

Horse Lake, B.C. Canada

Offers above CDN\$1.9m



A wonderful opportunity to purchase an exceptional waterfront property in the heart of the Cariboos.

- 6782 sq.ft of living area in a unique & private location.
- 10 acres of prime land with forest, gardens and waterfront situated on the pristine, fish filled Horse Lake.
- Perfect as a second home or prime residence with high speed internet.
- Fantastic summer & winter location (sun all year & white Christmas guaranteed!).

Please note:

The owner of the property wishes that this is a private sale. Please do not distribute widely or advertise in any way without prior permission. Thank you for your understanding.

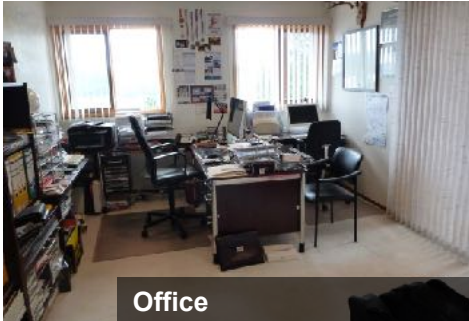
Please contact Gisela by mail: info@horselakeproperty.com



Lounge



Guest Suite 1



Office



Bedroom



Wintergarden



The residence offers over 5380 sq.ft of living space and 1400 sq.ft of verandas plus unlimited potential.

The accommodation comprises:

Upstairs:

- **Lounge:** Panoramic views of lake and all day sun (980 sq.ft).
- **Kitchen with Pantry**
- **Winter-garden:** Beautiful views, open fire place (298 sq.ft).
- **2 Toilets**
- **Guest Apartment:** Separate access, bedroom with sitting area, small kitchen, bathroom (431 sq.ft). Forest-lake view.

Downstairs:

- **Master Suite:** Bedroom with amazing lake views, large bathroom with whirlpool tub, walk in closet plus safe/gun store (860 sq.ft).
- **Guest Suite:** Bedroom with sitting area, small kitchen, bathroom & incredible lake views (323 sq.ft).
- **Office:** Lake views (183 sq.ft).
- **Exercise Room**
- **Sauna Room:** Sauna, solarium & double shower plus toilet (301 sq.ft).
- **Laundry Room & Storage**
- **Heater Room:** Wood or electric heating

WEATHER

Summer: Highs of 30c, lows of 14c.
Water sports from mid June to September.

Winter: Highs of 6c. Lows of -25c.
Lake freezes for 4 months. Perfect cross country skiing. Av. snow 6ft.



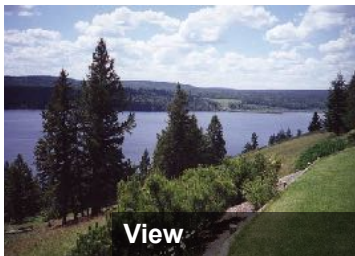
Lakefront & Dock



BBQ Area



Wonderful Wildlife



View

Experience the great outdoors literally outside your door... Canada at its best!

The outdoor areas comprise:

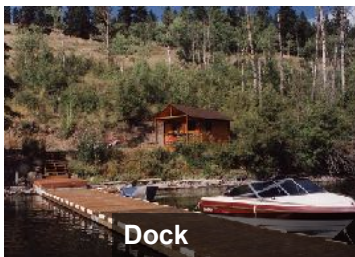
- Large private dock with 1507 sq.ft of private shoreline.
- Boat house and picnic area.
- Unlimited access to the lake for boats, jet skis, snow mobiles.
- Smoke house for cold an hot smoking.
- A small chapel.
- Large outdoor kitchen, bar and BBQ area with panoramic views of the lake.
- Large 2 car garage, heated & workshop (646 sq.ft).
- Covered wood stores.
- 3 acres of woodland.



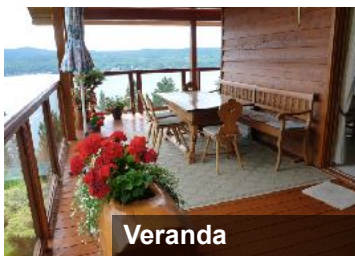
Fishing in lake!



Boathouse

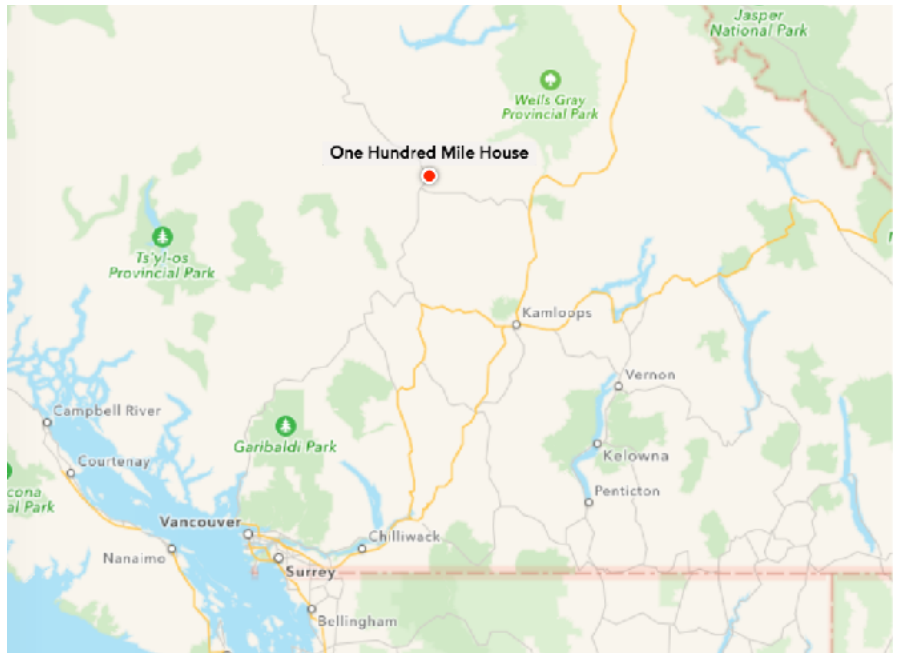


Dock



Veranda





A great location for summer & winter



In the heart of the Cariboo, the property offers fantastic access to a huge range of activities:

- Cross country skiing & snowmobiling from the house door.
- World class downhill skiing within easy access.
- Hunting & wonderful fishing from the house door.
- Boating/Sailing, jet skiing & water skiing directly from the dock.
- Shooting range.
- Golf (approx. 20 minutes).
- Horse Riding (approx. 20 minutes)

Getting There...

Next Town: 12 minutes by car

Vancouver: 5 hours by car, 50 mins by scheduled flight or water plane.

USA Border: 4 hours by car