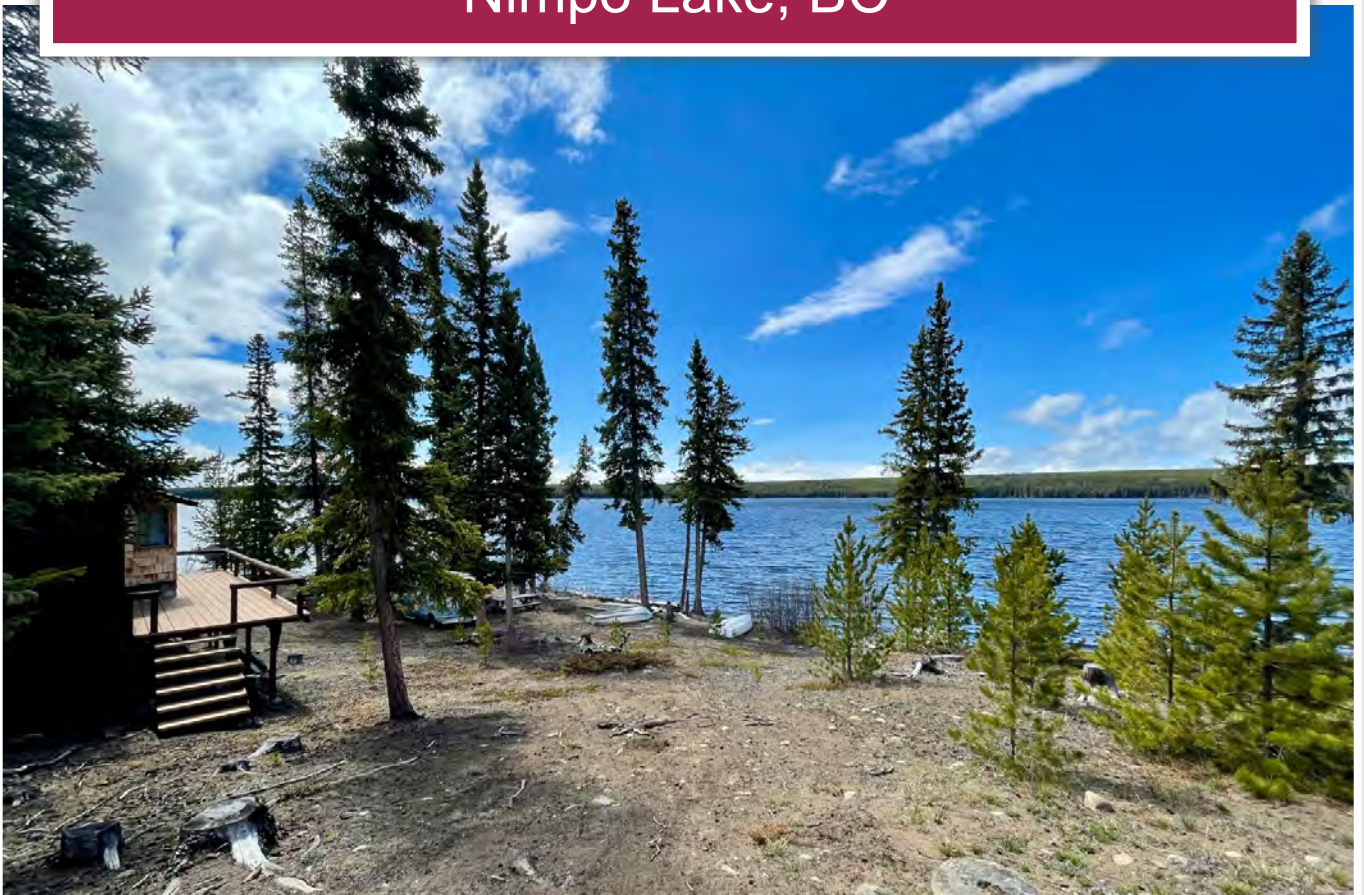




**Off-Grid Cabin on Lakefront Lot**  
Nimpo Lake, BC



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# Off-Grid Cabin on Lakefront Lot

