

Stunning Lakefront Property



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1920 Otter Road
Nimpo Lake, North Cariboo Area
\$1,698,000 Canadian



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Lakefront log home on 1.47 acres! Nimpo Lake is 300km west of Williams Lake in the Chilcotin District. Only a small portion of the lake is accessible by road, with most of the properties on the lake being accessed by float plane. Nimpo Lake is in fact referred to as The Floatplane Capital of British Columbia.

This property sits at the entrance to the “Short Arm” of Nimpo Lake on the eastern shoreline, providing easy access to the main body of the lake. Highway 20, which runs between Williams Lake and Bella Coola on the west coast, passes this side of Nimpo Lake. There is limited road access which is better in summer, this property is best accessed by float plane.



The acreage has been cleared except for a strip of trees along the southern boundary, offering stunning views across the lake and taking in the small islands out front, the western shore of the lake and the large Main Arm of the lake. The shoreline is low bank with typical lake vegetation at the edge. A float plane ramp sits adjacent to the dock. A road connecting all the neighbouring properties fronts the eastern edge of the boundary.





1.47 acres | 1316sqft deck runs along the lakeside | 4560sqft log home

The main residence is a 4560sqft log home built to the highest standards. It offers 3 bedrooms and 3 bathrooms, as well as an open concept living space on the main level and an additional large living room on the lower level.

The master suite features a private den, balcony and fireplace, all on the upper loft level.

The kitchen was custom built and has top of the line appliances, including a stainless steel 4 burner range and oven, a stainless steel dishwasher, a Heartland fridge and a Heartland cookstove. Light wood lower and upper cabinetry with tile counter and backsplash create a bright and attractive space for cooking and entertaining. There is a separate pantry off the kitchen.

The great room is bright and airy, with vaulted ceilings and large windows facing the lake. A stone fireplace and chimney divides this living space from an office tucked in beside the stairs. Downstairs offers 2 bedrooms, a living room complete with bar, and cold storage. Sliding doors provide access to the outside from this level.

A 1316sqft deck runs along the lakeside of the house, offering plenty of space for outdoor living.

A second residence sits closer to the lake and to the side of the home. This log house offers two bedrooms and an open living space with a wood stove, kitchen and dining area that opens onto a wood deck overlooking the dock and the lake.

The 28x34 workshop sits at the back of the property and



allows for car storage or for workshop space. It has a woodstove and a bathroom, offering lots of opportunity to develop a hobby space, workshop or garage.

Additional outbuildings on the property include a smaller workshop/storage building and a boatshed down by the dock.

Services for the property include a drilled well for domestic water, electricity with the shop on a separate meter, and septic. There is lawn irrigation which is provided by water pumped from the lake.

The current owner has purchased new wood for the dock and ramp, if this is not completed prior to sale the wood will be left for a new owner.

This is a beautiful lakefront property, with a large and attractive log home built to high standards and ready for family living or entertaining, workshop space, a



second residence as well as moorage and a float plane ramp. Turn key ready!

Nimpo Lake serves as a major jump-off point for many wilderness activities in this Chilcotin region, including fly fishing, day hikes, adventure camps and more. The Chilcotin region encompasses a vast

drilled well for domestic water | electricity with the shop on a separate meter | septic



