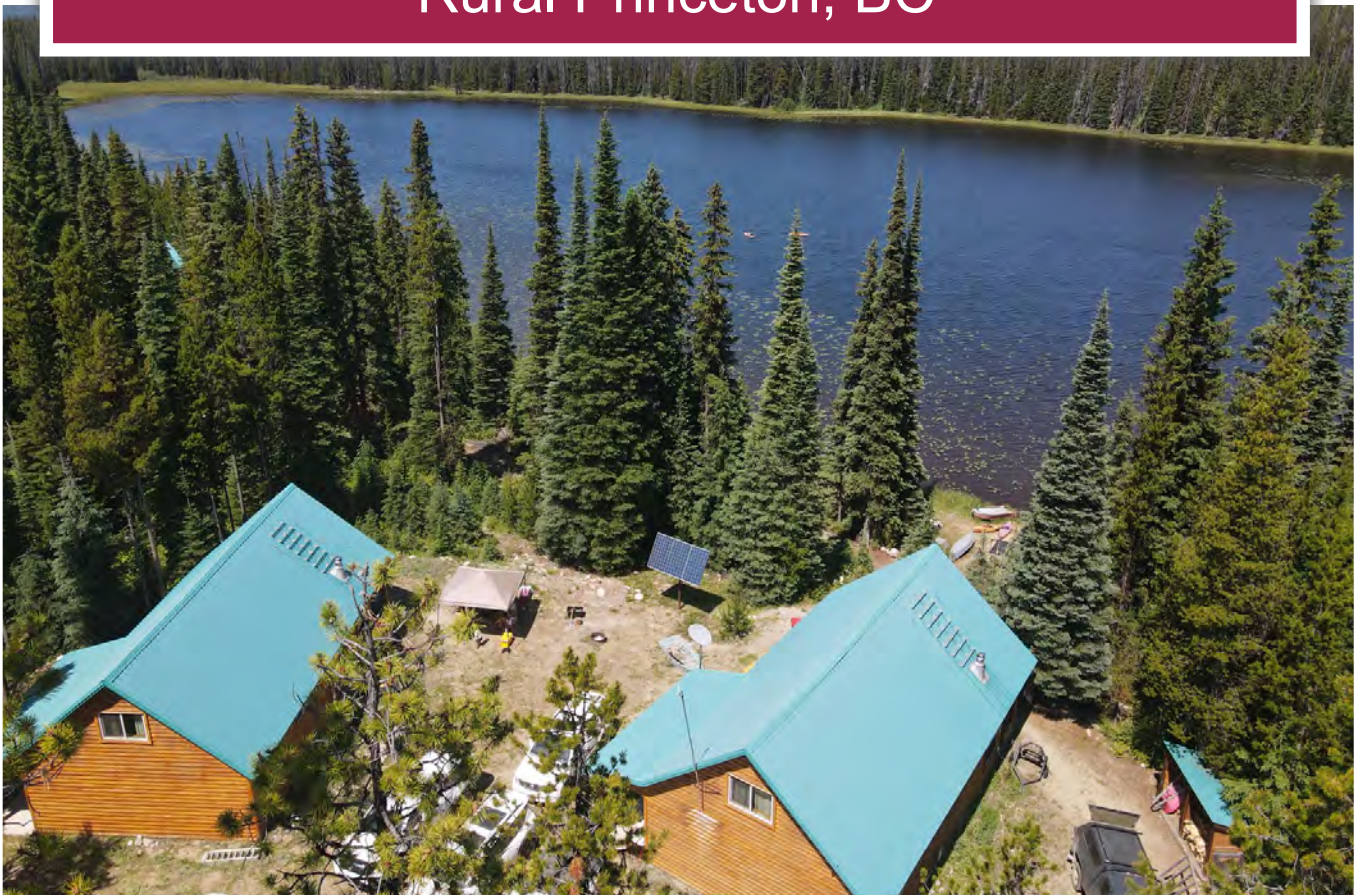




Teepee Lakes Wilderness Retreat
Rural Princeton, BC



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Teepee Lakes Wilderness Retreat

Rural Princeton, BC

PROPERTY DETAILS

Listing Number:	24172
Price:	\$2,295,000
Taxes (2024):	\$12,414.92
Size:	67 acres ~ 2 titles

DESCRIPTION

Located on the mountain plateau between Princeton and Merritt you'll find one of southern British Columbia's most interesting backcountry retreats. Formerly, TeePee Lakes Resort, the sprawling 67-acre lakefront property now functions as a private wilderness compound for the current owner's family and friends. Properties such as this do not come up for sale often, especially properties within easy striking distance of the Lower Mainland. This well-timbered acreage is nestled on the shores of Friday Lake, and only 220 metres to Saturday Lake, and close by to Sunday Lake. This trio of lakes is collectively known as the Teepee Lakes. The lakes have been stocked with Pennask rainbow trout. All three are considered excellent fly-fishing lakes providing secluded, low-pressure and high action fishing for medium sized rainbow trout and the occasional large one reaching up to 5 lbs. Whether you're someone interested in an ultimate family compound or operating the property as an income producing lakefront lodge operation, this could be the one for you.

