



Invest in Waterfront Property

Tchesinkut Lake –\$225,000

Total Acreage: 161 acres

Private lakefront parcel located in North-Central BC



Private Lakefront Retreat

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Tchesinkut Lake

Private Lakefront Retreat! **Own over 4600 ft. of waterfront in prime fishing country** **Omineca Region, British Columbia**

161 acres with about 4,600 feet of frontage on Tchesinkut Lake, located just south of Burns Lake and 140 miles (226 km) west of Prince George. Several natural springs, lakeview building sites, and great location make this a truly unique property. It is one of only four private properties on the south side of the lake.

Price: \$225,000
Size: 161 Acres
Area: Omineca



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Tchesinkut Lake

The property slopes gently from the south to the north giving great views of the lake as you continue to the shoreline. The property is fairly level with one small gully, which has a small creek. There is an old homestead that has long been abandoned close to the centre by the lake. There is approximately 4,600 feet of lake frontage and several natural springs on the property. This is one of only four private properties on the ten miles of the south shore of this lake.

LOCATION:

The property is located in central British Columbia just south of Burns Lake on Tchesinkut Lake. Burns Lake is approximately 140 miles (226 km) west of Prince George and Prince George is 488 miles (786 km) northeast of Vancouver.

DIRECTIONS:

From Vancouver travel north 487 miles (786 km) to Prince George then west on Yellowhead Highway #16 for 140 miles (226 km) to Burns Lake.

From Burns Lake travel due south towards Francois Lake on Highway #35 for 10 miles (16 km) to Tchesinkut Lake.

From there go by boat just over a mile to the south shore at Tchesinkut where the property is located.

A road or trail could be constructed across Crown land from the west linking up with old logging road into the property.

ACCESS:

The airport at Burns Lake can handle smaller private aircraft and charters. The nearest commercial airport is at Smithers, located just over an hour away. Regular air service is provided by Air Canada's Jazz Airlines, Central Mountain Air, and Northern Thunderbird to Vancouver and other points in British Columbia. The Smithers airport recently received federal and provincial funding to expand its runway and upgrade its operations.

Prince George Airport is the regional airport for Northern B.C., and plays a key role in the economic development of the area. The airport has undergone a major expansion, renovating its runways and international cargo plane fuelling capacity. The airport accepts 747 airplane landings, and has an International Customs and Canada Border Service area for international charter flights.



