



**Private and Freehold 5.64 Acre
Island - Sheridan Lake, BC**



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Private and Freehold 5.64 Acre Island

Sheridan Lake, BC

PROPERTY DETAILS

Listing Number:	24149
Price:	\$999,000
Taxes (2024):	\$2,161
Size:	5.64 acres
Zoning:	RR2

DESCRIPTION

This beautiful lake island is rare. Most lake islands in BC were not deeded and many that were, have been bought up for parks. Not only is this the only deeded island on Sheridan Lake, but it is also one of the few remaining in the province.

With an island circumference of 2,015 feet, mature trees are generously sprinkled throughout with grasses providing plenty of unobstructed options to explore and call your own. Throughout this peaceful and soulful environment, birds flit throughout the forest, ducks, loons, and geese ply the surrounding waters and fish splash out on the lake.

Only 30 minutes from 100 Mile House and under 2 hours from Kamloops, you can picture enjoying time with family and friends—making memories—on your private island. With easy access from Highway 24, a nearby unpaved boat ramp, and sandy shores, they all combine for a 'launchpad' to the island. Whether by paddle or motorboat, the short trip of 400 metres allows anticipation to grow on approach to your private dock. It may be

swinging in a hammock, getting the BBQ cracking, or strapping on the watersports gear!

The rustic off-grid recreational cabin gives entrance from a spacious deck and double glass doors. The main level (297 ft²) provides room for a small kitchen, dining, and sitting area all surrounded by a small wood stove. Upstairs (175 ft²), a bedroom offers more than enough space for two adults or a bunch of kids.

A separate sizeable sauna, full of aromatic cedar cladding, provides a great way to relax muscles and mind. Other outbuildings include a pit toilet, options for storage, and if desired, preparing garden seedlings.

LOCATION

DL 5875 Sheridan Lake Road East - Sheridan Lake, BC

DIRECTIONS

From the main intersection at Interlakes commercial area, head 7.1 km east on Highway 24. Turn right at Sheridan Lake Road East, and toward the Interlakes Rodeo Grounds. Follow this road for 970 m and turn right onto the Sheridan Lake Access Road. The boat launch is in 200 m. There is limited parking at the boat launch.

AREA DATA

Sheridan Lake

Sheridan Lake is 14 km long, 4,098 acres in size, with a mean depth of 7.6 m at an elevation of approx. 1,115 m. Crystal-clear waters are



attributed to the fresh springs that feed this lake. The lake is annually stocked and has a reputation as a producer of large rainbow trout. Accessed from Highway 24, it is part of the “Land of Hidden Waters.”

Bridge Lake

Nearby Bridge Lake is 7 km long and can produce rainbows up to 5 pounds, kokanee to 4 pounds, and lake trout to 20 pounds. The community of Bridge Lake and Bridge Lake Centennial Provincial Park are at the eastern end of the lake. The Bridge Lake Ice Caves trails meander past several small caves that reportedly provided early settlers ice from the depths of these caves. It is common to find ice within these caves, even in late summer. The annual Bridge Lake Rodeo held around Canada Day long weekend, and the Interlakes Rodeo, held around the first week of August, are heralded events.

The Interlakes

The Interlakes area is well known for optimal year-round and outdoor recreational activities, including boating, swimming, hunting, fishing, and camping. There are around 300 lakes in the area,

most of them stocked with fish. Interlakes is a key stop for anglers looking to restock and resupply while touring some of BC’s best fishing lakes or those taking a road trip through the South Cariboo between Highway 97 and Highway 5. This center is the closest shopping outlet offering a convenience store/gas, restaurant, hardware store, car wash, gift store, feed supply and other amenities not to forget massive ice cream cones!

South Cariboo

The South Cariboo is a series of communities stretching from Clinton to Lac La Hache and a string of lakeside communities. It is referred to as the ‘Land of Hidden Waters’ along BC’s famed “Fishing Highway,” highway 24. This region runs between 93 Mile on Highway 97 and Little Fort on Highway 5—extending north to the Cariboo Mountains and Canim Lake and south to Loon Lake and 70 Mile House.

