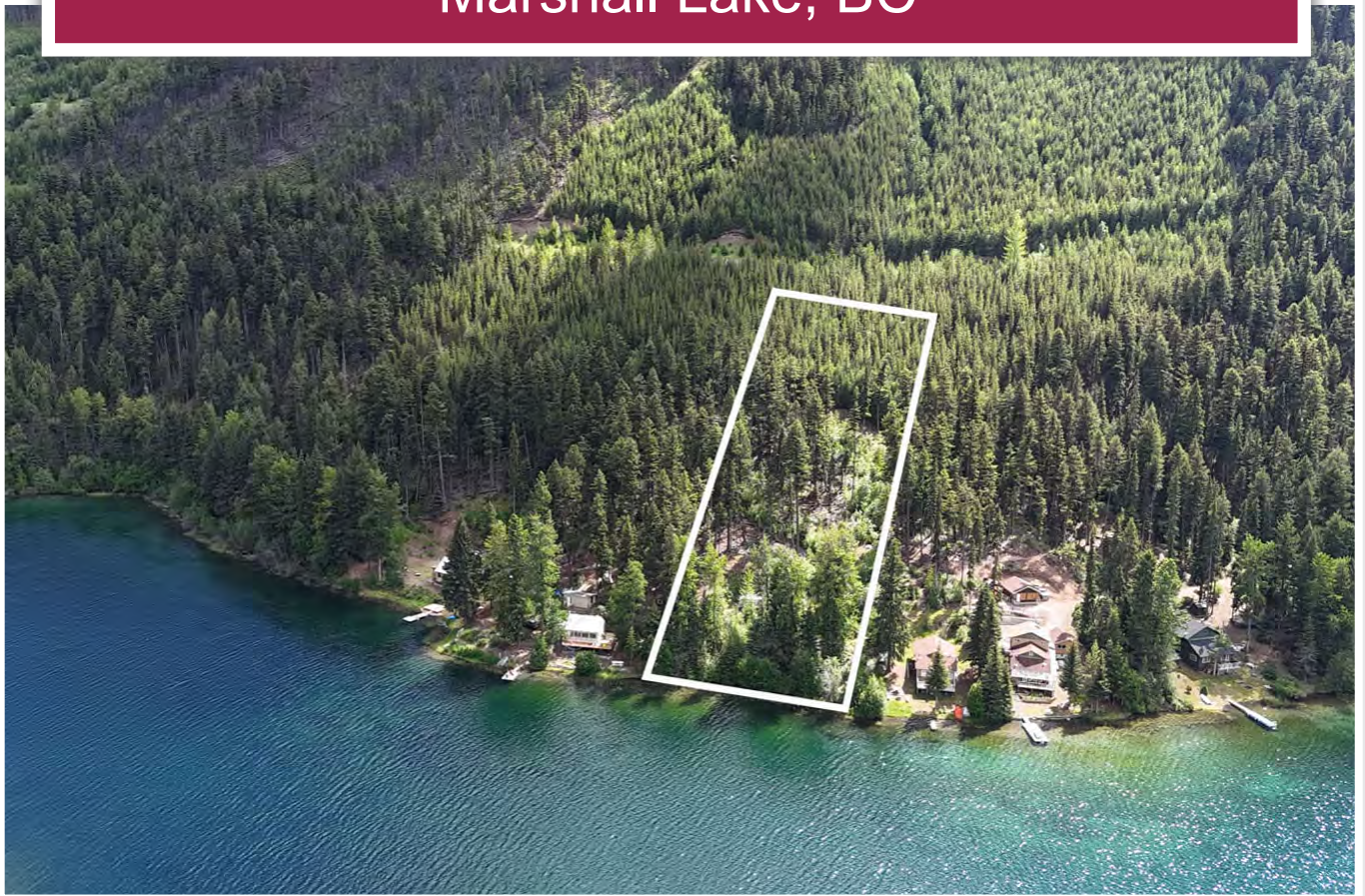




**Private Off-Grid Haven**  
Marshall Lake, BC



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# Private Off-Grid Haven

Marshall Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24161
<b>Price:</b>	\$349,000
<b>Taxes (2024):</b>	\$1,411.36
<b>Size:</b>	1.18 acres
<b>Zoning:</b>	Rural Resource 2

