



**Log Home on 12 Acres with
Full Workshop and Horse Setup**



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PROPERTY DETAILS

Listing Number:	24256
Price:	\$449,000
Taxes (2024):	\$1,352
Size:	12.11 acres
Zoning:	BV-A

DESCRIPTION

This wonderful log country home is nestled in the serene Beaver Valley, set on 12 productive acres. The property offers a range of desirable features, including water rights on a gravity-feed system, making it ideal for sustainable living. The land is fenced and cross-fenced, perfectly set up for horses. The property is blessed with an excellent growing climate and possesses numerous fruit trees. Currently there are 5 apple trees, 4 cherry, 2 pear, 4 grape vines and a strawberry patch.

For those with a mechanical inclination, the property includes a full mechanical shop, measuring 32' x 30', equipped with 200-amp service and a 16' door. There's also an additional work area attached to the shop, complete with an enclosed lean-to storage for extra convenience. A hay barn, equipment shed, and backup power system are also part of the package, ensuring that all needs are met for self-sufficient living.

The home itself boasts 4 bedrooms and a charming country kitchen. The cozy living room opens to a deck at the back of the house, offering peaceful

views of the surrounding pasture. The master bedroom includes a 2-piece en suite, while the upstairs has plumbing for a shower, and a full bathroom is located on the main floor. The home also features a large, shaded front porch, perfect for relaxing on warm summer days.

The property is heated by both an electric furnace and a wood-burning furnace located in the basement. The basement also provides a separate entry and includes a convenient wood chute.

Additional features include two drilled wells, a wash house with a plumbed shower and toilet, a generator shed, and a fire pit area for outdoor gatherings. The property backs onto Crown land, offering ample privacy and trail access to the east.

For nature lovers, the area is a haven for outdoor activities. Several lakes are nearby, including Beaver Lake, Dorsey Lake, Choate Lake, Prouton Lake, and George Lake, all of which offer excellent fishing opportunities. The property is also situated just 5 kilometres from Likely Road, making it a convenient yet peaceful retreat for those seeking a rural lifestyle.

LOCATION

3225 Beaver Valley Road - Big Lake, BC

DIRECTIONS

Please contact listing agent.



AREA DATA

Big Lake is a small, rural community located in the Cariboo region of British Columbia, about 40 kilometres east of Williams Lake. Known for its natural beauty and peaceful surroundings, Big Lake offers a tranquil lifestyle amidst forests, lakes, and rolling hills. It is a charming, rural destination that offers an escape from urban life, with stunning natural surroundings, abundant outdoor activities, and a tight-knit community. It's perfect for those seeking a peaceful, nature-focused lifestyle with access to nearby services.

Geography and Environment

Big Lake itself is a central feature of the community, offering clear waters ideal for fishing, boating, and swimming. The area is surrounded by dense forests and offers access to Crown land, making it perfect for outdoor enthusiasts who enjoy hiking, hunting, and exploring nature. The nearby lakes and wilderness provide opportunities for wildlife viewing and other recreational activities.

Outdoor Recreation

The Big Lake area is a hub for outdoor activities. Fishing is a popular pastime, with nearby lakes such as Dorsey Lake, Beaver Lake, and Likely providing excellent fishing for species like rainbow trout. The region is also known for its trails, which are great for hiking, horseback riding, and ATV use. In the winter, the area is popular for snowmobiling, cross-country skiing, and ice fishing.

Economy and Land Use

Agriculture, forestry, and outdoor tourism are key contributors to the local economy. The land in and around Big Lake is often used for ranching, with many properties set up for horses and livestock. The fertile soil and water sources also allow for farming and small-scale agriculture. The area is dotted with ranches, farms, and homes on large acreage, reflecting the region's rural character.

Services and Amenities

While Big Lake is a small community, it has essential services such as a community hall, a general store, and a volunteer fire department.

For more extensive amenities, residents often travel to Williams Lake, a nearby town that offers schools, medical facilities, grocery stores, and other services.

Climate

Big Lake has a typical Cariboo climate, with cold winters and warm, pleasant summers. Winters see significant snowfall, which supports the area's winter sports activities, while the summers are ideal for outdoor recreation, with long days and moderate temperatures.

Lifestyle

Big Lake appeals to those looking for a quieter, rural lifestyle, surrounded by nature. It's a place where people can enjoy large, private properties, self-sufficient living, and outdoor activities year-round. The sense of community is strong, with residents often gathering for local events and supporting one another through various initiatives.

