



Presented by:

Les Twarog

RE/MAX Crest Westside (VanW7)

Phone: 604-671-7000

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lesall@6717000.com



Active
V1141368

Board: V
Other

LOT A ANSTEY ARM

Out of Town

Out of Town

V0V OVO

Land

\$1,700,000 (LP)

(SP)



Sold Date:

Frontage (feet):

Meas. Type: **Feet**

Frontage (metres):

Depth:

Price/SqFt:

Sub-Type:

Flood Plain:

Exposure: **West**

Permitted Use:

Title to Land: **Freehold NonStrata**

Tour:

Subdiv/Complex:

P.I.D.:

001-619-195

Taxes:

\$1,341.00

For Tax Year:

2014

Zoning:

RURAL

Rezoneable?

Lot Area

Acres: **175.00**

Hect: **70.82**

SqFt: **0.00**

SqM: **0.00**

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **None**
Electricity: **None Available**
Natural Gas: **Not Available**
Telephone Service: **Not Available**
Cable Service: **Not Available**
Prospectus: **Not Required**
Develop Permit?: **Yes**
Bldg Permit Apprv: **Yes**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR: **No**
Seller's Interest: **Registered Owner**
Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **PL KAP35125 LT A LD 25 SEC 8 TWP 24 RNG 7 MER 6 MERIDIAN W6, EXCEPT PLAN 35466 KAP67200.**

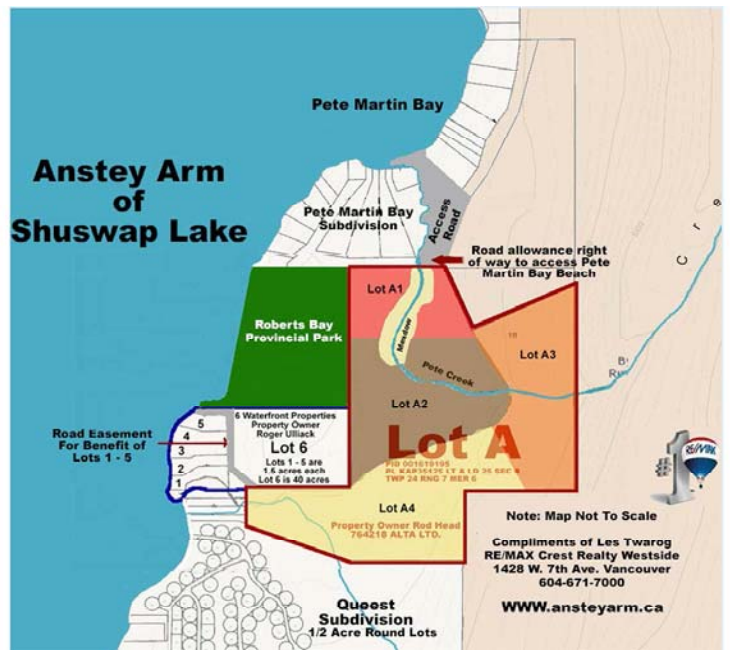
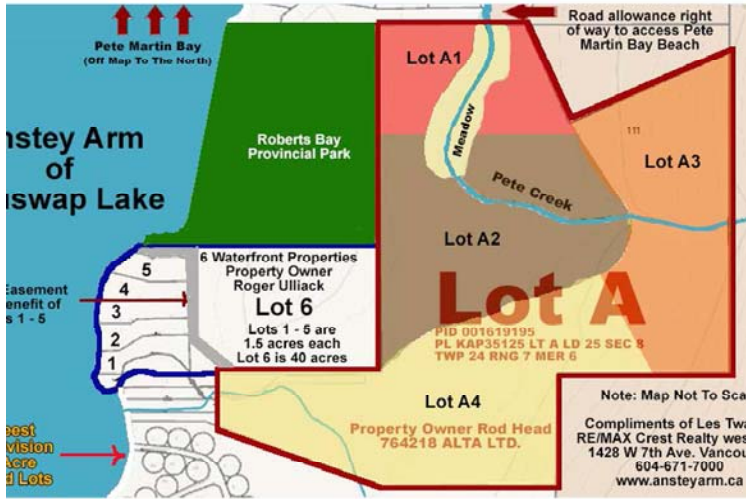
Site Influences:
Restrictions: **None**

Listing Broker 1: **RE/MAX Crest Westside (VanW7)**
Listing Broker 2:
Listing Broker 3:

