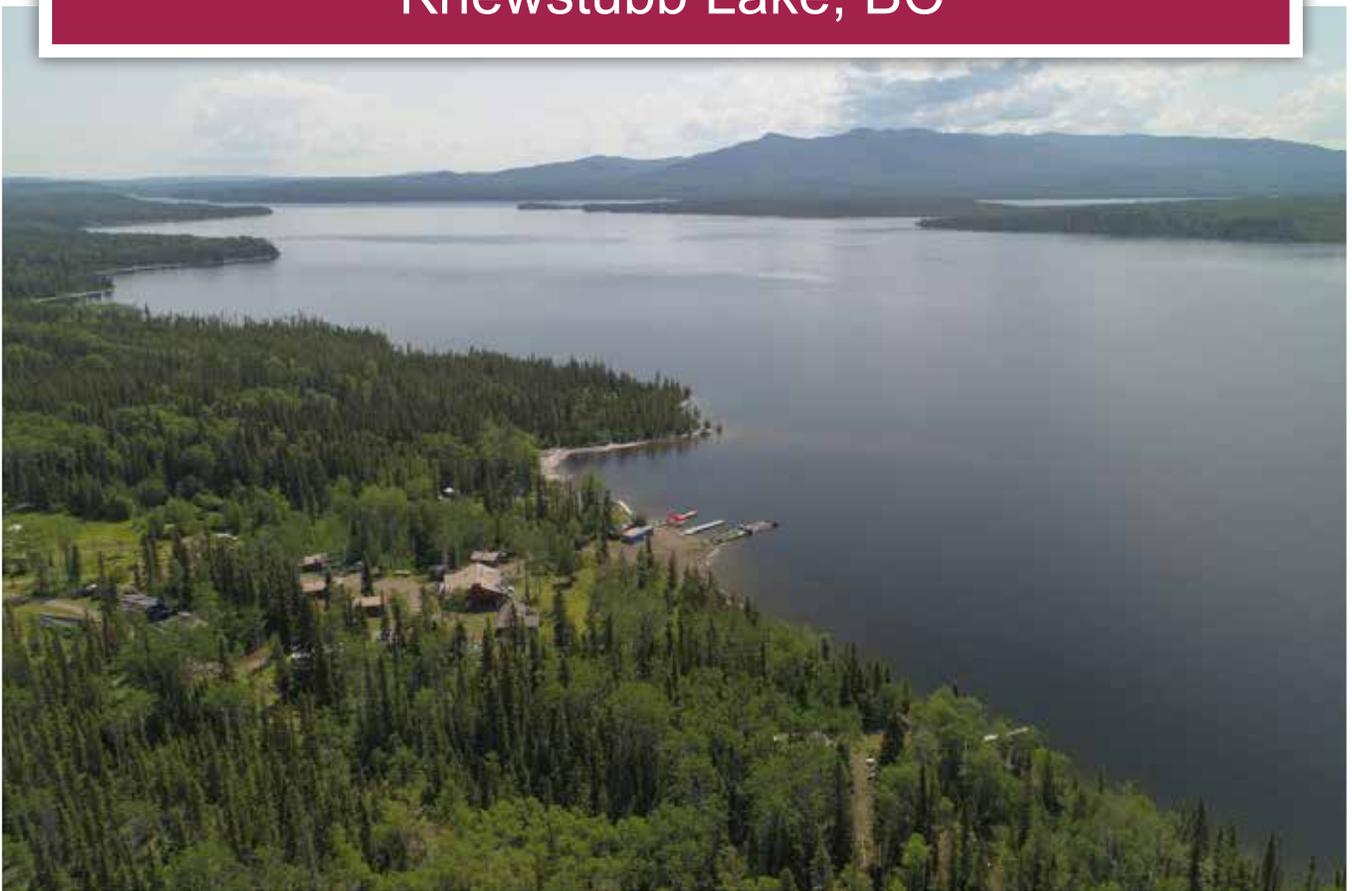




**Lakefront Estate**  
Knewstubb Lake, BC



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**John Armstrong**  
Personal Real Estate Corporation

[john@landquest.com](mailto:john@landquest.com)  
(250) 307-2100



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# Lakefront Estate

Knewstubb Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	22129
<b>Price:</b>	\$745,000
<b>Taxes (2023):</b>	\$3,307.85
<b>Zoning:</b>	None