Access to the property can be achieved via Princeton by turning off the Summers Creek Road near Link and Osprey Lakes, or the better and

recommended access route via the Elkhart exit off the connector between Merritt and the Okanagan. From the Elkhart, turn off the access is via a good forest service road where you can reach the property about 25 minutes from the highway. In winter these forest service roads are generally not cleared of snow unless there is current logging in the area, therefore the current owners usually access the property via snowmobile if they intend on using the property during the winter months.

The replacement value of the buildings and improvements are significant, and could not be replaced for the current asking price. Improvements include the solidly built 7,092 square foot main lodge building, which has 3 levels and a large 1,185 square foot deck facing the lake. Built to lockup in 1999, the lodge was completed and issued occupancy in 2006. The lodge has a fully equipped commercial kitchen, massive central meeting/entertainment area, upper floor with several bedrooms. The lodge basement includes a large men's and women's bathrooms, utility rooms, and a large secured storage area with exterior access doors.

Additional buildings include 3 newer bunkhouses built in 1997. Each bunkhouse is 480 sq. ft. and solidly built. If you refer to the photos section of this listing, you'll notice cabin Ten (Hemlock) and Eleven (Pine), these cabins are both bunkhouses. In addition to the bunkhouses there are 8 rustic cabins originally built in the 1960s. The current owner renovated these cabins and 2008/2009, with some of them being suitable for a "rustic wilderness overnight experience" and others needing work before use. All these cabins are dripping with the history and the charm of the booming wilderness

lodge business BC experienced the 1960s. In addition to the 8 rustic cabins there's one additional cabin (Cabin Nine - Alder) that was completely renovated in 2016 with laminate flooring and new wood stove. This cabin is ready to go and snug and warm, a great place for guests or kids to stay after a long day fishing on the lake, ATVing, sledding, or hunting in the surrounding Crown land.

You'll be ready to move in right away to the 2 separate modern cabins completed in 2011. These two cabins are approximately 1,106 sq. ft., have the same floor plan and are situated close to each other. Each have 864 sq. ft. on the main floor with a 242 sq. ft. loft. Both cabins have propane fridge/range/hot water (propane fed from main tank at lodge) and water supplied from the lodge.

When people dream of their private lakefront cabin in the woods, this is where their day dreams will wander to. Relaxing in their cozy cabin by the crackling wood stove, each cabin enjoys a view of the lake where you can watch your friends catching trout or paddle boarding. Each cabin has a kitchen, living room, 2 bedrooms, bathroom, loft area and path leading to the dock along the lakeshore. Yes, it checks all the boxes. The solar system for these cabins was installed in 2017 and includes an 840-Watt solar panel.

The entire property is off grid, but professionally setup with excellent off-grid systems. The generator building, built in 1997 has 3 separate sections, one for storage and 2 which house two separate generators, a diesel single phase 3304 Cat 50kW (2000) and a 20kW Cummins #20GGMA-6111 propane generator (2008). The 50kW generator is a 100% refurbished unit from Cat. It has been test run only and requires a diesel tank, lines run and some minor works to complete the install. The owners are currently using the propane generator as the large diesel generator would link out more power than they currently require. In addition to the diesel and propane generators there is a solar



system installed in 2007, a 4kW with 350 Watts of solar panel.

Secured behind private locking gates this property is the epitome of privacy. Backing onto Crown land the area is teeming with wildlife, with the property owners often seeing mule deer, moose, bears and grouse. Anyone interested in ATVing, fishing, sledding, horseback riding or general backcountry exploration this is truly nature lovers' paradise.

The property would make the ultimate family compound or group purchase amongst family or friends. It's likely the property will receive interest from institutional buyers such as church groups, kids camps or corporate retreats. The owners have cared for this property well over the years, installing new outhouses and tasteful touches such as custom fire pits for the cabins bearing the Teepee Lake Lodge name. When a property such as this comes up for sale you buy it as they are very difficult to find twice.

Contact the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

4950 Teepee Lakes Road - Princeton, BC

DIRECTIONS

From Vancouver
Travel on Trans-Canada Highway/BC-1 E from W Georgia St/BC-1A, Terminal Ave and E 1st Ave. Follow the Trans-Canada Highway/BC-1 E and BC-3 E to Bridge St/Merritt-Princeton Highway/Princeton-Kamloops Highway/BC-5A in Princeton. Follow Princeton Summerland Road to Teepee Lakes Road.

AREA DATA

Nestled amidst the enchanting landscapes of Princeton, this property offers an exceptional opportunity to immerse yourself in the unparalleled charm of the Okanagan region. Here's a glimpse into the remarkable advantages awaiting the discerning buyer:

Gateway to the Okanagan Valley

Embrace the allure of the nearby Okanagan Valley, celebrated for its stunning natural beauty, encompassing pristine lakes, majestic mountains, and inviting beaches. Revel in a temperate climate that invites year-round outdoor exploration, from leisurely boating and sun-drenched swimming in summer to exhilarating skiing and snowboarding adventures in winter.

