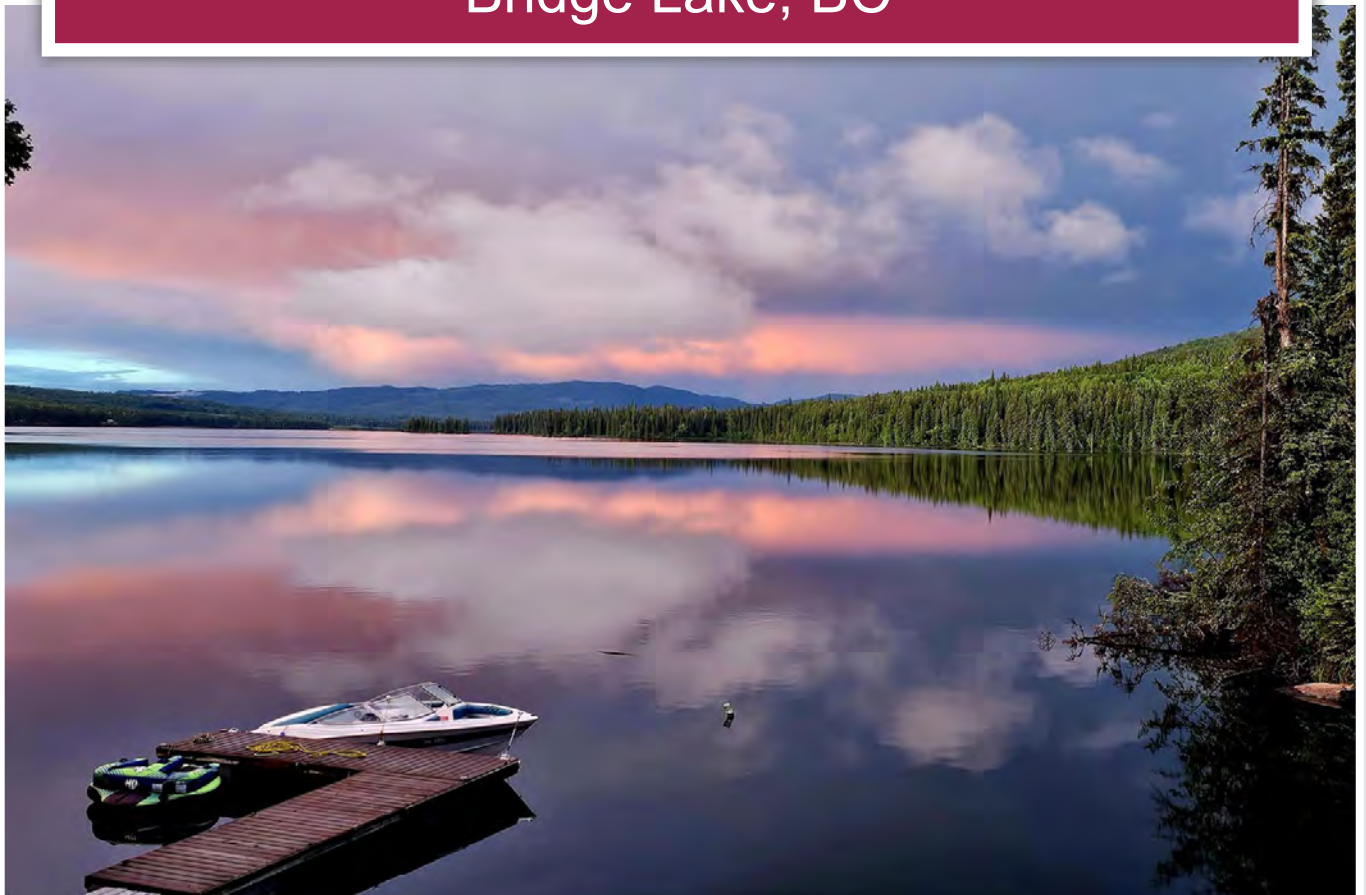




Renowned Eagan Lake Resort
Bridge Lake, BC



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PROPERTY DETAILS

Listing Number:	24295
Price:	\$1,299,000 + GST
Taxes (2024):	\$5,095.58
Size:	6 acres

DESCRIPTION

Eagan Lake Resort, nestled in BC's Interlakes region, spans 6 acres and features 5 log cabins, office building, 12 RV/campsites, 2 rentable RVs and a 2-bedroom owner's quarters. Located 60 km from 100 Mile House and 2 hours from Kamloops, the resort offers fully equipped cabins accommodating 4 to 16 guests, each with electricity, refrigerators, wood-burning fireplaces, and kitchen essentials. Shared and private docks, a boat launch, and rental boats provide easy access to the lake's exceptional fishing and recreation.