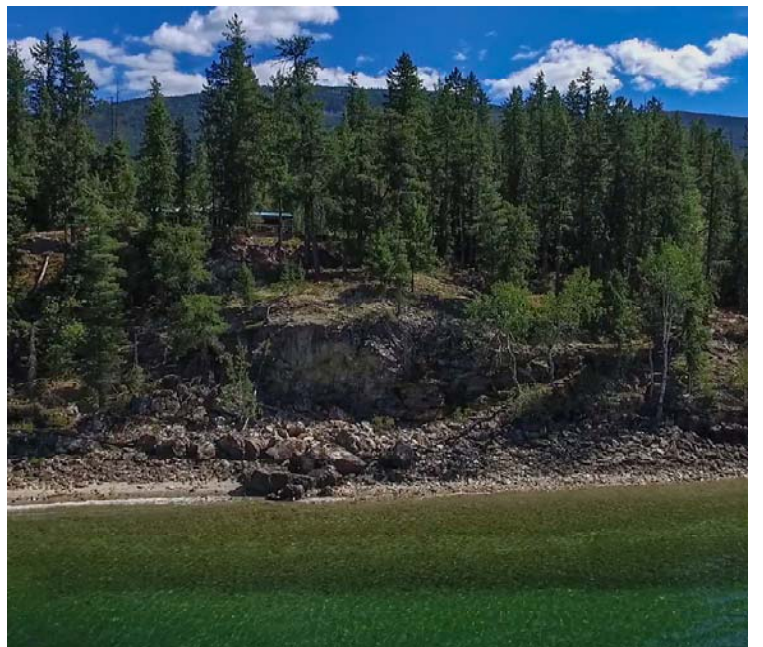
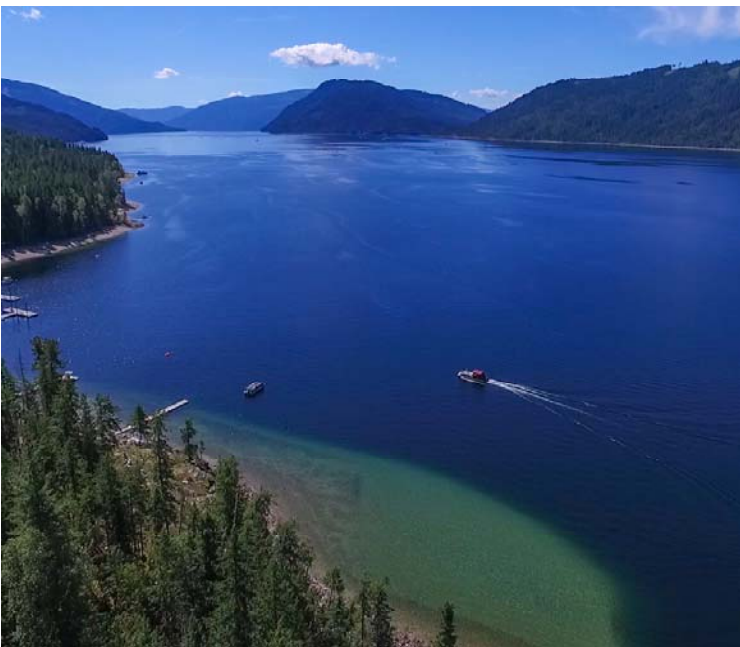
Lot A Anstey Arm Shuswap Lake - 175 acre development site with a meadow and two creeks. Property is accessible by a two lane logging road. A subdivision is in process to subdivide 3 - 50 acre parcels and a 25 acre parcel. Zoned rural and allows for 2 dwellings. Don't miss this opportunity to live on spectacular Anstey Arm Shuswap Lake. Enjoy beautiful sandy beaches of Roberts Bay Provincial Park and Pete Martin Bay. Take advantage of recreational activities all year round. Located by a logging road - approximately 30km from Sicamous, or accessed by water. There is a dedicated road from the waterfront to the subject property(1000'). Please go to <http://www.ansteyarm.ca/> for more info. Also listed by OMREB

LND Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.









175 Acre Development Site Lot A Sec. 8, Anstey Arm Shuswap Lake, BC



*Welcome To Beautiful
Rainbows End
Anstey Arm, Shuswap, BC*

Lot A Anstey Arm Shuswap Lake, British Columbia - 175 acre development site with a meadow and two creeks running through it. Property is accessible by a two lane logging road. A subdivision is in process to subdivide into three - 50 acre parcels and a 25 acre parcel. Zoned rural which currently allows for 2 dwellings on the property. Don't miss this opportunity to live on spectacular Anstey Arm Shuswap Lake. Enjoy beautiful sandy beaches of Roberts Bay Provincial Park and Pete Martin Bay. Take advantage of recreational activities all year round. Located by a logging road - approximately 30km from Sicamous or accessed by water. There is a dedicated forest road allowance from the waterfront to Lot A that is 1000 feet long from a proposed dock on the lake. Please go to the [aerial drone video](#) for a birdseye view of the property. Currently listed for \$1.7 million on two boards in BC - Okanagan Mainland Real Estate Board (OMREB) [MLS # 10105352](#) and Real Estate Board of Greater Vancouver (REBGV) [MLS # V1141368](#)

