



## Luxury 3 Bed Lake Front Villa for Sale in British Columbia



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,307,068.82

### Locatie

Aanbevolen Auto Onderdelen:	Canada
Adres:	Green Lake S Rd
Postcode:	V0K 2K2
Geplaatst:	28-07-2023
Omschrijving:	Luxury 3 Bed Lake Front Villa for Sale in British Columbia Canada

Esales Property ID: es5553750

### Property Location

1265 Green Lake Road South  
70 Mile House  
British Columbia  
V0K2K2  
Canada

Price in Canadian Dollars €1,595,000

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Canada is quickly gaining a reputation as one of the most desirable places across the world to live or visit.



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On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Fully renovated – Inside and Out. Lake Front Property. South Side of Green Lake, in 70 Mile House. British Columbia. Canada. Ready for you to move in before summer. 3-bedroom, 3-bathroom with huge primary bedroom, on suite, walk-in closet, and a deck facing the lake. With a huge balcony facing the waterfront. Glass protected barbeque and cooking area. In-floor natural gas heating, natural gas fireplace, two wells, one active. About 3300 sq ft., two levels plus heated crawlspace. Large kitchen, Island and dining room combo. Large family room area. Fridge, stove, microwave, dishwasher, washer, dryer, and central vacuum. Complete water purification system. Auto Start natural gas whole house generator (never without power for everything)— too much to list.

Sono's music system inside and out, is all set up and included.

Cabin: Deck facing lake and road. It is heated with a direct vent natural gas furnace. It has a 2-piece bathroom, two stories with lots of room for extra guests to occupy. Or you can renovate to add a kitchen, and easily rentable.

Garbage Room: Nestled between cabin and neighbour.

Industrial Dome Tent: You need more storage, a large dome tent for your toys or what you have between a cabin and three car garage.

3-Car Garage: Heated with natural gas garage heater—lots of storage or parking space. Roll up doors in all three bays with your vehicles' keypads and automatic door openers.

1 Car-Garage/Shop: With a wrap-around lean-to on the back and one side and greenhouse/storage on the other. This includes a manual roll-up metal door. Lean-to also has a roll-up metal door behind the greenhouse/storage. It is also heated.

Outhouse: The new outhouse is excellent in the garden or outside.

Greenhouse and Garden Area: This is a gardener's dream. The greenhouse is custom-made with self-lifting roof vents, water taps and automated sprinklers. Electricity included. The garden area is protected from deer, with a high fence and raised garden beds. The entire property has an automatic sprinkler system and a fully functional pumphouse.

Security Cameras, Driveway, Fences and Gates: Fully fenced and gated on the road and lakeside.

Huge driveway with recycled asphalt base. Full property security cameras.

Starlink Internet System is included in the price and available for transfer to a new owner. You can only get a system if we transfer ours to you. Starlink has only so many spots, and we are grandfathered in according to them. The internet is high-speed and efficient.

Also included in the price: Dock and Automated Boatlift with Cover: All on wheels and easy to install, or you can do what we did and hire the Floe Dock guys to install them in the spring and remove them in the fall—no use having a waterfront without a dock.

Hiking, fishing, hunting, ATV and snow machining at your doorstep. Golf about 45 minutes, nordic and downhill skiing 45 minutes away, lots of provincial outdoor parks close to area. Historic Gold Rush Trail close. This is a highly recreational area. Houses like ours would rent to tourist for about \$4000 to \$5000 a week. Major city of Kamloops 2 hours away, 100 mile house 45 minutes away.

Wildlife in area – Buffalo Ranch, Moose and Deer, Bears, Cougars, Wolves, Cayotes, Eagles, Ducks, Loons etc. Very beautiful scenery and lots of outdoor activities. During the winter you can make a skating rink on the lake and you can go ice fishing at your door. Fish types are Kokanee and Trout, wights anywhere from 1lb to 15 lbs in weight.