Nimpo Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	25016
<b>Price:</b>	\$170,000
<b>Taxes (2024):</b>	\$554.47
<b>Size:</b>	1.3 acres
<b>Zoning:</b>	RL Lakeshore Residential

## DESCRIPTION

Enjoy the beautiful views from this 1.3-acre property with over 100 ft of waterfront on Nimpo Lake. The lot is complete with a well-built, off-grid 625 sq. ft. cabin, an 8 x 10 ft storage shed with a shower, and an outhouse. The rancher/bungalow, one room cabin offers 2 double beds, a propane fridge and stove as well as a valley comfort wood stove. The water is pumped from the lake for grey water and is heated in the cabin with a propane water heater. There is a small solar set up with a power inverter as well as a 2000-Watt Honda generator included. The entrance to the property is treed with quite a steep driveway with the remainder of the property gently sloping with a low bank grassy shoreline. There is plenty of room to park your vehicles as well as a wood and metal dock to tie your small boats. The roads are very well maintained, offering year-round access with gas, grocery and a restaurant just minutes away on in Nimpo Lake.

This could be your perfect year-round getaway for family and friends, a recreational income property or your affordable lakefront home where you can relax, fish, hunt, swim and explore the great outdoors.

## LOCATION

1693 Nimpo Lake Road N - Nimpo Lake, BC

## DIRECTIONS

Very easy access on well-maintained paved roads. Follow Highway 20 West 290 km from Williams Lake through the Towns of Alexis Creek, Tatla Lake through to Nimpo Lake. Just after Nimpo Lake, turn left onto Nimpo Lake Road. Stay right at the T and follow the well-maintained gravel road for approximately 2 minutes. The property is on the left at the very end of the road. The driveway forks into 3. This property is the middle road. Contact the listing agent for Limited Access Crown Grant information.

From Bella Coola, follow Highway 20 East approximately 160 km through Hagensborg, over Heckman Pass, through Tweedsmuir Park and continue past Anahim Lake. Just before Nimpo Lake you will see Nimpo Lake Road on the right.

By air, you can travel on Pacific Coastal to Anahim Lake on a 1-hour scheduled flight from Vancouver South Terminal.

## AREA DATA

Nimpo Lake sits on the Chilcotin Plateau surrounded by the Coastal, Itcha and Ulkatcho Mountains. It is an excellent fishing lake, offering rainbow trout of up to five pounds. Nimpo Lake has appropriately been named the "Floatplane Capital of BC" and presently has two air charter companies providing a host of services to the many visitors. It also has many private float plane docks around the lake. Sightseeing charters are very popular because so

much of this scenic area is only accessible by air. There are many alpine and high-altitude lakes in the area for camping, fishing, hunting and hiking. A day will not go by in the summer when you won't see a floatplane take off of the lake carrying visitors on a flightseeing tour to the Turner Lake chain for a multi-day canoe trip, or for a day of fishing on one of the pristine fly-in lakes.

Nimpo Lake is also a favourite stop for many pilots flying on their way to the Yukon or Alaska who have become accustomed to refuelling here. Nimpo Lake is at 3,655 ft elevation with spectacular views of the Coast Mountain Range to the south. It is a relatively calm lake well known for its trout fishing, kayaking, canoeing or just drifting with a fishing line.

The Nimpo Lake Community can also satisfy your needs with a general store, liquor store, cannabis store, fuel station, a restaurant and many full-service accommodations.

## RECREATION

Many species of wildlife can be seen in the area including deer, moose, caribou, bears, wolves, cougars and several species of birds.

Surrounded by the snow-capped Coastal Mountain Range, tranquil lakes and expansive grasslands, Anahim Lake and Nimpo Lake have year-round outdoor adventure opportunities including fishing, canoeing, hiking, horseback riding, bird watching, cross-country skiing, ice-fishing and snowmobiling to name a few.

Nearby parks (Tweedsmuir provincial Park to the west, Itcha Ilgachuz Provincial Park to the north and Tsyl'os Provincial Park to the southeast) also provide incredible year-round, wilderness recreation terrain.

