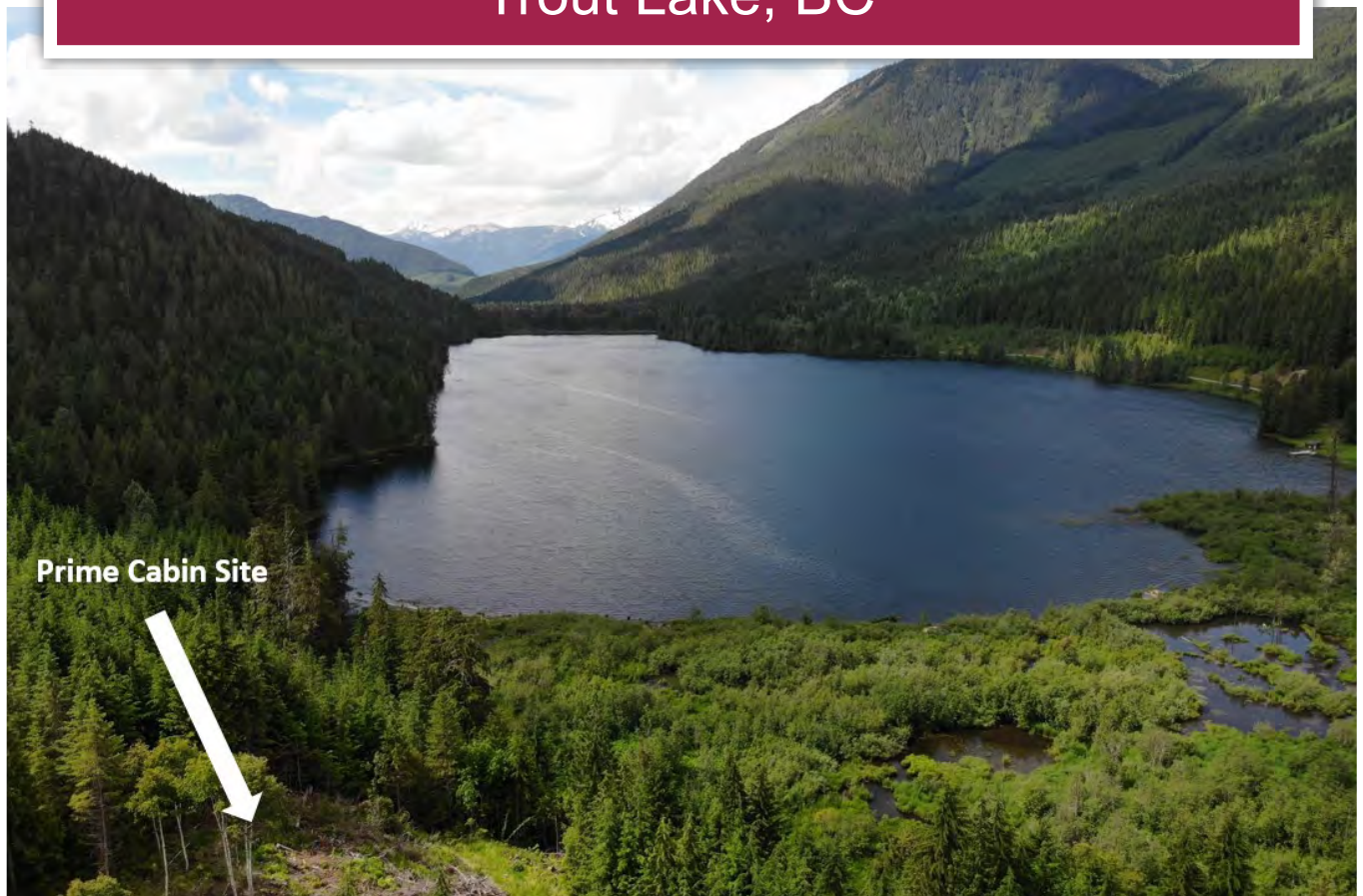




Backcountry Lakefront Acreage
Trout Lake, BC



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Backcountry Lakefront Acreage

Trout Lake, BC

PROPERTY DETAILS

Listing Number:	24226
Price:	\$250,000
Taxes (2024):	\$750
Size:	57.5 acres

DESCRIPTION

A scenic backcountry recreational acreage fronting on Staubert Lake near the rural community of Trout Lake BC in the Selkirk Mountains.