## DESCRIPTION

This property is a spectacular opportunity to live the outdoor adventure lifestyle. All dwellings and most outbuildings are located on the 5.48 acres of freehold land. Two large docks, storage buildings, heli-pad and a handful of nicely treed, basic campsites are located on the 4.55-acre foreshore license with about 560 feet of Knewstubb Lakefront. The two docks are constructed with wood and steel and consist of three 8' x 20' sections, providing plenty of room to secure boats and float planes. The docks also provide a launching pad for fun on the beautiful Knewstubb Lake—with its watery arm reaching out to the expansive Ootsa Lake Reservoir and Kenny Dam. A breakwater and boat launch round out this waterfront providing comfortable and safe lake access. A pebbly beach provides an inviting area to sunbathe, swim, launch a kayak, and enjoy a leisurely barbeque or picnic.

This property was born out of respect for the land, so beautiful and wild. Careful consideration was given to the natural surroundings to minimize the environmental footprint. 48 solar panels produce ecologically friendly power. Heat from an outdoor wood boiler and wood stoves is fuelled primarily

with waste wood to provide a cozy environment for all dwellings.

Emigrating from Switzerland, the current owners purchased the property in 1987, bringing with them a wealth of experience, and were seeking an area to raise their children. They quickly developed a love for this wilderness retreat in British Columbia. With renovations and improvements to all facilities and the addition of new services, they have created a spectacular setting and lifestyle.

These offering ticks all the boxes with a popular shift from urban density toward rural self-sustainability or potential business ventures. The property is an exclusive attraction for multi-generational families, private groups, retreats, and an inspirational backdrop for artisans. Family members will find no shortage of room for a plethora of activities and excitement.

The main residence has an extensive dining and gathering area overlooking the lake. The expansive covered deck facing southward also provides an excellent gathering area to take in the surrounding natural beauty. A large well-appointed kitchen has plenty of room for culinary creativity and lots of elbow room! A large adjoining pantry ensures all baking/cooking implements and food stocks are conveniently stored and accessed. Two washrooms and a laundry room round out the main level. Six bedrooms on the upper level (most with stunning lake views), also have the convenience of two additional bathrooms, storage rooms, and a linen closet.

The secondary residence orients southward, allowing year-round sunlight to bathe the main

living areas. This cozy home has two bedrooms, an office, and a full bathroom. The entire structure was renovated and completed in 1988. A cozy covered porch is perfect for sitting back and taking in the lakeside sounds and sights.

Four tastefully appointed cabins are generously spaced throughout the property and are a welcome retreat after a day full of adventure. Two larger cabins include sleeping for six, a full kitchen, a bathroom, and a spacious living/dining area. The remaining cabins also have full kitchens, a living room, and can each sleep two. Two separate shower/washroom blocks are close by for convenient access. All cabins have picnic tables and covered porches overlooking the lake.

Six rustic and private campsites tuck in along the lake. Plenty of shade trees provide a cooling setting to sit back and take in panoramic lake views and natural vegetation.

The living structures are all constructed with iconic northern BC logs. The metal roofing not only assures an enduring product but also provides ease of snow removal during winter months.

## LOCATION

2500 500 Road - Vanderhoof, BC

## DIRECTIONS

Access 1 km driveway from 500 Forest Service Road (FSR), all-season public (gravel) road from Vanderhoof via Kenney Dam Road, or seasonal via Kluskus FSR and 500 FSR from Vanderhoof and from Fraser Lake via Holy Cross FSR.

## AREA DATA

Knewstubb Lake is an arm of the Ootsa Lake Reservoir in the Nechako Valley. It forms part of the south arm of the reservoir, which includes adjoining stretches such as Eutsuk Lake and Nataalkuz Lake,

which are 'upstream' to the southwest. Ootsa Lake (Reservoir) was formed by the Kenny Dam and the subsequent diversion of the Nechako River.

Vanderhoof (pop. 4,500±) is within a rich, fertile valley known for its cattle ranches and dairy farms. As the geographic center of the province, this is one of the last vast wilderness and resource industry frontiers. The area is sparsely populated yet accessible, well-serviced, and close to city amenities. Ranching and farming are the primary industries, followed closely by forestry.