An adjacent 3.3-acre parcel is also available, featuring a 1,664-square-foot lakefront and creekfront residence and two additional cabins. Together, these properties create an expansive 10-acre resort with two residences and seven rentable cabins, offering flexibility for hosting larger groups or events. This setup presents an incredible opportunity to expand the business or establish a private lakeside retreat.

Guests enjoy year-round activities, including fishing, hiking, mountain biking, horseback riding, and winter sports like cross-country skiing and snowmobiling. The resort is surrounded by Crown

land, offering endless trails for exploration. Eagan Lake Resort combines natural beauty, recreational opportunities, and versatile accommodations, making it a rare investment or lifestyle opportunity.

Accommodation Details

- Owner's Residence: Full 2-bedroom home (currently tenanted)
- Cabin 1: Sleeps 5 (double bed + single-over-double bunk)
- Cabin 2: Sleeps 8 (queen + double bedrooms + loft with 2 singles + 1 double)
- Cabin 3: Sleeps 16 (2 queen bedrooms + loft with 2 queen + 4 double beds)
- Cabin 4: Sleeps 6 (2 queen bedrooms + 2 single bunks)
- Cabin 5: Sleeps 4 (double bed + 2 single bunks)
- RV 1: Sleeps 6 (futon + queen bed + slide out kitchen)
- RV 2: Sleeps 10 (double slides + slide out bunk with twins + twin hide-a-bed)
- 12 Campsites/RV Sites: Electricity available at most sites

LOCATION

8648 Eagan Lake Road - Bridge Lake, BC

DIRECTIONS

At 93 Mile, turn east off Highway 97 onto Highway 24. Follow Highway 24 to the Bridge Lake Store, turn right (south) onto North Bonaparte Road for 2 kilometres and then turn left onto Eagan Lake Road. Continue along Eagan Lake Road for roughly 15 kilometres and you should arrive to Eagan Lake Resort which will be on your left.

AREA DATA

The Interlakes region in British Columbia, including Eagan Lake, is a picturesque area renowned for its pristine lakes, rolling hills, and forested landscapes. Eagan Lake, a tranquil spot nestled in this region, is popular for its excellent fishing, offering rainbow trout and kokanee, and is surrounded by opportunities for canoeing, kayaking, and wildlife observation. The area thrives on a mix of tourism, outdoor recreation, and small-scale agriculture, with local lodges and camps catering to visitors seeking a peaceful retreat or an active outdoor experience. Residents and visitors alike enjoy hiking, horseback riding, and snowmobiling in the winter months, making it a year-round destination. With its remote charm and connection to nature, the Interlakes region offers a blend of work and recreation that appeals to adventurers and serenity-seekers alike.

RECREATION

Eagan Lake falls within the Interlakes region and is a popular destination for fishermen and anglers looking to take advantage of the renowned trout fishing throughout the area. The expansive territory and relatively flat topography make for an ideal setting for lovers of the outdoors. The area is scattered with not only lakes, but countless trails for hiking, biking, horseback riding, ATViing and sledding. Summer and winter recreation activities include:

Summer Recreation

- Hiking
- Swimming
- Fishing
- Camping
- Canoeing/kayaking/paddle boarding
- Wildlife viewing
- Mountain biking
- Horseback riding
- ATViing
- Hunting

Winter Recreation

- Cross-country skiing
- Snowshoeing
- Ice fishing (surrounding lakes)
- Wildlife viewing
- Ice skating
- Snowmobiling

MAP REFERENCE

51°21'51.24"N and 120°45'45.72"W

SERVICES

- Internet
- Telephone
- Water (new filtration system plus wells)
- Septic
- Hydro