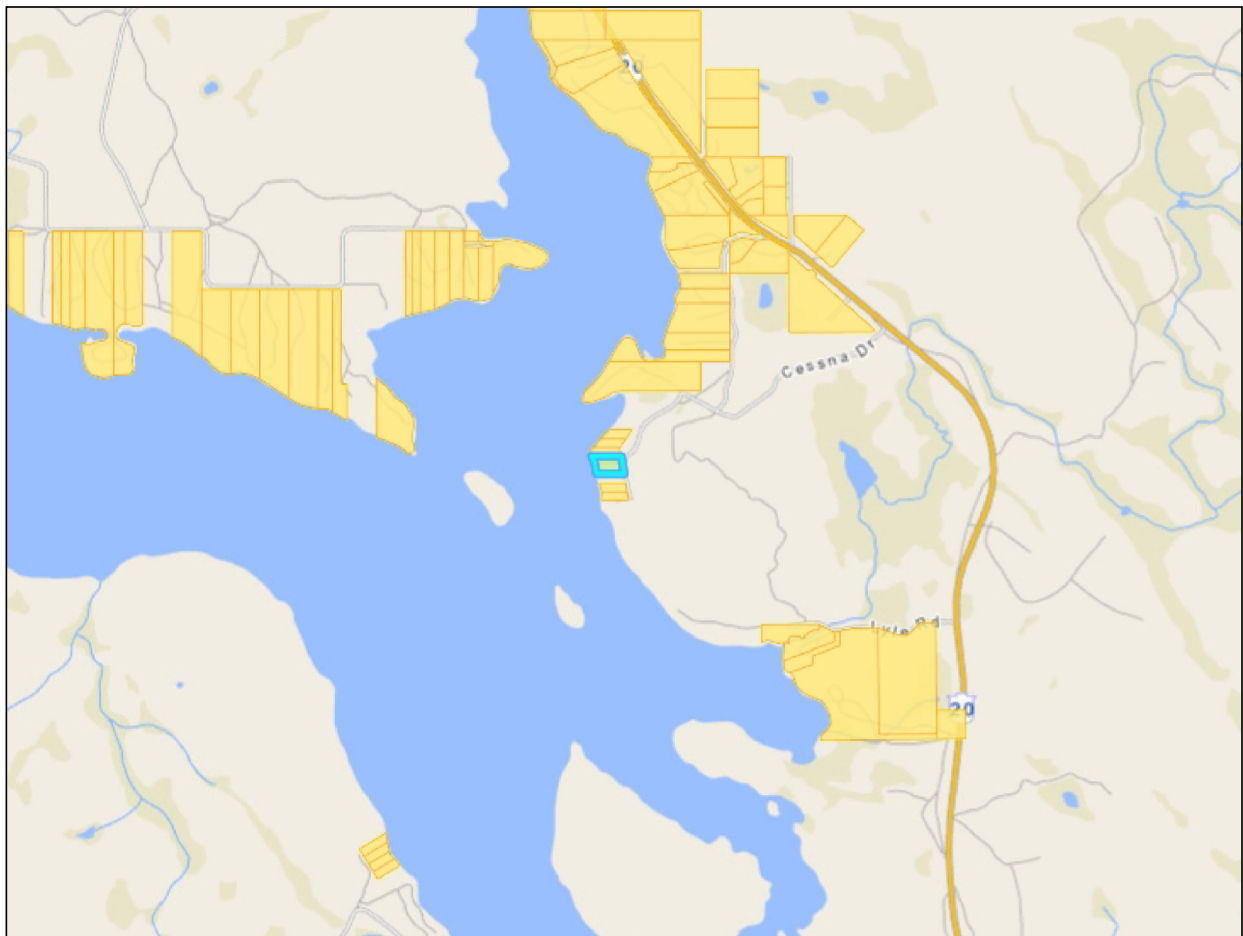