Of the 57.5 acres there are approx. 8+ acres of dry useable land and the rest is creek and ecologically rich wetland. The 8 acres is mostly forested with a cleared building site overlooking the lake with amazing views. Access to the lake is via a small section Crown land (approx. 400 ft) or across some wetland—see maps. This property borders on Crown land with established access into the backcountry and a rich wildlife flow. Access to the land is over a registered easement/Crown land for approx. 1.5 km. This site is off-grid and the ideal camp/cabin location. There is only one other property on the lake.

The majority of the land consists of wetland created from the mountain side creek reaching the valley bottom before running into the lake. Moose, caribou, deer, bears, cats frequent the land.

The area is well known for year-round recreation with deep snowpacks in the winter, amazing sledding and backcountry skiing, fishing, nature walks and wide-open boating and fishing on Trout

Lake a couple kilometres away—where one can set up seasonal moorage at the community wharf and massive trees and relatively pristine landscapes.

GST is applicable on the price.

LOCATION

Highway 31

Travel Distances

- Nakusp: 55 minutes
- Revelstoke: 1 hour 25 minutes (includes ferry; runs year-round, no cost)
- Kaslo: 1 hour 45 minutes
- Nelson: 2 hours 45 minutes
- Kamloops: 4 hours
- Kelowna: 4 hours (includes ferry; runs year-round, no cost)

AREA

Trout Lake

The town of Trout Lake is home to some 40 permanent residents who enjoy the peaceful life in a small remote community surrounded by nature's wonders. In addition to these 40 residents there are many recreational dwellings and cabins in the town and along the lake, owned by people who have already discovered this remarkable area and visit for its year-round recreation. The town, although unincorporated, has paved streets, town water system and many amenities. There is a general store/gas station serving basic groceries and booze. A cat ski operation has a lodge and now caters to day skiers coming from Revelstoke Mountain Resort. A couple homes do a bed and breakfast/rental, but for the most part it is very quiet.

HISTORY

Trout Lake is an old silver mining town that dates to 1890, and was part of a massive boom in silver, gold, lead and zinc mining. Trout Lake City's heyday ran from around 1897 to 1907, when the population exceeded 1,000. The town site was full of silver prospectors, and just as importantly, all the businesses to serve them. The budding city quickly obtained numerous stores and hotels, a hospital, a school, churches, and a skating rink. Sitting at the head of Trout Lake it was also expected to be a major transportation hub.

BOUNDARIES

Please see mapping section and pictures, all boundaries are approximate.

MAP REFERENCE

50°40'29.09"N and 117°38'2.75"W

SERVICES

Building site is off-grid

IMPROVEMENTS

Bare land.

ZONING

RH - Rural Holding (Columbia Shuswap Regional District)

Principal Uses

- Single family
- Agriculture
- Backcountry recreation
- Resource extraction
- Forestry
- Horticulture
- Small scale sawmill
- Stand alone camp site
- Timber harvesting