IMPROVEMENTS

- 5 log cabins
- 1 office building
- 2 lakeside RV's
- Manicured RVs/campsites
- Private/shared docks
- Boat launch
- 2-bedroom owner's quarters
- Men/women washrooms with showers
- Laundry facility

ZONING

C-4 (Recreational Commercial)

LEGAL

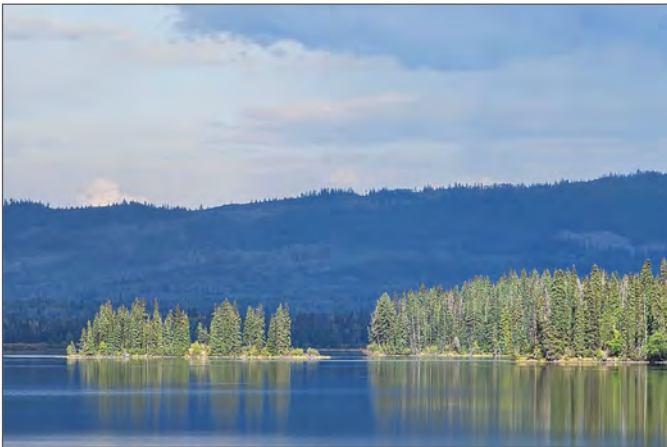
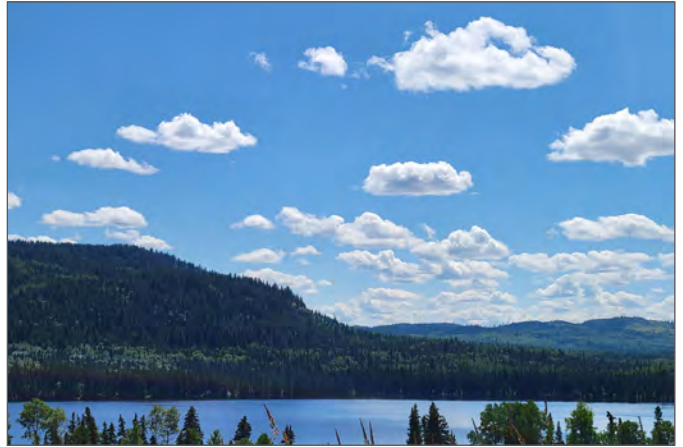
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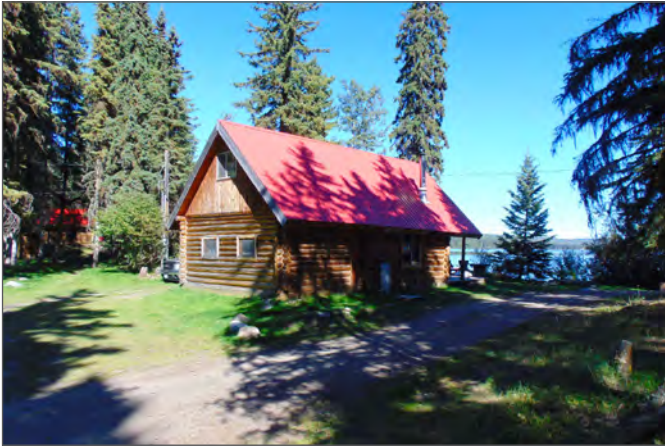