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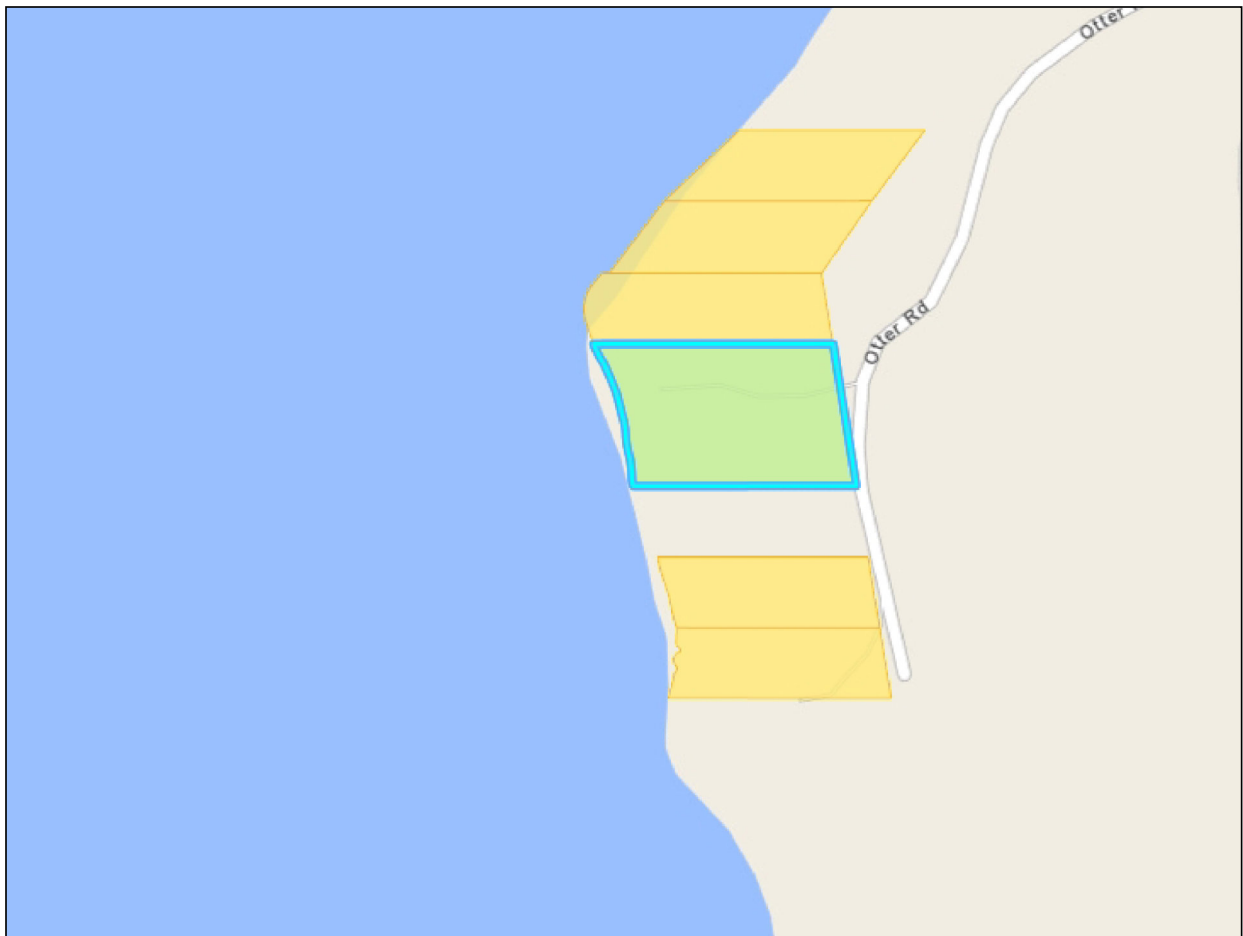