Offered at \$1,700,000

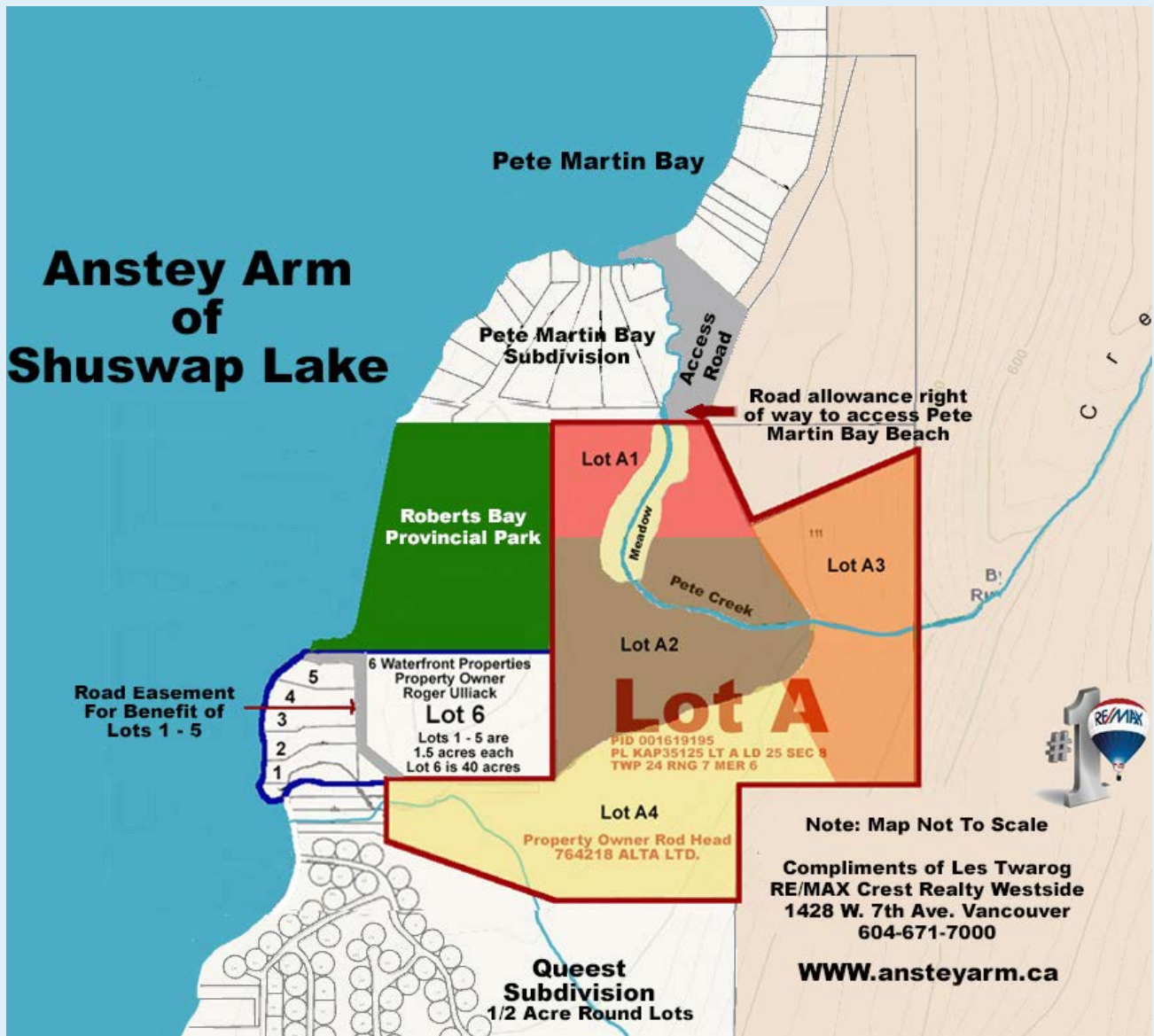
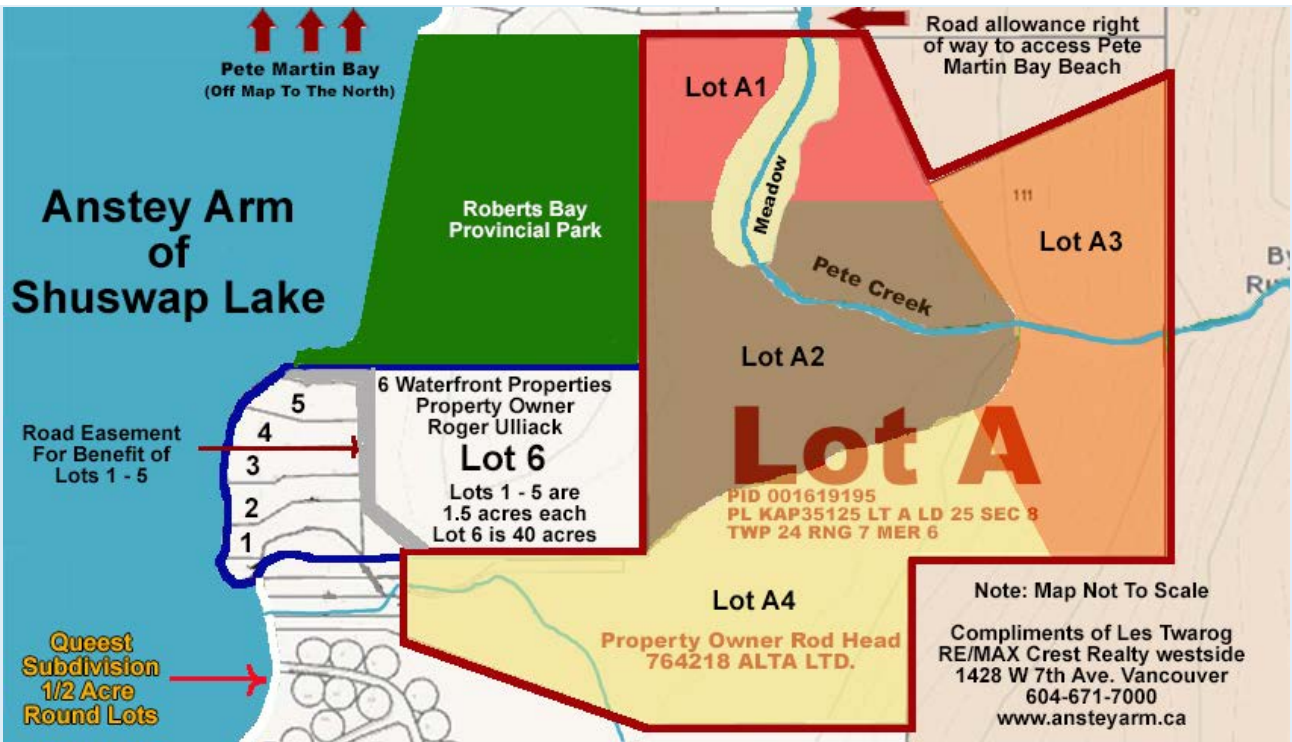