As the second largest and most easterly area of the Bulkley-Nechako Regional District, Vanderhoof encompasses a land area of approximately 78,000 square kilometres. Natural resources attract businesses to the low cost of living, government services, superior education and health care providers, and a healthy retail sector. Vanderhoof is rich in culture, history, natural resources, and recreational opportunities.

The Nechako River, which joins the Fraser River at Prince George, runs along the north edge of Vanderhoof. The Nechako River is accessible by a boat launch located on the southeast side of the bridge, across from the Riverside Park entrance.

Ootsa Lake weather in June and July is typically around 15°C, with an average of 300 impressive hours of sunshine—in one month. February and January are the coldest months, with temperatures around -15°C. Rain jackets are a wise choice with 134 mm of rain during October and May. The Vanderhoof Airport has a 100 ft wide 5,018 ft asphalt runway that can accommodate most planes.

## RECREATION

The Nechako Valley rivers, lakes, mountains, and grassy fields combine to create a diverse backdrop for adventure, recreation, fishing, and hunting. The wilderness lakes and streams in the vicinity of

the property offer wilderness experiences at their finest.

### **Fishing**

This property is central to well-known fly-fishing hot spots like Hobson Lake, Chief Gray, Cicuta Lake, and Cheslatta and Nechako Rivers. From spring to early fall, anglers are drawn to the variety of fishing opportunities in the area, whether trolling for a big rainbow or char in deep water lakes or fly-fishing trophy lakes and rivers. Heading out to drive-in or hike-in wilderness lakes in the vicinity is high on the list of 'musts.' Hanging out on the private dock is an excellent place for families to test and grow their fishing skills.

Rainbow trout are present in almost all lakes and streams, and their famous fighting spirit makes them one of the top choices. Virtually all populations in the Upper Nechako Region are native, and the few select stocked lakes are now yielding trophy fish. Other game fish of this region include lake trout, Dolly Varden, kokanee, burbot, and whitefish—providing exciting and productive catches.

### **Hunting**

People travel worldwide to hunt in the Nechako Valley due to the vast forests rich with wild game. Moose, elk, grizzly, mule deer, white-tailed deer, black bear, cougar, wolf, lynx, and coyote all call this region home. Fantastic upland game birds and waterfowl are also major draw for hunters.

### **Boating**

The vast expanse of Eutsuk Lake in North Tweedsmuir Provincial Park and the chain of lakes of the Nechako Reservoir attract wilderness boating and canoeing enthusiasts from all over. Exploring the islands and bays of this glacier-fed lake or fishing for the famously big Eutsuk rainbows, surrounded by the spectacular glaciers and peaks of the Coast Mountains, is an unforgettable experience. Canoeists and kayakers revel in the chain of lakes



stretching over 200 kilometres from Surel Bay at the west end of Eutsuk Lake to Knewstubb Lake.

A trip on the remote Nechako River is an unforgettable wilderness canoeing experience. The river winds its way north through a narrow canyon, past beautiful pine, spruce, and aspen forests to the open range land and few settlements of the lower Nechako River Valley. To run the entire length of the river from the bottom of Cheslatta Falls to Prince George takes approximately 6-8 days. Road access is available at several locations, making shorter journeys possible.

### **Hiking**

Hikers, birders, and wildlife enthusiasts will find the most popular trails in the region, all within easy access. Cheslatta Falls is a popular destination with a well-marked circle trail that leads to spectacular viewpoints above, right beside and below the massive falls. Ancient house pits of the Carrier People found next to the trail along the Cheslatta River are also a highlight of this short hike. Cut-Off Butte is another relatively short hike—offering a view of the hills, lakes, and forests of the Nechako Plateau and even the Coast Mountains on clear days. The Alexander Mackenzie Heritage Trail and Cheslatta Trail are restored ancient Carrier trade routes, which are a challenge for the serious wilderness hiker.

## Parks

Beaumont Provincial Park lies within the Nechako Plateau, bordered to the west and north by the Hazelton, Skeena, and Omineca mountains. The park has a sandy beach for swimming, sunbathing and a variety of facilities for water-oriented activities.

Stuart River Provincial Park also lies on the Nechako Plateau and features flat to gently rolling terrain and rounded mountains with low ridges and high bluffs along the Stuart River. The corridor has riparian areas and forests associated with the major river systems of the plateau: paddling, fishing, hunting, and plentiful wildlife viewing highlight this park.