Proximity to Other Areas

- Williams Lake: 40 km west, offering more urban conveniences.
- Likely: 35 km northeast, another small community known for its gold rush history and outdoor recreation.
- Quesnel: About 130 km to the north, a larger town with more extensive services and shopping options.

Public Schools

There is an elementary school in Big Lake. Middle and High Schools are in Williams Lake. Property is on elementary school bus route, and the middle and high school pick up spot is about 1 km from property.

MAP REFERENCE

52°26'40.78"N and 121°48'20.64"W



SERVICES

- Electricity BC Hydro (200 amp)
- Generator shed with generator (not wired into system)
- Two wells
- Water licence
- Septic system
- Electric furnace
- Wood furnace

IMPROVEMENTS

- 2,040 sq. ft. residence (built in 1970)
- 25' x 30' mechanical shop with 16' overhead
- Attached workshop with storage and enclosed lean-to
- Wood/hay shed
- Wash house
- Equipment shed
- Fencing/cross-fencing

LEGAL

DISTRICT LOT 1497, CARIBOO LAND DISTRICT

PID 014-991-187

















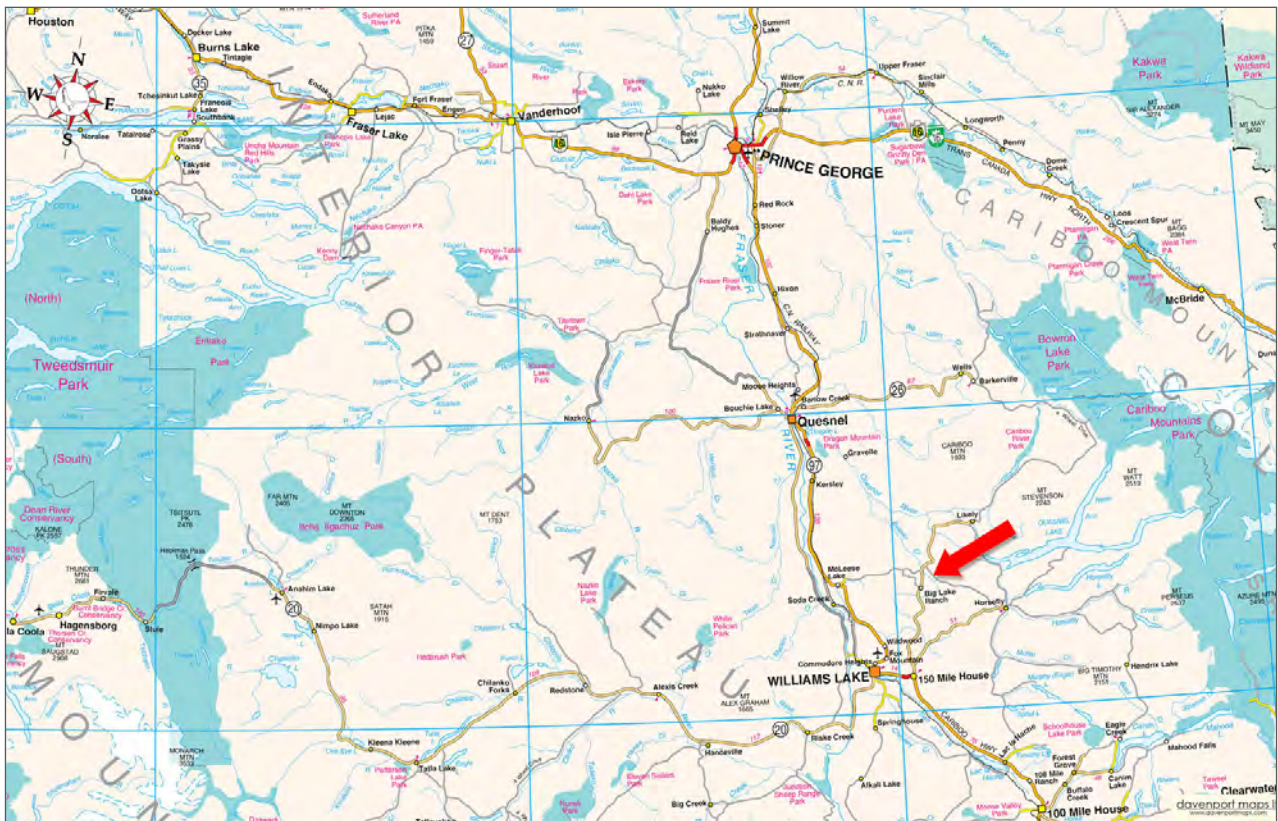
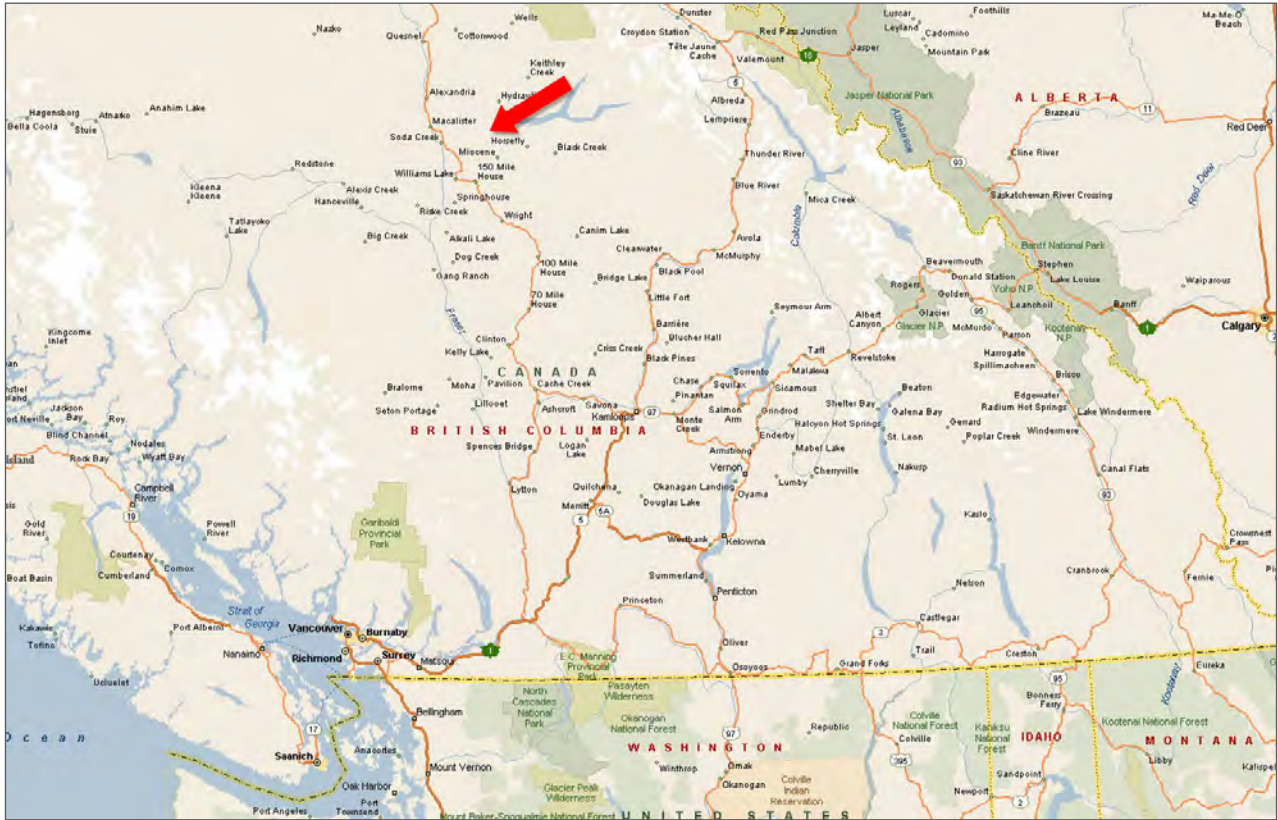