[Search Above Map On Google Maps](#) | [Click Here For A PDF Of Website](#) | [Realtor.ca area map](#) |
| [MLS # 10105352](#) | [MLS # V1141368](#) | [Comparable Properties for sale Nearby in Anstey Arm](#) |
| [Link to video on Pixilink web site](#) | [Video in Vimeo format](#) |

LEGAL ADDRESS:

COLUMBIA SHUSWAP REGIONAL DISTRICT RURAL SICAMOUS LAND USE Lot A, Section 8, Township 24,
Range 7, W6M,KDYD, Plan 35125, Except Plans 35466 and KAP67200



EXPLORE SHUSWAP LAKE

WWW.TWINANCHORS.COM



Community Partners

We are proud to sponsor local sports groups and events such as the Salmon Arm Silverbacks Junior A Hockey Club, Sicamous Eagles Junior B Hockey Club, Women's Under 18 National Hockey Championships and BC Special Olympics to name a few.

We provide houseboat trips to several groups for their fundraising needs such as the Children's Wish Foundation, Canadian Cancer Society, Ronald McDonald House, Brain Injury Society, Lions and Rotary Clubs, Ducks Unlimited and Northern Wildlife Rescue.



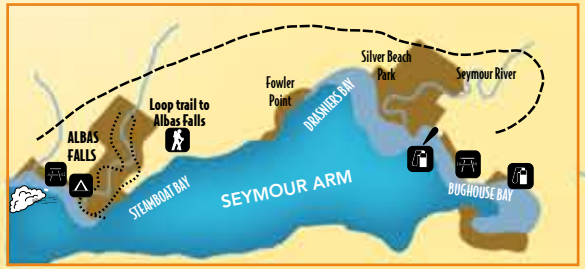
Things to Do & See Out on the Lake

GOLFING - There are some great golf courses with boat and road access around the Shuswap. Others that are a short drive from the marinas can make arrangements for a shuttle bus.

HIKING - A variety of hiking trails exist around the lake. Remember to check the skill level required. Special ones to include are Margaret Falls, Albas Falls, Marble Point, Cinnemousin Narrows and Hunakwa Lake.

FISHING - Rainbow Trout, Lake Trout, Kokanee and Dolly Varden make Shuswap Lake their home. Drop a line and you might end up with fresh fish on the BBQ!

CINNEMOUSIN NARROWS - A hub of activity during the summer months. Check out the floating stores and restaurant. They offer basic supplies and some other popular summer items.



LOCATION

Lot A is located approximately 21 km from Sicamous via a logging road or it can be accessed by water – 45 minutes by boat from Blind Bay.

There is a dedicated road allowance from the waterfront to Lot A.

Lot A is situated north of Sicamous on the east side of Anstey Arm on Shuswap Lake. It is set back from the lake at is not the lakefront but has access to the lake by way of the road allowance. The Ministry of Transportation and Infrastructure has advised in writing that it will support an application for a dock as upland owner owners of the lakefront area. It is important to note that the construction of a dock will require approval from all other governmental agencies. The property is about 21 km due north of Sicamous and there is a road access via gated logging road with access to the property the assured by way of an easement.

The property is predominantly flat with a fairly steep slope on the eastern side with lots of great building sites to choose from and it appears to be an ideal for a development of a small airstrip.

The neighborhood has been developed with houses along the lake shore and is adjacent to the Queest Village Park and Queest Village development which was completed several years ago. The property is also adjacent to two provincial Park properties.

This is a chance to enjoy the benefits and privacy of a very large property with access to all of the recreational Shuswap Lake has to offer.

Sicamous is on the TransCanada Highway one on the eastern side of Shuswap Lake between Salmon Arm and Revelstoke. It is about a 5 Hour Drive from both Calgary Alberta or Vancouver BC.

Access

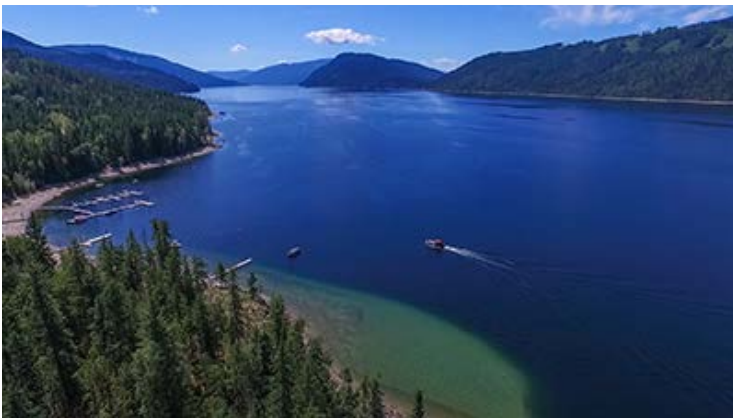
Water access on Anstey arm off Shuswap Lake at the Pete Martin Bay Beach and road access on Forestry Road from Sicamous.