Economic Potential and Tourism

Capitalize on the economic potential of Princeton's proximity to the Okanagan, a coveted tourist destination. From burgeoning opportunities in hospitality and retail to thriving service industries, the region offers a wealth of prospects for both businesses and individuals seeking to thrive in this vibrant locale.

Vibrant Wine Country

Indulge in the delights of the Okanagan's renowned wine country, boasting a plethora of esteemed vineyards and wineries. Living in close proximity

to this esteemed region ensures effortless access to wine tastings, immersive tours, and a calendar brimming with wine-centric events and festivals, offering a truly enriching cultural experience.

Abundant Recreational Opportunities

Delight in a plethora of recreational activities surrounding Princeton and the Okanagan, catering to outdoor enthusiasts of all interests. Whether it's scenic hikes along pristine trails, thrilling mountain biking adventures, tranquil fishing excursions, or memorable camping escapades, there's no shortage of ways to embrace an active and fulfilling lifestyle. Come winter, the landscape transforms into a snow-dusted playground, inviting unforgettable skiing and snowboarding experiences.

Cultural Riches and Community Spirit

Immerse yourself in the vibrant cultural tapestry of the Okanagan, where a calendar bursting with festivals, markets, concerts, and cultural events fosters a strong sense of community and belonging. Residing in Princeton ensures you're at the heart of these enriching communal experiences, creating lasting memories and connections.

Tranquil Rural Living with Urban Convenience

Experience the perfect balance of serene rural living and convenient access to urban amenities in Princeton. Retreat from the hustle and bustle of city life while still enjoying proximity to the diverse array of services, entertainment, and conveniences offered by nearby urban centers in the Okanagan.

Real Estate Investment Potential

With its desirable location near the Okanagan, Princeton presents a compelling opportunity for real estate investment. The enduring demand for vacation homes and rentals in this sought-after area promises attractive financial returns for astute investors.



Seize the opportunity to make this exceptional property your own and embark on a journey of endless possibilities amidst the breathtaking beauty of Princeton and the captivating Okanagan region.

RECREATION

The area offers fabulous outdoor recreation year-round. In the summer water skiing and swimming at Tulameen's pristine Otter Lake are popular activities. There is excellent fishing in nearby Otter Lake, Chain, Link and Osprey Lakes, in the rivers and many smaller lakes in the area. 47 of the nearby lakes are considered good trout lakes. Both the Similkameen and Tulameen Rivers are excellent for tubing, paddling or gold panning.

The KVR/Trans Canada Trail offers miles and miles of cycling, hiking, cross-country skiing and horseback riding.

Nearby Manning Park and Cathedral Provincial Park offers excellent hiking opportunities with stunning vistas and viewpoints of the North Western Cascade Mountain Range.

In the winter, there's plenty of snow in the surrounding mountains for snowmobiling and cross-country skiing.

Princeton Golf Course has 18 holes and a driving range a restaurant and an RV park, and is located nearby.

The historic towns of Coalmont, Tulameen and Hedley are located in a nearby radius of Princeton and can be explored for evidence of their coal and gold mining pasts.

HISTORY

The history of Princeton is deeply intertwined with the rich heritage of the Indigenous peoples who have inhabited the land for thousands of years. Long before the arrival of European settlers, the region was home to Indigenous communities, including the Syilx (Okanagan) and Nlaka'pamux (Thompson) First Nations, who thrived in harmony with the land, relying on hunting, fishing, and gathering for sustenance. The rivers and forests of the Princeton area provided vital resources and served as important travel routes, shaping the cultural and spiritual practices of the Indigenous peoples who called this land home.

The arrival of European fur traders and gold prospectors in the mid-19th century brought significant changes to the region, leading to the displacement and marginalization of Indigenous communities. Despite facing encroachment on their traditional territories and disruptions to their way of life, Indigenous peoples have persevered, maintaining their cultural identity and connection to the land. Today, efforts are underway to recognize and honor the contributions of Indigenous peoples to the history and heritage of Princeton and to foster greater collaboration and understanding between Indigenous and non-Indigenous communities.

MAP REFERENCE

49°47'15.02"N and 120°15'17.13"W

SERVICES

- Water.
- Power - a diesel single phase 3304 Cat 50kW (2000) and a 20kW Cummins #20GGMA-6111 propane generator (2008). The 50kW generator is a 100% refurbished unit from Cat. It has been test run only and requires a diesel tank, lines run and some minor works to complete the install. The owners are currently using the propane generator as the large diesel generator would link out more power than they currently require.
- Solar - in addition to the diesel and propane generators there is a solar system installed in 2007, a 4kW with 350 Watts of solar panel.
- Septic.
- Propane - both cabins have propane fridge/range/hot water (propane fed from main tank at lodge) and water supplied from the lodge.