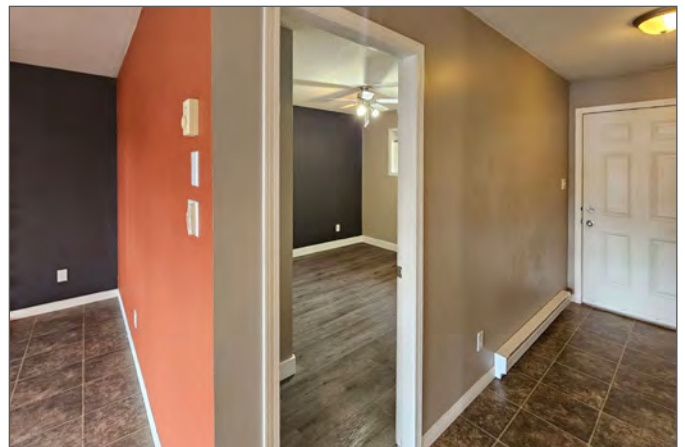
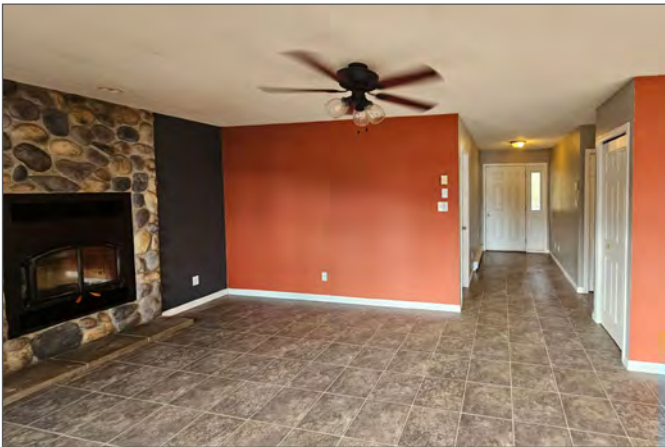