## Hunting

Nimpo Lake is in area 5-6 but is also in close proximity to 5-12B. These areas offer the opportunity to hunt a variety of different species such as:

- Mule deer
- White-tailed deer
- Moose
- Black bear
- Grouse

Restrictions may apply, be sure to consult the local hunting regulations.

## MAP REFERENCE

52°20'51.90"N and 125°12'45.95"W

## SERVICES

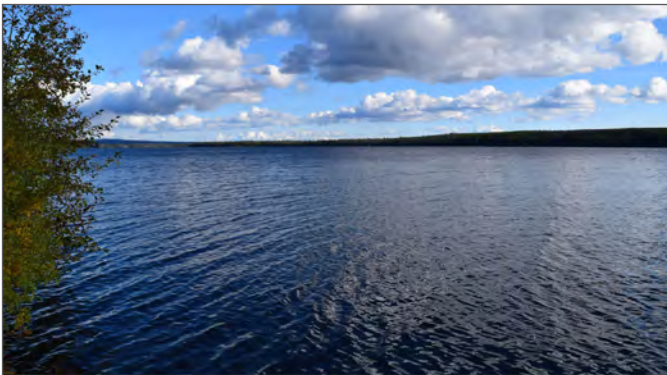
- Water is pumped from the lake
- Power is generated from solar panels/ generator and battery backup
- Heat - Valley Comfort wood stove
- Septic - outhouse and shower house