IMPROVEMENTS

Lodge

- 3 floors.
 - Top floor: 1,332 sq. ft.
 - Ground floor: 2,880 sq. ft. (1,185 sq. ft. deck)
 - Basement: 2,880 sq. ft.
- Built to lockup in 1999, completed and occupancy issued in 2006.
- Generator building built in 1997. Two generators, a diesel single phase 3304 Cat 50kW (2000) and a 20kW Cummins #20GGMA-6111 propane generator (2008). The propane is the one that is used as the diesel is oversized.
- Solar system installed in 2007. 4kW with 350 Watts of solar panel.

3 Bunkhouses

- Built in 1997, 480 sq. ft. each.

2 Modern Cabins

- Completed in 2011, attached are the plans for them.
- Solar system installed in 2017, 840 Watts of solar panel.

1 Renovated Medium Cabin

- Renovated in 2016.

8 Rustic Cabins from the 60s

- Renovated in 2008/2009.
- Some cabins are still in need of some TLC

BOUNDARIES

Please see mapping section, all boundaries are approximate.

ZONING

- CR, Site Specific
- PR, Site Specific

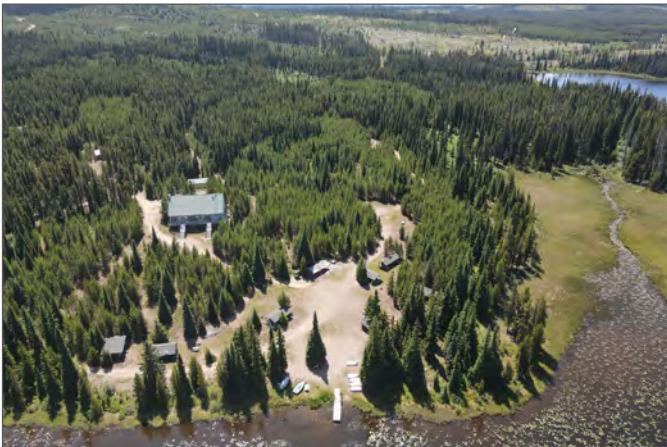
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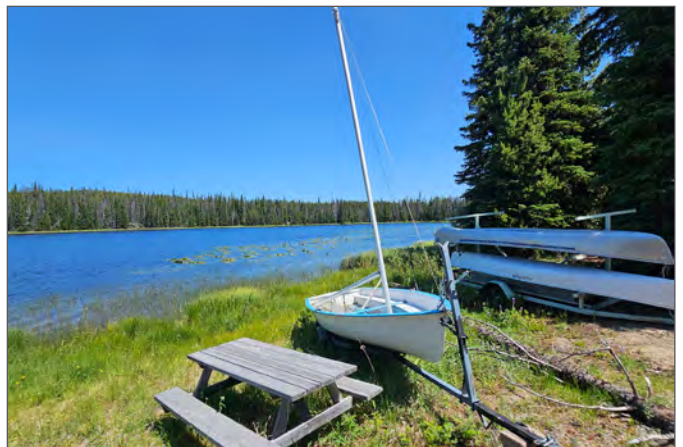
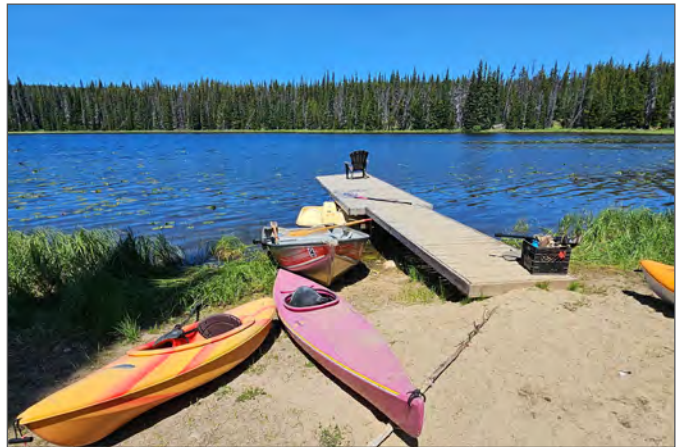
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KAMLOOPS DIVISION YALE DISTRICT