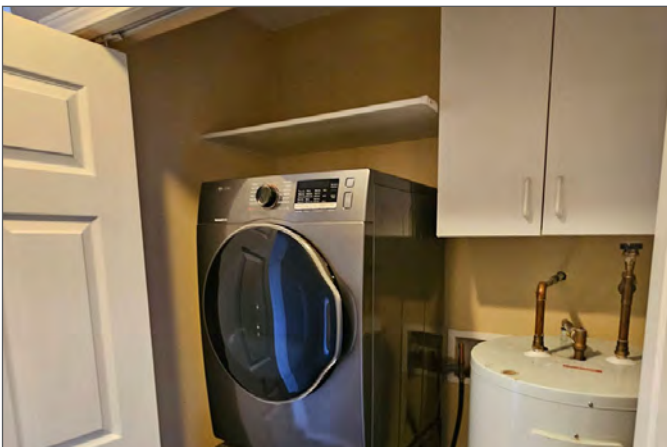






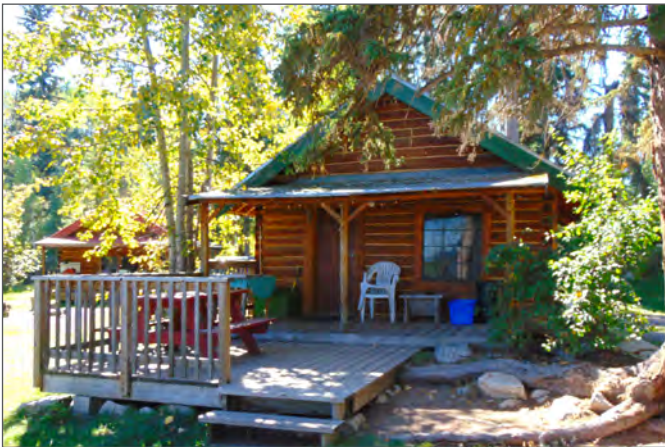