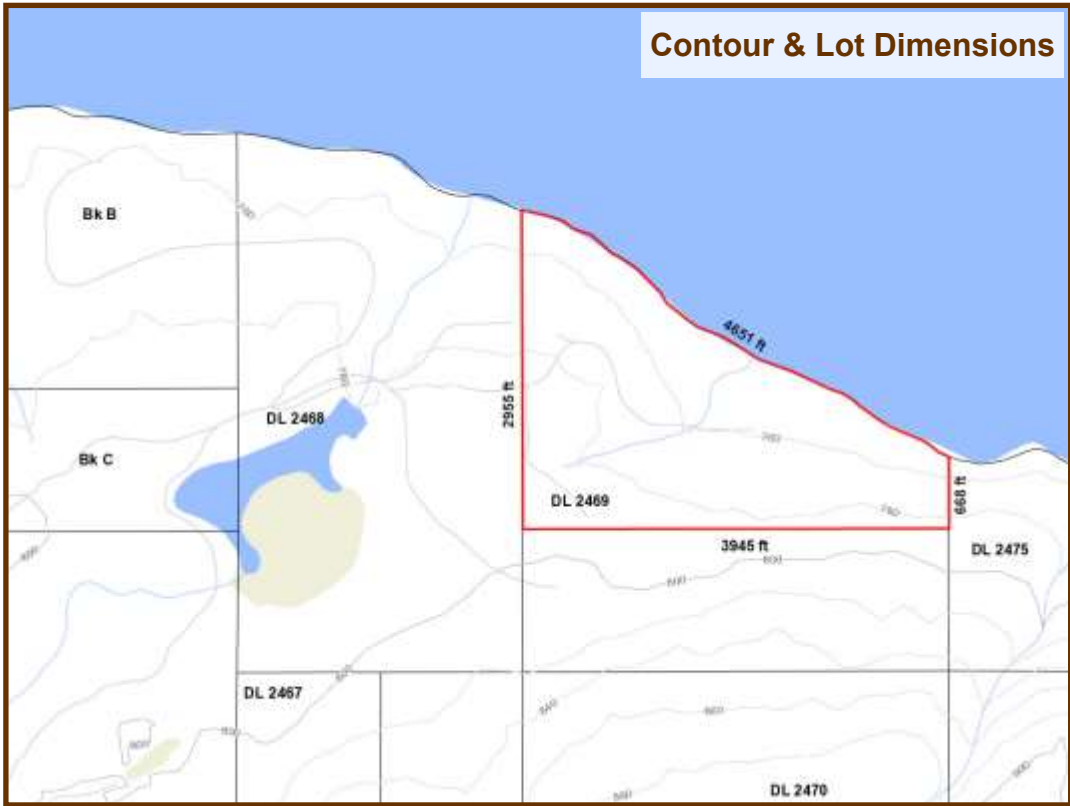
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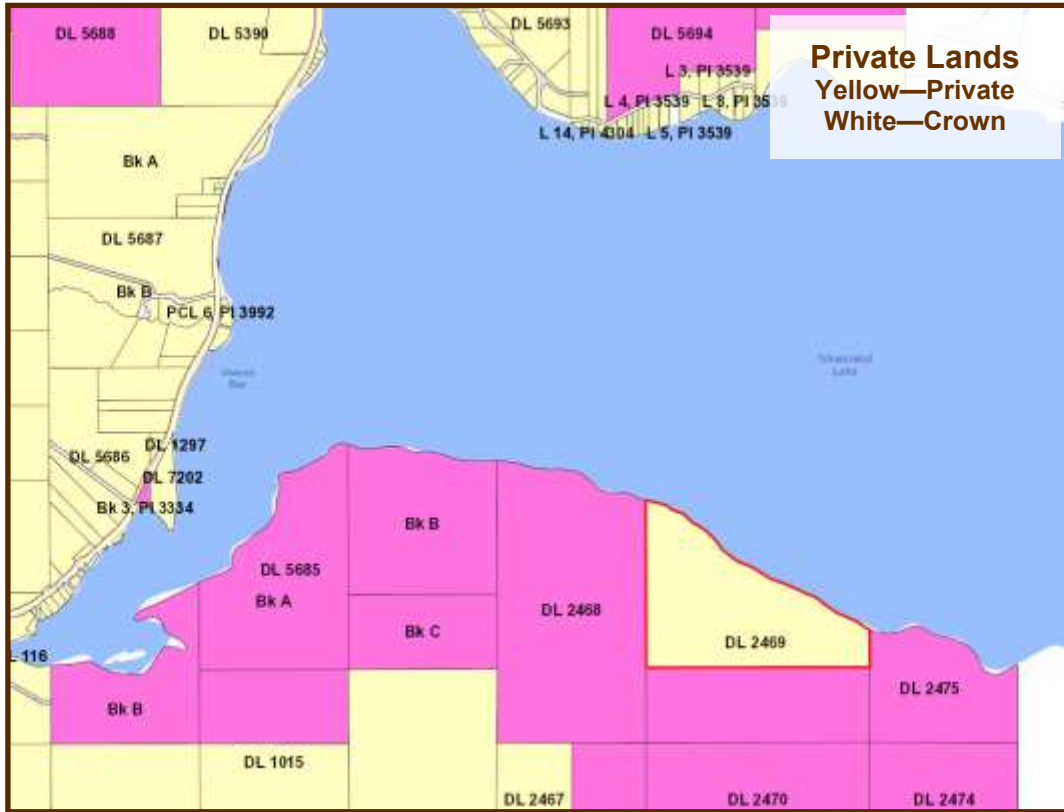
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Recreation

Tchesinkut Lake offers rainbow trout up to 15 lbs., kokanee and char up to 30 lbs. Nearby Francois Lake is approximately 68 miles (110 km) long, making it the second largest natural lake in British Columbia. It offers excellent rainbow trout and char fishing. Rainbow trout over 3 pounds and lake trout (char) to over 20 pounds are not uncommon. Water sports of all sorts are popular, with opportunities for boating, kayaking and canoeing. This area has many forest recreation sites, which offer trails for hiking and mountain biking. In the winter ice fishing, cross-country skiing and snowmobiling are popular.

Nearby North Tweedsmuir Park is one of B.C.'s largest Provincial Parks. Attractions at the park include the fourth highest waterfall in Canada, Hunlen Falls, as well as wildlife of grizzly and black bear, moose, mountain goats, caribou and deer. Boating, fishing, hiking, camping and horseback riding are just some of the ways to enjoy the park. Access to North Tweedsmuir Park is by light aircraft or via the Ootsa-Whitesail Lakes Reservoir. Boat launching access is available at Wistaria on Ootsa Lake and Andrews Bay, also on Ootsa Lake, about 18 miles (30 km) west of Wistaria.