## LEGAL

BLOCK B DISTRICT LOT 78 RANGE 3 COAST DISTRICT FOR LIMITED ACCESS, SEE C.G.PM38813

PID 024-242-730





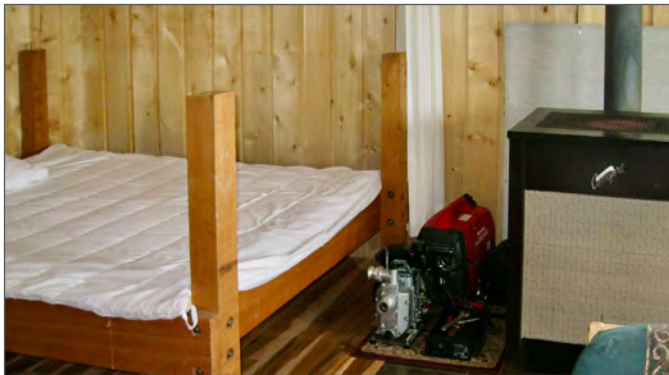












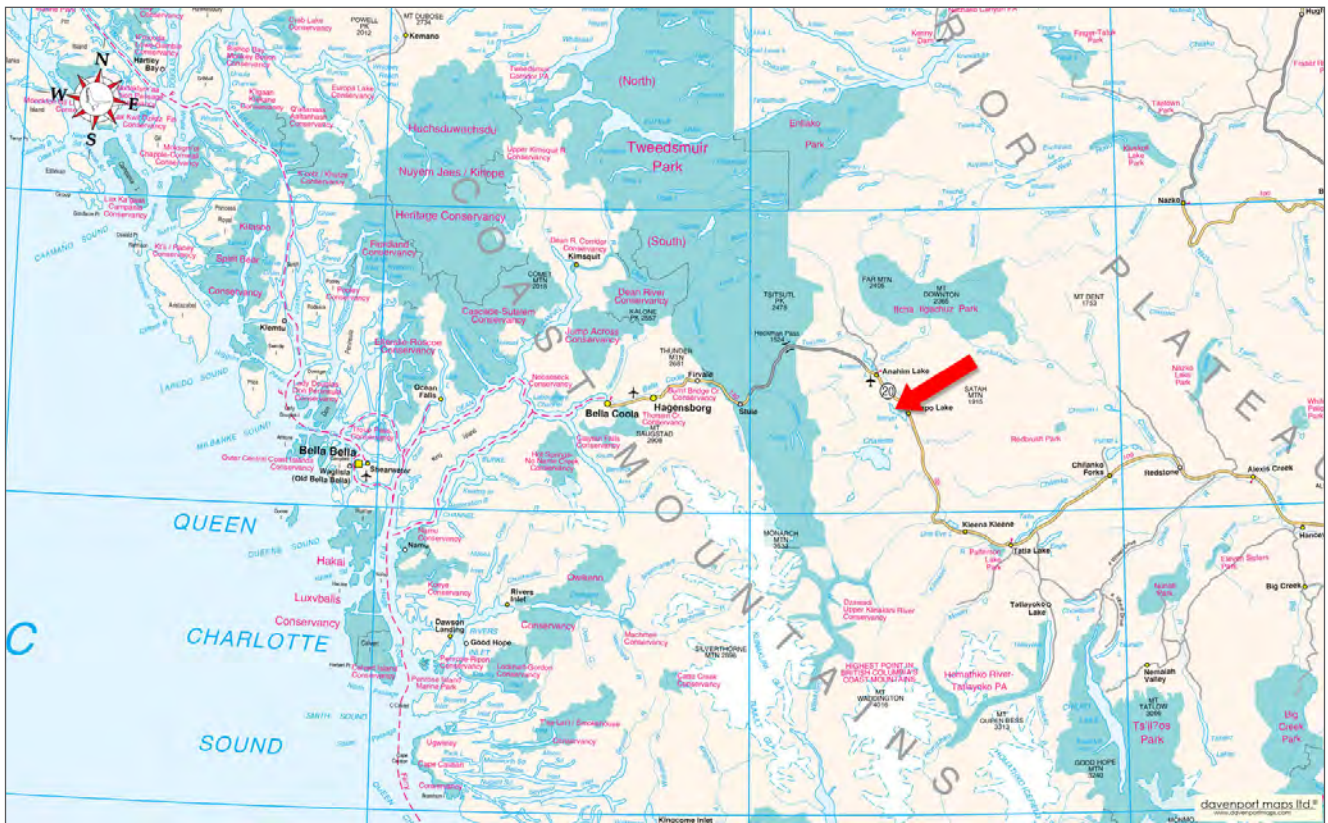