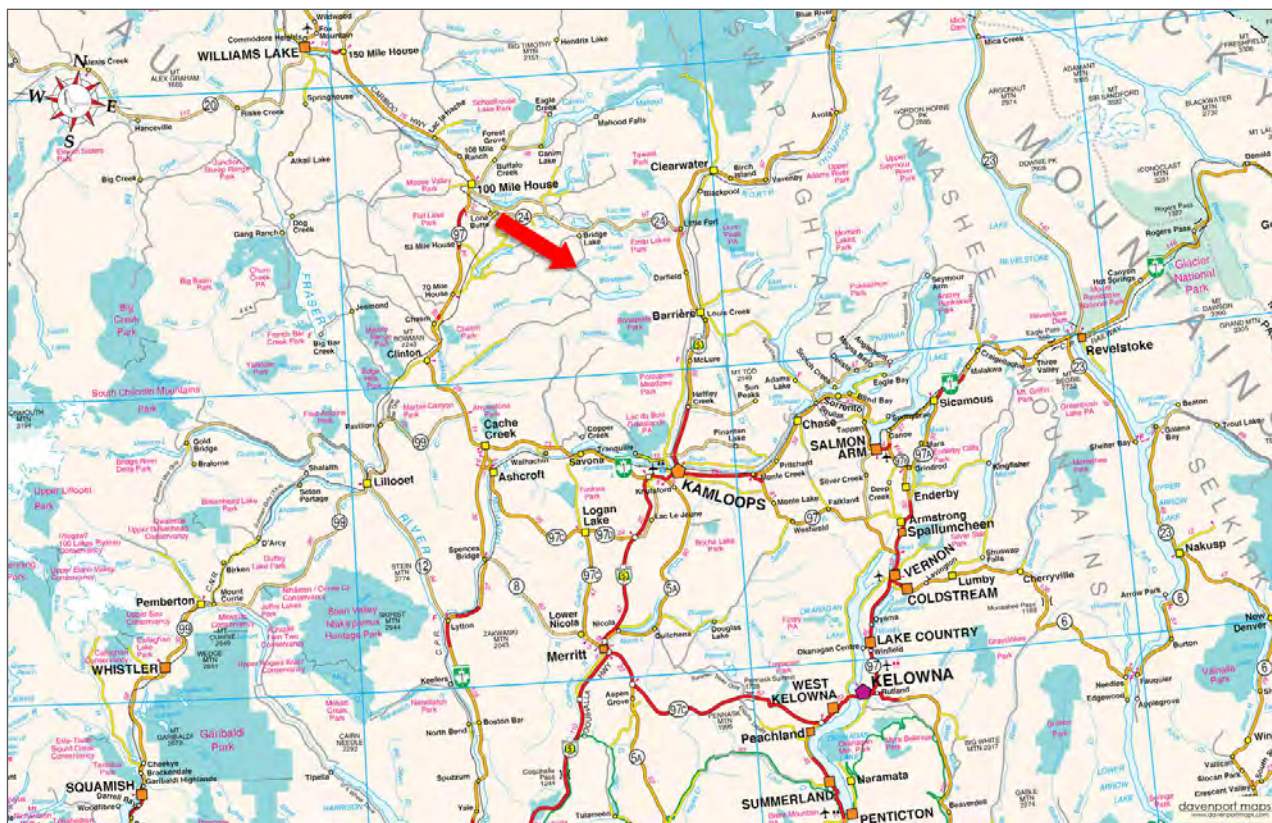
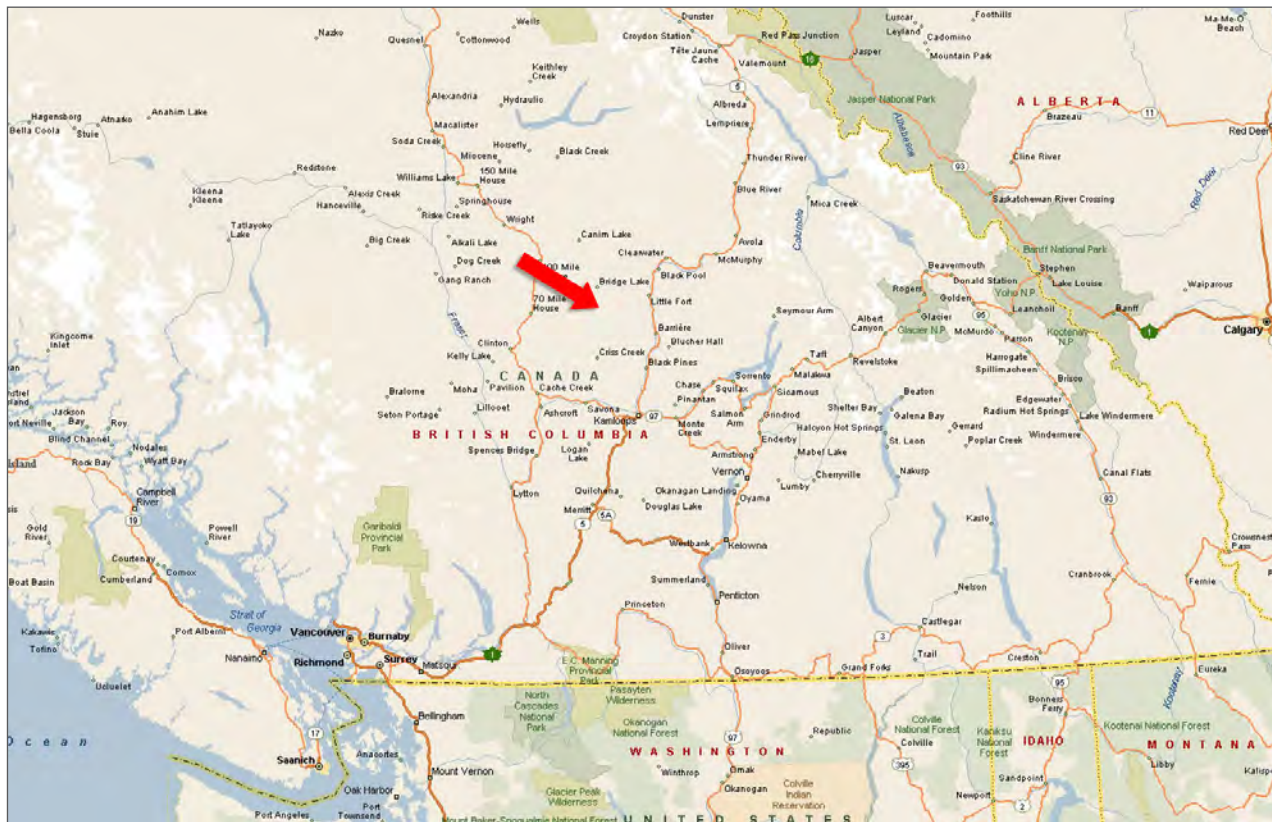