The entire area known as the Lakes District is famous for its excellent fishing and game. There are a number of resorts throughout this area which offer boating, fishing, hiking, horse-back riding, camping, cross country skiing and many other activities. This area is well known for its hunting and wildlife watching opportunities. Bears, deer, moose, wolves, coyotes and eagles can often be observed in the area.

Burns Lake is internationally renowned for its mountain biking trails, becoming Canada's first IMBA Ride Centre (Bronze-level). Since 2006, the Burns Lake Mountain Biking Association has been working with trail professionals to build more than 25 miles (40 km) of singletrack, 12.4 miles (20 km) of downhill trails, and four bike parks. The signature downhill trail—When Pigs Fly— contains more than 100 berms, tabletops, and other features and is accessible by one of the many shuttles run by the local bike shop.

In the winter months cross country skiing is very popular at the Omineca Ski Club. Its facilities have hosted several national championships and rank among western Canada's best trail networks. The facilities include 15.5 miles (25 km) of groomed trails, 2.4 miles (4 km) of which are lit for nighttime skiing. There is also a facility for biathlon skiing.



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Area Data

Tchesinkut Lake is approximately 11 miles (17 km) long and the water is crystal clear. Some of the northern part of the lake has been developed and consists of some attractive residential homes. A number of retirees have built their homes here on the shore, giving them boat and plane moorage. This is a very popular area for many of the local residents to live. A resort and a marina are situated on the west end of the lake. The economy of the surrounding area consists of small cattle ranches, small hobby farms, tourism and lumbering.

Burns Lake is the nearest community with a population of 3,614 in the village. The first thing that strikes you when you enter this town is the welcoming sign with enormous chainsaw-carved trout and the inscription "Three Thousand Miles of Fishing". Major industries include forestry and tourism, though many workers commute to jobs in the mining industry. It also serves as the main commercial centre for the surrounding area, offering all retail and financial services, and a newly upgraded hospital. There are many cafes and restaurants, a selection of stores and services, and is location of the head offices of the Regional District of Bulkley-Nechako.

In 2014, Burns Lake completed work on the Lakeside Multiplex and renovations to the Tom Forsyth Memorial Arena. This facility includes a hockey rink, curling rink, rock climbing gym, a squash/racquetball court, a fitness facility, and multi-use rooms. The facility is located on Spirit Square, a large outdoor park with a playground, a beach, a walking path, outdoor fitness equipment, two tennis courts, and a skateboard park.

Houston: With a population of 3,200 people, the district municipality has been called the "Steelhead Capital of Canada" as the productive Bulkey and Morice rivers merge here. However, with fishing, boating, hiking, wilderness watching, and other recreational opportunities located within arms reach in Houston, this area is known as an outdoors paradise. Houston's economy has grown and diversified in recent decades. It has one of the largest wood processing mills in the country and serves as the home community to many of the workers at the Huckleberry copper mine, located 77.67 miles (125 km) south of Houston.

The Noralee Estates is located within the **Lakes District** which is noted for sunny skies and moderate rainfall of less than 20 inches per year. This area is known for clean air, friendly people, inviting lakes, wandering country roads, abundant wildlife and the spectacular beauty of nearby Tweedsmuir Provincial Park and most of all... the fishing.



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Tchesinkut Lake

History

Tchesinkut (pronounce te-sing-kut) was named by the First Nations for its crystal clear water. Explorers, trappers and prospectors first came into the Burns Lake area in the 1700s but it wasn't until the Grand Trunk Pacific Railway was built in 1914 that the population grew and settled the area. Settlement of the area, including the town of Burns Lake was largely a result of the arrival of gold miners and prospectors as well as the railway. Members of the construction crews homesteaded in this area once the railway was completed. Farming, ranching, forestry and mining have been the economic engine since then.

Vegetation

Part of the property was logged many years ago but several large areas of small pine remain throughout the property. The balance of the property is treed in large cottonwood, birch and new regeneration of trees where it was previously logged.

Boundaries

Surveyed by V. Schjelderup, June, 1914.

Services

Power and phone are on the main highway about 1½ miles to the west.

Taxes

\$1026.35 (2016)

Zoning

Not zoned. This property is in the Agricultural Land Reserve (ALR)

Legal

The North ½ of DL 2469, Coast Range 5, Land District 14

PID: 011-530-561



Our property descriptions and geographical information are taken from the B. C. Assessment Authority, Land Titles Office, government maps and other sources. While NIHO does not guarantee the information, we believe it to be accurate.. All measurements are approximate. All prices are in Canadian funds and are subject to change without notice. NIHO reserves the right to remove any property from the market at any time, without notice.

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Omineca Region, British Columbia



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