



**Three Wooded Contiguous
Lakefront/Riverfront Acreages**



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Three Wooded Contiguous Lakefront/ Riverfront Acreages

PROPERTY DETAILS

Listing Number: 24240
Price: \$265,000 + GST

SIZE

- Lot 9 - 2.00 acres (99' x 940')
- Lot 10 - 2.20 acres (82.5' x 1007')
- Lot 11 - 1.20 acres (49.5' x 1048')

DESCRIPTION

Gently sloping from west to east down to the lakefront/riverfront. All three contiguous lots have good road access along Sweder Road with power, paved road and gas available. There is also an undeveloped road allowance along the north boundary of Lot 11. These lots are only minutes from central Fort St. James. The three lots bought together would allow for 3 homes within the parcel.

LOCATION

From Sowchea Road turn right on Sweder Road approximately 300 m, Fort St. James.

DIRECTIONS

From Prince George head west on Highway 16 and a few kilometres past Vanderhoof (approx. 1 hour) turn north on the Fort St. James Highway for a scenic 45-minute drive to Fort St. James.

VEGETATION

Aspen, willow, pine and fir.

RECREATION

Year round outdoor and indoor recreational opportunities include hiking and biking trails, soccer and ball parks, golf, fishing, hunting, water-skiing, canoeing, swimming, sailing and boating, alpine and Nordic skiing, skating, hockey, curling, snowmobiling, dog sledding and camping. Cultural opportunities include a Public Library, the Community Arts Council, an amateur theatre company and a movie theatre.

HISTORY

Founded by Simon Fraser in 1806 on the shores of beautiful Stuart Lake, Fort St. James is the gateway to a chain of rivers and lakes that traverse 400 kilometres of central British Columbia. The population of the Fort St. James area, including the municipality itself, rural areas and First Nations, is approximately 4,500 people. There is an established forest industry, a growing mining sector and a growing tourism industry.

Few towns are more proud or more aware of their history. The Fort St. James National Historic Site, the ancient burial site of Carrier Chief Kwah, Our Lady of Good Hope Catholic Church, and the monument to legendary bush pilot Russ Baker are of great interest to residents and visitors alike.

MAP REFERENCE

54°25'37.06"N and 124°16'43.62"W



BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Available Hydro, telephone and Natural Gas.

TAXES

- Lot 9 - \$509.58 (2021)
- Lot 10 - \$489.01 (2021)
- Lot 11 - \$323.64 (2021)

ZONING

Split Zoning. R4 - Waterfront Residential and H1 - Small Holdings.