The Highway 24 corridor serves several industries, mainly logging, ranching, and tourism, and still has abundant natural and pristine elements of water, timber, and grasslands. The abundance of water from hundreds of lakes and adjoining streams with

luscious grasslands dotted throughout the forested areas caused the progression of cattle ranching in the area.

RECREATION

The lakes of the famous Fishing Highway 24 combine to form a trout angler's mecca. There are more lakes here than many could hope to fish through an entire season.

Sheridan is one of the largest lakes and grows big trout! The crystal-clear lake is fed by underground springs and stocked with rainbow trout yearly. The lake is well-known for its trophy fishing, with rainbow trout commonly weighing in at 3 to 5 lbs. and heading up to 16 lbs. Fly fishing among the weed beds and island provides another means to land your catch. Ice fishing on the lake provides another means to get out and wet your fishing line.

Sheridan Lake features over 208 km of mapped and signed trails. These trails are suitable for hiking, mountain biking, ATViing during the warmer months, cross-country skiing, and snowmobiling during the winter. Many of the trails in this area are excellent for horseback riding, with some of the secluded trails easily accessible on horseback. Anglers often pack their fly-rod on their saddle and embark on a quiet afternoon of fishing and riding.

HISTORY

Highway 24 from Little Fort to 100 Mile House remains basically the same route that the fur traders used centuries ago. Parts of the Hudson's Bay Fur Brigade Trail can still be seen near the east end of the highway and are permanently preserved as a heritage trail.

With the discovery of gold in the northern Cariboo and the gold rush that followed in the mid-1800s, the wilderness trails soon became valuable roads leading to the gold fields in the north for thousands



of gold seekers. Along the routes, roadhouses sprung up to provide necessary stopover points. Several of the original roadhouses are restored and still in use, as are original recreation resort buildings, which have withstood the deterioration of time.

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

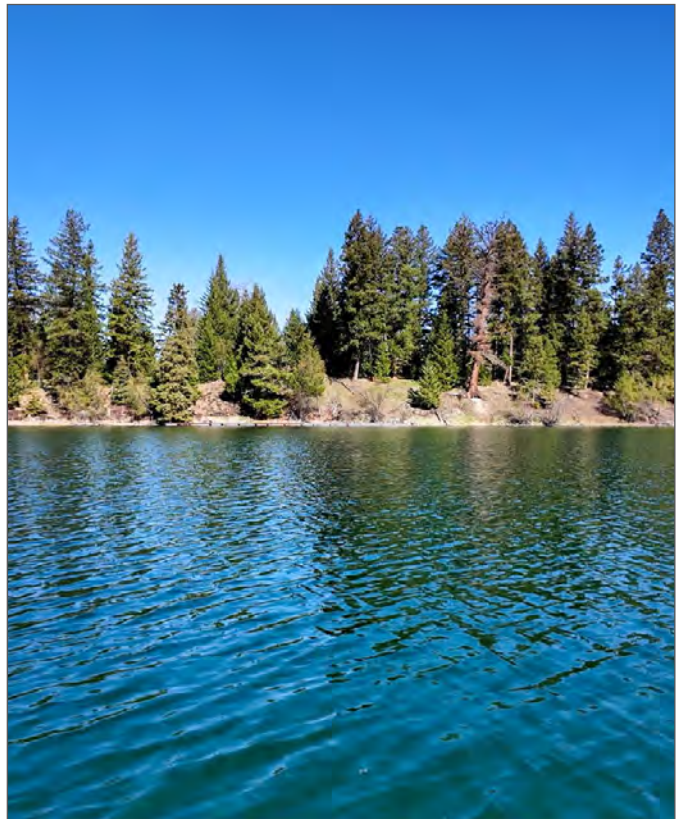
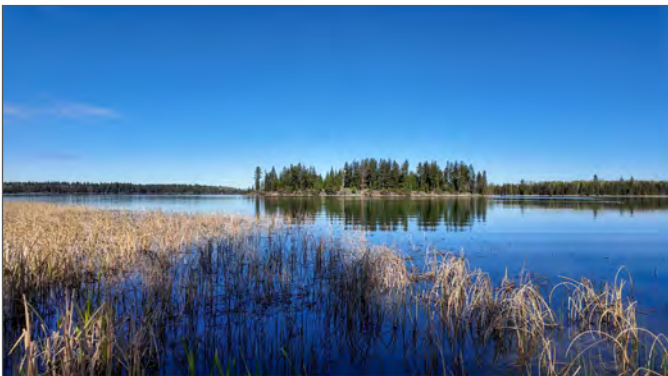
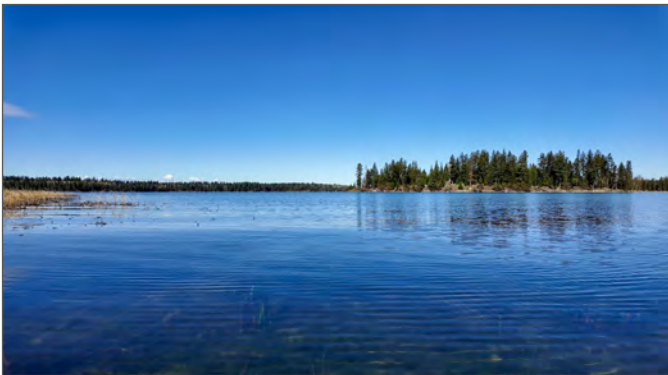
- None
- Off-grid