## DESCRIPTION

Nestled on the serene shores of Marshall Lake, north of Lillooet in British Columbia, this stunning 1.18-acre lakefront parcel boasts approximately 141 feet of pristine water frontage. This exceptional property offers the rare opportunity to immerse yourself in the tranquility of nature, surrounded by breathtaking views and abundant wildlife. The lot currently features a roughed-in access road that begins on the neighbor's lot, providing initial entry to your future retreat. For those seeking ultimate privacy, a new switchback road can be added to establish private and exclusive access directly to the property. The allure of this off-grid haven makes it an ideal spot for outdoor enthusiasts and those yearning for a secluded sanctuary away from the hustle and bustle of city life.

Marshall Lake, located in the rugged beauty of British Columbia, is renowned for its excellent fishing, making it a paradise for anglers of all levels. Beyond fishing, the area surrounding Marshall Lake is a haven for outdoor recreation. Whether you enjoy kayaking, canoeing, or paddleboarding on the tranquil lake, or exploring the vast network

of hiking and biking trails in the surrounding wilderness, there is something for everyone to enjoy. In the winter months, the region transforms into a wonderland, perfect for snowshoeing, cross-country skiing, and even ice fishing.

Investing in this lakefront parcel offers not only an immediate escape into nature but also significant long-term potential. The sought-after location and the unique characteristics of the property make it an excellent candidate for building a charming cabin or a cozy off-grid home. As the demand for remote, off-grid properties continues to rise, this lot represents a solid investment opportunity. Whether you choose to develop the land now or hold onto it for future appreciation, owning a piece of the coveted Marshall Lake frontage is a wise and rewarding decision. The combination of natural beauty, recreational opportunities, and investment potential makes this parcel a rare and valuable find.

## LOCATION

1186 S Marshall Lake Road - Lillooet, BC

## DIRECTIONS

Please contact the listing agent.

## AREA DATA

Lillooet, located in British Columbia's scenic Fraser Canyon, is renowned for its rich history and stunning landscapes. The town, historically significant as a gold rush hub, is now a gateway to numerous outdoor activities and natural wonders. The area is characterized by its rugged terrain, which includes the Fraser River, towering mountains,



and lush forests. Marshall Lake, situated north of Lillooet, offers pristine waters perfect for fishing, kayaking, and canoeing, surrounded by dense wilderness ideal for hiking and wildlife viewing.

The region is also known for its unique climate, often referred to as the “hot spot” of Canada due to its warm summers. Lillooet’s agricultural heritage is evident in its vineyards and orchards, providing local wine tasting and fresh produce. The nearby Seton and Anderson Lakes offer additional recreational opportunities, including boating and swimming. Historical and cultural attractions, such as the Miyazaki House and the Lillooet Museum, provide insight into the area’s vibrant past. With a blend of natural beauty, recreational activities, and cultural significance, Lillooet and its surrounding areas like Marshall Lake present a diverse and appealing destination for visitors and residents alike.

## RECREATION

Marshall Lake and the surrounding area, including Lillooet, offer a wealth of recreational opportunities.

At Marshall Lake, you can enjoy excellent fishing, particularly for rainbow trout, kayaking, canoeing, paddleboarding, and swimming. The lake is also surrounded by beautiful hiking and biking trails that cater to all levels of outdoor enthusiasts. In the winter, the area transforms into a snowy wonderland perfect for snowshoeing, cross-country skiing, and ice fishing.

