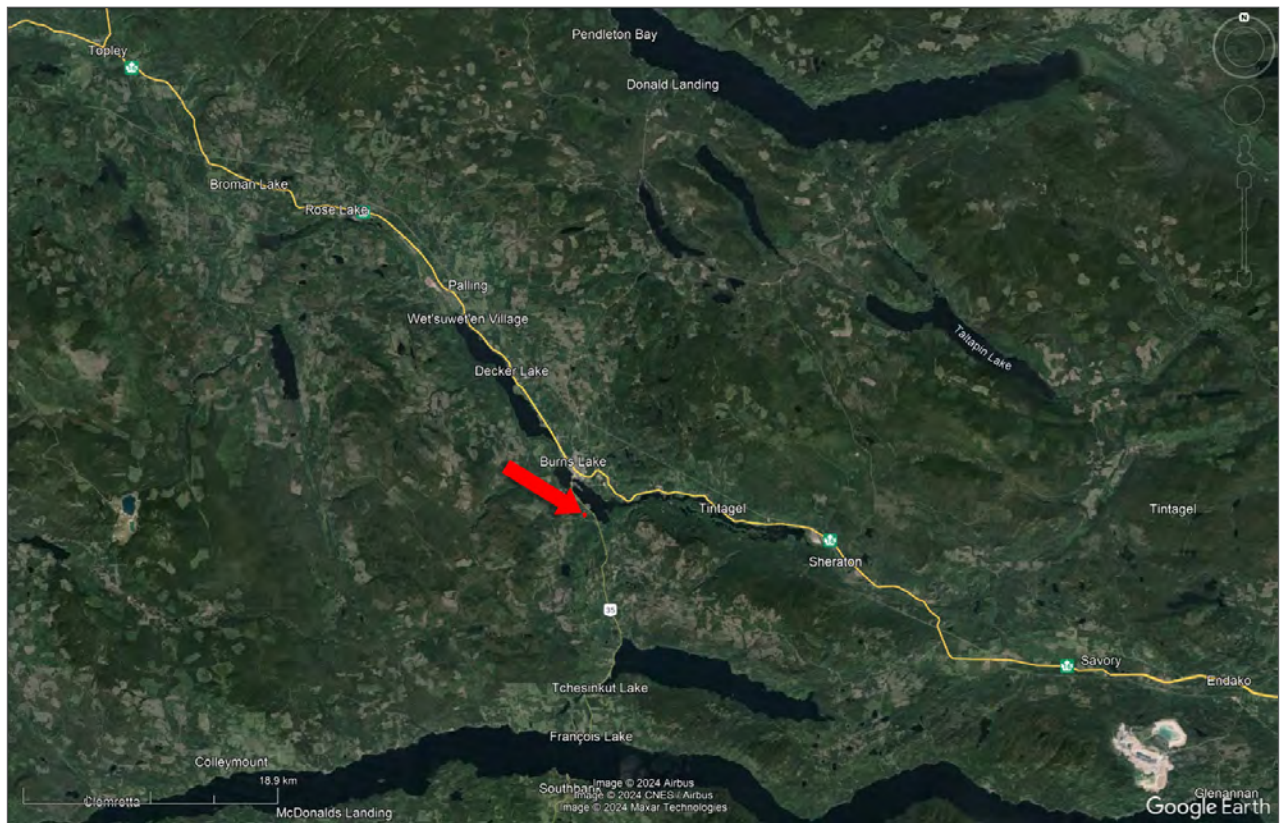
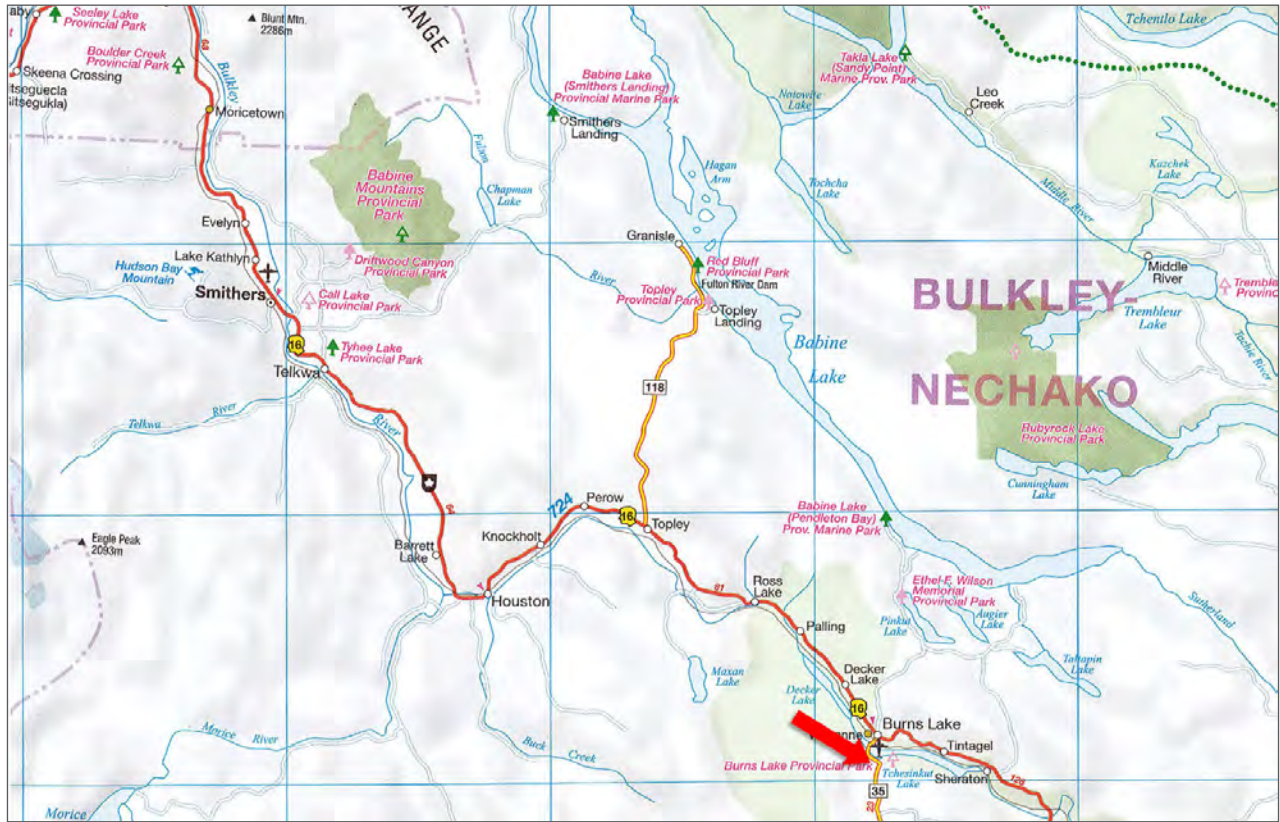