Stellako River Wildlife Management Area protects 503 hectares of river and riparian habitat along the Stellako River near Fraser Lake. The Stellako River is one of the top rainbow trout river fisheries in BC and is home to chinook and sockeye salmon. The area is a destination for sport fishing, and other recreational opportunities.

The 180-hectare Nechako River Bird Sanctuary, along the Pacific Flyway, is considered a mecca for bird watchers and photographers. Tens of thousands of Canada Geese stop to rest and feed on the small islands of the Nechako River during the spring and fall migrations. Migratory hawks and owls also travel the flyway.

## Winter Sports

Murray Ridge Ski Hill, 72 km north of Vanderhoof, has an impressive 1,700 vertical feet of terrain with 22 runs. Here, enjoying maximum time on snow instead of lineups is a reality. This mountain is referred to as the 'best-kept secret of the north.'

Many of the hiking trails around Vanderhoof turn into excellent cross-country skiing and snowshoeing trails. The Nechako Valley Sporting Association maintains 40 km of tracked cross-

country and snowshoeing trails at Waterlily Lake. Snowboarders and tobogganers can use the bike park in the winter. In town, there is a curling rink and ice arena.

## HISTORY

Knewstubb Lake is named for F.W. Knewstubb of the British Columbia government's Water Rights Branch, who led exploration parties for power development in various regions of the Coast Mountains in the 1920s. Mount Knewstubb to the south of Franklyn Arm of Chilko Lake is also named for F.W. Knewstubb.

During the early years, Vanderhoof (Dutch for "of the farm") began as a small community with the surrounding area made up of large cattle ranches and logging operations. Settlers came in from the south over the western end of the Telegraph Trail. They traveled up the west coast to Prince Rupert, boarded river steamers to Hazelton, and then trekked along the trail to Fort Fraser.

In 1906 the Vanderhoof was only a survey line in the wilderness to mark the location of the planned railway. On April 7<sup>th</sup>, 1914, the 'golden spike' marked the end of railway construction. The town was founded soon after by Herbert Vanderhoof, a Chicago publicist who worked on behalf of the Grand Truck Pacific Railroad. He hoped to lure settlers into the region by promising unlimited, fabulously wealthy farmland, homes and businesses, plumbing, and electricity. The people came in droves.

The town swelled, and in 1926 the Village of Vanderhoof was born. With the arrival of World War II, many young men left, and Vanderhoof came to a standstill. With the rise of lumber prices and the arrival of new people in the late 1940s, it began to grow again. The next boost to population and the economy came with the construction of the Kenny Dam in the early 1950s. At the peak

of development, it employed 1,500 workers. The subsequent growth spurt came with an influx of American immigrants in the 1960s.

## SERVICES

- Electricity provided by 48 solar panels on trackers, wind generator, inverters, and batteries, backup diesel generator
- Water pumped from the lake into a 12,000 litre underground holding tank, central distribution system
- Sewage lagoon
- Both primary residences include hot water baseboards from outdoor boiler
- Cabins use free standing wood stove heat
- Satellite Internet

## IMPROVEMENTS

### Primary Residence

#### Main Floor

- 1,899 ft<sup>2</sup>
- Full-size kitchen
- Pantry
- Dining room
- Meeting/sitting room
- Laundry
- 2 washrooms
- South-facing covered deck

#### Upper Level

- 2,201 ft<sup>2</sup>
- 6 bedrooms
- 2 full bathrooms
- Linen room
- 2 storage rooms

### Secondary Residence

- 883 ft<sup>2</sup>
- 2 bedrooms
- Living room
- Office
- Full bathroom
- South-facing porch

### 2 Cabins (413 ft<sup>2</sup> and 425 ft<sup>2</sup>)

- 3 bunks
- Full bathroom
- Kitchen
- Dining nook
- Wood stove

### 2 Cabins (285 ft<sup>2</sup> and 275 ft<sup>2</sup>)

- 2 single beds
- Kitchen
- Dining nook
- Wood stove
- Use of 3-piece shower house

### Shop/Powerhouse

- 864 ft<sup>2</sup>
- Attached carport (936 ft<sup>2</sup>)