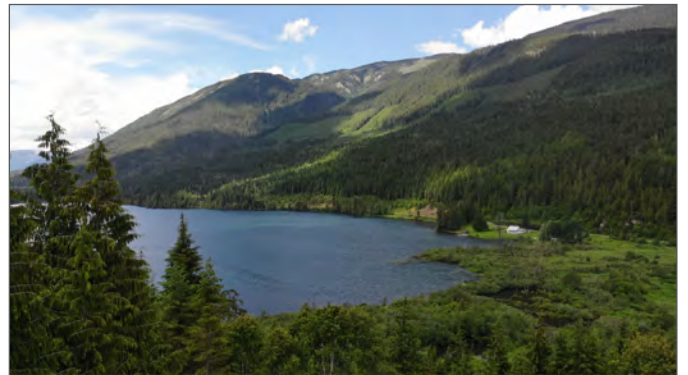
Accessory Uses

- B&B
- Kennel
- Guest ranch
- Residential campsite
- Secondary dwelling

LEGAL

District Lot 5693, Kootenay Land District, Except Plan 18675 NEP20682 NEP63729

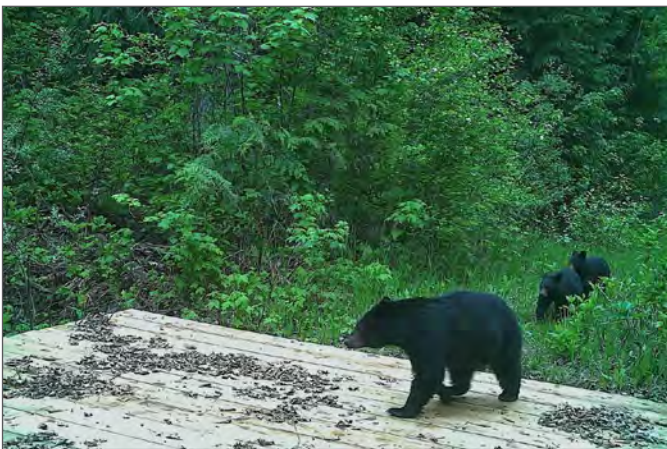
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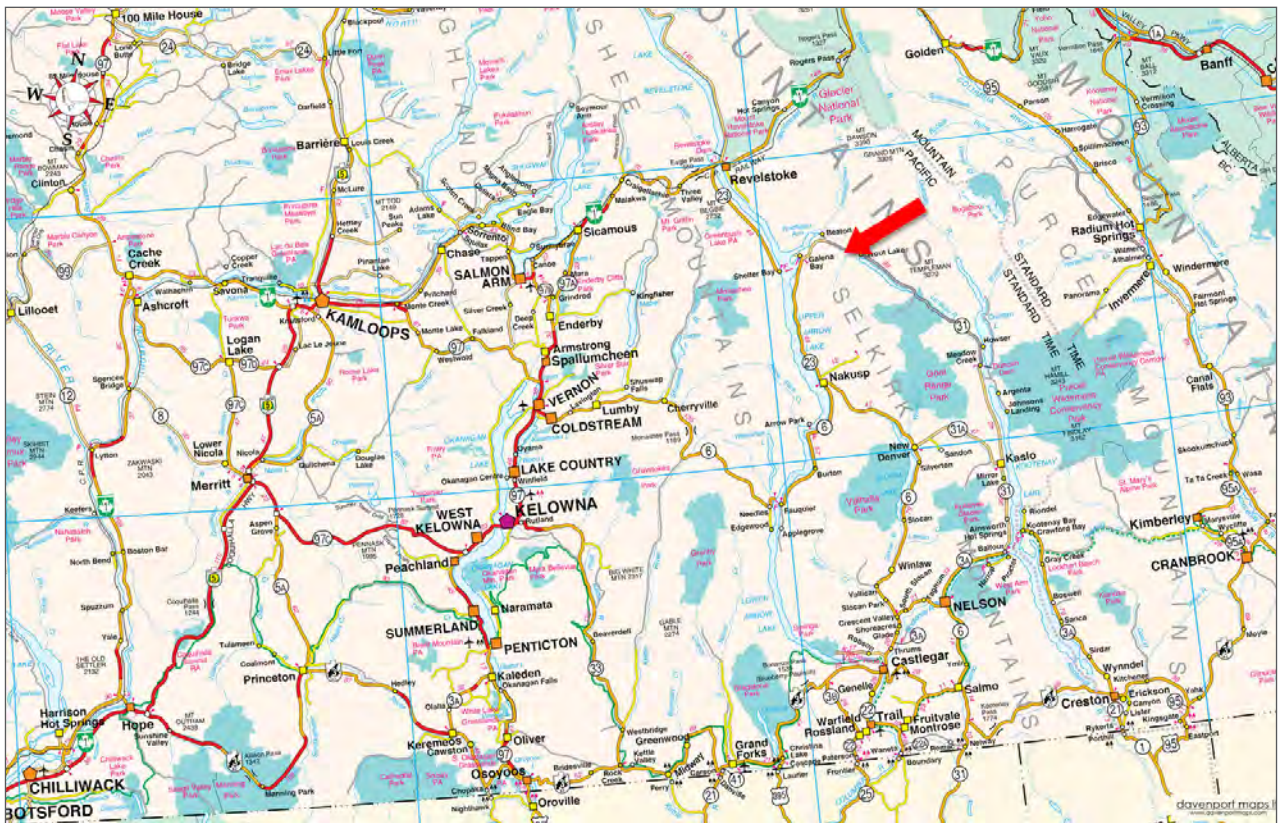