IMPROVEMENTS

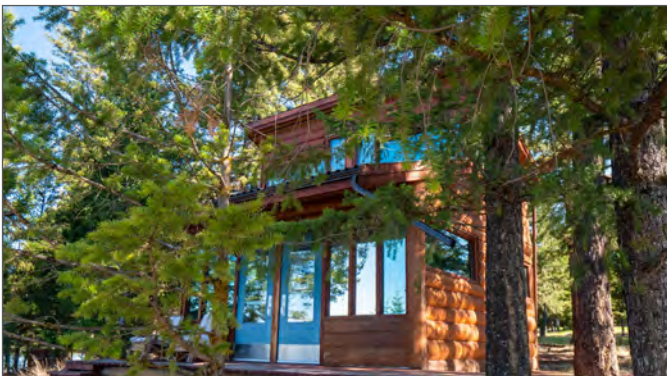
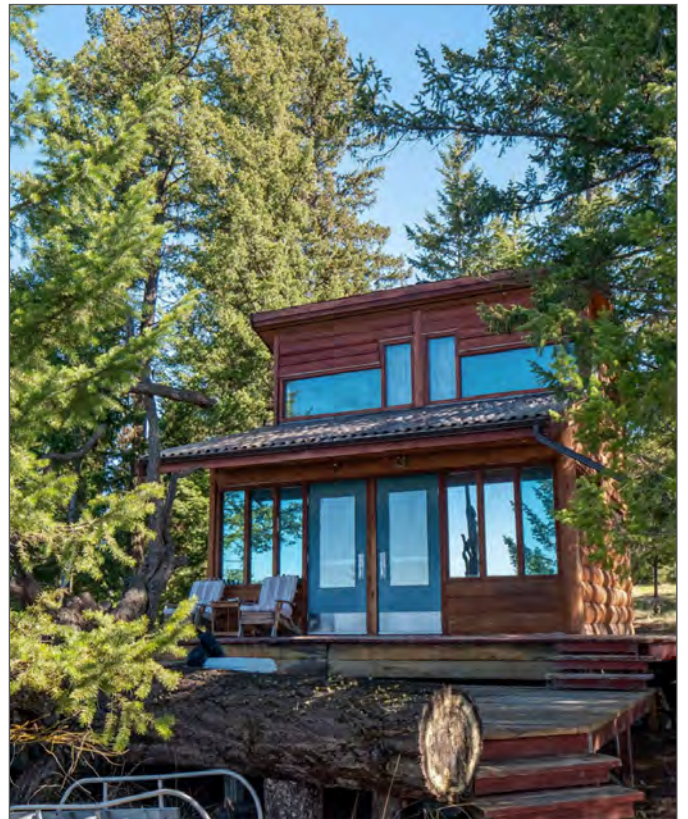
- 472 ft² 2 storey recreational cabin (18' x 16' main, 14' x 12' upper)
- Cedar sauna
- Outbuildings
- Dock