## LEGAL

DISTRICT LOT 3144 RANGE 4 COAST DISTRICT  
& District Lot 3144  
PID 017-335-311

Land District 13 ALL THAT UNSURVEYED CROWN LAND ADJACENT TO DL 3144 TOGETHER WITH FORESHORE BEING PT OF THE BED OF KNEWSTUBB LAKE (SITE 1) ALL THAT UNSURVEYED CROWN LAND IN THE VICINITY OF THE DEVILS THUMB (SITE 2) PURPOSE OF COMMERCIAL CAMPGROUND & BOAT LAUNCH Lease Licence Num 706353











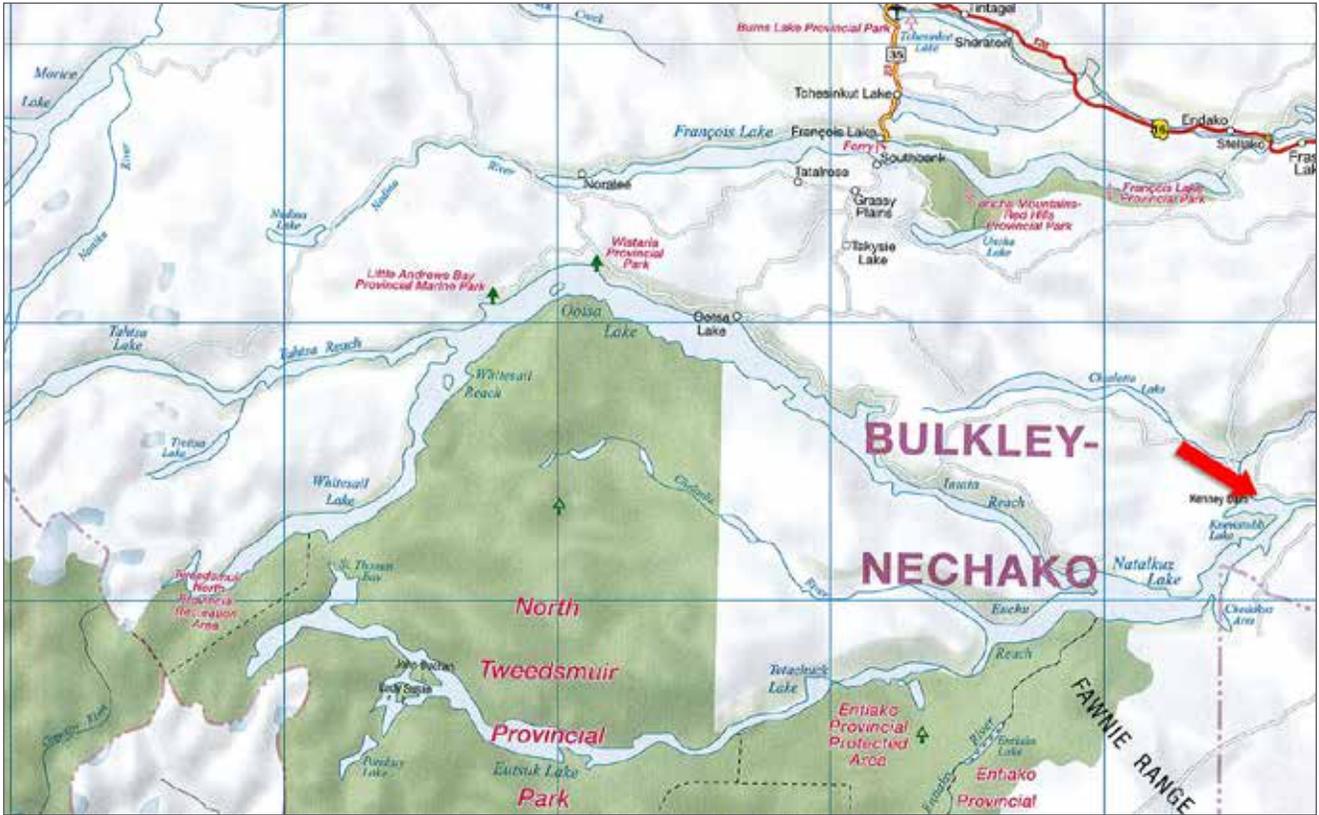
















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