



**Lakefront Log Home with
Multi-Bay Detached Shop**



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Lakefront Log Home with Multi-Bay Detached Shop - Stump Lake, BC

PROPERTY DETAILS

Listing Number:	25012
Price:	\$1,375,000
Size:	2.02 acres
Zoning:	RL-1 (TNRD)

DESCRIPTION

This complete lakefront package is your ticket to an idyllic lakeside lifestyle within easy striking distance to the Lower Mainland. Situated on a generous 2-acre parcel with approximately 180 feet of low bank lake frontage, this property offers the perfect blend of rustic charm and modern comfort.

On the land is a well constructed 4-bedroom 2.5-bathroom log home as well as a large detached multi-bay shop and dock set up for ease of access to the lake.

Step inside the log home and you'll be greeted by a warm and inviting interior with 4,206 sq. ft. of living space adorned with a bright and open floor plan, high vaulted ceilings, exposed wooden beams and a magnificent stone fireplace creating an atmosphere of unparalleled comfort and western charm. Immediately inside the main door and from the foyer you will be struck by how the main level is seamlessly connected with the outdoors; first via the floor to ceiling windows off the living room offering a front-row seat to the most spectacular sunsets you'll ever witness. Off to the side of the living room is access directly out to a large deck that extends the full width of the home offering a

BBQ area that connects to the dining room via double doors at one end and a partially covered sitting area off the master suite at the opposite end of the deck with a private door into the master.

Inside the master suite is a nook with a beautiful claw foot tub as well as a private en suite with a large stand-up shower. Plenty of room with a king size bed.

Also on the main floor is a modern kitchen with large island and sitting area, stainless steel appliances, granite counter tops and wood cabinetry. Off the kitchen is a mud room/laundry area with dog bath, set tub, and secondary access outside.

Climbing up a beautiful wood/log staircase takes you to a large open loft bedroom or perhaps an office or hobby room that has its own small private deck.

On the lower level is a large games room with pool table and wet bar flanked on each side by a formal bedroom facing the lake and each with its own access out to a covered lower deck area. There are two additional rooms on the lower level with no window that could be used for "overflow" weekends, office space, hobby use and or storage. One full bathroom on the lower level and a utility room completes the 4,206 sq. ft. that is well set up for entertaining and enjoying lake life.

The lakeshore is very accessible with walk on water frontage and well set up for boats and other toys to hit the lake. A recently purchased dock system with a couple jet ski lifts is included in the sale. Between the lake and the house is the perfect fire



pit area to kick back in the evening and enjoy a family bonfire.

Add to this offering a large, detached shop/garage, with lots of room for boat/toy storage or for working on projects and you have an amazing and opportunity for a family/lifestyle investment.

Strata

This property is one of 46 properties within the prestigious Golden Quill Community—a 46 lot bare land Strata that wraps around the northeastern end of Stump Lake. Monthly Strata fees are \$160 per month.

LOCATION

64 Windy Way - Stump Lake, BC

Notable Distances

- 30 minutes to Kamloops
- 35-40 minutes to Merritt
- 2 hours to Kelowna
- 2 hours 15 minutes to Chilliwack
- 3 hours 15 minutes to Vancouver

DIRECTIONS

Located at the northeastern end of Stump Lake. If approaching from Merritt, you will turn off the Highway onto Windy Way (before the turn into Stump Lake Ranch) and then you will make a quick left and the property is a few doors down on the right.

AREA DATA

Stump Lake is situated in the Thomson Nicola Region along the Princeton Kamloops Highway (Highway 5A) approximately half-way between Kamloops and Merritt. The climate is characterized by semi arid grasslands, rolling hills and higher elevation pine forest. Summers are long, hot and dry, and winters are cool with modest to low snowfall; this is prime lakefront living country. The lake itself is over 7 km long with an average width of close to 1 km and depths of up to 75 feet, although much of the lake is quite a bit shallower. In winter the lake typically ices over—excellent ice fishing/lake skating.