PID 001-881-132

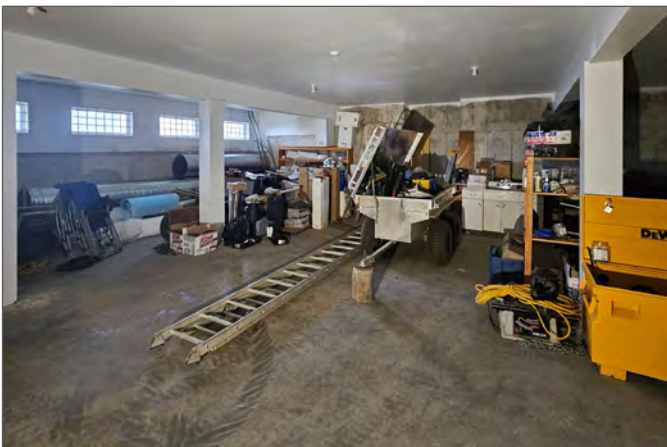
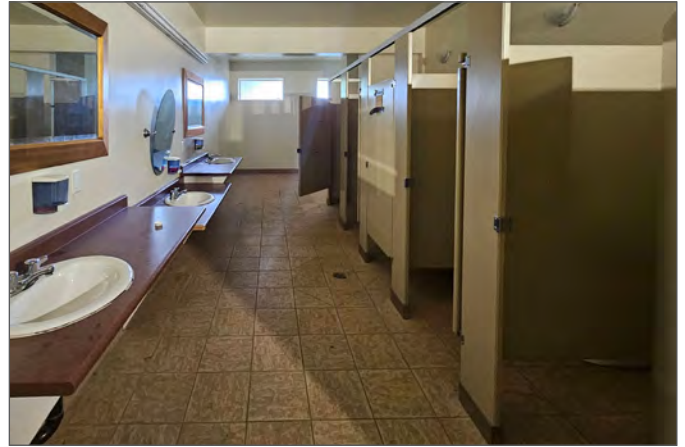
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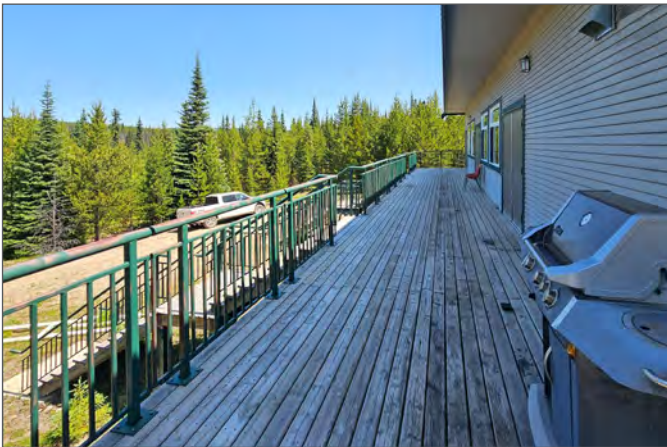