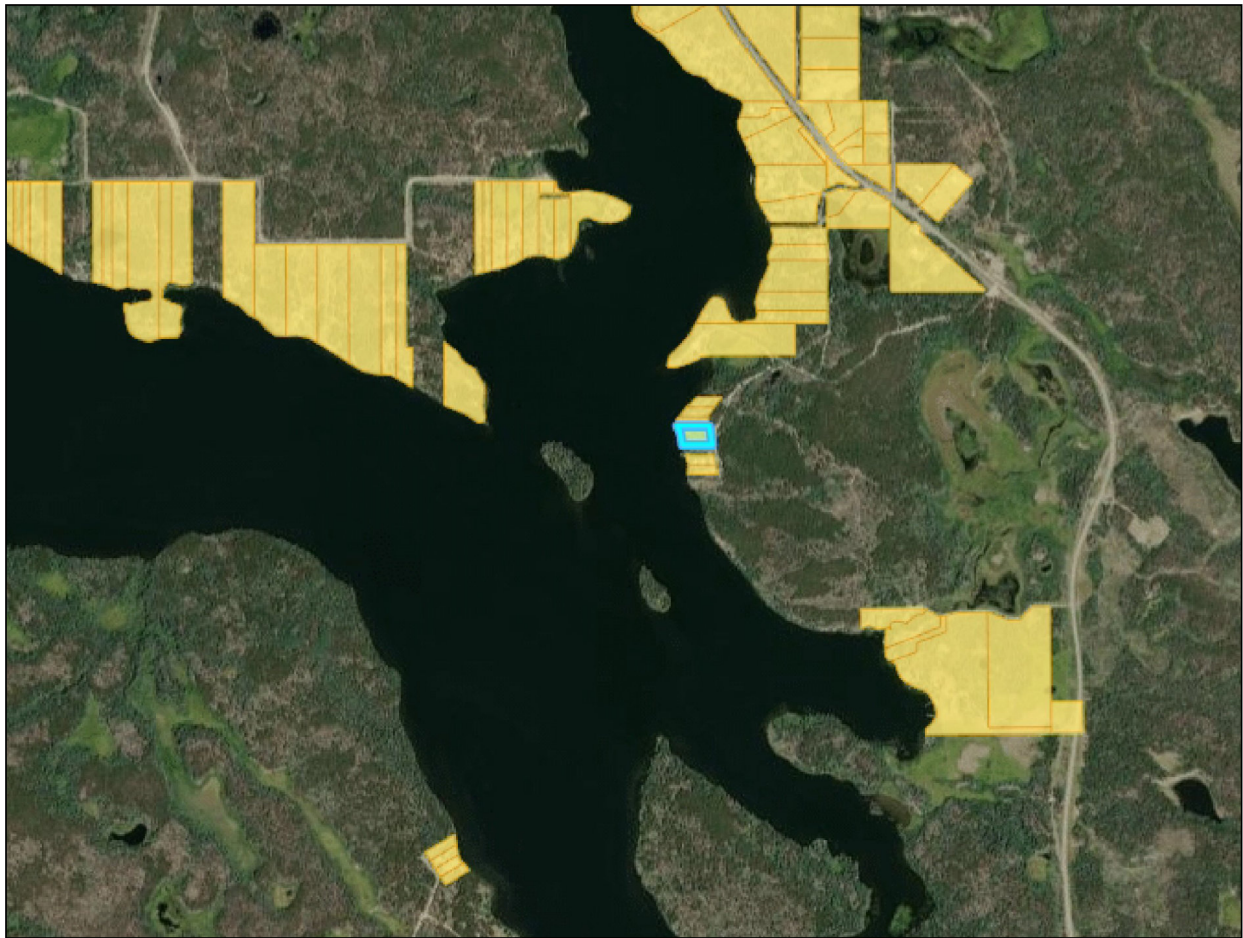