LEGAL

DISTRICT LOT 5875 LILLOOET DISTRICT - PID 013-431-331



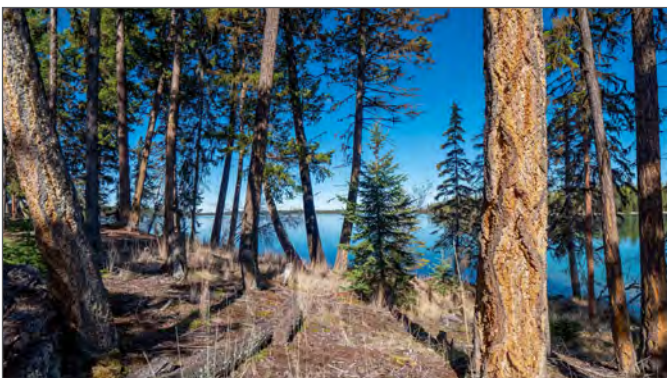




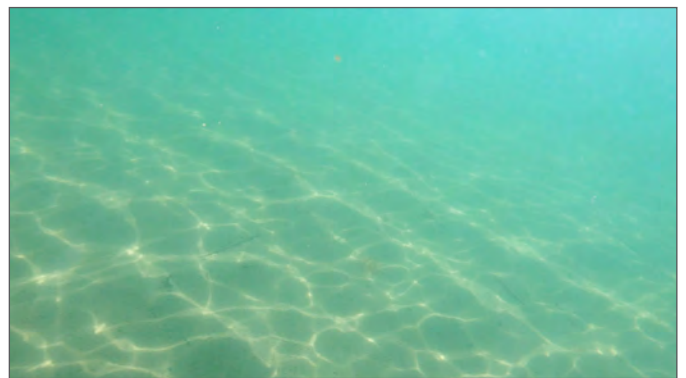
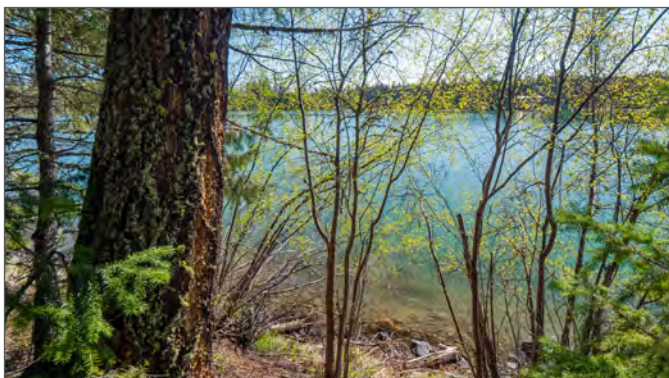