## MAP REFERENCE

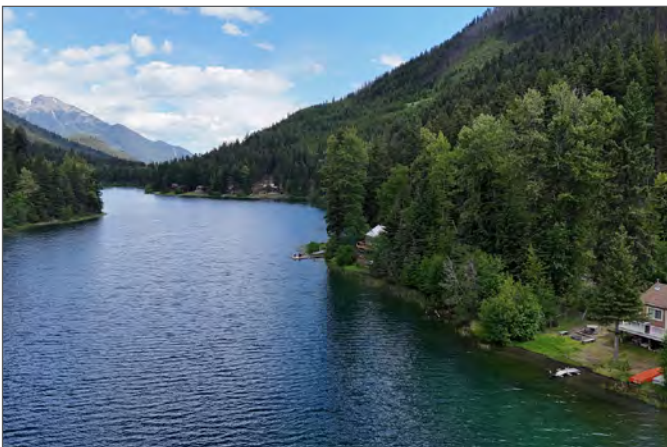
50°55'3.13"N and 122°34'55.33"W

## SERVICES

None.

## LEGAL

BLOCK C DISTRICT LOT 8386 LILLOOET DISTRICT (SEE CROWN GRANT AS TO LIMITED ACCESS) - PID 025-482-319

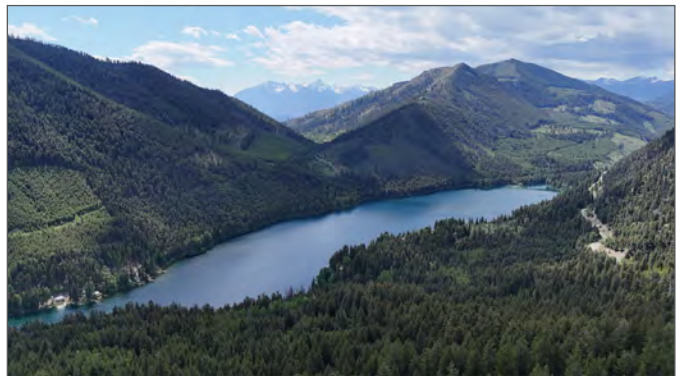
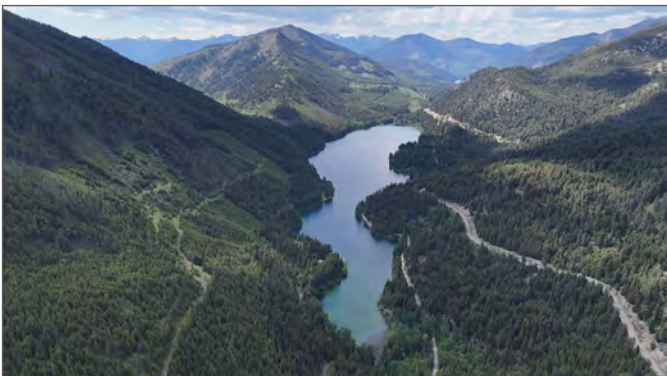
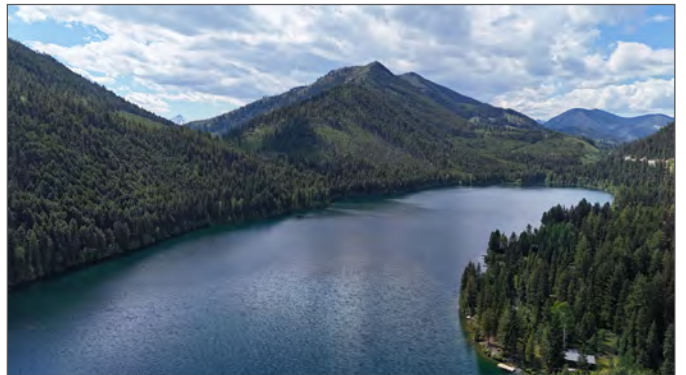