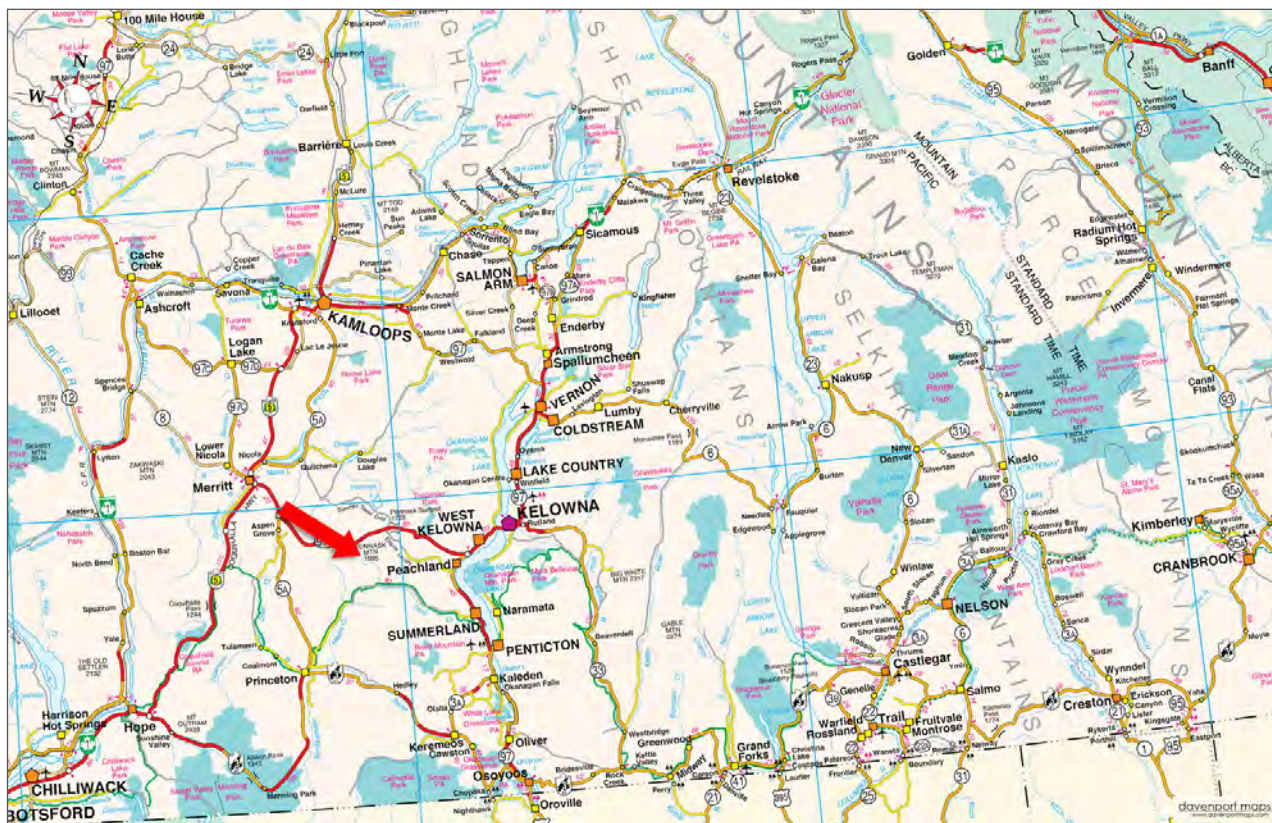


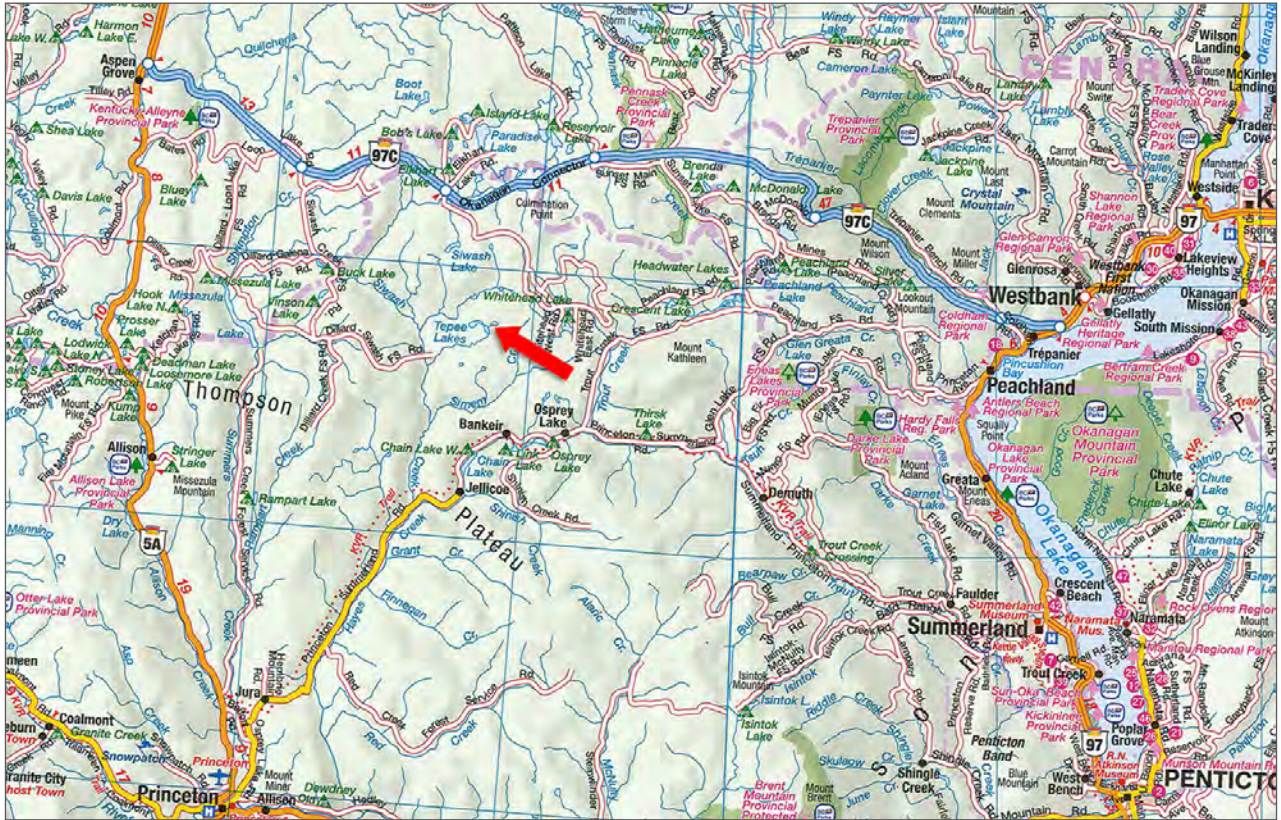