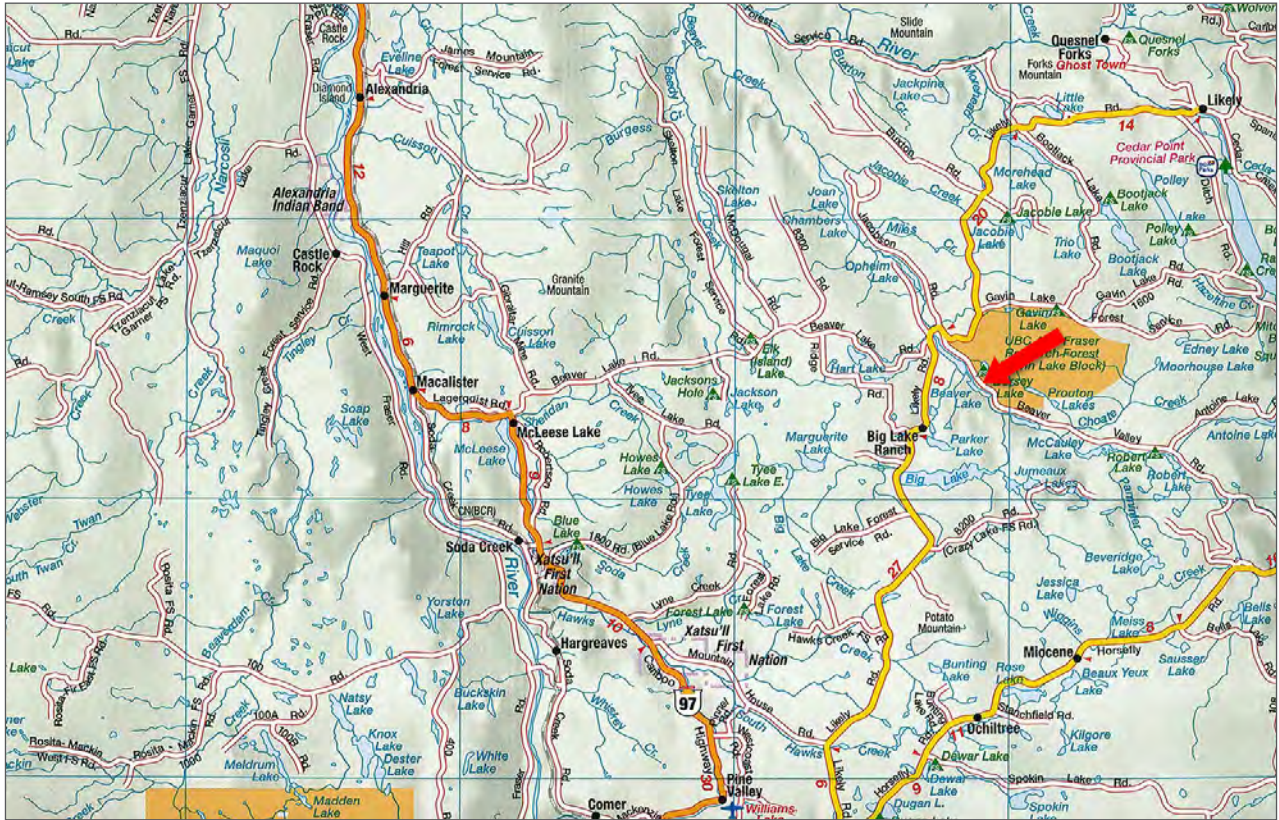




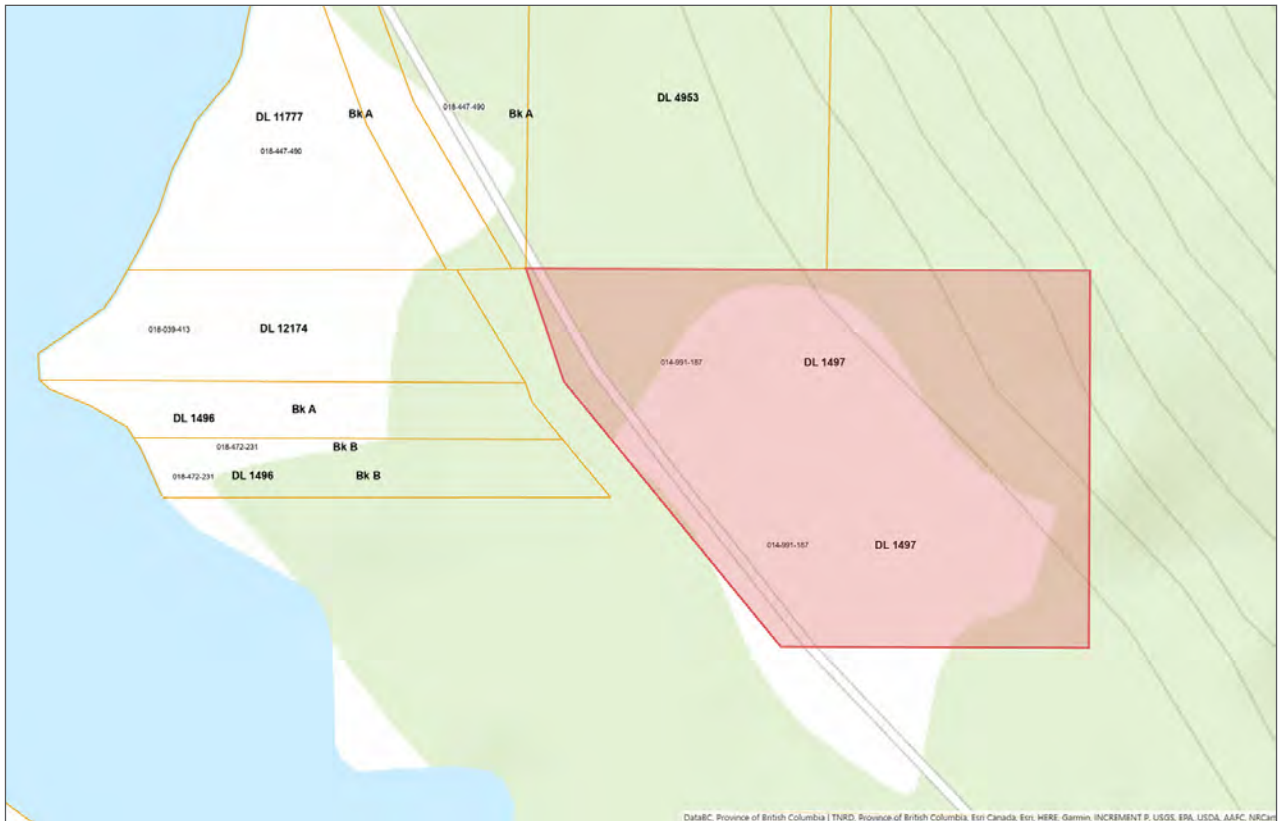