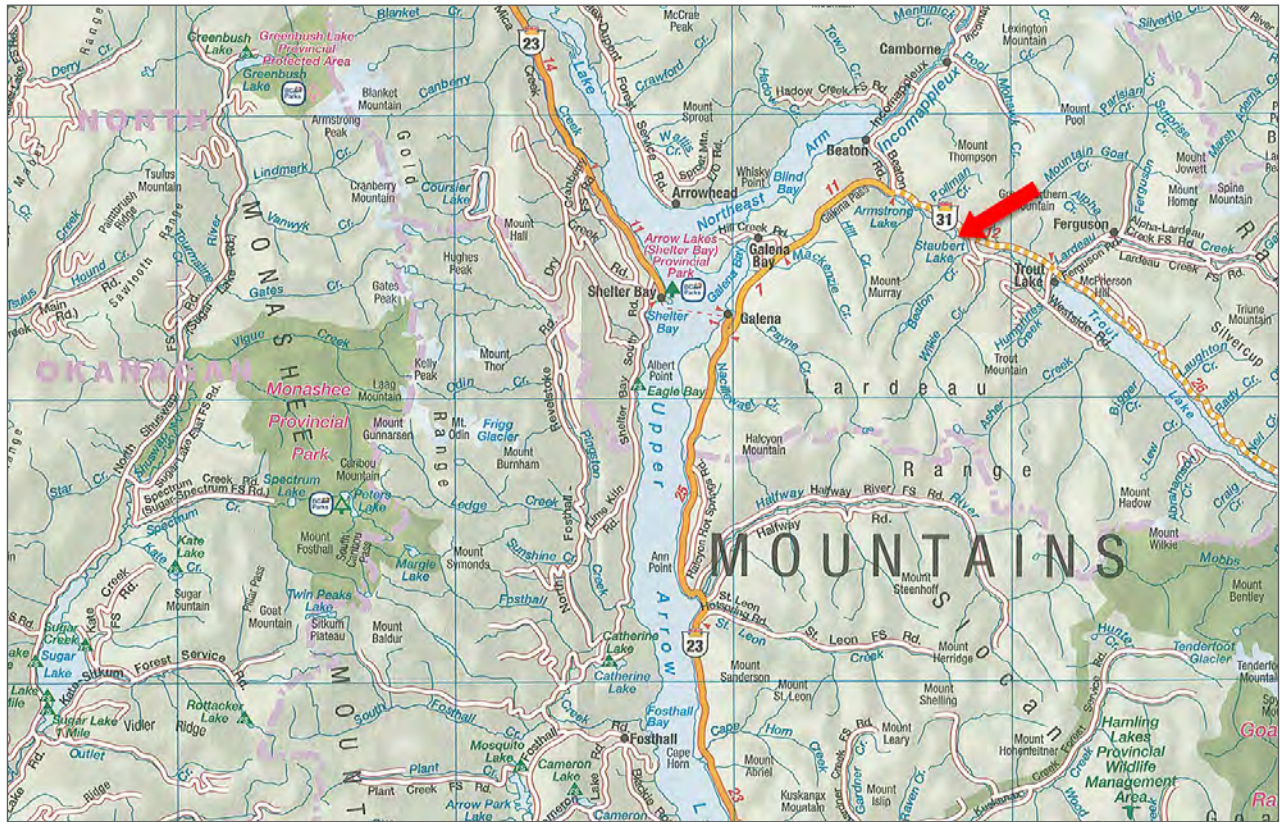