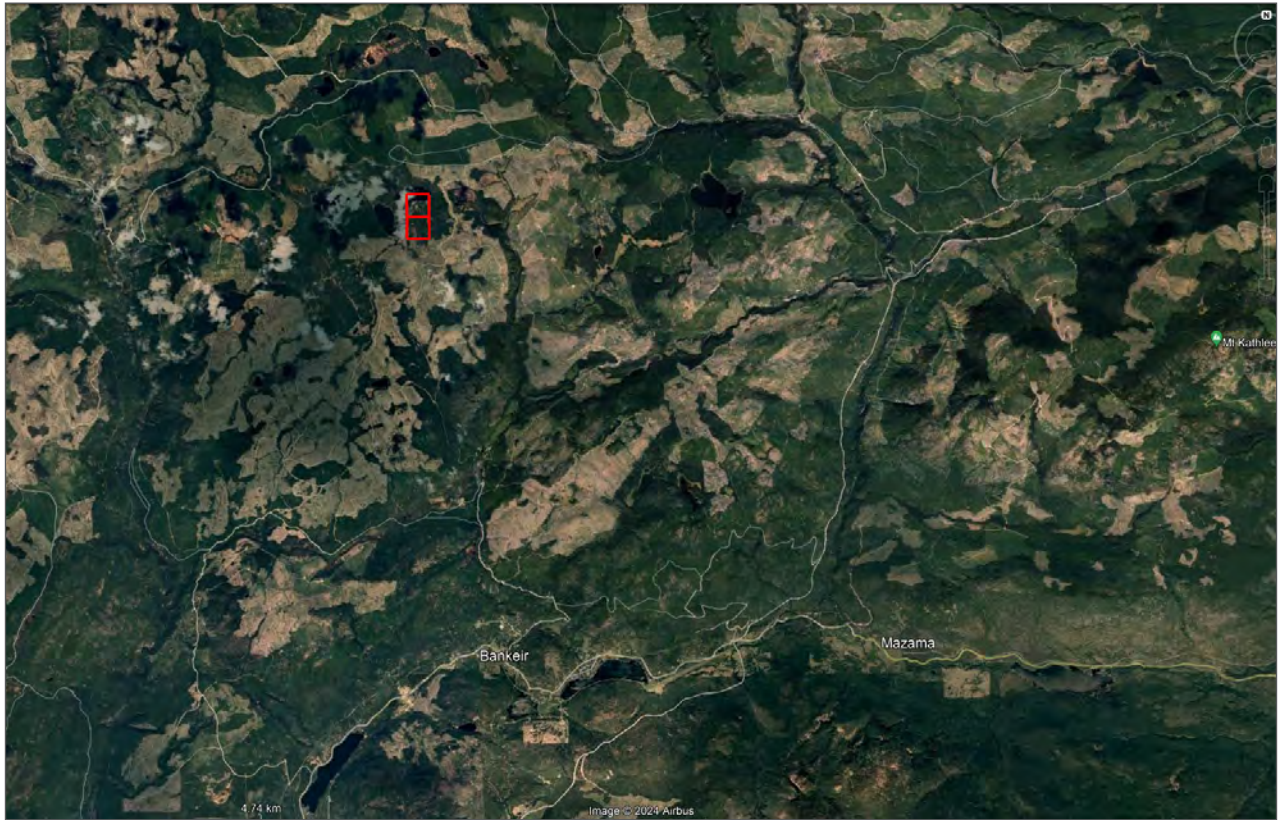


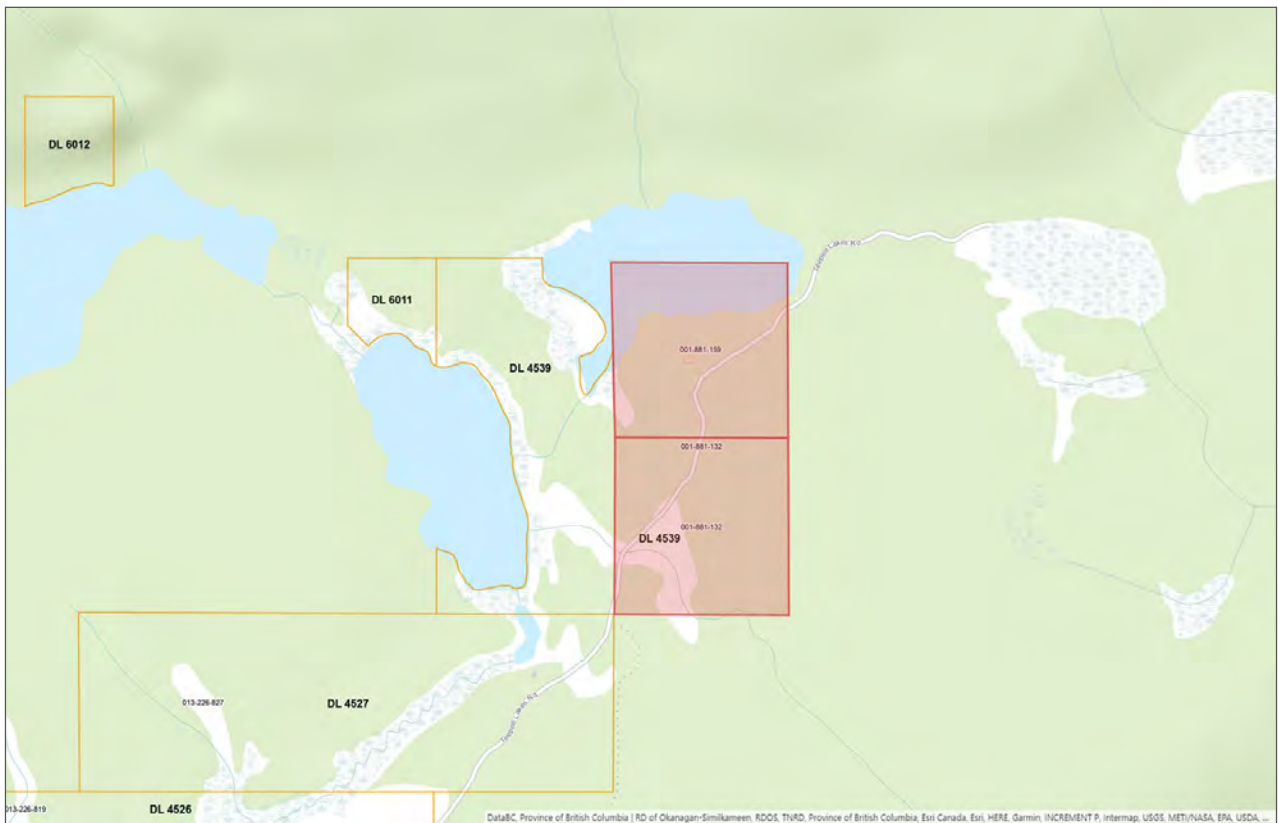