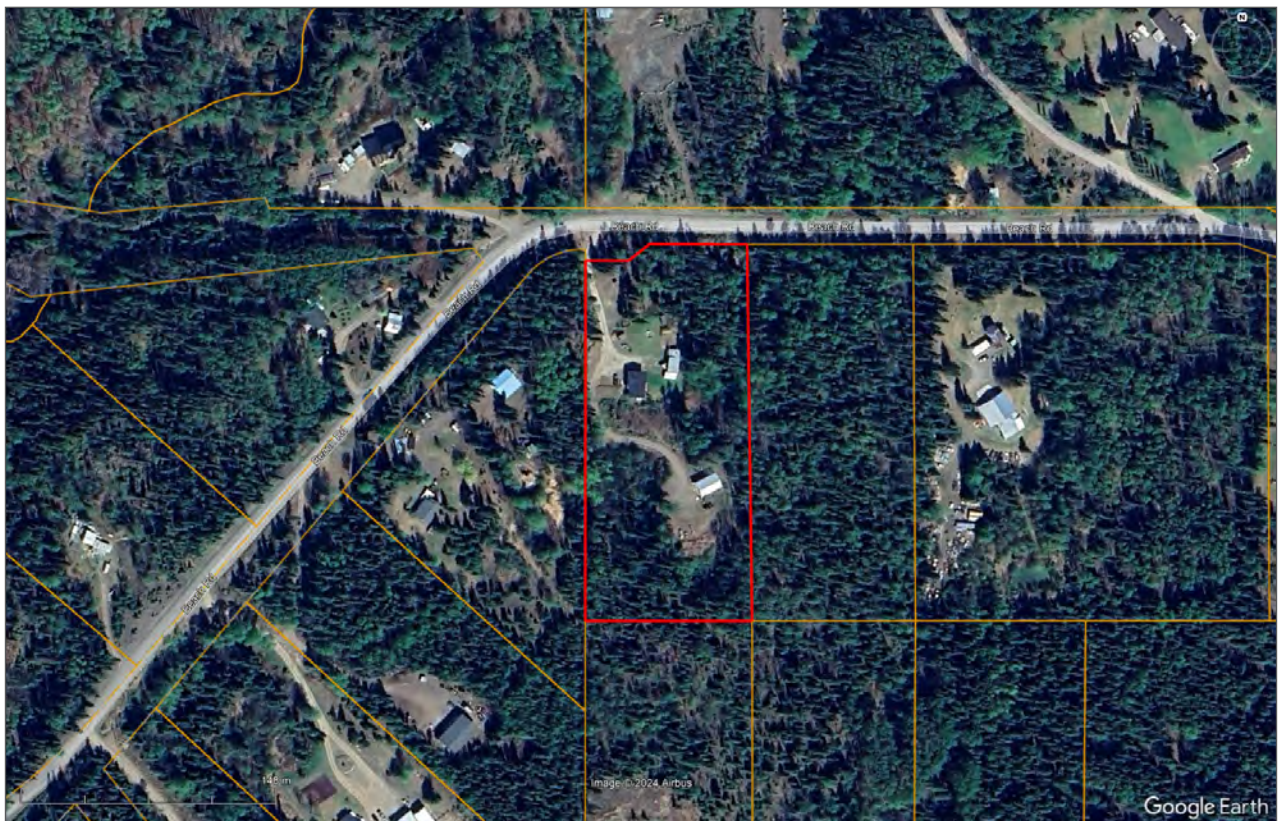