LEGAL

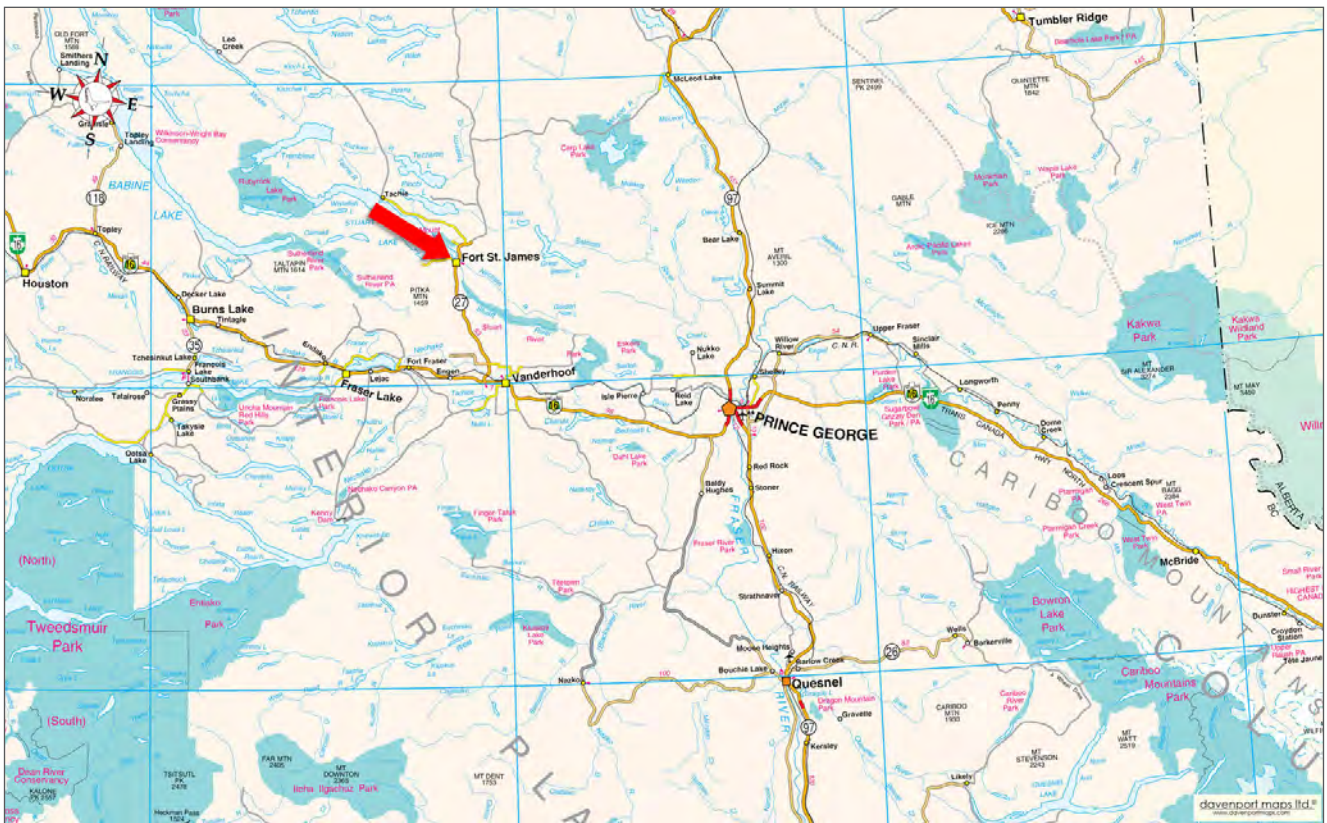
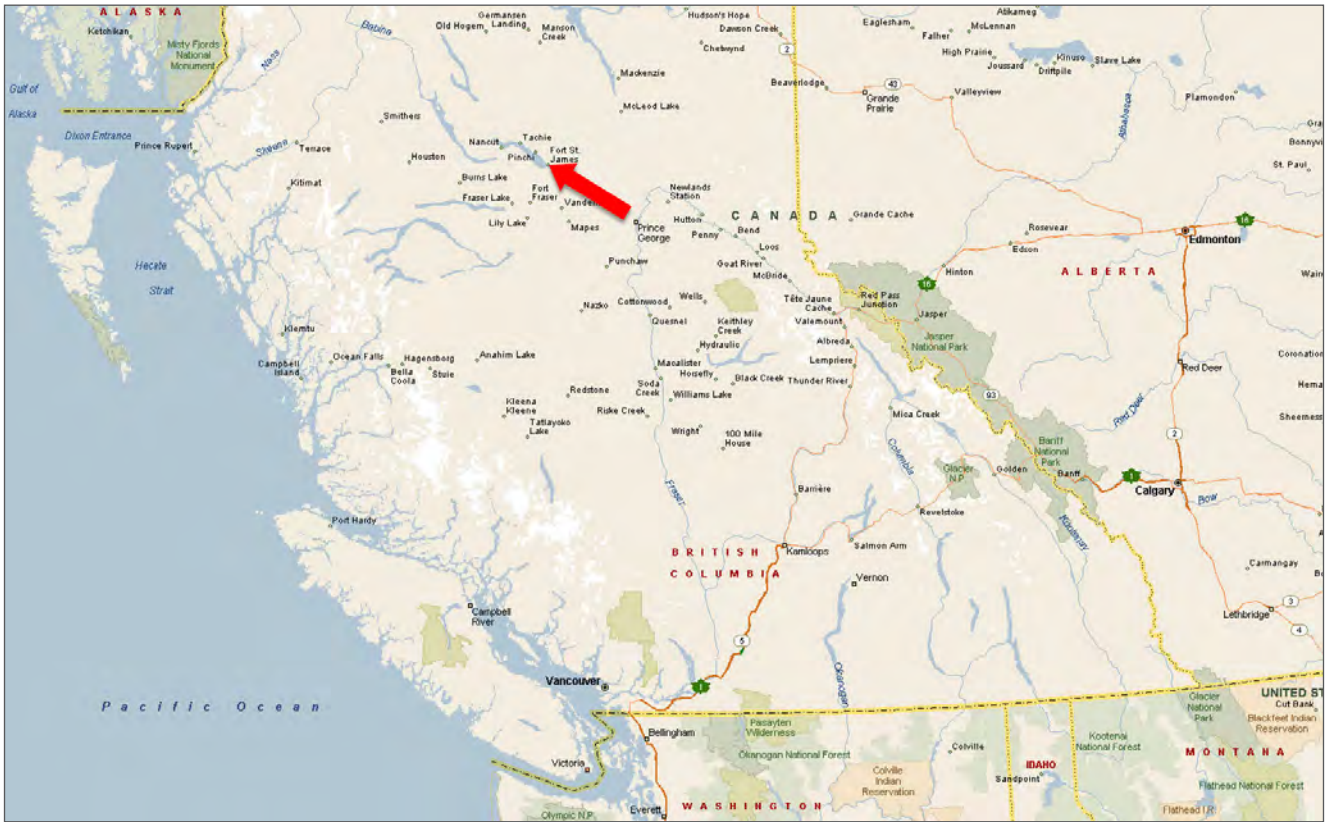