region of lakes and small communities between the Coast Mountains and the Fraser River, and offers incredible wilderness adventure. The two main service centres would be Bella Coola in the west or Williams Lake to the east, while the small town of Anahim Lake is just north of Nimpo Lake on Highway 20.



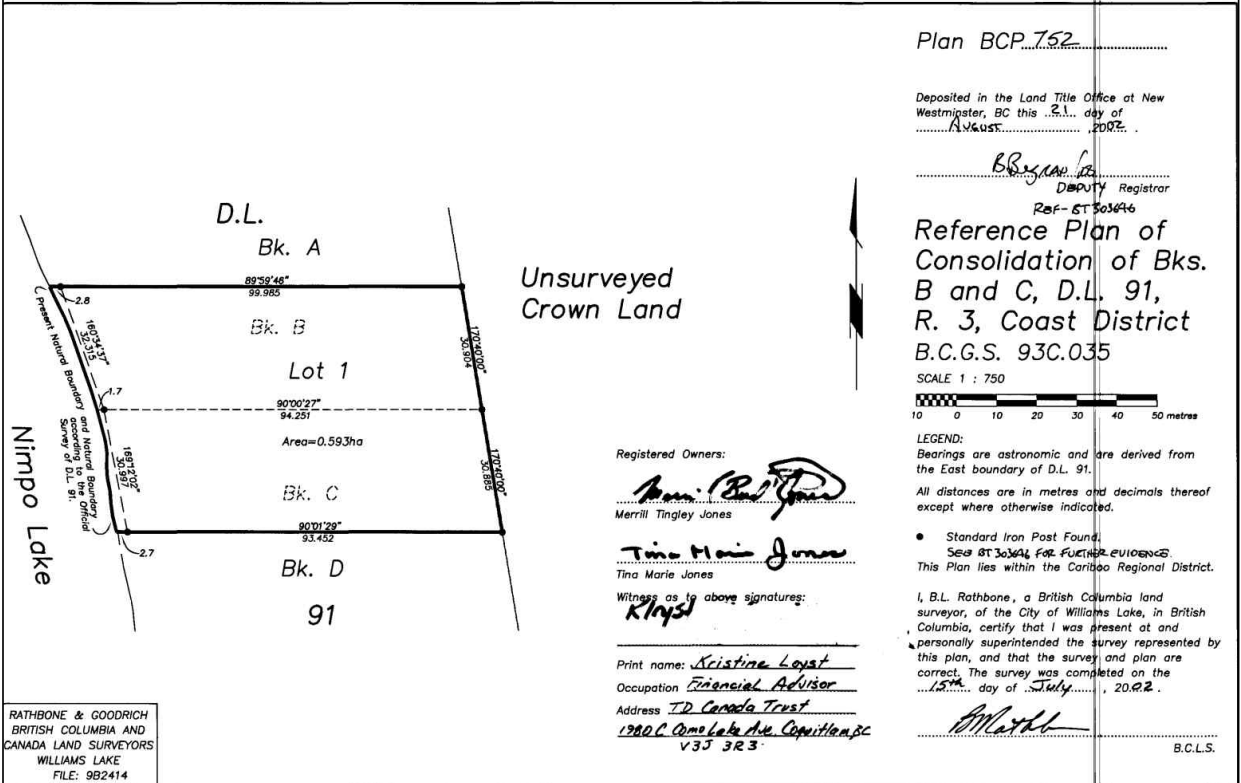








atus: Filed Plan #: BCP752 App #: N/A Ctrl #: RCVD: 2002-09-21 RQST: 2023-07-04 11.11



RATHBONE & GOODRICH
BRITISH COLUMBIA AND
CANADA LAND SURVEYORS
WILLIAMS LAKE
FILE: 982414

8.9 LAKESHORE RESIDENTIAL (RL) ZONE

8.9.1 USES PERMITTED

No person shall, within any RL zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RL uses, namely:

B/L 4993

- (a) **RESIDENTIAL USES:**
- i) a single-family residential dwelling; or
 - ii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
 - iii) one (1) carriage house and must be subordinate to a single-family residential dwelling, or
 - iv) a temporary dwelling unit in conjunction with a single-family residential dwelling.
- (b) **NON-RESIDENTIAL USES:**
- i) a public use, including parks and playgrounds;
 - ii) home occupation, or home industry;
 - iii) bed and breakfast accommodations or rooming and boarding accommodations;
 - iv) ancillary buildings.

8.9.2 ZONE PROVISIONS

- (a) **LOT AREA (minimum):** = 0.4 hectare (0.99 acre)

- (b) **REQUIRED YARDS (minimum):**

i) Front Yard - Setback = 7.6 metres (24.9 feet)

ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)

B/L 4184

Notwithstanding the above, where abutting a lake access road the exterior side yard – setback may be reduced to 4.57 metres (15 feet).

iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)

iv) Rear Yard - Setback = 3 metres (9.84 feet)

B/L 4184

Notwithstanding the above, if rear property line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.

- (c) **LOT COVERAGE (maximum):** = 30%

- (d) **HEIGHT OF BUILDINGS (maximum):** = 10.67 metres (35 feet)

- (e) **WATER FRONTAGE (minimum):** = 30.0 metres (98.4 feet)

- (f) **ANCILLARY USES, PARKING, LOADING, ETC.:**

In accordance with the provisions of Section 7.0 hereof.