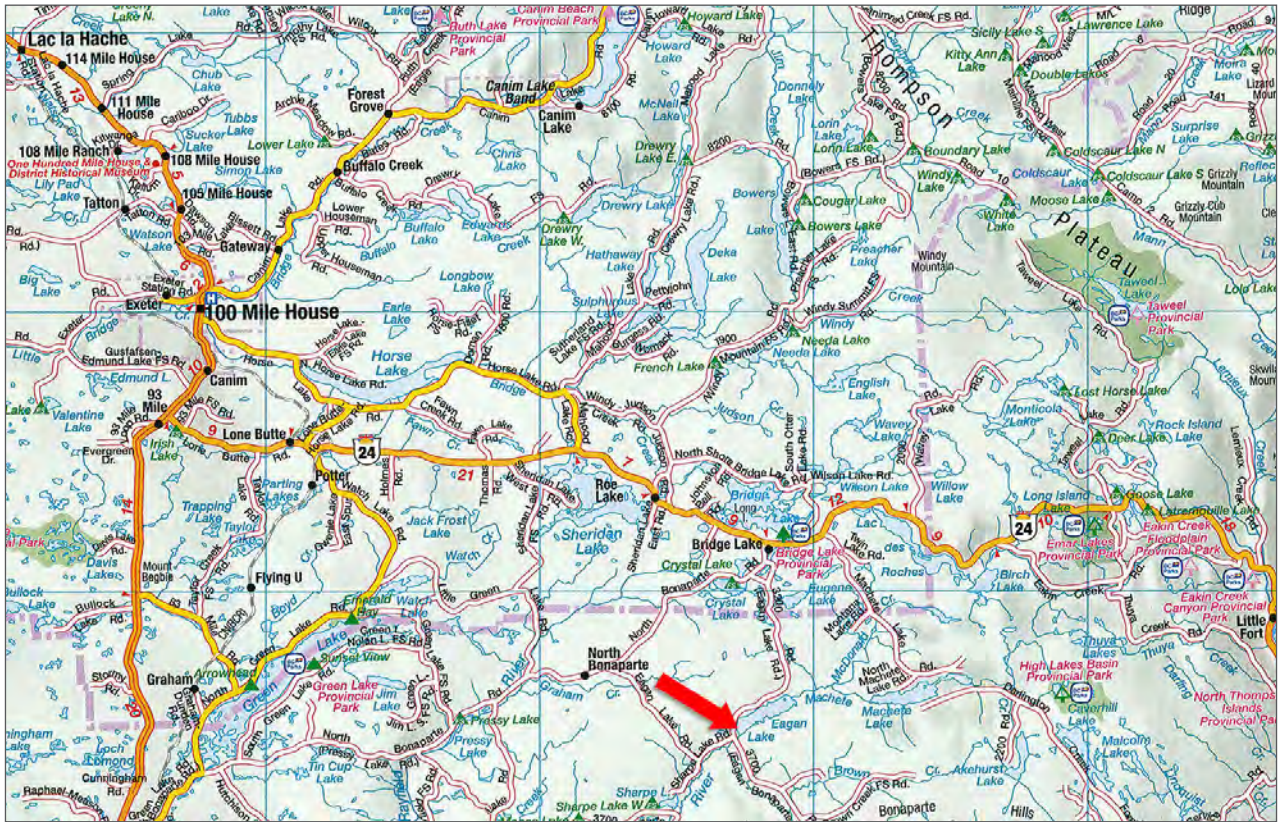




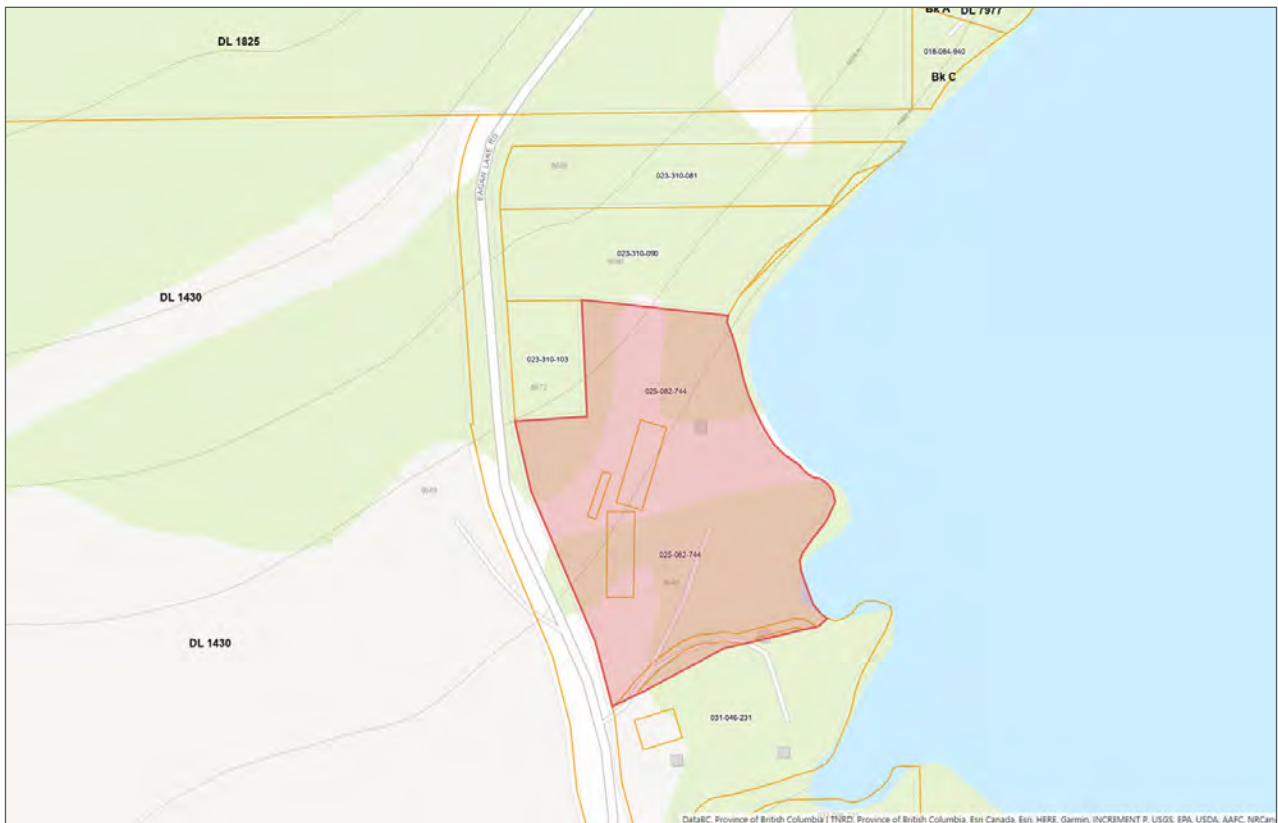














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