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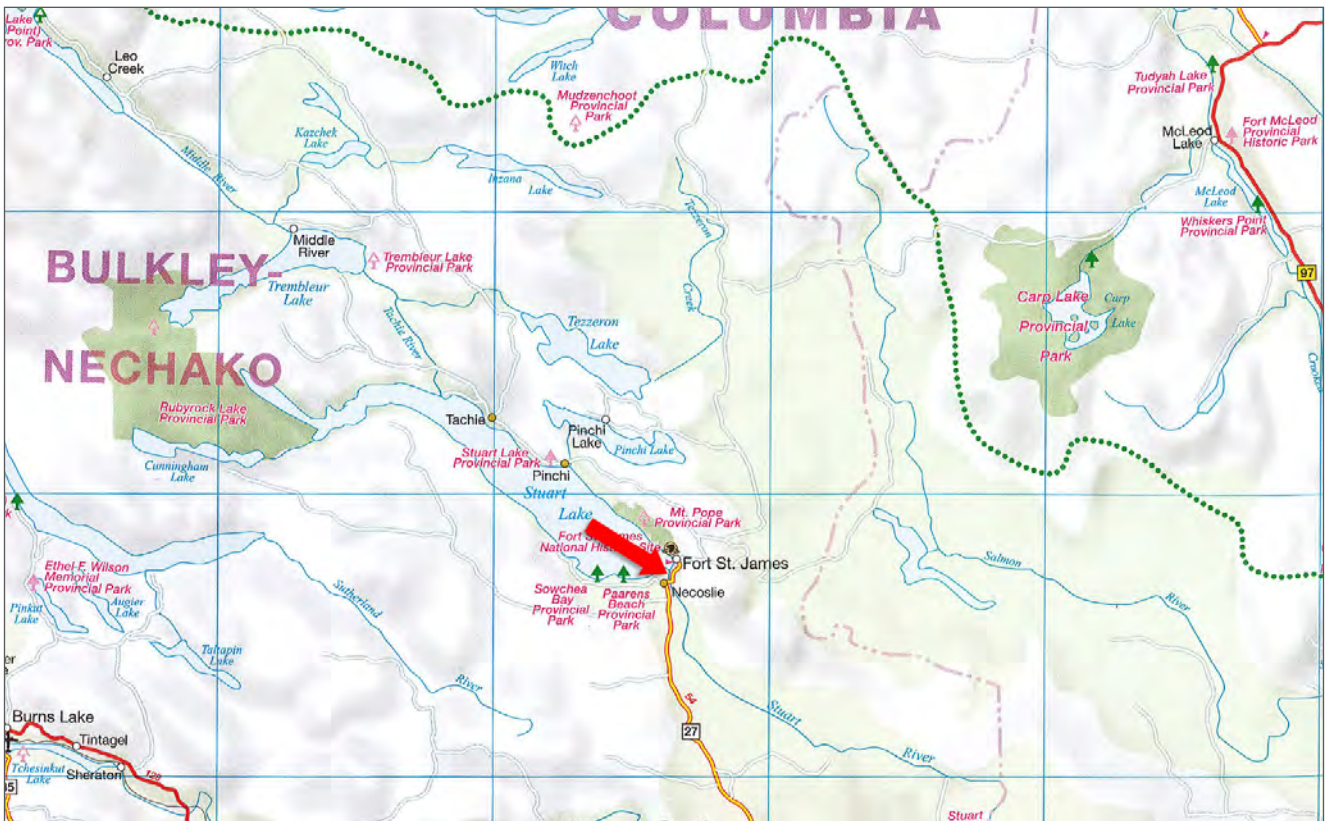