Driving north approx. 30 minutes is the city of Kamloops. Kamloops has a population of approx. 100,000 people and offers everything from the Royal Inland Hospital, Thompson Rivers University, big box stores, medical specialists, shopping and an airport with connections to the north, Vancouver and elsewhere. Heading in the opposite direction and few mins further is the quaint western town of Merritt.

RECREATION

Stump Lake is a popular fishing spot for both locals and visitors, especially for anglers interested in catching rainbow trout or ice fishing in winter for tasty Kokanee . . . winter months are also the ideal time for hockey/skating out on the lake with several owners on the lake prepping rinks. On the fishing front, the lake is stocked annually by the British Columbia government which helps maintain healthy fish populations. Anglers can expect to catch both rainbow trout and other species—the Kokanee offer nice eating. The lake offers fishing from the shore, as well as from small boats, kayaks or stand up paddleboarding (SUP). The lake's calm waters and relatively shallow depths make it a suitable spot for beginner anglers.

The lake is also a solid boating lake suitable for small boats, canoes, SUPs, and kayaks; the relatively calm waters make it ideal for paddling and leisurely boating, pulling a tube or skiing. Late afternoon winds can stack up well and offer some amazing kiteboarding and wind surfing. The owner put in new a dock with 2 jet ski lifts and the low bank frontage makes it easy to access the lake for boating.

Land based activities abound as well as with several Forrest Service Roads providing easy access to vast tracts of Crown land motorized recreation, mountain biking, hunting and nature exploration. The garage space is the ideal place to store toys like quads, bikes, and side-by-sides and boats.

MAP REFERENCE

50°23'6.37"N and 120°20'21.43"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Water - Community Water Utility with a drilled well as its source. The property then has a UV water filter and water conditioner.
- Heat - electric furnace
- AC unit
- Central Vacuum
- Septic tank and field

IMPROVEMENTS

- 4,206 sq. ft. log home
- 273 sq. ft. loft
- 1,873 sq. ft. main level
- 2,060 sq. ft. basement (walk out)
- Large detached multi-bay shop
- Dock

TAXES

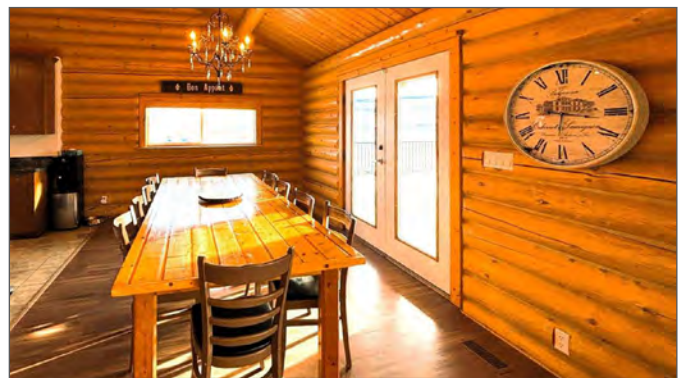
Strata Fees: \$160/month

LEGAL

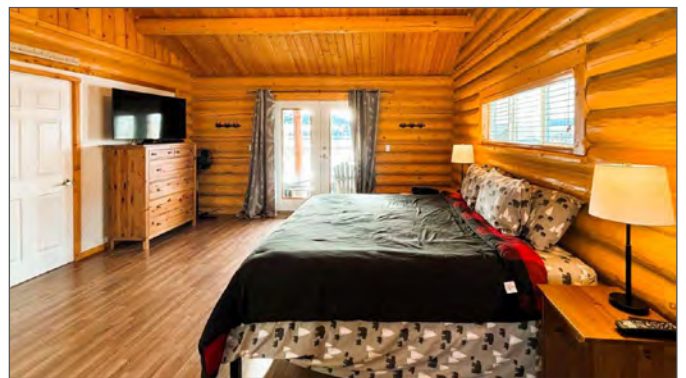
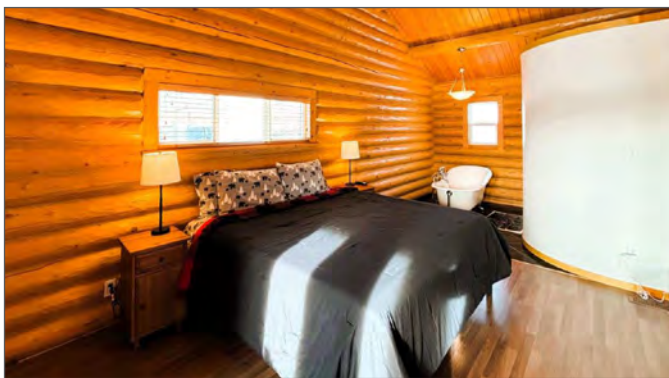
Strata Lot 7, District Lot 4272 Kamloops Division of Yale District Strata Plan KAS2188, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 - PID 024-647-080