Anstey Arm of Shuswap Lake



Pete Martin Bay



Marina



Subject Property



Subject Property



Forestry Road



Forestry Road



Forestry Road



Forestry Road



Rocky Shoreline

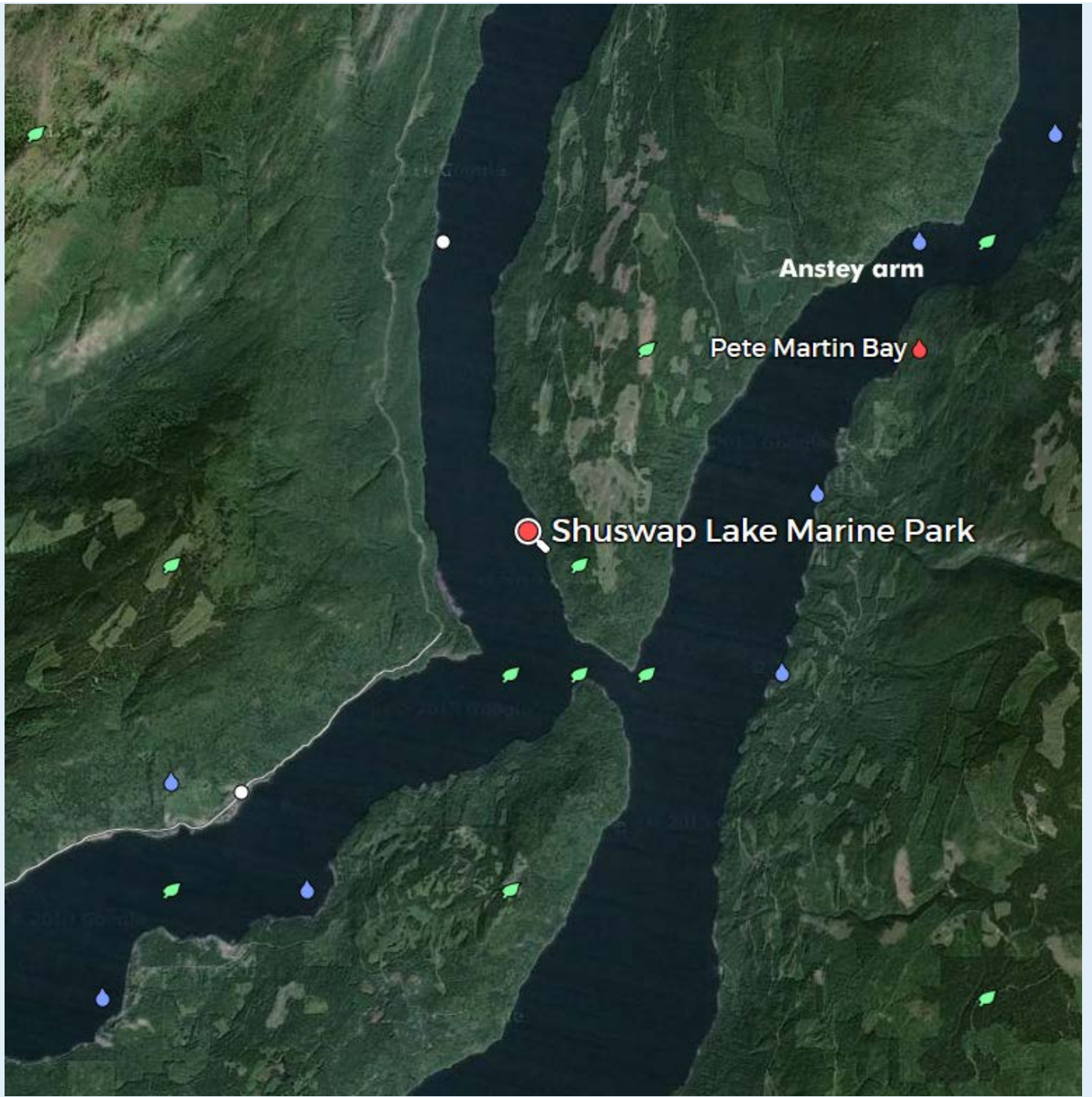
Property Overview

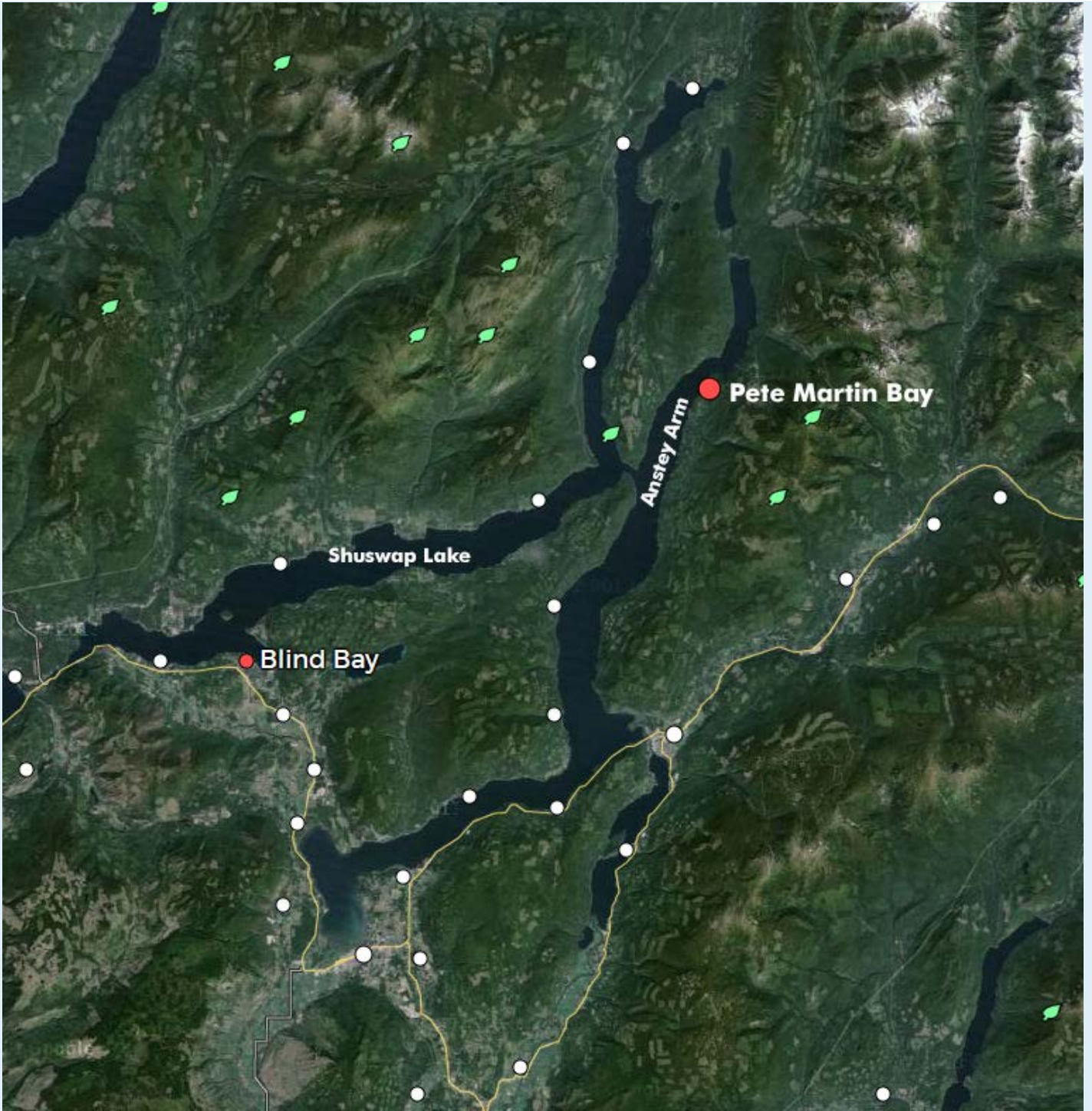
This property located on spectacular Anstey Arm Shuswap Lake enjoys a beautiful meadow, two creeks and approximately 175 acres of useable land. Over 100 years ago this property was the home of one of the original homesteaders in the Shuswap area. The land is very fertile and with two creeks there was lots of water to irrigate the fruit and vegetables grown by the family. Today it's hard to imagine that a century ago there was a one room school on this site with approximately thirty students coming to school each day on horseback.

When looking to purchase a property one should be able to enjoy all activities that you and your family members participate in. Very rarely are properties on the market that offers this as well as being able to relive the exciting homesteader days of the past century.

At Rainbow's End, the property is offered for sale as one parcel or can be purchased in smaller parcels. A subdivision is currently in process of creating 3 fifty acre and one 25 acre parcel. All the parcels enjoy access to beautiful sandy beaches, one at the Robert's Bay Provincial Park and the other in the Pete Martin Bay. (See attached map in this feature sheet) Where else can one enjoy quad biking, cycling, hiking, water activities and being located minutes from Queest Mountain which is recognized as the best snowmobiling destination in Western Canada? Your year around recreation activities are at your door step. As there are only four acreage parcels being offered for sale it is important to contact the listing agent at your earliest possible convenience to select acreage of your choice. TBD

At the end of rainbow it is to be believed there is a pot of gold and At Rainbow's End on the Shuswap Lake it couldn't be a truer statement. There are endless opportunities available to the future owner of this spectacular piece of Shuswap real estate.





Discover Shuswap Lake



Discover Shuswap Lake: [Click Here](#) For PDF Version