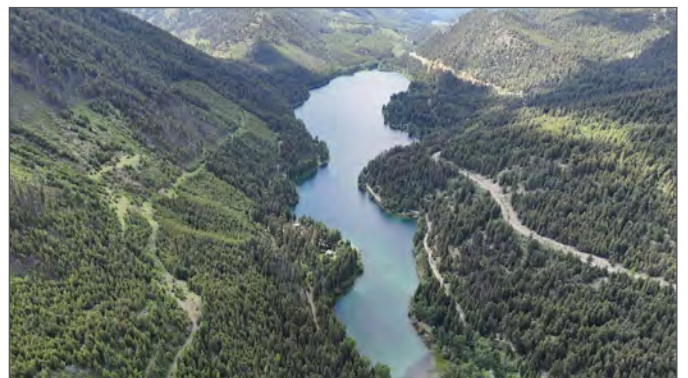
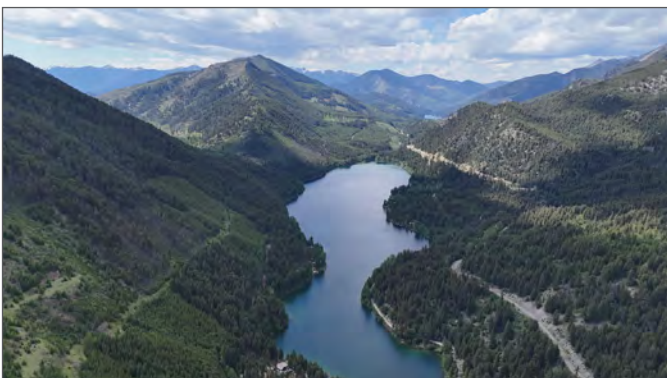
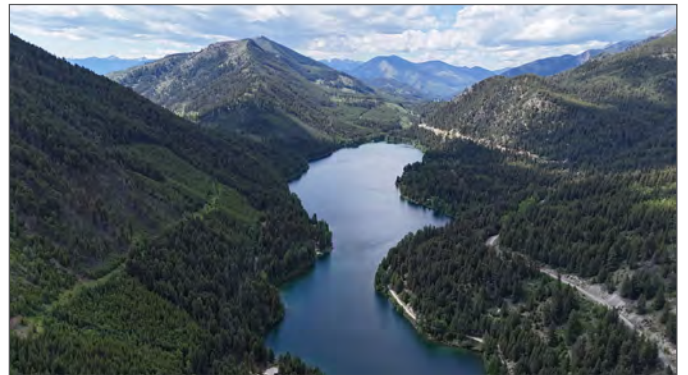
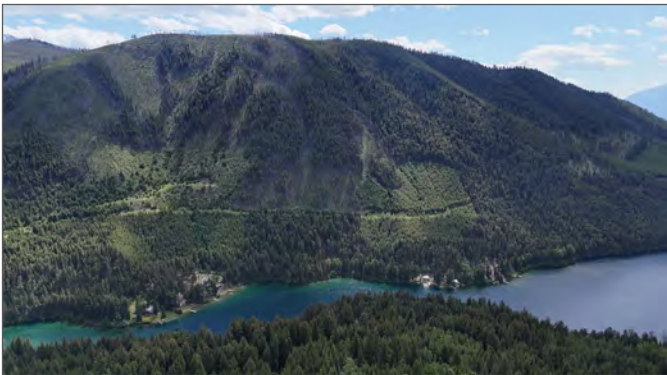