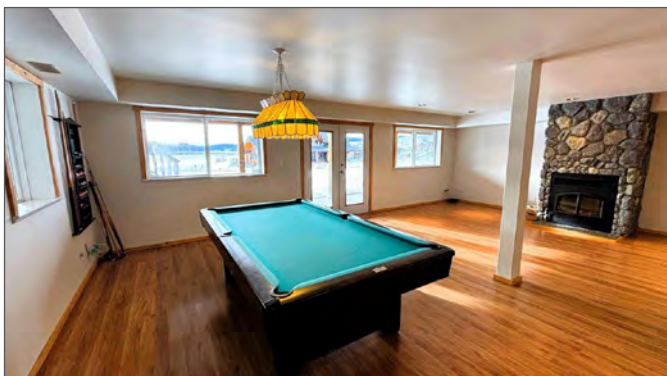


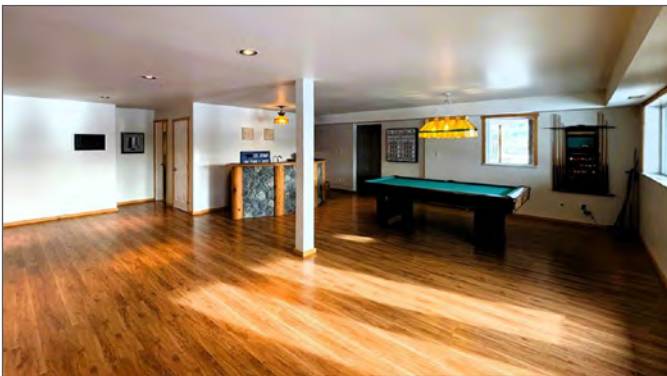
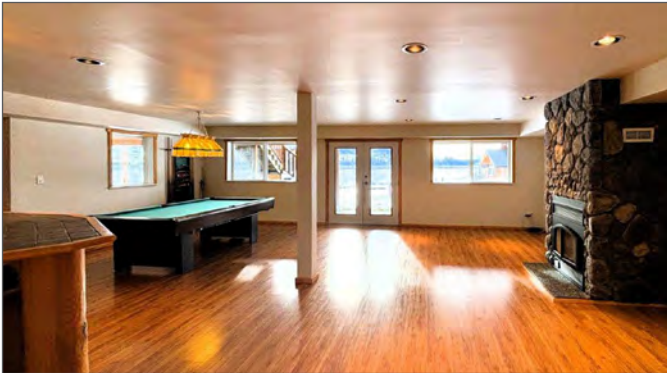


