



Beautiful Lakefront Home
Ness Lake - Prince George, BC



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PROPERTY DETAILS

Listing Number:	25001
Price:	\$1,099,000
Taxes (2024):	\$3,929.30
Size:	0.37 of an acre
Zoning:	R3

DESCRIPTION

Perfectly appointed on the shores of Ness Lake, just 25 minutes from Prince George, this stunning 2018-built lakefront home sits on a beautifully landscaped 0.37-acre lot. The property boasts easy road access and features a detached 2-car garage/shop, providing convenience and ample storage. Designed for modern lakefront living, the home showcases a large open-concept kitchen with an island, stainless steel appliances and a gas range, the large living room boasts vaulted ceilings and expansive windows framing the breathtaking lake views, while a cozy gas fireplace adds warmth and charm to the space.

The main floor offers a well-appointed primary bedroom with an en suite bathroom, a walk-in closet, and patio doors leading to a private deck, perfect for morning coffee or quiet evenings. A second bedroom, a full bathroom, and a utility/boot room complete the main level. The lower level is a spacious, unfinished area that can be tailored to your needs as a games room, living area for guests, or even a short-term rental suite. It includes a third bedroom, plumbing for an additional bathroom, a

large mechanical room, and a separate entrance for added flexibility.

Outdoors, the property is designed for enjoyment and relaxation with a tiered landscape leading to a 16' x 16' waterfront deck, a ramp, and a separate dock. A fireplace and gazebo create the perfect setting for entertaining, and the entire home is wired for sound, enhancing the lakeside living experience. The 28' x 32' wired and heated shop offers additional space for vehicles and lake toys. Built with energy efficiency in mind, the home features an ICF foundation, high-quality windows, and an on-demand hot water system, making it ideal for year-round living.

LOCATION

28030 Joellen Road - Ness Lake near Prince George, BC

DIRECTIONS

To get to Ness Lake from Prince George, head northwest on Highway 97 (John Hart Highway) from the city centre. After about 10 kilometres, turn left onto Chief Lake Road, which will take you through scenic rural areas. Drive for approximately 15 kilometres, passing through the community of Nukko Lake. After passing Nukko Lake, turn right onto Ness Lake Road and continue for about 7 kilometres. This road will lead you directly to Ness Lake, where you'll find various access points to the lakefront and recreational areas. The drive typically takes around 30-40 minutes, offering beautiful views of the surrounding countryside.



AREA DATA

Prince George, with a population of 74,003, is the largest city in northern British Columbia and is often referred to as the “Northern Capital” of the province. Strategically located at the confluence of the Fraser and Nechako Rivers and the crossroads of Highway 16 and Highway 97, it serves as the primary service and supply hub for the fast-growing northern region. This central positioning enhances its importance as a key player in BC’s economy and culture, offering critical infrastructure and amenities for both residents and businesses.

As the dominant economic center of the region, Prince George hosts a robust public sector, with significant contributions from healthcare and education. The Northern Health Authority, headquartered here, operates with a substantial budget, continuously investing in local healthcare infrastructure. Educational institutions like the University of Northern British Columbia (UNBC) and the College of New Caledonia, along with School District #57, collectively infuse hundreds of millions into the local economy. While the city’s economy historically leaned heavily on the lumber industry, shifts toward mining exploration, potential

petroleum development, and other industries are poised to diversify its economic base, positioning Prince George as a dynamic hub for future growth and opportunity.

Ness Lake is a picturesque area located approximately 30 minutes northwest of Prince George. It features a mix of year-round residences and seasonal cottages, with properties ranging from cozy cabins to larger, modern homes. The area is characterized by its serene natural beauty, offering a peaceful, rural lifestyle while still being conveniently close to the amenities and services of Prince George.

The lake itself spans a significant area, providing a scenic backdrop to the surrounding properties. The region benefits from well-maintained roads and essential services such as electricity and internet connectivity, making it an attractive location for those seeking a balance between tranquil living and accessibility. The local community is tight-knit, with a mix of long-term residents and newcomers, contributing to a welcoming and friendly atmosphere.