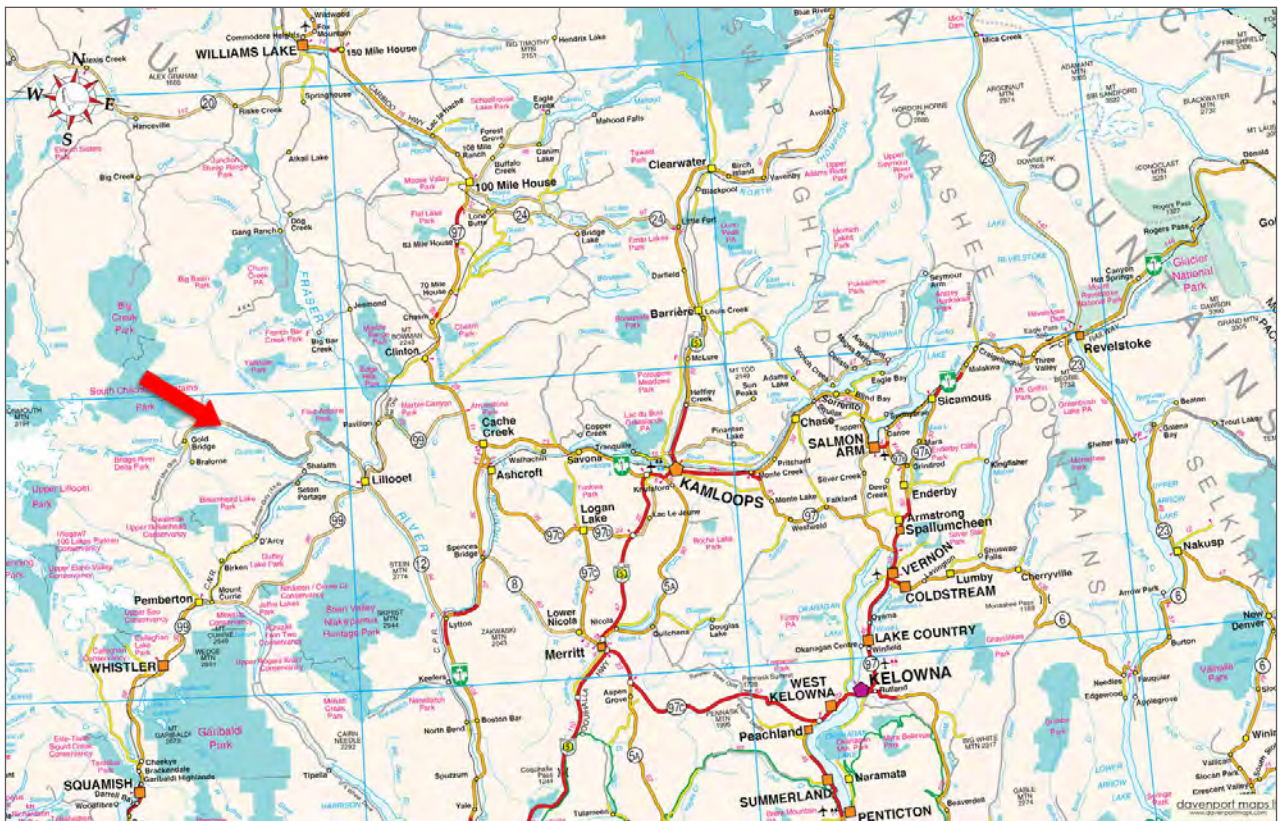