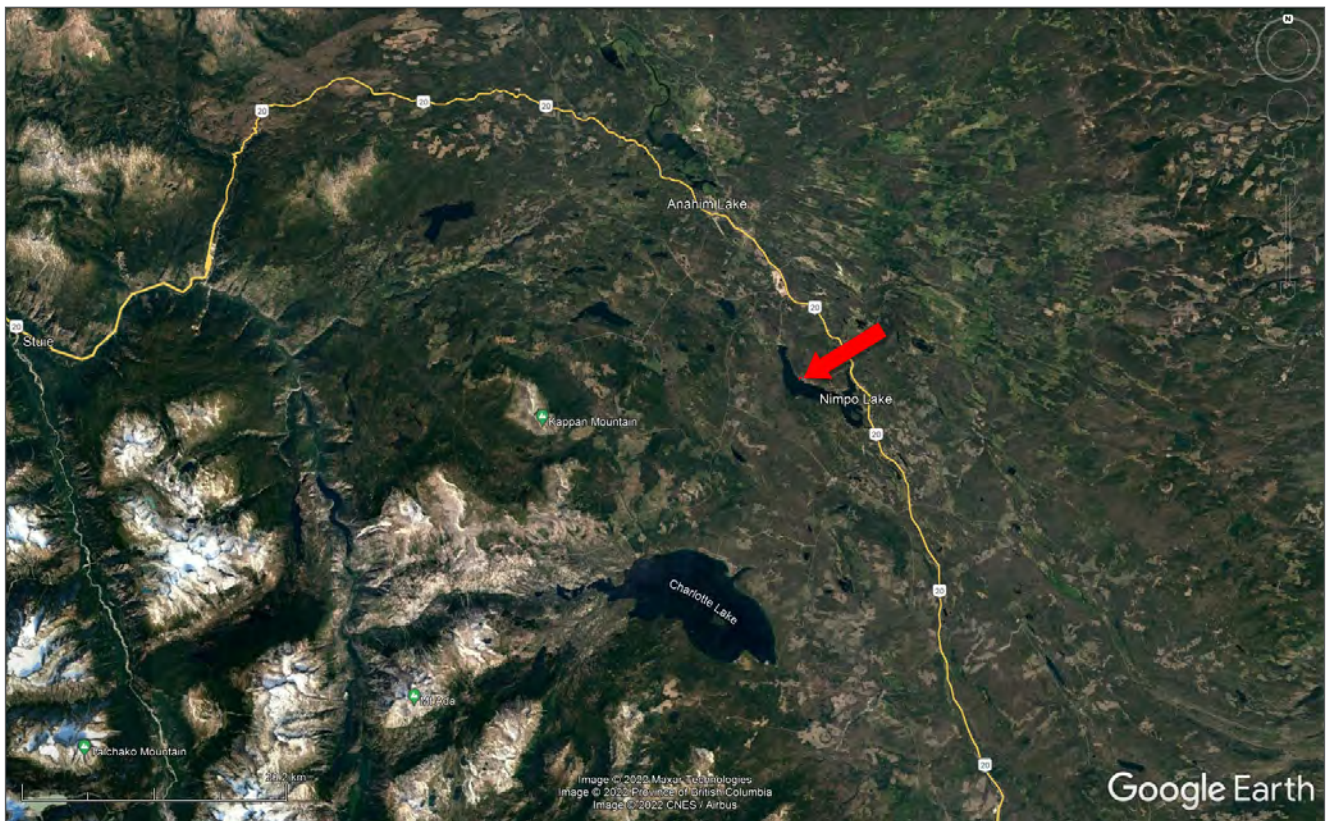
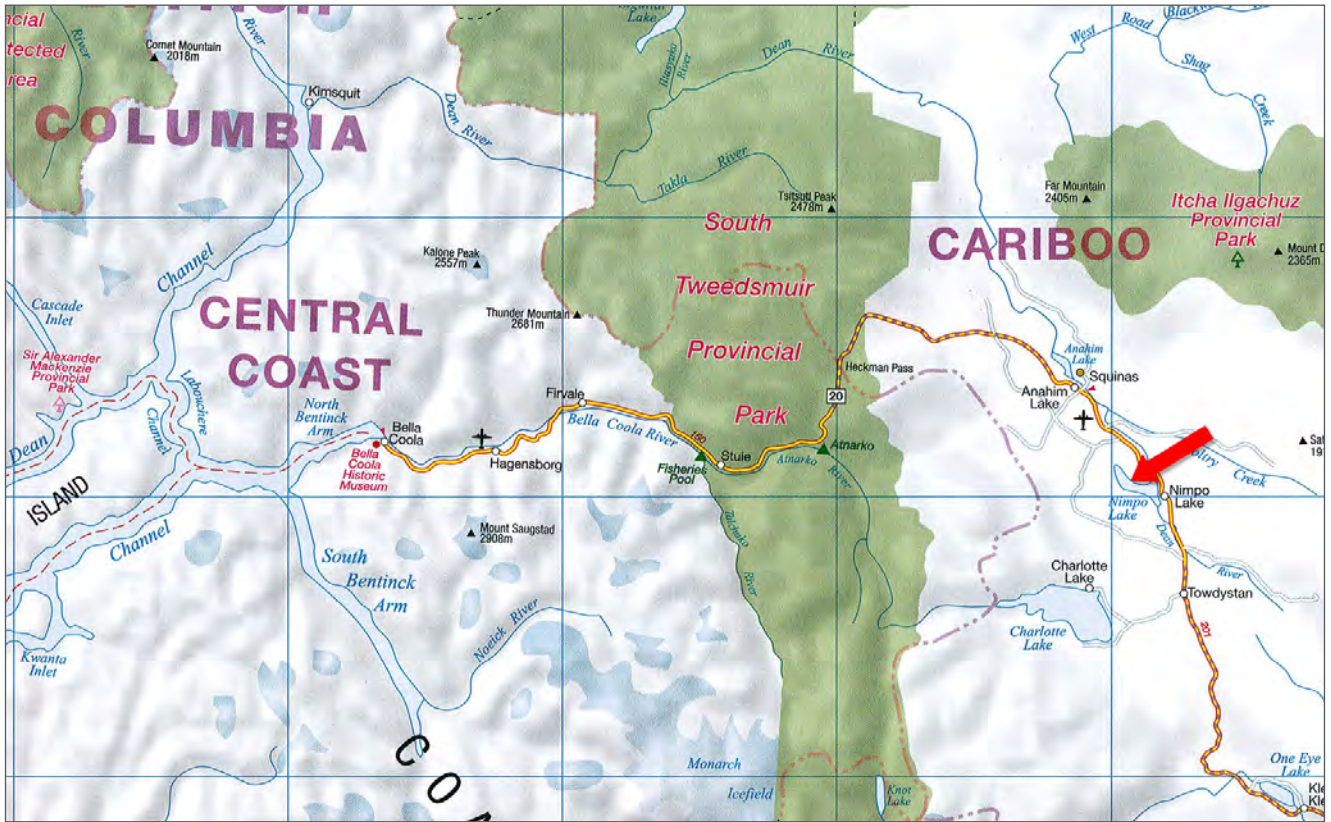