RECREATION

Ness Lake and the surrounding Prince George area offer a diverse range of recreational activities, making it a popular destination for outdoor enthusiasts. The lake itself is a hub for water-based activities such as swimming, kayaking, canoeing, and fishing, with anglers often catching rainbow trout and kokanee. During the summer months, the calm waters are perfect for boating and paddleboarding, while the lake's serene beaches provide ideal spots for picnicking and relaxation. The surrounding forests offer scenic trails for hiking and biking. In winter, the area transforms into a snowy playground, with opportunities for ice fishing, snowshoeing, and cross-country skiing. The nearby mountains and parks, such as the Forests for the World and Otway Nordic Ski Centre, offer groomed trails and stunning landscapes for winter sports.

Prince George offers a wide range of recreational facilities catering to diverse interests and activities. Some of the key facilities include:

- **CN Centre:** A multi-purpose arena hosting concerts, sporting events, and trade shows, as well as being the home of the Prince George Cougars hockey team.
- **Aquatic Centre:** Featuring an Olympic-sized swimming pool, diving boards, a leisure pool, water slides, a lazy river, and a fully equipped fitness center.
- **Prince George Golf and Curling Club:** Offering an 18-hole golf course, curling rinks, and a clubhouse for year-round sports enthusiasts.
- **Massey Stadium:** A premier track and field facility with a synthetic turf field, accommodating football, soccer, and various athletic events.
- **Otway Nordic Ski Centre:** Managed by the Caledonia Nordic Ski Club, this facility offers extensive trails for cross-country skiing, snowshoeing, and mountain biking.

- **Charles Jago Northern Sport Centre:** Located at the University of Northern British Columbia, this comprehensive facility includes a field house, gymnasiums, a track, and fitness equipment.
- **Forests for the World:** A large natural park with walking trails, an observation tower, and picnic areas, perfect for outdoor recreation and education.
- **Local Ice Rinks:** Multiple indoor ice rinks throughout the city provide space for hockey, figure skating, and public skating.

These facilities, along with numerous parks, playgrounds, and community centers, make Prince George a vibrant hub for recreation and leisure activities.

MAP REFERENCE

54° 0'58.68"N and 123° 9'27.53"W

INVESTMENT FEATURES

This lakefront house, just 30 minutes from Prince George, presents an excellent investment opportunity with its full basement ready to be finished and rented out as short-term nightly accommodations. Its prime location offers the perfect blend of peaceful lakeside living and easy access to the city's amenities, making it attractive for both personal use and income generation.