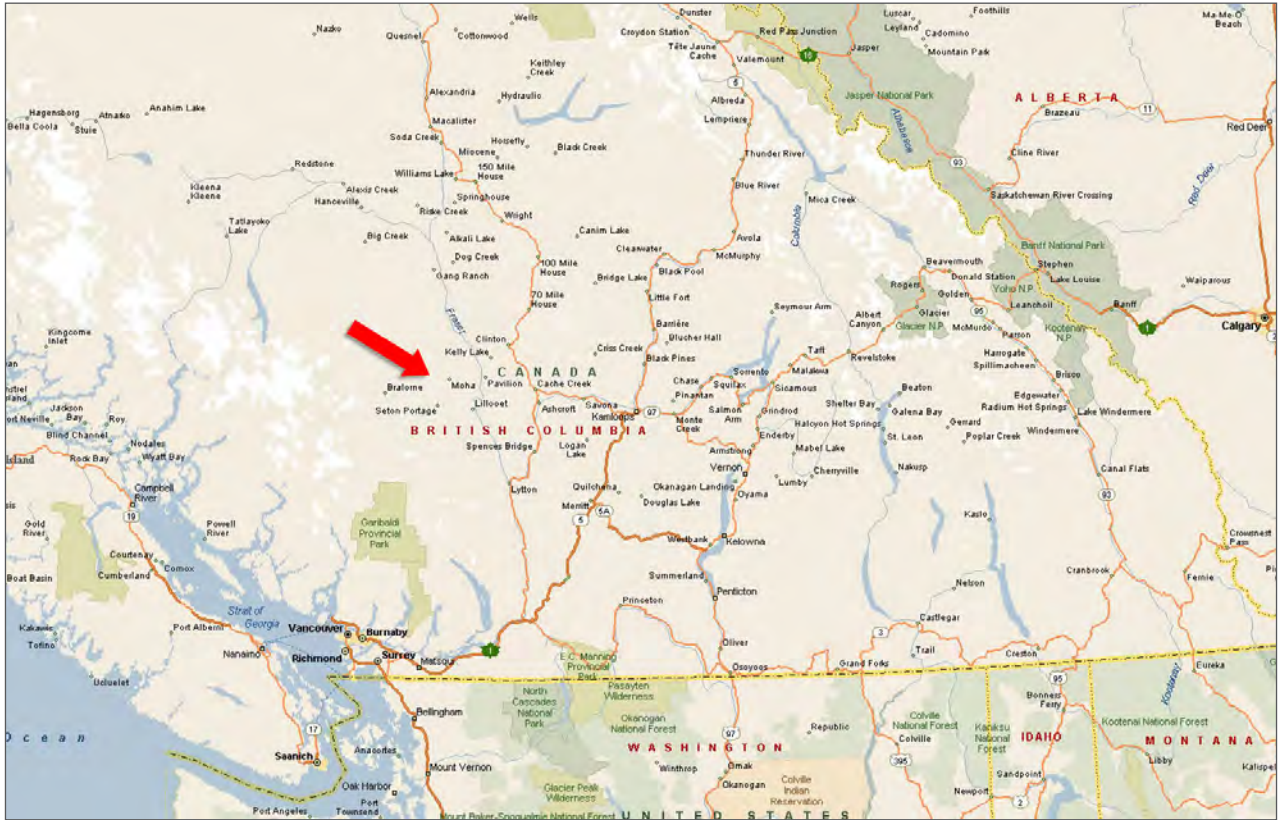