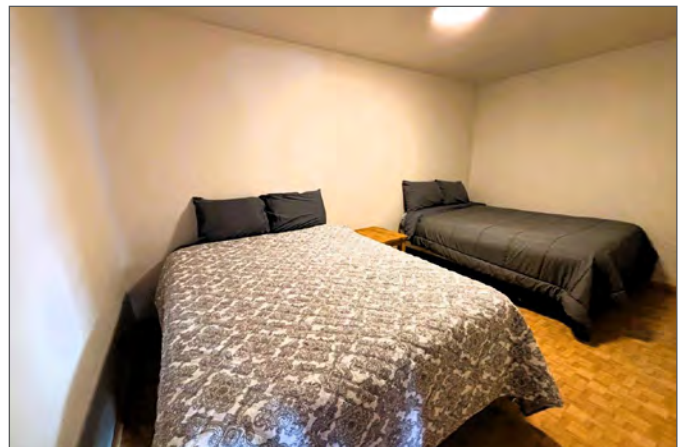
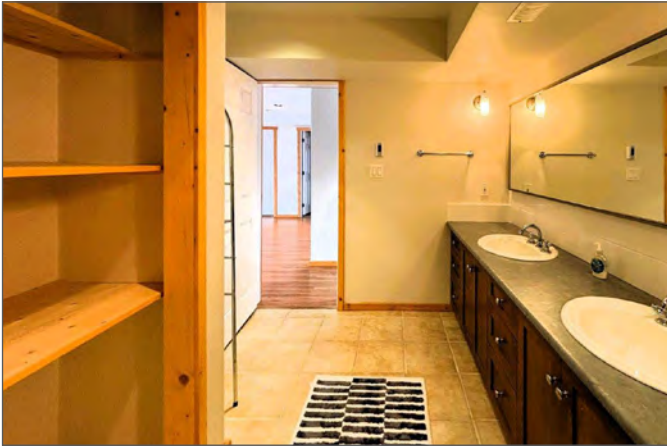