SERVICES

- BC Hydro
- Septic tank
- Lake water with filtration system

LEGAL

LOT 2 DISTRICT LOT 2733 CARIBOO DISTRICT
PLAN 8627 - PID 013-179-535

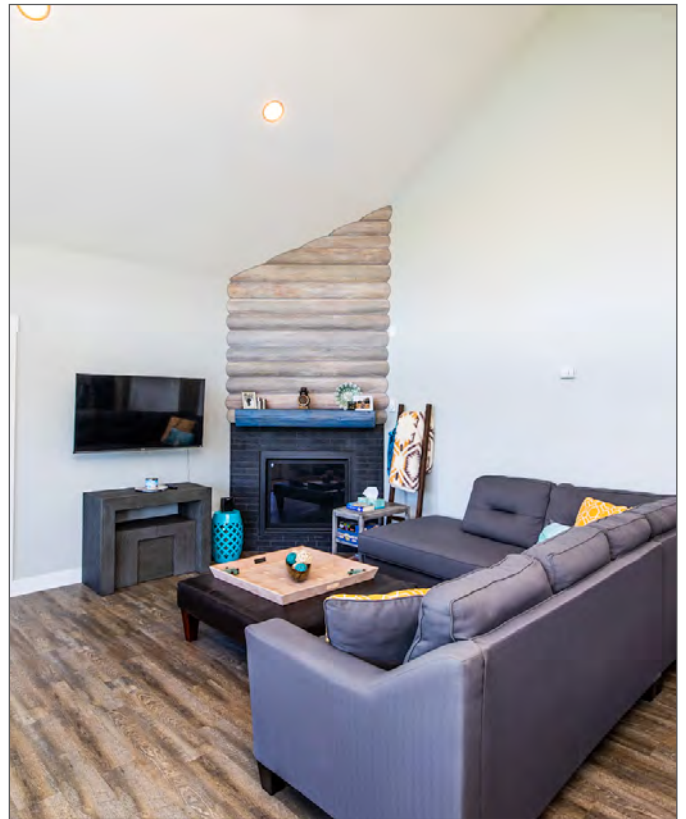






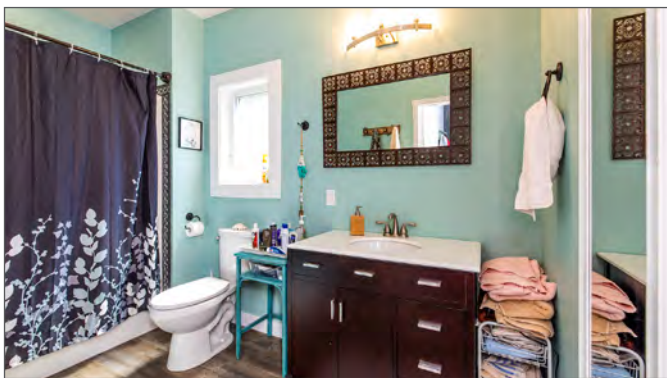
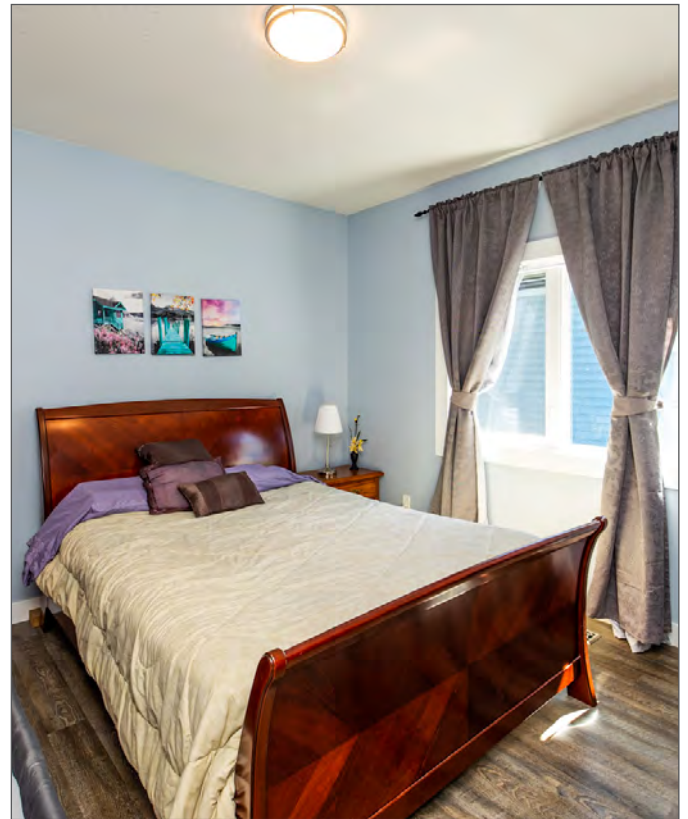