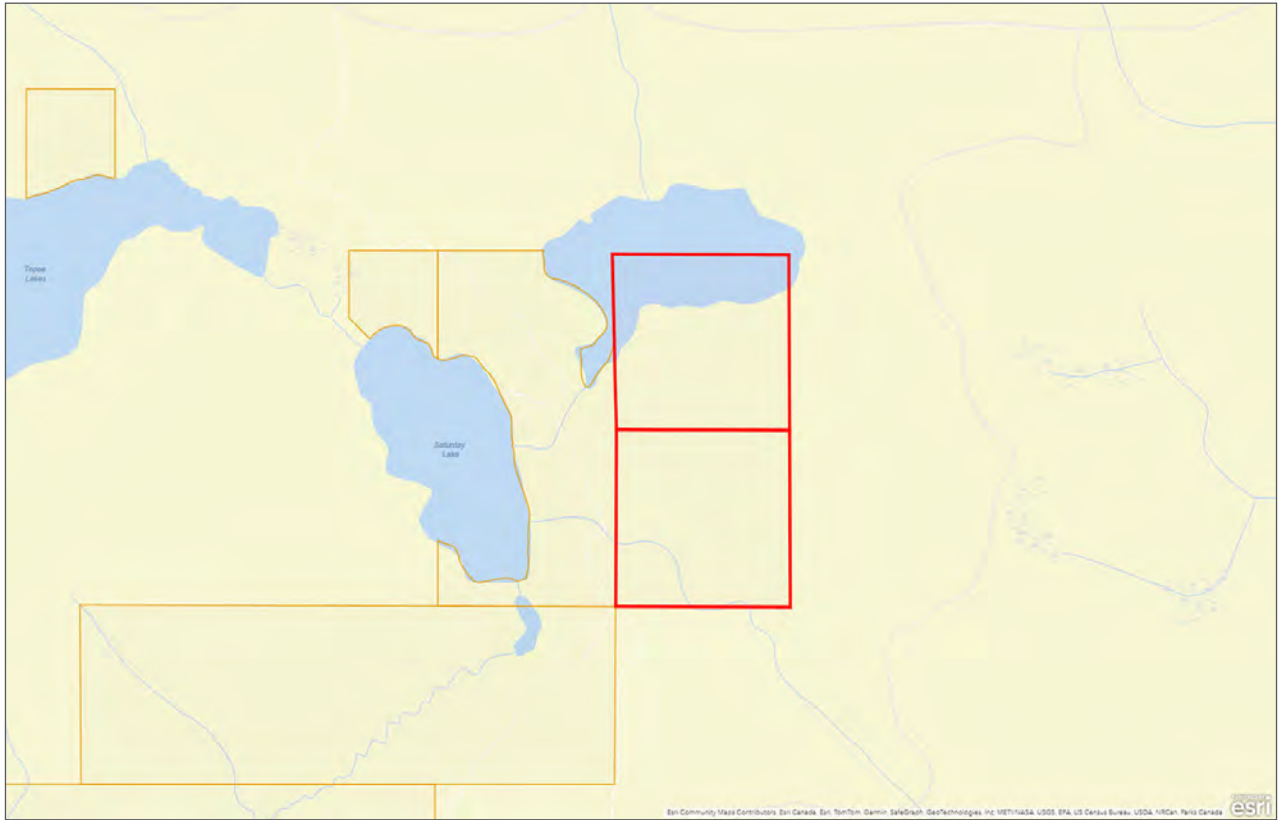














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