Anstey Arm of Shuswap Lake



Anstey Arm



Anstey Arm



Floating Store



Floating Store



Floating Store



Floating Store



Shark Shack



Beach



Rocky Shoreline



Beach



Sandy Beach

To provide access to the subject property and future lots, the owner would also like to rezone a portion of the water adjacent to Pete Creek Road from FP - Foreshore Park to a site specific FM1 - Foreshore Multi-Family 1 for a dock and two buoys for the semi-waterfront subject property.

Foreshore Multi-Family 1 (FR1)

Permitted uses:

- Floating dock(s), including removable walkway, that is accessory to an adjacent waterfront unit
- Private mooring buoy(s) that is accessory to an adjacent waterfront unit
- Boat lift(s) that is accessory to an adjacent waterfront unit
- Boat Launch

Dock per adjacent waterfront unit = 1

Private mooring buoy per adjacent waterfront unit = 1

Size:

- Floating dock must not exceed 24 m² in total upward facing surface area (not including removable walkway).
- Floating dock surface must not exceed 3 m in width for any portion of the dock.
- Removable walkway surface must not exceed 1.5 m in width for any other portion of the walkway.

Location and Siting:

The minimum setback of a floating dock, private mooring buoy or boat lift accessory to an adjacent waterfront unit or waterfront parcel is as follows:

- 5m from the side parcel boundaries of that waterfront parcel, projected onto the foreshore and water.
- 5m from adjacent waterfront units, projected onto the foreshore and water.
- 6m from a Foreshore Park zone or park side parcel boundaries projected onto the foreshore and water.

Additional setbacks for private mooring buoys:

- 20 m from any existing structures on the foreshore or water.
- 50 m from any boat launch ramp or marina.

Rural Holdings

Permitted uses:

- a. Agriculture
- b. Aquaculture
- c. Bed and breakfast, permitted on a parcel 4,000 m² or larger in area
- d. Cottage, permitted on a parcel 1 ha or larger in area
- e. Farm and garden centre, permitted on a parcel 2 ha or larger in area
- f. Home business
- g. Single family dwelling
- h. Accessory use

The subdivision is for a 4 lot subdivision only and the total number of dwelling units could be 8.