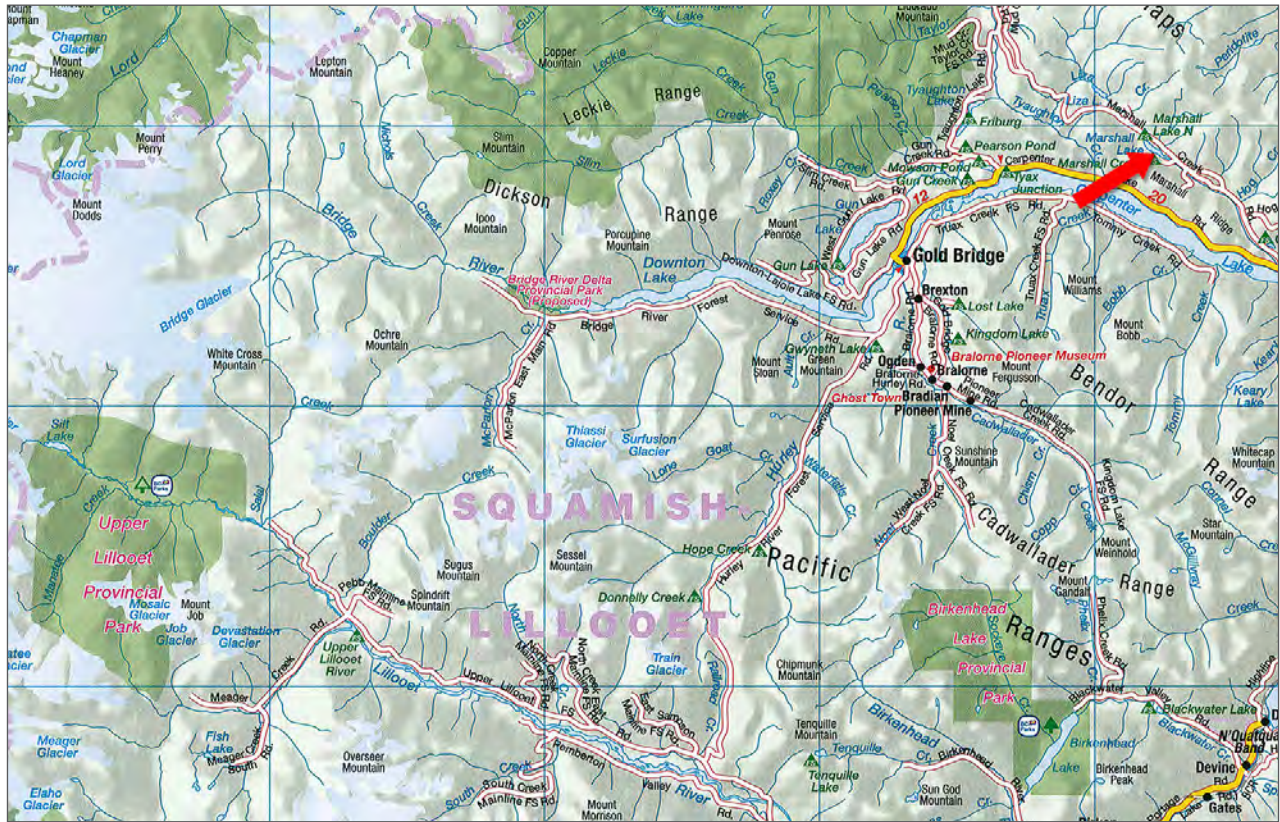


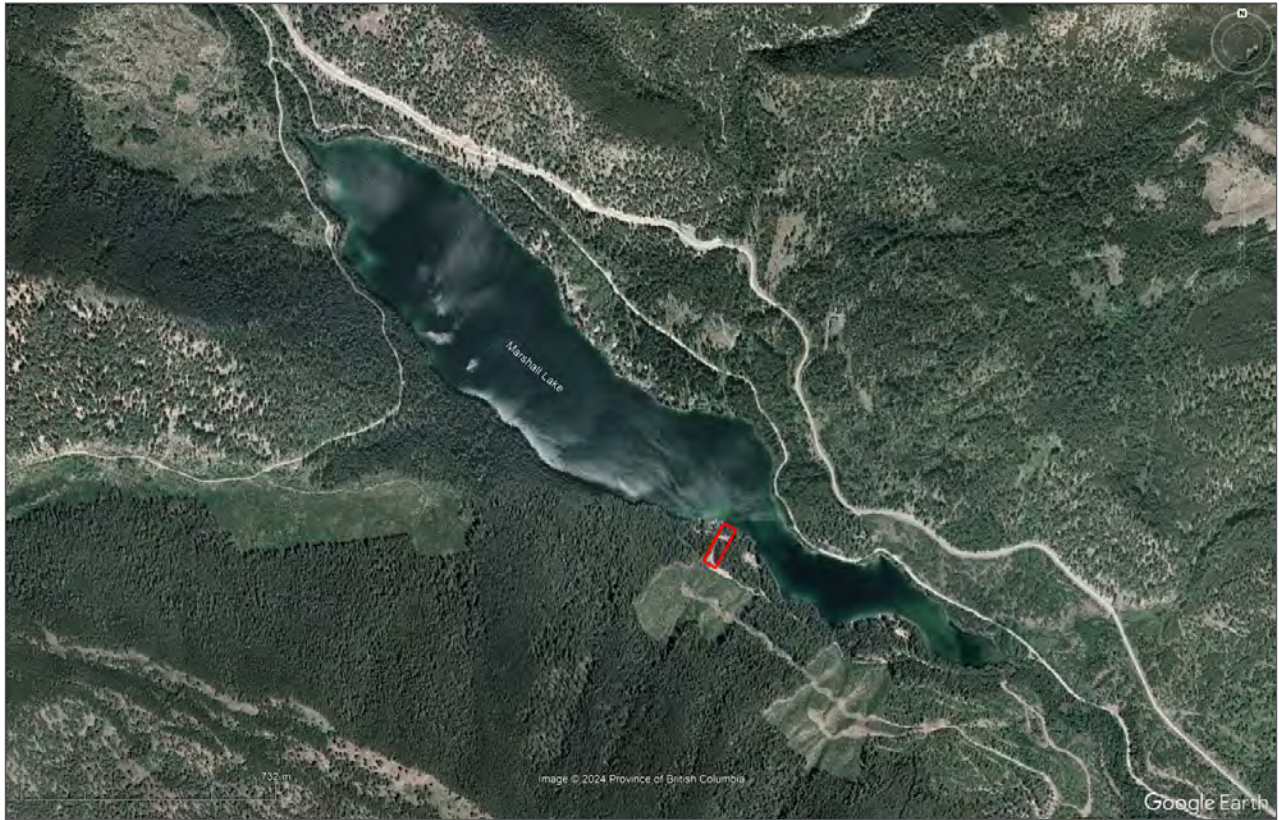