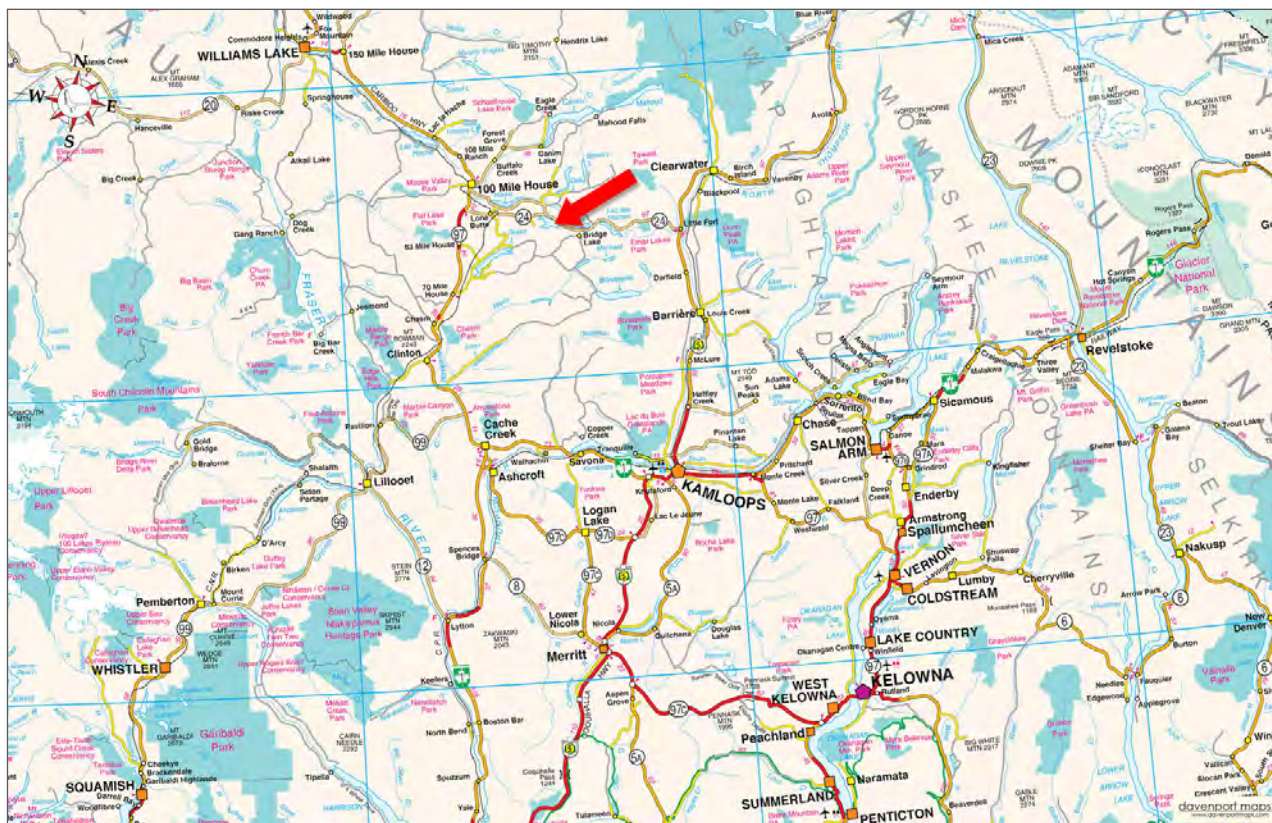


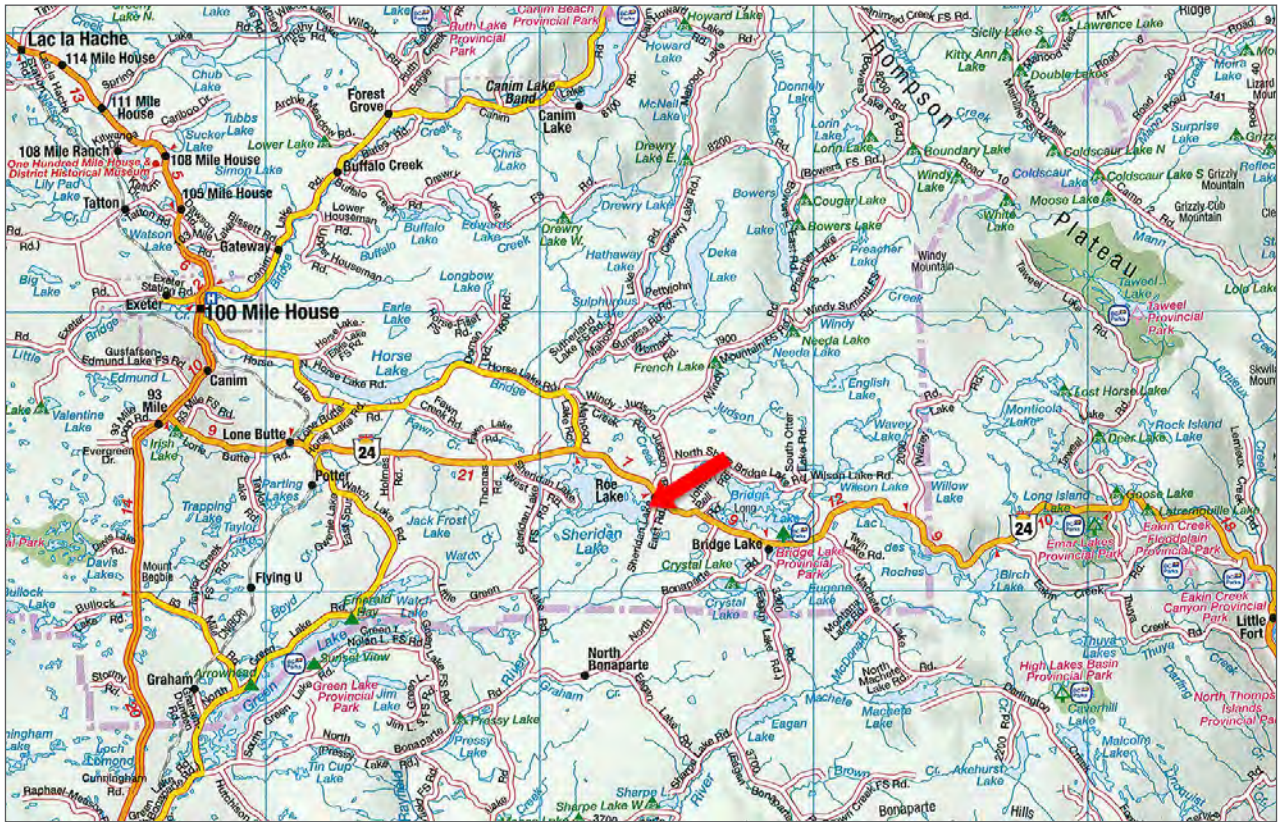