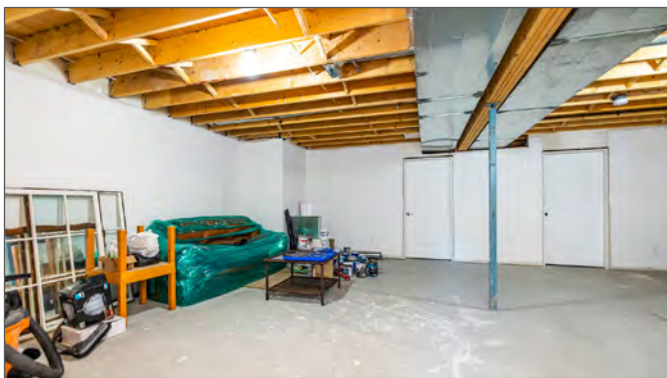


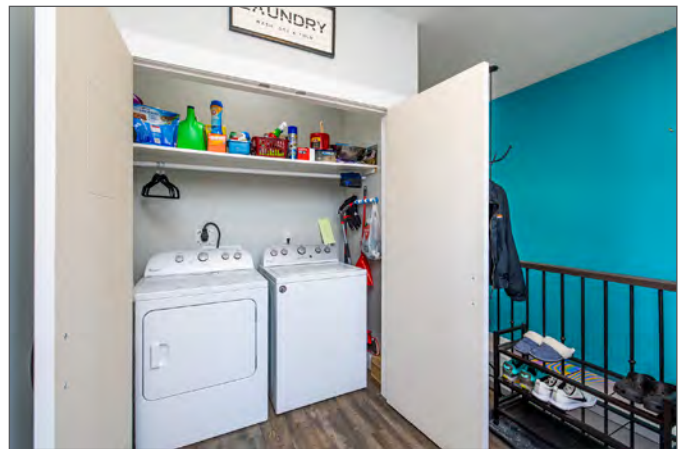
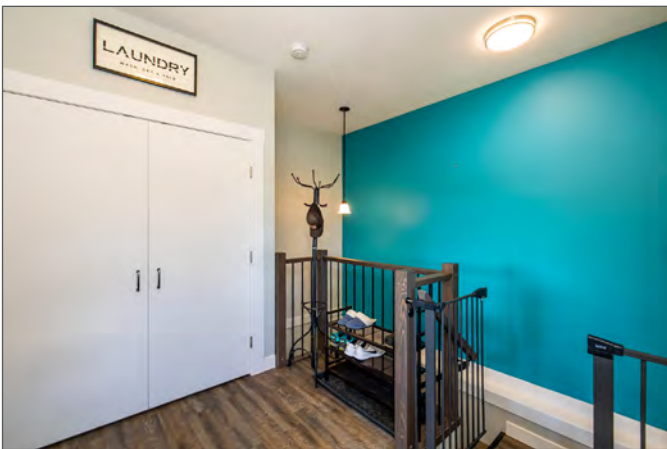