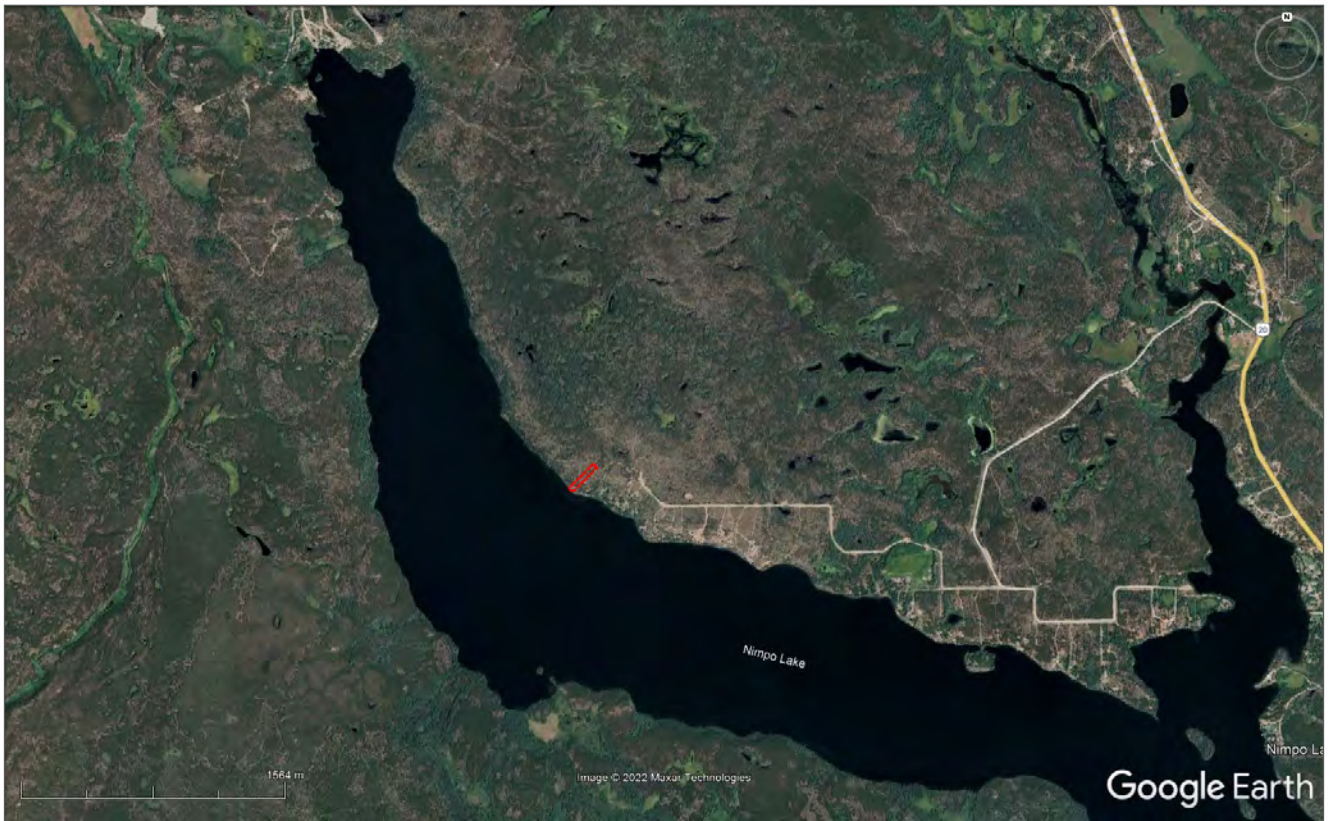
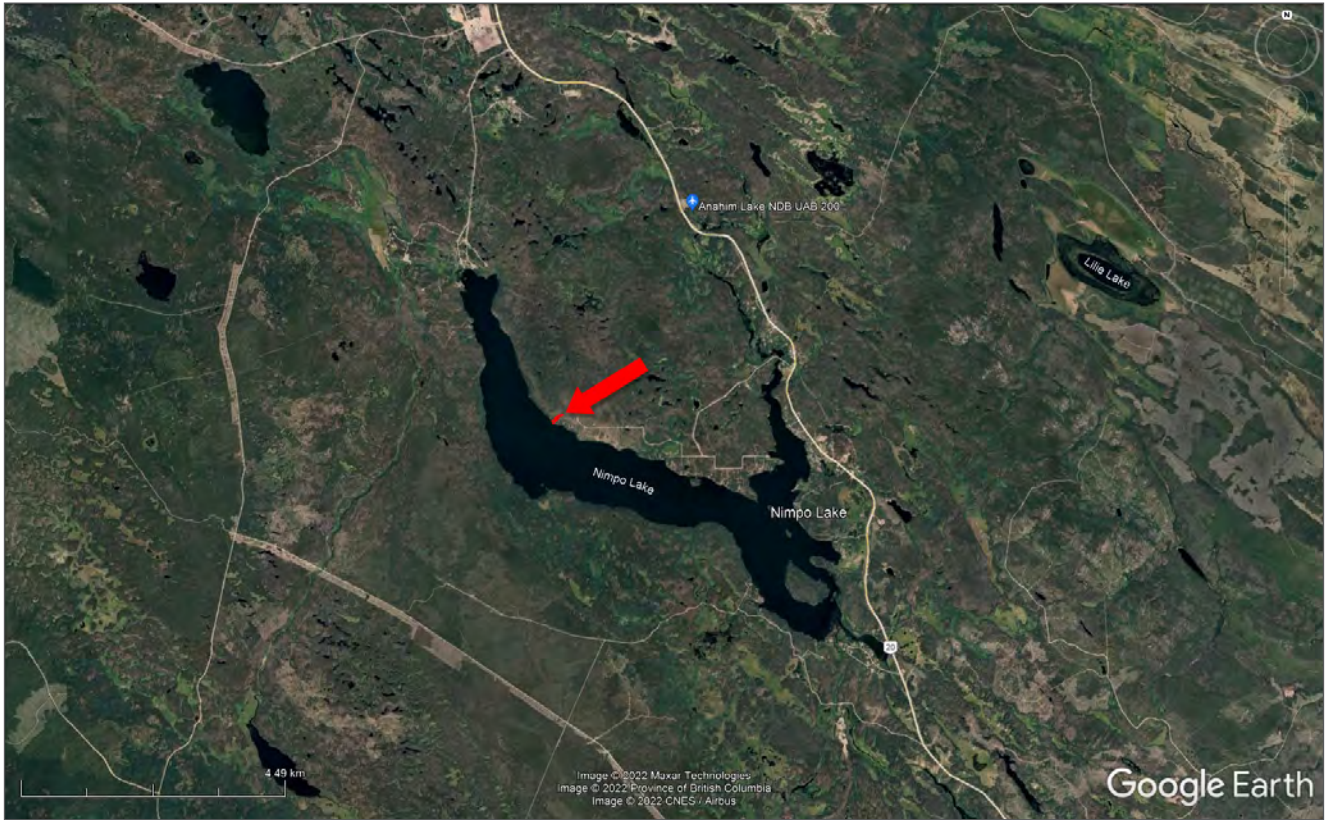