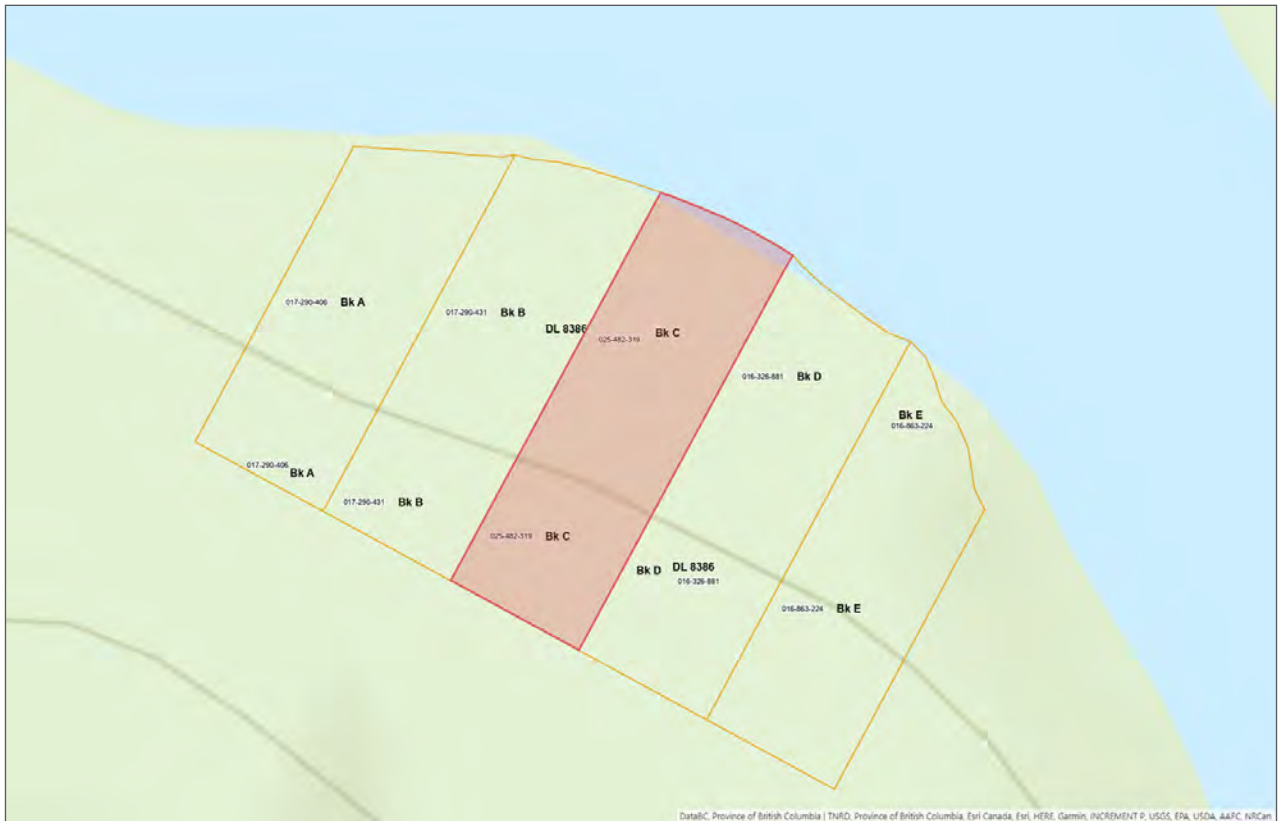
















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