

PROPERTY DETAILS

- Legal Description: Parcel A (KG127654) Section 24 Township 23 Range 9 West Of The 6th Meridian Kamloops Division Yale District Plan 33577
- PID: 018-540-929
- Taxes: \$7,447.59 (2022)
- Lot Size: 1.54 Acres With 229' of South Facing Waterfront on Shuswap Lake
- Sloping Lot with Gravel Driveway
- 12'x24' Dock and 3 Buoys
- Hydro, Internet, & Security Cameras
- Water Systems: Fransen Creek (for Irrigation), Well (for Domestic Water), Lake Intake (for Geothermal Heating)
- Whitewater Sewage Treatment Plant- Interior Health Approved
- Zoning: No Zoning
- Square Footage: 3,422 sq.ft.
- Offered for Sale: \$2,199,000

ANNUAL COSTS

- Property Taxes: House and Lot- \$7,404.92 (no HOG). Dock- \$42.67
- BC Hydro: \$3,250
- Mascon Internet/TV: \$1,800

BRIEF DESCRIPTION: An avid boater on this lake will be sure to recognize this property with its striking boathouse and the red boathouse door! I truly believe that this picture perfect setting is what people envision when they are dreaming of that special cabin or home at the lake: a nicely treed property for privacy, a flowing creek and pristine waterfront. This property is approximately 1.54 acres with 229 ft of prime lakeshore offering two beaches.

The focal point of this offering is a custom built log post and beam home with one bedroom, plus loft area used as a second bedroom and the potential for another bedroom in the walkout basement.

Off the beach sits an 18 'x 32' log post and beam boathouse that has a summer bedroom with two custom built beds and a spectacular covered deck and sun deck area with a 200 degree view of the lake and surrounding mountains.

Midway up the property is an insulated two car detached garage and a lovely garden area including raspberries, blueberries and blackberries, plus a wood-fired hot tub and deck area. This home and outbuildings were designed to have a minimal foot print on the natural landscaping.

THE NEIGHBOURHOOD: You will find this hidden gem approximately 45 kms from the Trans Canada Highway near the small community of Anglemont. A very quiet area on the Shuswap Arm of the Shuswap Lake system. Only a short boat ride to the Narrows where one can go explore the other three arms of the lake, being Seymour Arm, Anstey Arm, and Salmon Arm.

Immediate Amenities: Anglemont Marina and Ross Creek Country Store

North Shuswap Amenities: Scotch Creek Market, Home Hardware, People's Drug Mart, North Shuswap Health Care Society, Captain's Village Marina, Sunnyside Market, Celista Winery, Anglemont Golf Course and Talking Rock Golf Course, hiking trails, and provincial parks.

MAIN FLOOR

GREAT ROOM- KITCHEN, WET BAR, DINING ROOM, & LIVING ROOM

KITCHEN

- Custom cabinetry and hardware
- Top and under cabinet lighting
- Granite counters
- Stainless steel sink
- Garburator
- Garbage compactor
- Compost bin
- Appliances: KitchenAid Refrigerator with Ice Maker, Thermador Ceramic Cooktop with Electric Vent Fan, Thermador Dual Ovens (with external venting), KitchenAid Dishwasher, & Samsung Microwave

WET BAR

- Granite counters
- Sink
- Bar fridge

DINING ROOM

- Fantastic views of the lake

LIVING ROOM

- Fireplace- wood burning, river rock faced, with external chimney covers
- Two wood carvings on main post

PRIMARY BEDROOM

- 14'8x13'
- Walk in closet
- 4pc Ensuite

SUN ROOM

- 9'10x15'3
- Southern exposure

MAIN BATHROOM

- 4 pc (tub/shower combo)

FRONT DECK- Entrance- 1,440 sq.ft.

BACK DECK- Creekside- 580 sq.ft.

UPSTAIRS

LOFT

- 20'9x14'2
- Two beds and a dresser

Basement

FAMILY ROOM

- 29'5x12'11
- Antique coal stove converted to electric heater for supplementary heat
- This room could be made into an extra bedroom

RECREATION ROOM/FITNESS AREA

- 29'5x12'8

OFFICE

- 9'10x7'10
- Security cameras and central camera recorder

WINE ROOM/PANTRY/COOL ROOM

- 8'4x5'5

LAUNDRY ROOM

- 13'x7'2
- Washer, dryer, and freezer
- The laundry room sink has a sump pump to septic system, the rest of the house is gravity drainage.