Sewage Disposal and Water Supply

Each of the proposed lots will be serviced by individual on-site sewerage disposal systems, and individual on-site wells. Servicing requirements are part of the subdivision process. The property is currently vacant and un-sen/iced.

Access

The subject property is currently landlocked and boat access only. According to the agent, the owner currently accesses the subject property by boat, forest service road, or personal helicopter. In a letter, MOT, being the upland owner, gave consent for a dock/moorage within the lake frontage of Pete Creek Road subject to the issuance of an access/driveway permit from MOT. As part of the permitting process, "the driveway must be designed in accordance with Ministry driveway standards and will need to comply with the appropriate environmental agencies for working in sensitive/riparian areas." The proposed dock is 8 m x 2.5 m or 20 m² in size. There is "a secondary access by way of an easement that has been in place for thirty years" as the subdivisions in the area are deemed boat access only, and that "an alternate road access has been professionally laid out through crown land and [the] paperwork submitted to forest service and MOT.

Riparian Areas Regulation (RAR)

There are a number of creeks that run through the subject property including Pete Creek, and Roberts Brook. A RAR assessment was accepted by the province in 2009 and established 10 - 30 m Streamside Protection and Enhancement Areas on the property. Although a RAR assessment was completed for the subject property, any upgrades to Pete Creek Road, as required by MOT, will require a new RAR assessment conducted by a Qualified Environmental Professional (QEP). A RAR covenant may be required at the time of subdivision.



Shoreline



View From The Beach



Fishing



Forestry Road



Forestry Road



Forestry Road



Forestry Road



Anstey Arm And Shoreline



Moss Covered Rocks



The Meadow



The Meadow



Pete Martin Bay



Pete Martin Bay



Rocky Shore



Rocky Shore



Sandy Beach



Sandy Beach



Rocky Shore

ZONING

The property is currently zoned Rural with a minimum parcel size of 148 acres. This zoning allows for two dwellings. Under the proposed official community plan the zoning will change to Rural Holdings which has a minimum parcel size of 20 acres. Each parcel can have two homes the first being any size and the second not greater than 60% of the floor area of the first residence.

This zoning also allows for a standalone campsite on each lot. The property can be used to construct a back woods lodge, guest ranch, airstrip and or a Heli-pad.

CURRENT PLANS FOR THE PROPERTY

The current owner plans to subdivide the large parcel into four parcels, three of which are 50 acres and the fourth will be 25 acres. The property borders on Roberts' Bay provincial park and also has access to Pete Martin Bay. These two beaches are considered the finest on the Shuswap.

The only road access to these beaches is through Lot A.

There are also 6 waterfront 1.5Acre lots in front of Lot A + a 40 Acre undeveloped parcel that is owned by another Seller. These properties only have water access. It would be advantageous to have the new buyer own both parcels and provide road access to these waterfront lots. At the time of this posting (Aug/15) we have been in negotiations with that seller of those properties to bring them to the market.

Recreation

Gateway to Shuswap offers superb snowmobiling in the winter. Groomed trails on the four local mountains feature sledding for everyone from the novice to the extreme rider. The deep powder snow extends to sledding season well into spring. Skiers will find the nearest slopes at Silverstar Mountain Resort northeast of Vernon, Apex mountain resort west of Penticton, Big White Ski Resort 54 KM southwest of Kelowna and Sun Peak's Ski Resort at Todd Mountain north of Kamloops.

In the spring summer and fall enjoy the relaxation of touring boating, lake cruising on the historical Phoebe Ann Paddle Wheeler and fishing in the warm pristine lakes. For those who want to play, there is every imaginable water toy available and many amenities available at Finlayson and Beach parks. Hike the many walking and hiking trails leading to waterfalls cascading over large boulders and experience the sounds of nature

while strolling through the forest.

Other area recreation include golfing fishing swimming parasailing wine touring and the commercial waterslides.

Area data for Sicamous

Population approximately 3,166

Elevation approximately 1,139 feet

Sicamous is the houseboat capital of Canada where you could snowmobile golf and houseboat all in the same weekend in the month of May. You will easily find Sicamous when you are traveling east west or north at the junction of Highway 1 and Highway 97A. The community is situated on Mara and Shuswap Lakes which are connected by a channel that is alive with activity and quite accessible.

Shuswap Lake Provincial Marine Park

Shuswap Lake Provincial Marine Park is one of the most popular boating and canoeing locations in the southern interior of BC. One of the best places to begin exploring Shuswap Lake is Sicamous, which is the main center serving Shuswap Lake. There are more than 300 houseboats that are rented out annually from the marinas on Shuswap Lake. Shuswap lake is made up of four large arms; the Shuswap Lake Maine Arm, Salmon Arm and Ansty Arm and Seymour Arm.