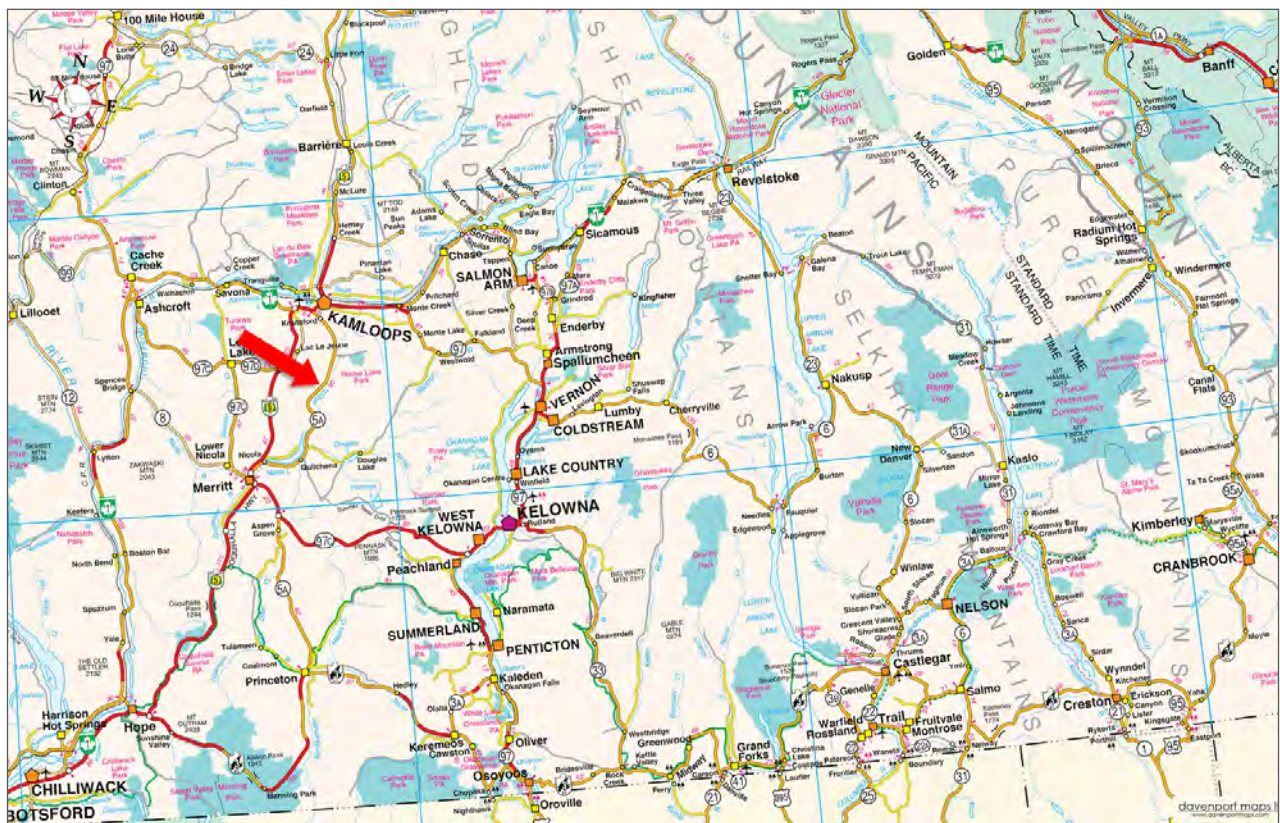






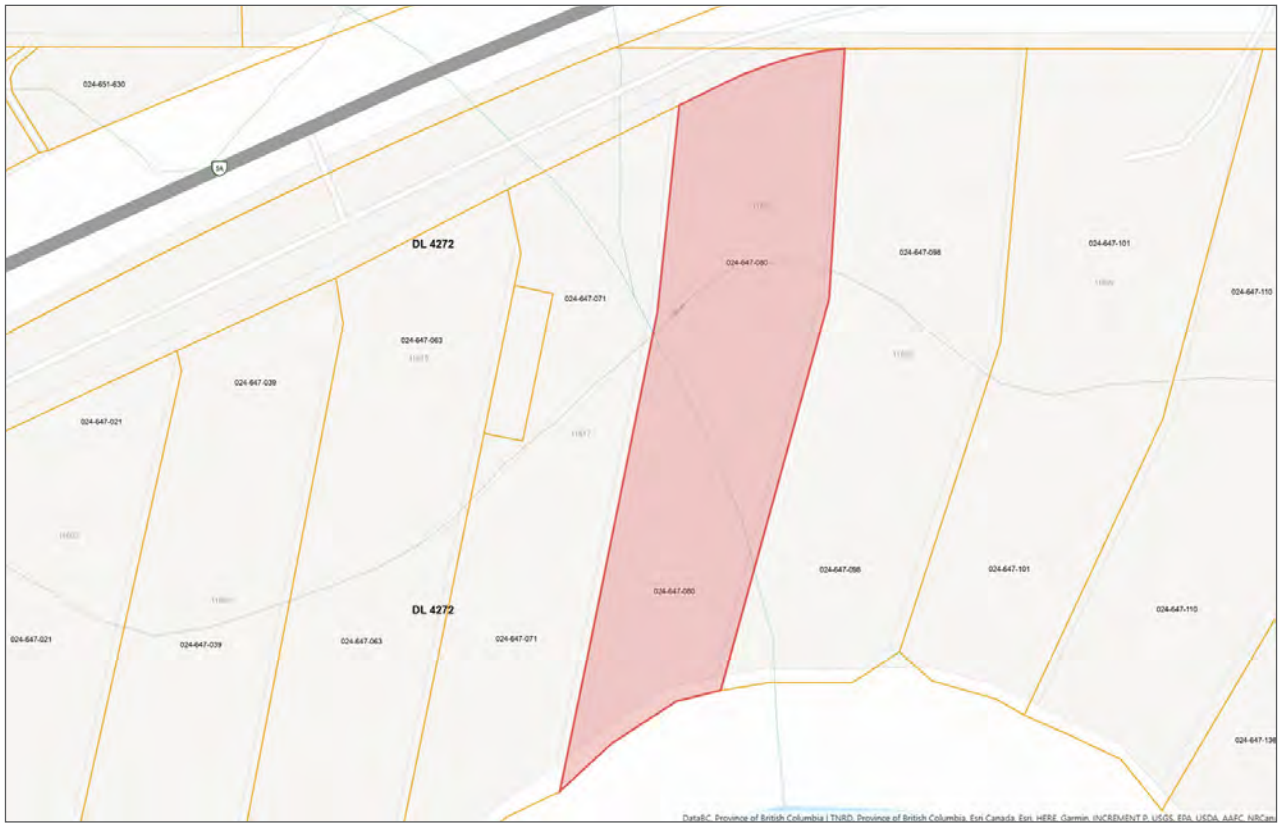