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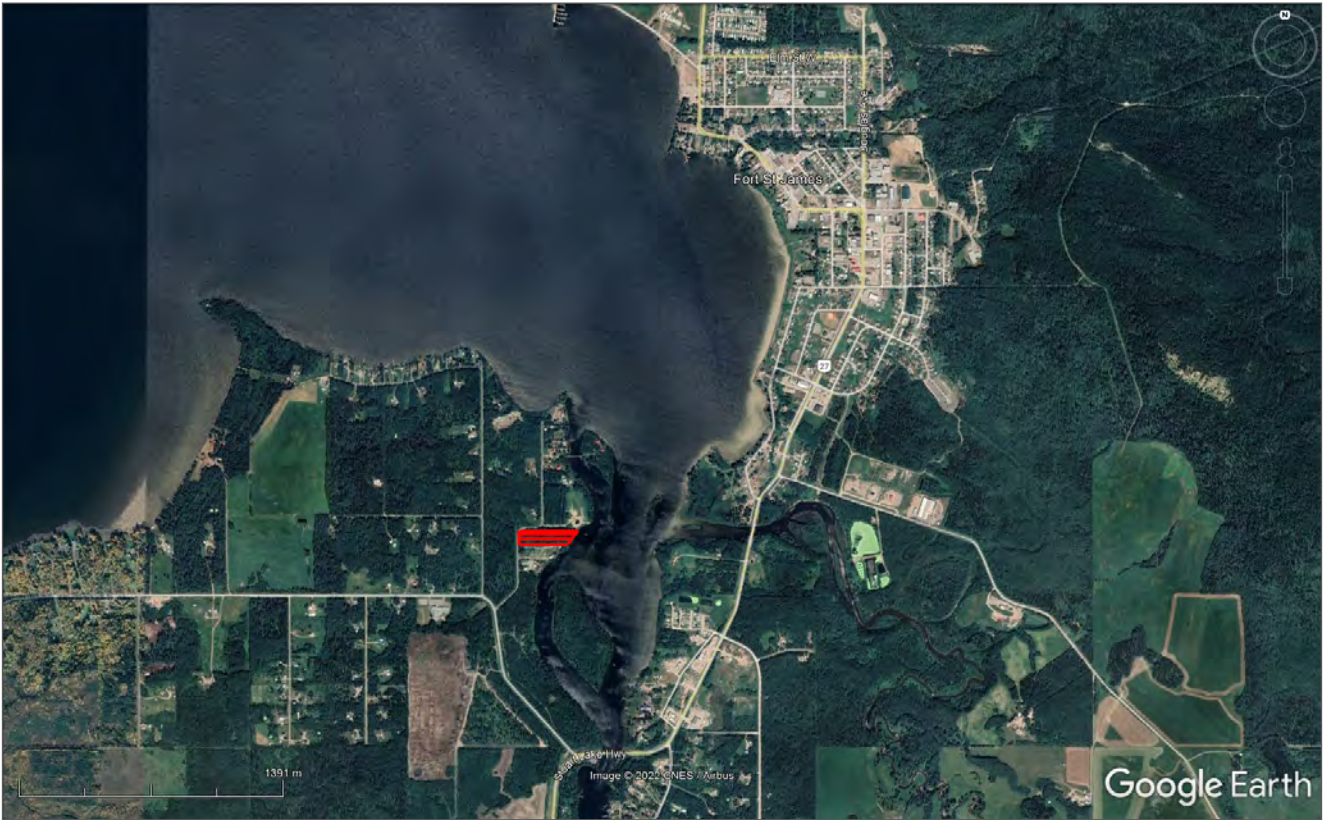