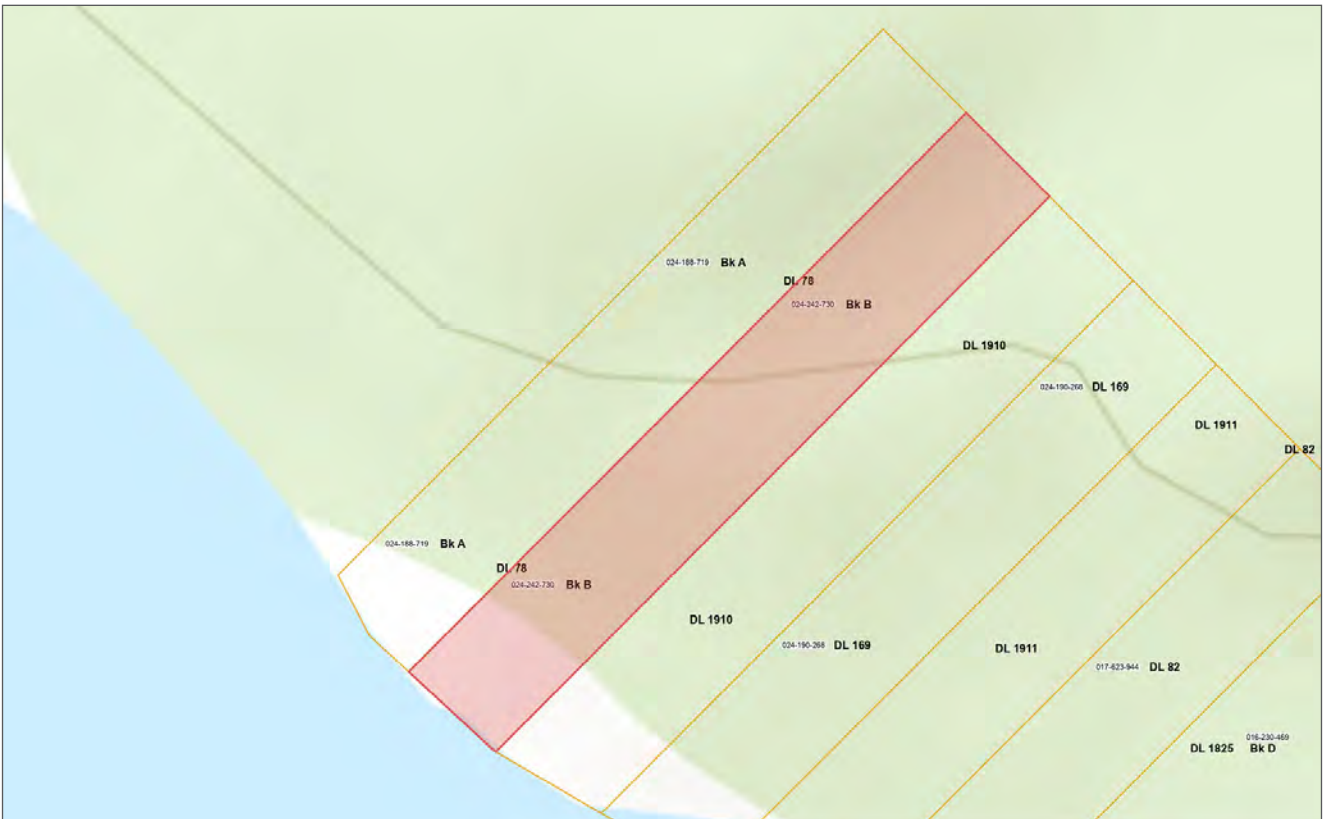




















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