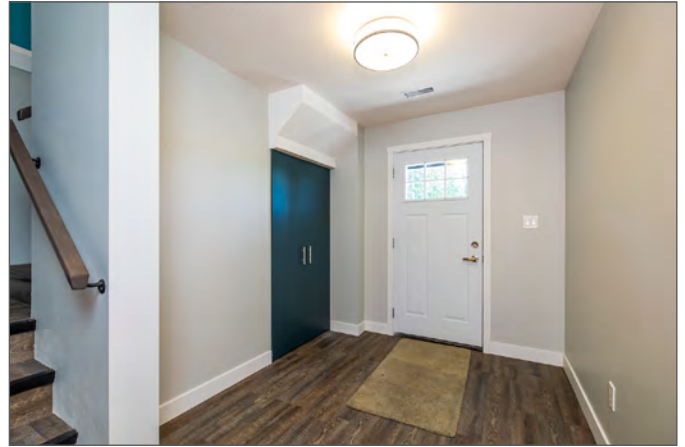




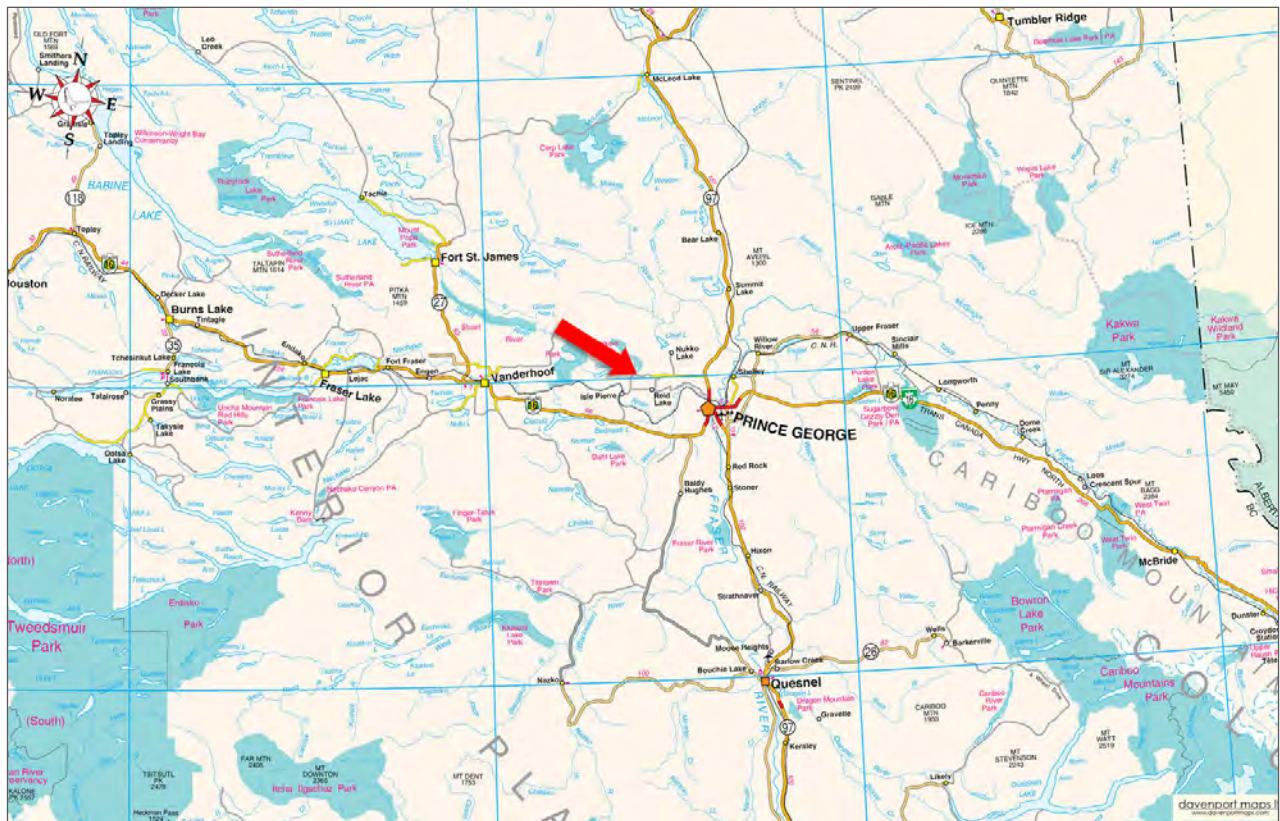
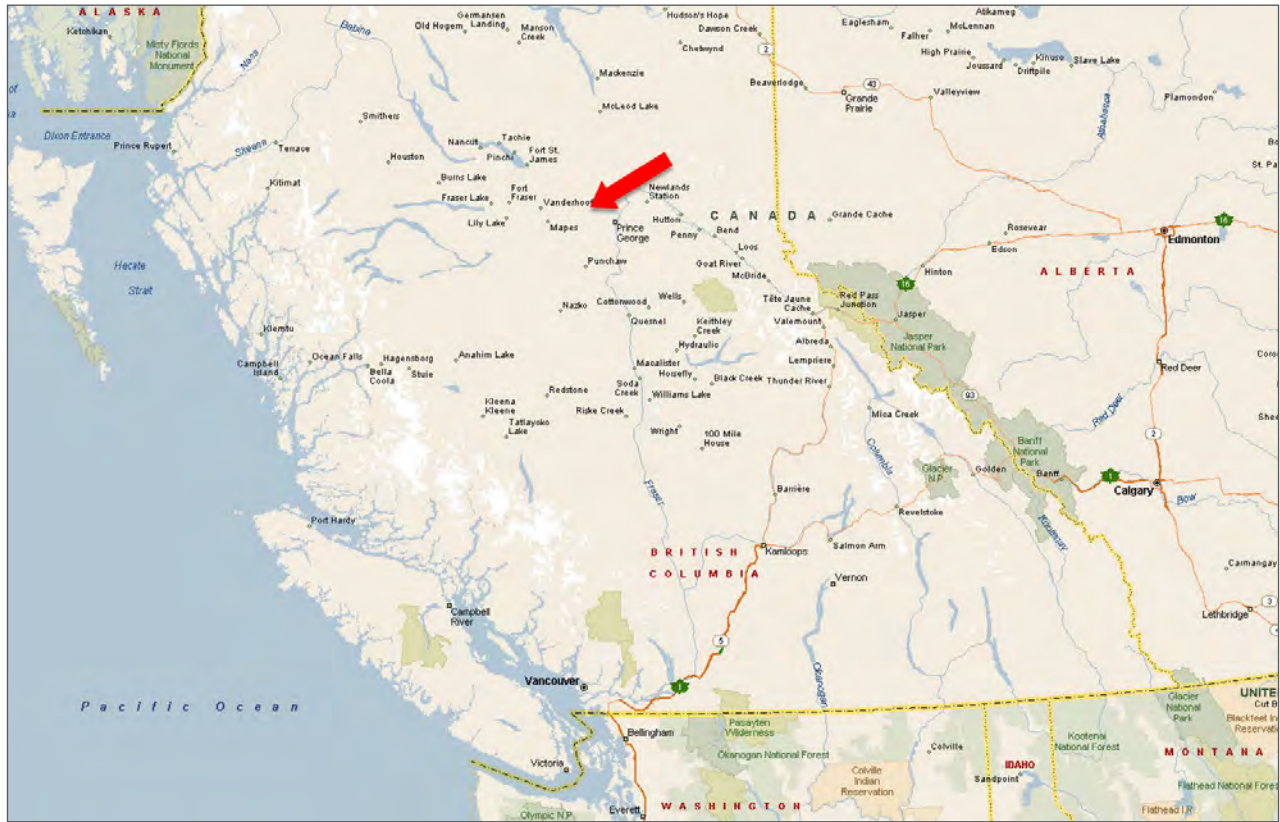