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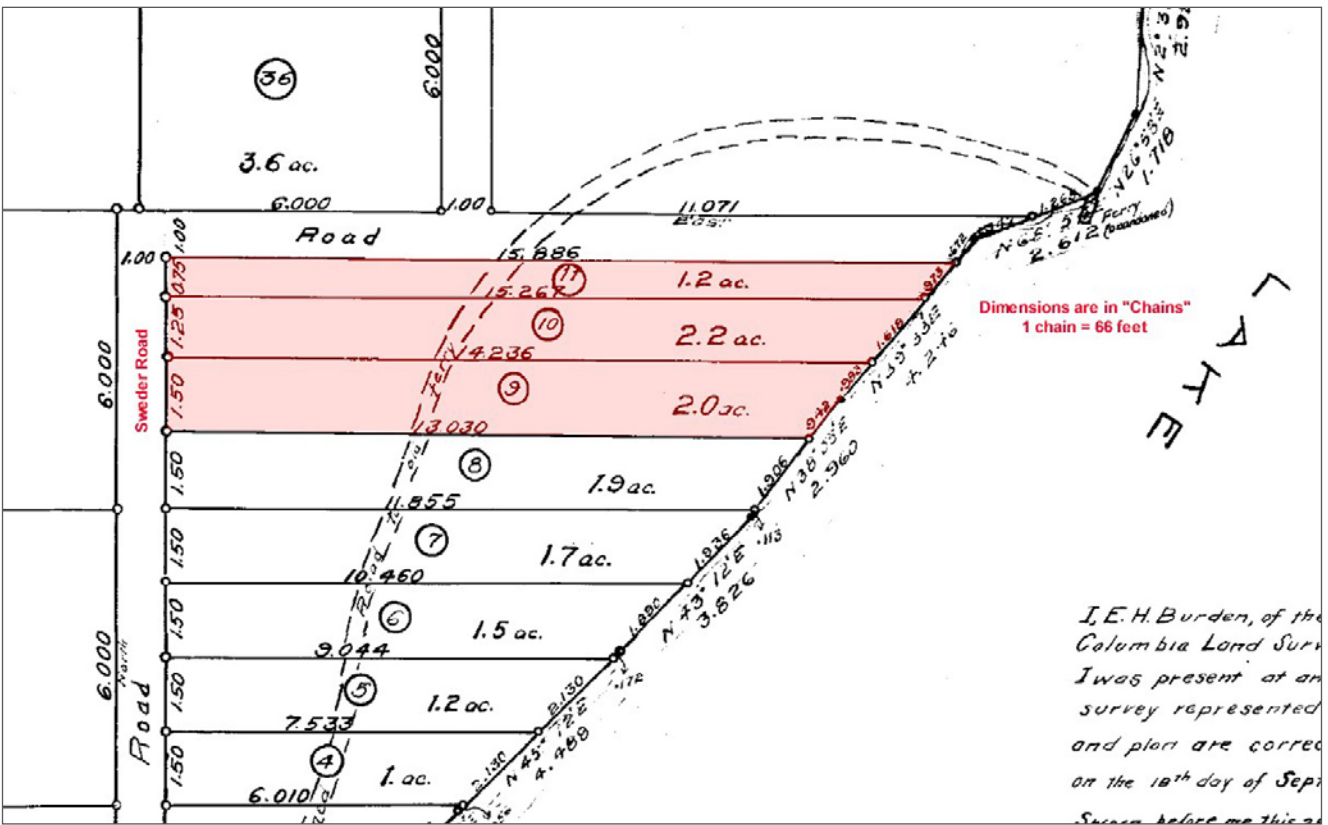