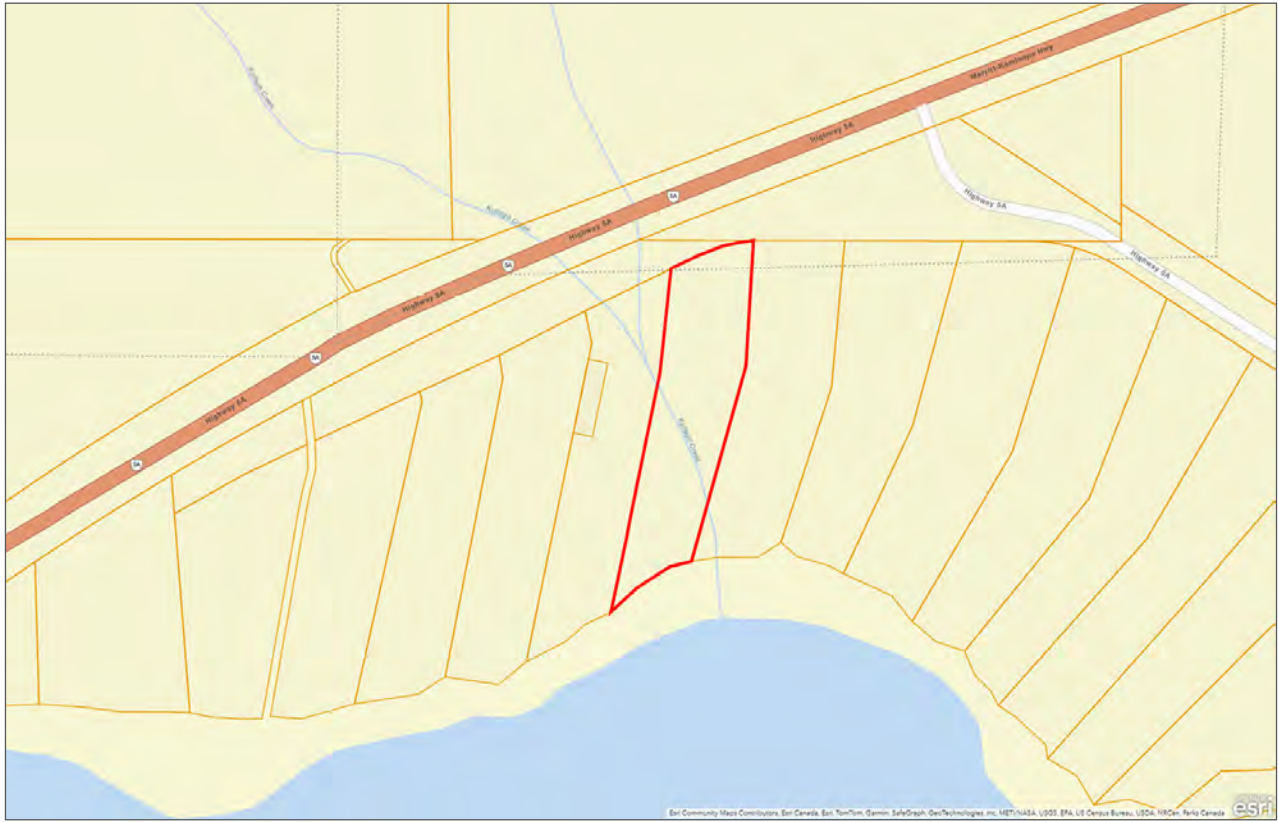












Notes





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