MECHANICAL ROOM/WORKSHOP

- 23'2x15'2
- 200 amp panel
- Generator panel 9000 W (located on the ground behind the fireplace)
- Dual hot water tanks- only one used. Hot water tank on the left was intended to preheat water for geothermal but not required
- 2 Vacuflow units and accessories (one in mechanical room, and one in the basement hall closet)
- Fibre optic internet with mesh router system brings high speed internet to house, boat house, & hot tub area
- Floor safe

OUTSIDE

YARD/GARDEN AREA

- Wood-fired (plastic tub) hot tub with 200 sq.ft. deck
- Raspberries, blackberries, blueberries
- 2 garden boxes
- Garden area protected with netting and electric fence
- Firewood shed for house and hot tub
- 2 garden sheds and 2 garden tool bins
- Storage under front deck
- Irrigated from Fransen Creek or the lake

Buildings

Detached Garage- Built in 1991- 20'x24'

- Concrete foundation
- Standing seam metal roof
- Insulated- R12 insulation of walls, R20 insulation of ceiling
- Power
- Garage door opener

Boat House- Built in 1998- 18'x32'

- Concrete foundation
- Log post and beam construction with stucco siding and standing seam metal roof
- R12 insulation of walls
- R20 insulation of ceiling

Upper level is a summer guest room with two custom built beds

- Wood sash windows
- Covered deck with a 200 degree view of lake & mountains beyond
- Beverage fridge

Lower level

- Garage door opener
- Rails for boat- fits 20' pontoon boat
- Electric winch for boat launching
- Storage for kayaks
- 30'8x16'8 (interior measurement), ceiling clearance is 8'5

The House- Constructed in 2001 (prior to building permits being implemented)

- Main Floor: 1,523 sq.ft.
- Loft: 376 sq.ft.
- Basement: 1,523 sq.ft.
- Total: 3,422 sq.ft.
- Measurements include mechanical room and workshop area. Overall measurements taken from building plans, individual room measurements are taken from the 3D Matterport floor plans.

Exterior

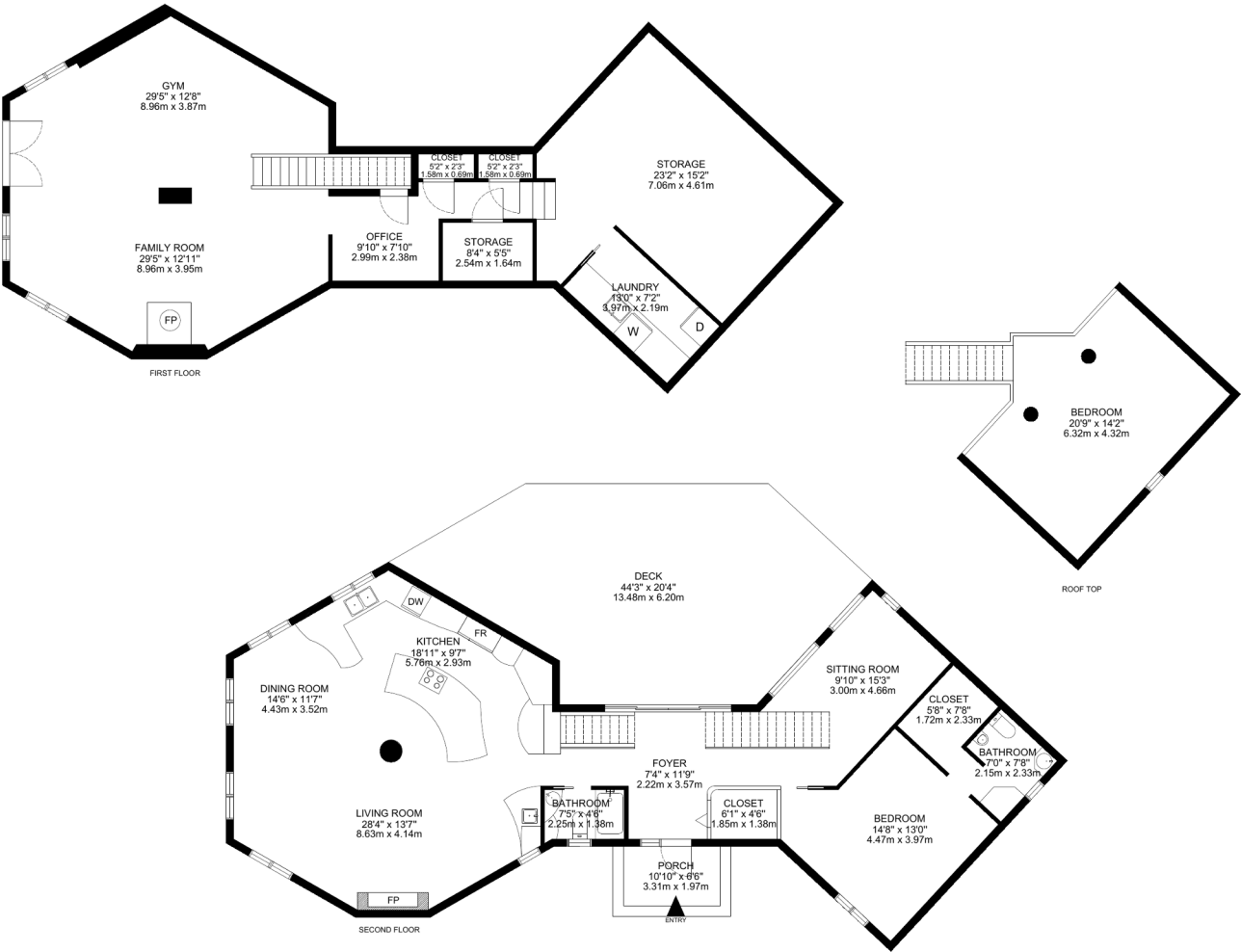
- Log post and beam construction with exterior stucco finish
- Standing seam metal roof
- Masonry chimney with chimney covers