Sunsets and Sunrises are very beautiful. This is heaven on earth. The neighbourhood has 200 homes on the lake and 200 homes of the lake. This is a high end community of professionals. Lots of community events at the snowmobile club and fire department.

NOT included in the price and available for purchase: Everything besides a few items we want to keep can be purchased—furniture, dishes, tables, chairs, patio furniture, desks, etc.

Selling and Viewing: Private Sale. Houses sell very fast on Green Lake Road South. We will do showings by appointment only. Move in date will be before summer to enjoy the lovely lake, we can be out in 2-3 weeks.

Property size 116' X 332'

All measurements are in feet

Primary Bedroom – second floor 16'X29'

3 pc ensuite bathroom – second floor 8 X 5

Walk in closet Master- second floor 6 X 5

Patio of Master facing lake- second floor 7 X 12

Spare bedroom – second floor 14.2 X 10

Spare bedroom – second floor 14 X 10

3 pc bathroom – second floor 10.5 X 5.5

Hall – second floor 13.3 X3.6

Office/Computer Room – second floor 12.7 X 10.9

Kitchen with eating area – main floor 24.2 X14.4

Living room – main floor 35 X 15

Laundry Room – main floor 5.1 X 8.3

Wine Cellar – main floor 3.5 X 9.3

Entrance – main floor 10.10 X 14.8

3 pc Bathroom – main floor 8.2 X 5.6

Heated Crawl Space – 27.3 X 28

Mud room – main floor 8.3 X 6.5

Cabin – main floor 15.3 X 24.5

Cabin – upper floor 11.4 X 13

2 pc cabin bathroom main floor – 5 X 5.10

Patio – main floor 10 X 8

Patio – main floor 9 X 4

Patio – main floor 4 X 8

Storage – main floor 14 X 24

Garage 3 car– Detached- Main floor- 36 X 26

Garage 1 car– Detached- Main floor- 24 X 20.2

Lean too – Main floor 45.6 X 41.7

Dome Tent – Main floor 17 X 8.7

Green House – Main floor 16 X 10

Green House storage – Main floor 17 X 8

Outhouse -Main floor 5.7 X 4

All building except dome tent is heated

## ABOUT THE AREA



70 Mile House is a community situated on Highway 97 in the Cariboo region of British Columbia, Canada. Its name is derived from its distance from Lillooet, which was Mile 0 of the Old Cariboo Road.

British Columbia, Canada's westernmost province, is defined by its Pacific coastline and mountain ranges. Nature areas like Glacier National Park offer hiking and biking trails, as well as campgrounds. Whistler Blackcomb is a major ski resort that hosted the 2010 Winter Olympics. The scenic Sea-to-Sky Highway links Whistler with Vancouver, a city known for its film industry, at the province's southern U.S. border.

Visitors to Canada's westernmost province should pack a long list of superlatives to deploy here; the words 'wow,' 'amazing' and 'spectacular' will only go so far. Luckily, it's not too hard to wax lyrical about the mighty mountains, deep forests and dramatic coastlines that instantly lower heart rates to tranquil levels.

## MAiN FEATURES:

- 307m2 of living space
- 3578m2 plot
- 3 Bedrooms in main house and a cabin that can sleep 8 to 10 people
- 5 Bathrooms between all dwellings
- Private Garden
- Private Parking
- Stunning Lake Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Canada
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in British Colombia Canada fast online

### **Algemeen**

Slaapkamers:	3
Badkamers:	5
Afgewerkte vierkante meter:	307 m <sup>2</sup>

### **Utility details**

Heating:	Ja
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### **Building details**

Number of Garages:	2
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### **Lease terms**

Date Available:



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## **Additionele informatie**

Virtual tour URL:

[https://www.youtube.com/embed/sSU2uQhIy0?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/sSU2uQhIy0?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## **Contact information**

IMLIX ID:

IX4.693.256