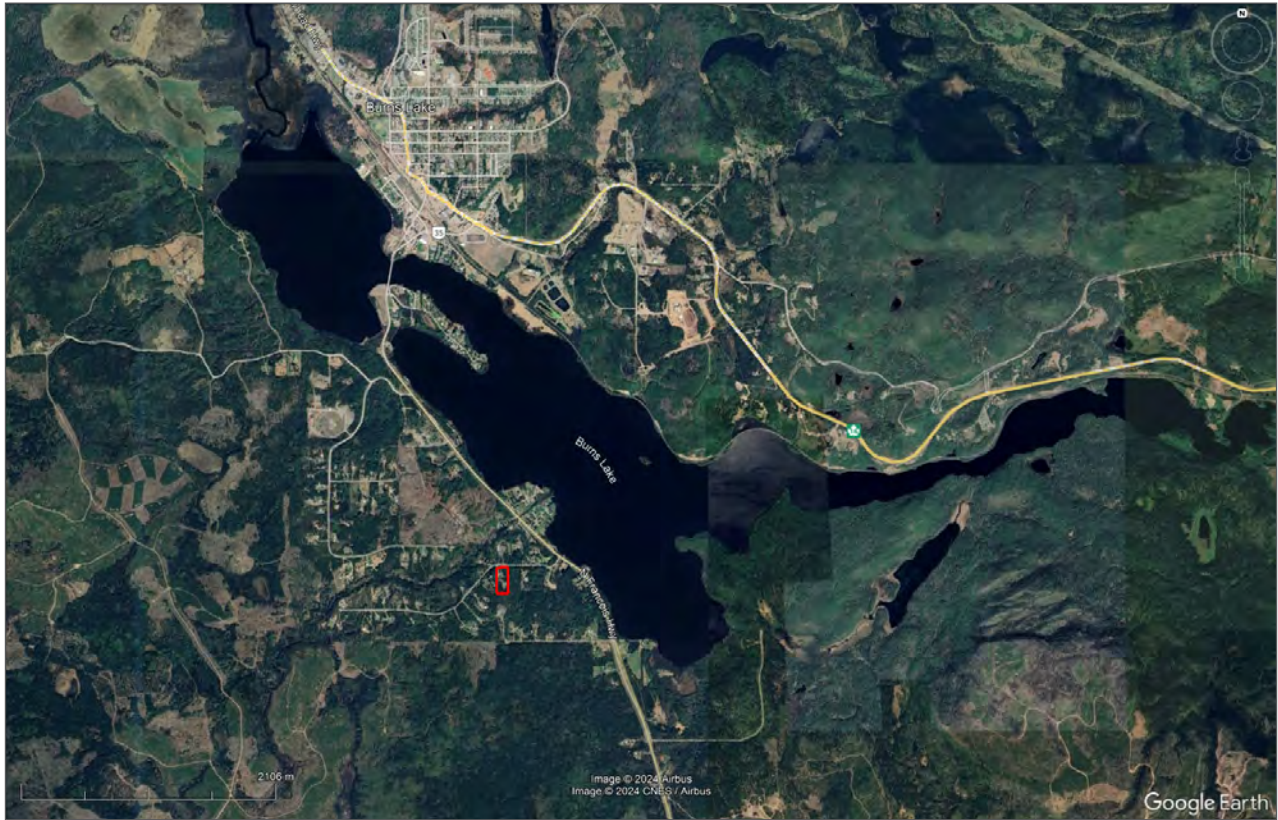


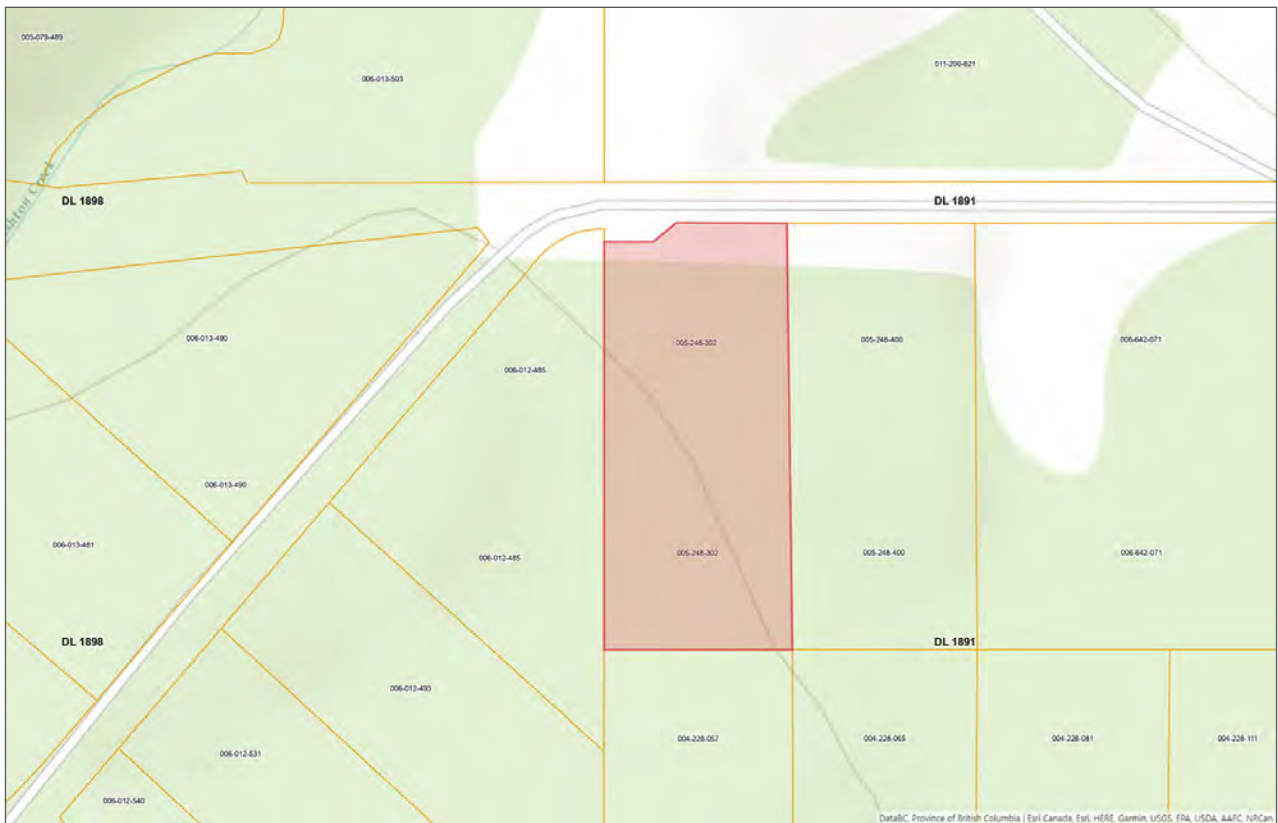