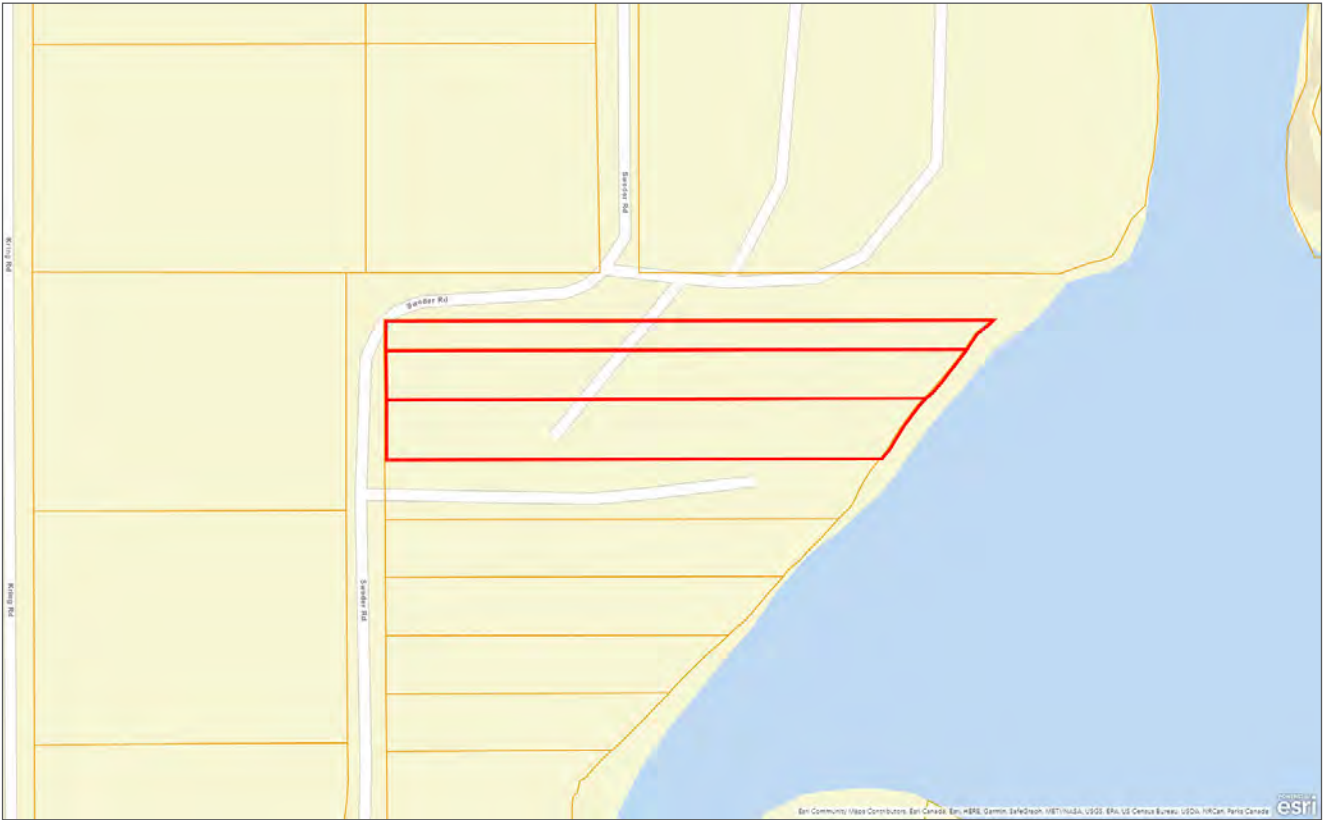














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