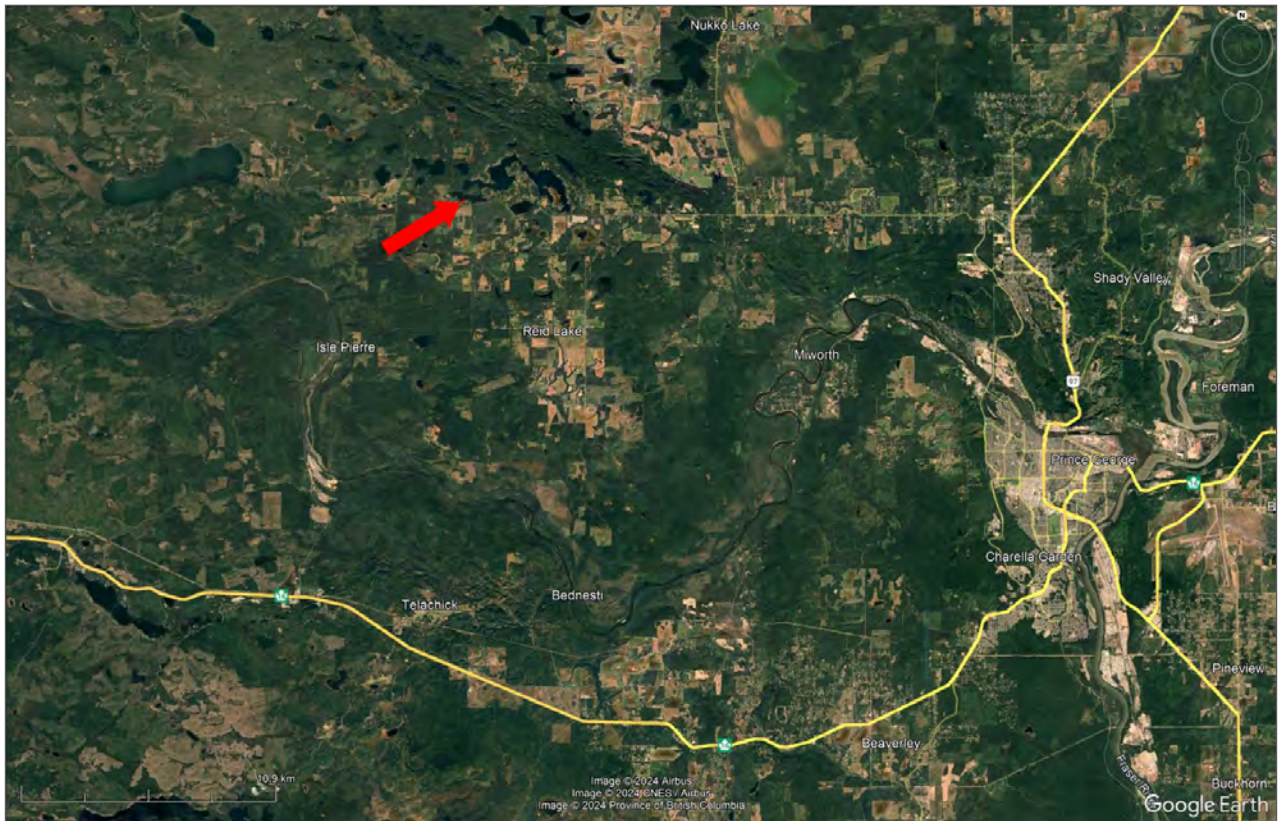
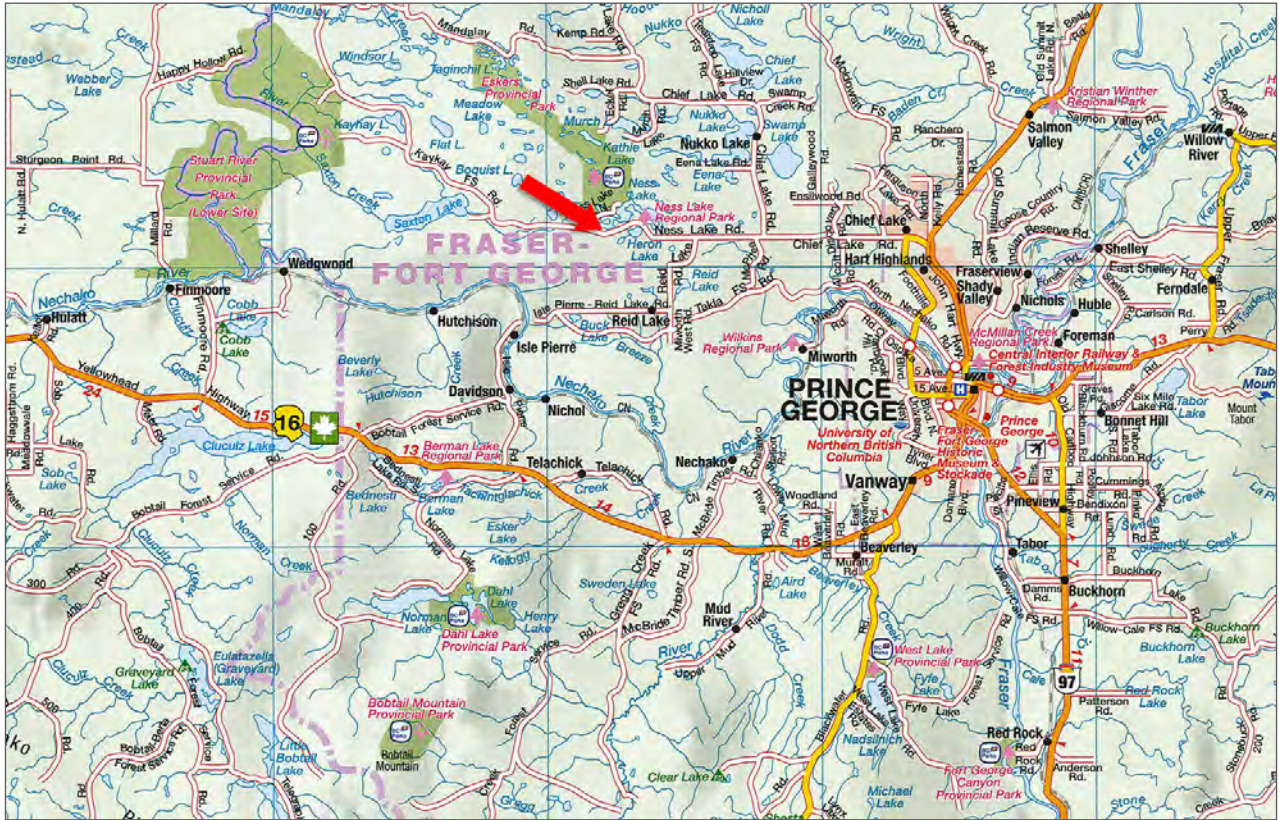