Taxes \$1341 per year (2014)



View



Shoreline



Shoreline



Shoreline



Boating



Boating



Tangled Forest



Forest



View Through The Trees



View From The Trees



View



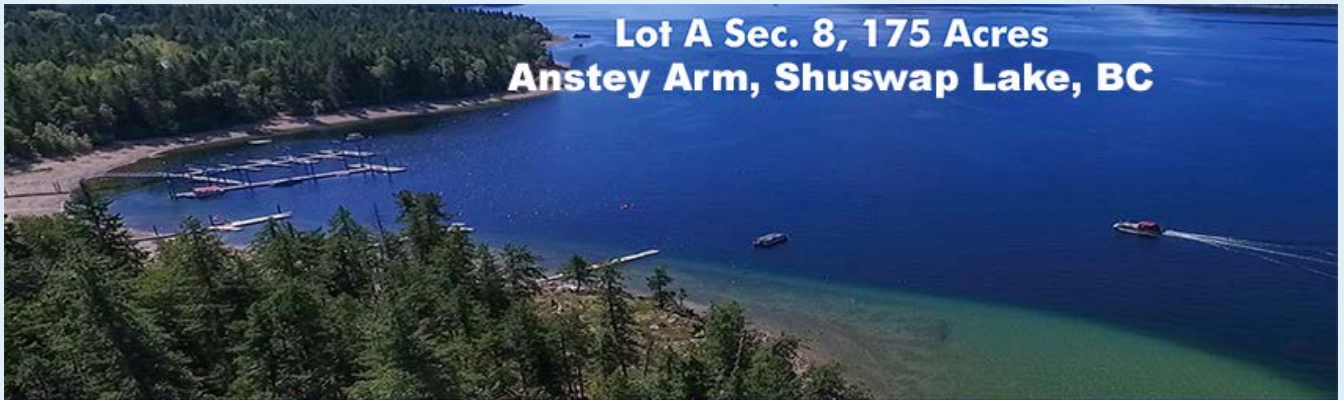
View



View



Water View



Lot A Sec. 8, 175 Acres
Anstey Arm, Shuswap Lake, BC



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1ST SHAUGHNESSY EXCLUSIVES

- 25,000 s/f lot with approved plans for 11,500 s/f mansion, Downtown views \$12.98M
- 17,500 s/f lot, 8,000s/f totally remodelled house (\$4M spent) U/G parking \$20M
- 12,500 s/f lot, pre 1940 house \$6.5M
- 13,500 s/f lot, approved plans for 7,000 s/f house, corner lot \$8.9M
- 32,000 sf property, two legal lots, pre 1940 house \$27.5M
- 17,000 sf corner lot, 7000 sf 25 year old house with swimming pool, \$13.8M
- 12,500 sf lot, 30 year old house, \$6.99M



BLIND BAY - SHUSWAP, BC
 2449-2457 Blind Bay Rd. \$1,500,000 each

Take advantage of this truly one of a kind prime development opportunity on Shuswap Lake with 500 feet of frontage on a 40,000 sf level lot and shared Lagoon. Act fast this will not last long!!
www.2449blindbay.com



BLIND BAY - SHUSWAP, BC
 2450 Blind Bay Rd. \$899,000

SEMI-LAKESHORE 1600s/f home including 300ft waterfront easement. This completely redone 1 level, 2 bed, 2 bath home offers finishing's for the discerned buyer. Huge 11,000 s/f lot.
www.2450blindbay.com



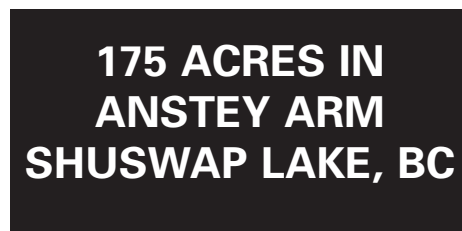
COAL HARBOUR - VANCOUVER
 514 - 1333 W Gerogia \$729,000

Immaculate 940 s/f 2 bedroom, 2 bath at the "Qube" in the heart of Coal Harbour. This bright and open SW corner unit has 9'6 ceilings, great city views and was just totally renovated with highquality finishing (\$40K spent). Market rent \$2700/mo.



SYMPHONY - NORTH VANCOUVER PH
 PH1600-120 W 16th St., NV \$1,998,000

Breathtaking views in all direction. 1935 s/f penthouse 1 level 2 bed + den with 2-1/2 bath and 1040 s/f patio. Feature incl: Brazilian H/W floor, 10' ceilings, 2 F/P, high end appliance and more.



SHUSWAP LAKE, BC
 Lot A, Anstey Arm \$1,700,000

175 acre development suite with a meadow and two creeks. Property is accessible by a two lane logging road. A subdivision is in process to subdivide to 3-50 acre parcels and a 25 acre parcel - zoned rural & allows for 2 dwellings.



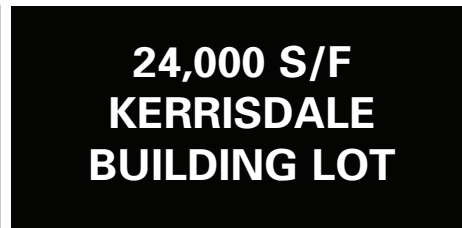
KITSILANO - VANCOUVER
 303 - 2020 Alma Street \$599,000

West facing 749 s/f 1 bed + den + office. Come home to the "Locarno". EXCEPTIONAL boutique residence on the corner of West 4TH & Alma. Geothermal building which fuels the heat & A/C. Suite features: 10' ceilings, H/W flooring, S/S appl's, Juliette balcony.



CABO SAN LUCAS
 #502 El Zalate - Villa 4 San Jose Del Cabo \$499,000

(KM29.5 Los Cabos, Mexico) 1396 s/f, waterfront 2 bed, 2 bath fully furnished villa with Huge 400 s/f+ patio on the Sea of Cortez. Villa 4 is the newest tower in a 4 tower, 72 unit complex that was built in 2007. Rental income \$45K (USD)



KERRISDALE - VANCOUVER WEST
 6289 Carnarvon St. \$7,618,000

Prime 23,950 s/f irregular Kerrisdale lot priced at assessed value. House is currently gutted ready for your renovation ideas or can be torn down to build a 14,000 s/f home. Call realtor for more info.