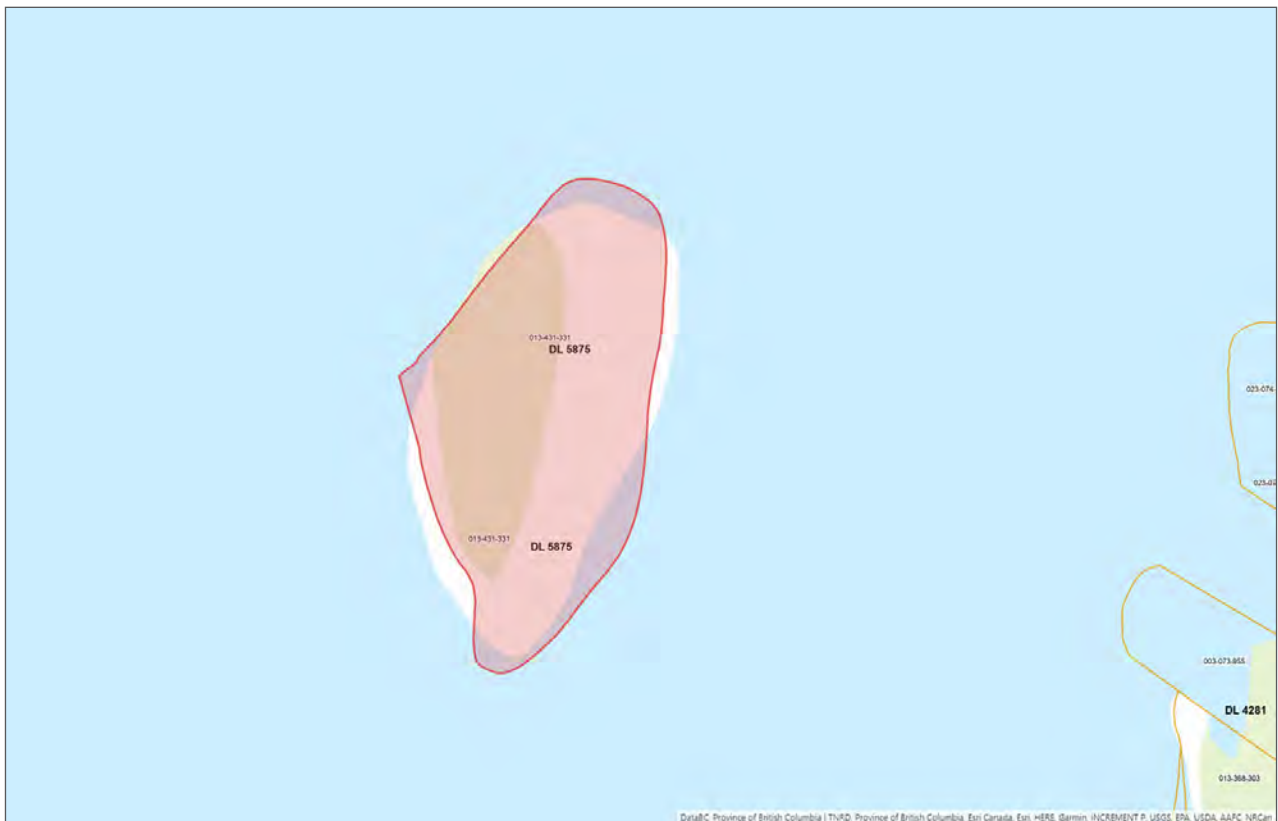
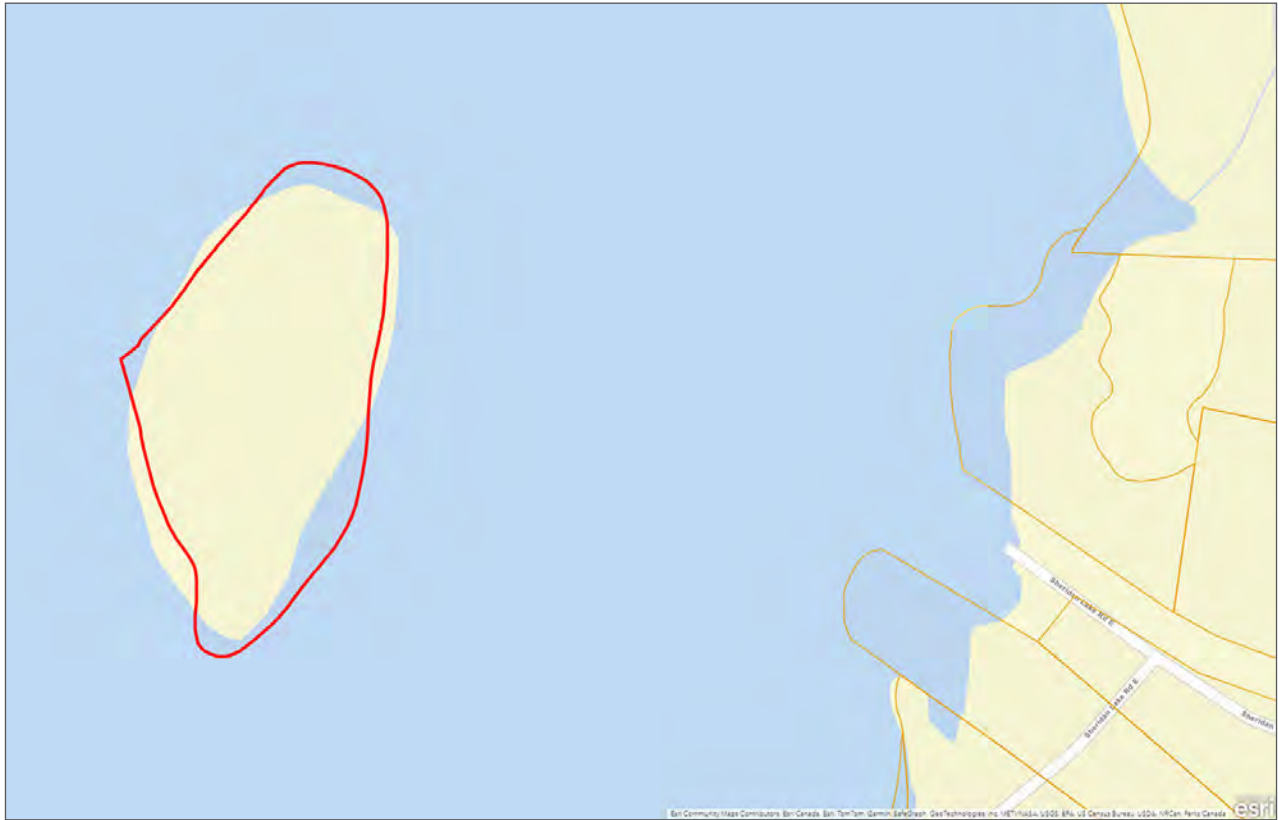














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