Heating

- Geothermal heating/cooling from the lake, with electric auxiliary as backup
- Heat pump is in the mechanical room

NOTE: Buyer to verify any information and measurements of importance.

Anglemont



GROSS INTERNAL AREA
FIRST FLOOR : 134 m², 1142 sq ft, SECOND FLOOR : 134 m², 1142 sq ft, ROOF TOP : 30 m², 322 sq ft
EXCLUDE DECK : 57 m², 613 sq ft
TOTAL : 298 m², 2608 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Property Details

Address:	8466 Squilax-Anglemont Rd
Name/PID:	018-540-929
Roll:	78905875040
Electoral Area:	F
Local Area:	Anglemont
Ownership:	Private
GIS Lot Size:	0.63 HA 1.56 Acres *
Percent in ALR:	0
Legal Description:	PCL A (KG127654) SEC 24 TP 23 R 9 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PL 33577

* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSRD if there is a discrepancy between the CSRD lot size data and another authority.



Planning and Development

Building:	Bylaw 660: Building Regulation and Inspection
Zoning:	Bylaw 900: FR1 - Foreshore Residential 1 Bylaw N/A: No Zoning
OCP:	Bylaw 830: SSA - Secondary Settlement Area

Related Planning Files and Permits:

Application Type - Status	File Number	Entered

Property potentially in one or more of the following CSRD permit application areas:

Foreshore and Water (Dock and Buoy)
Lakes 100m
Riparian Areas Regulation (RAR)

* This information is generated automatically from various sources. Contact the CSRD to verify requirements for this property.

BCAA - Property Details

Roll Number:	78905875040
Assess Area:	20 - North Okanagan
Jurisdiction:	789 - Salmon Arm Rural
Neighbourhood:	311 - Waterfront North Shuswap
School District:	83 - North Okanagan-Shuswap
Hospital District:	05 - Thompson
Class:	01 - Residential
Subclass:	0102 - Residential Single Family
Actual Use:	000 - Single Family Dwelling
Manual Class:	0156 - 1.5 STY SFD - After 1990 - Semi-Custom

Minor Taxing:

E.A.'F' Refuse Disposal DA#3
EA F Sub-Regional Fire SRVA#65
Fireworks Area F SRVA#58
N Shuswap 1st Response SRVA#42
N Shuswap Comm Parks SRVA#44
N Shuswap Liq Waste SRVA#60
Building Inspection ESA#5
Okanagan Reg Library LSA#28
Shuswap Watershed Council SRVA#69
Anglemont Community Pks SA#25
St Ives Tv Rebroadcast SA#27

Assessment:

Land	\$1,110,000
Improvements	\$863,000
Gross Value	\$1,973,000
Exempt:	\$0
Net Value	\$1,973,000

Sale History:

2007/05/30	\$1,140,000
1993/12/23	\$0
1988/09/09	\$110,000

* This information is generated and provided by the BC Assessment Authority. Please contact BCAA if you have any questions.