8.9.3 SPECIAL RL ZONES



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ROYAL LEPAGE
 Advance Realty Ltd.
 888-286-1932
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1920 OTTER RD - VDC 1R0 MLS®: R2798306

Area	Williams Lake (Zone 27)	Bedrooms	3
Sub Area	Chilcotin	Bathrooms	3
City/Town	Williams Lake	Ensuite	
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$1,698,000
Taxes	\$3,968 (2023)	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	Freehold, Registered Owner		
Possession			

Total # Rooms	16	Age	24	Style of Home	2 Storey w/ Bsmt.
Municipal Charges		Year Built	1999	Exterior Finish	Log
Renovations		Fin. Levels	3	Roof	Asphalt
Year of Reno		Price per Sqft	\$372.37	Flooring	
Fireplaces	2	R/I Fireplaces		Construction	Log
Fireplace Fuel	Wood			Foundation	Concrete Perimeter
Suite	None			Water Supply	Well - Drilled
Crawl/Bsmt Hgt				Sewer Type	Septic
Bsmt Area	Fully Finished			Heating/Fuel	Electric, Propane Gas, Wood

Amenities
 Features Incl. Fixtures Leased, Clothes Washer/Dryer/Fridge/Stove/DW, Free Standing F/P or Woodstove, Storage Shed, Wet Bar
 Fixtures Leased Yes SEE LS
 Site Influences Flood Plain - No, View Property, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Waterfront Property
 Outdoor Area No Rainscreen, Sundeck(s)
 Services Elec-Avail, Sewer-Septic, Water-Avail
 Legal Desc LOT 1 DISTRICT LOT 91 COAST RANGE 3 COAST DISTRICT PLAN BCP752
 Restrictions

Sqft Fin.	4,560	Sqft Unfin.		PID Number	025-463-853	Zoning	RL
Grand Total	4,560			Frontage (metric)		Lot Size (Sqft)	64,033
				Frontage (ft)		Lot Size (acres)	1.47
				Lot Depth (ft)		Dist to Trans	
				Directional Exp.		Dist to School	
				View Desc.	NIMPO LAKE		

ROOMS					Mortgagee					
	Bsmt	Main	Above	Below	1st	2nd	Amount	Payment	Interest Rate	Due Date
Fin. Sqft	1,705	1,705	1,150							
Bar Room	7'8x10'7									
Bathroom	3pc	3pc	3pc							
Bedroom	11'6x13'3									
Cold Room	9'1x10'6									
Den			12'9x22'6							
Dining Room		16'6x13'5								
Foyer		10'8x11'5								
Great Room		22'2x17'9								
Kitchen		22'x9'9								
Laundry	10'7x11'2									
Living Room	16'6x22'3									
Mud Room		9'5x10'6								
Office		11'5x8'								
Storage	11'2x10'8									
Walk-in Closet			6'10x13'4							

Number Of Units	Bach./Studio	Financial	
1 Bdm	3 Bdrm	Income As At	Less Oper. Exp.
2 Bdm	Other Units	Income Per Year	Net Oper. Inc.

This executive 4560 sq. ft. Log Home was built on the pristine shores of Nimpo Lake. This exquisite log home has floor to ceiling windows opening up onto a 1316 sq. ft. deck. The main home has 3 bedroom 3 full bathrooms with a stunning master including with its own private den, balcony, & fireplace. The open concept kitchen & dining was custom built with top-of-the-line appliances. An immaculate 28x34 workshop has 10ft ceilings and a 3 pc bathroom. A 2 bedroom second residence is perfect for guests and even includes its own mini shop. Nimpo Lake is known for the ease for float plane access. The property was designed with a private dock, float plane ramp, and boat shed to enjoy luxury and the outdoors. The lakes natural islands creates the ideal weather barrier for float planes. Listed By: ROYAL LEPAGE INTERIOR PROPERTIES

The BC Oceanfront Real Estate Team



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Zoning: RL

North Cariboo Area

Taxes: \$3,968.47 (2023)

Longitude: 52°33'N Latitude: 125°15'W

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Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction.



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