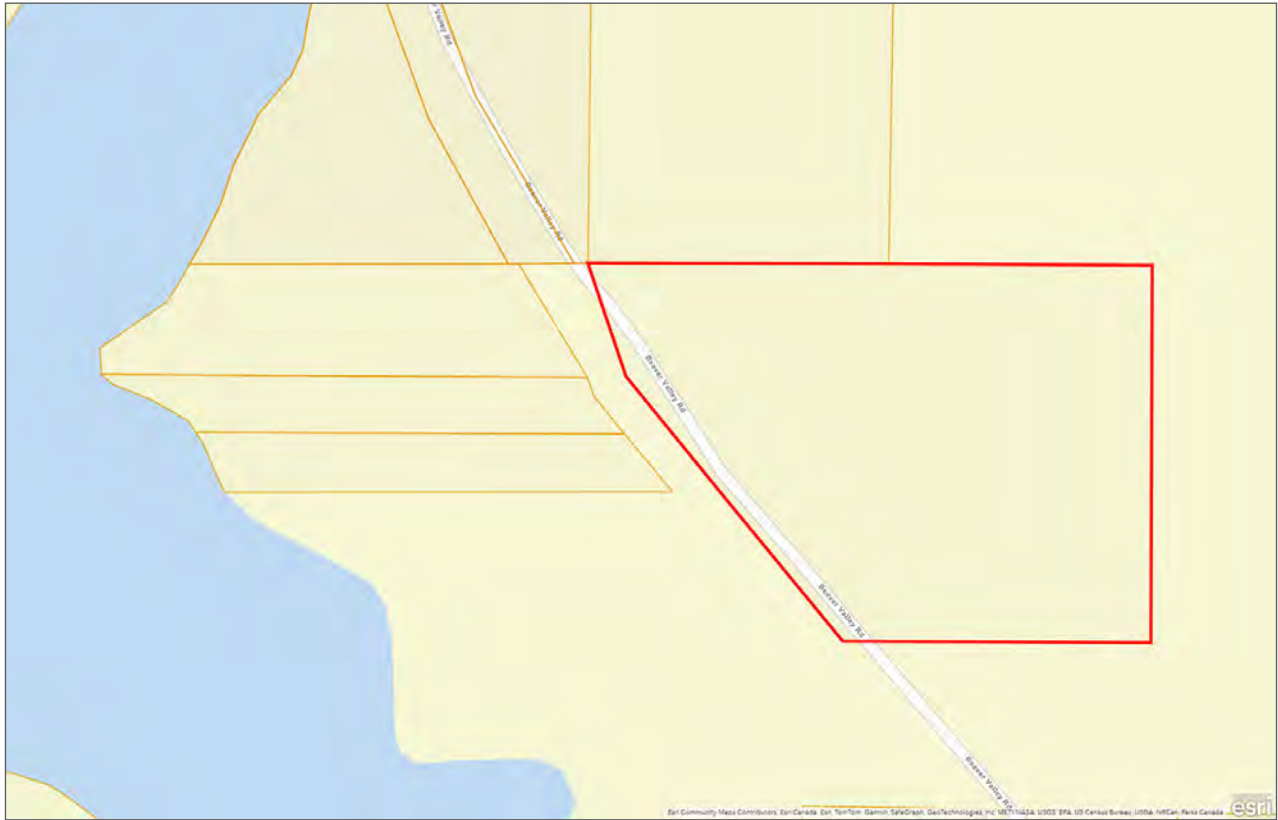














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