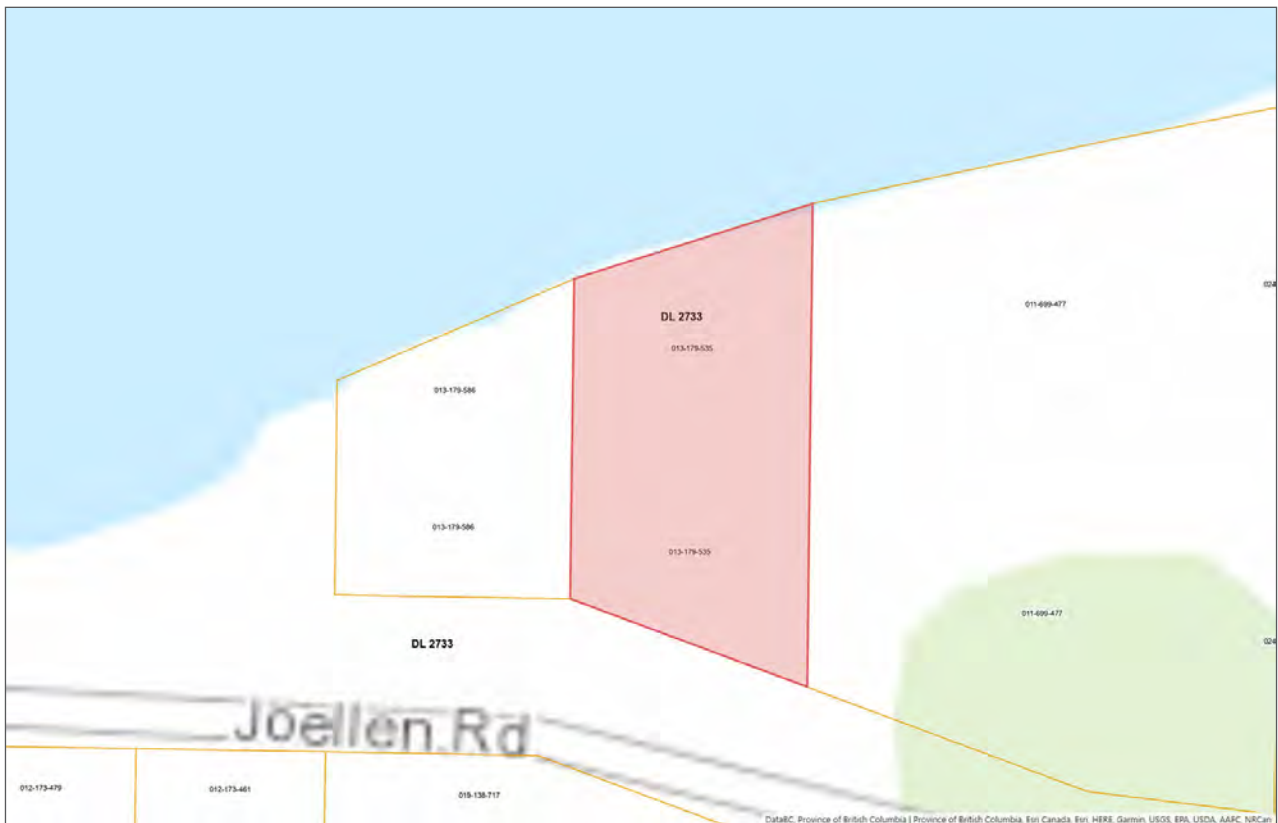














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