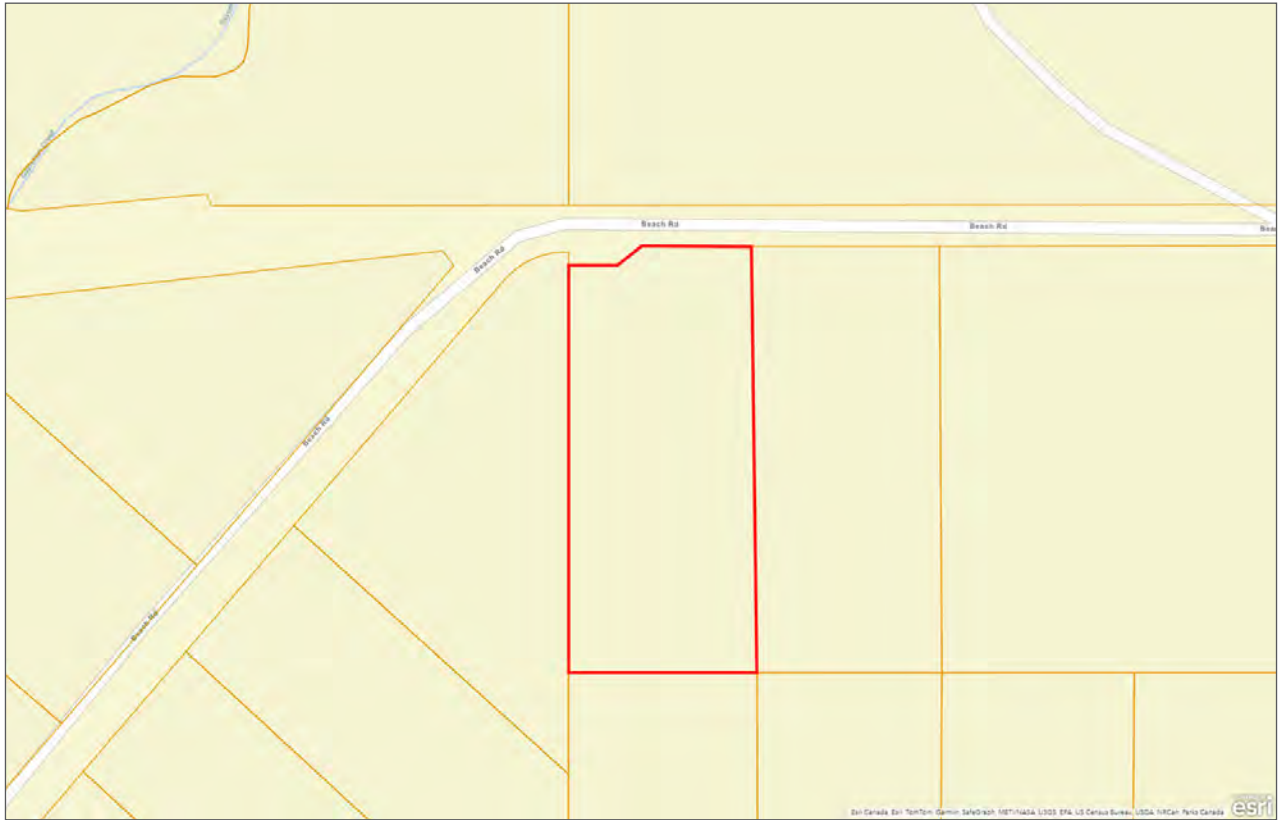














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