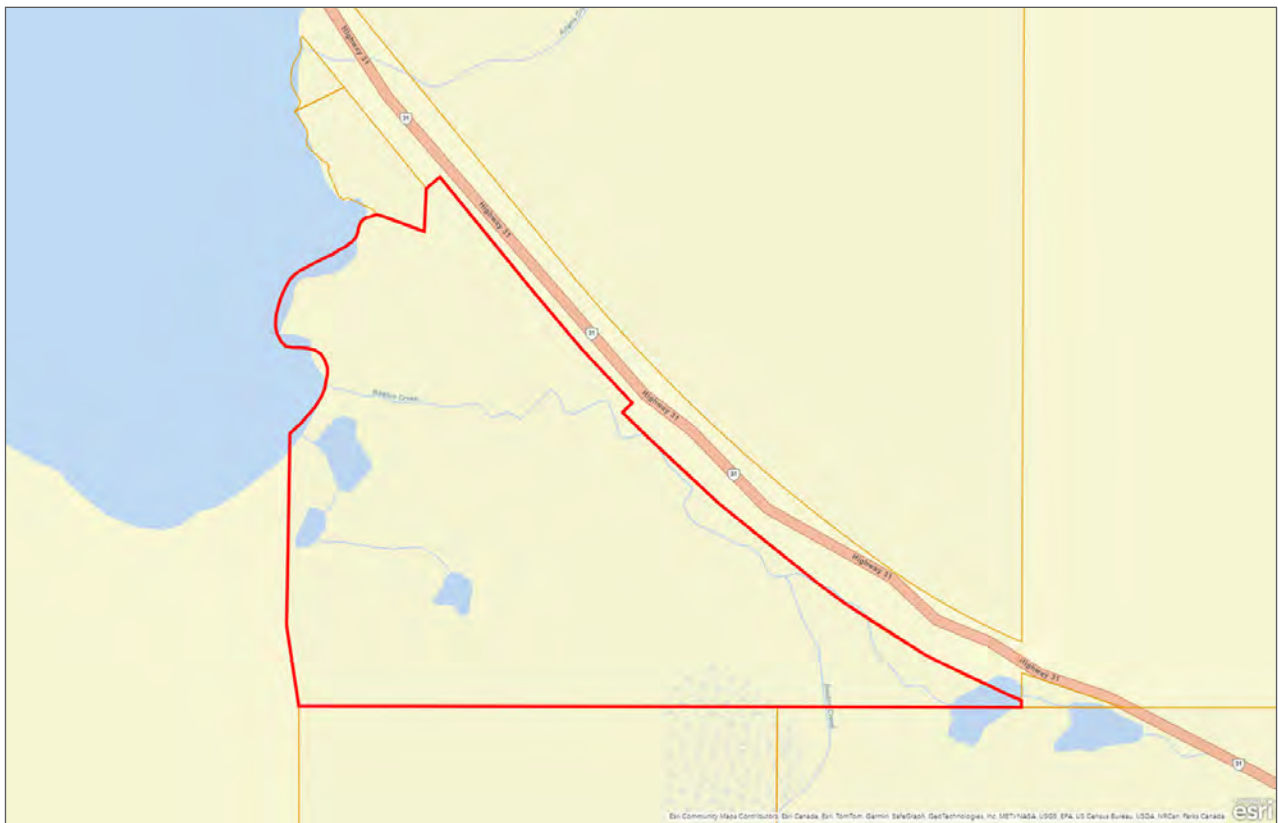
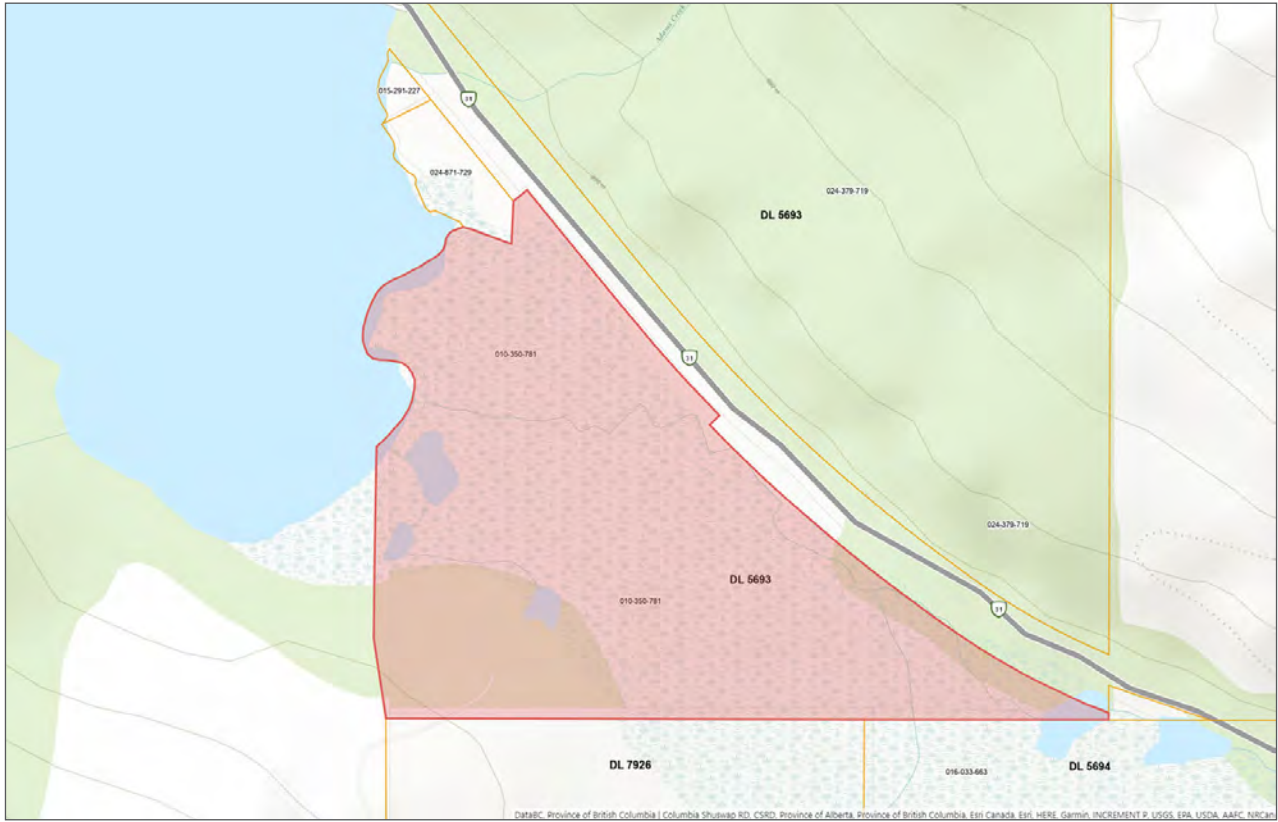














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