



Tatuk Lake Wilderness Resort



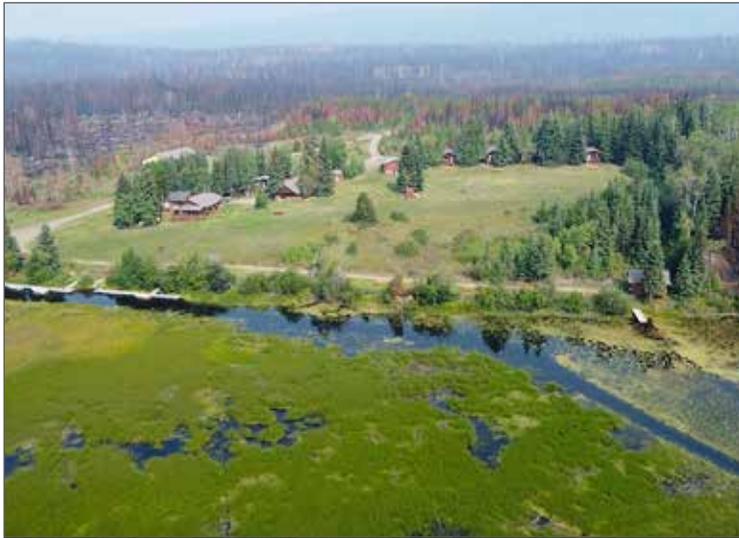
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Tatuk Lake Wilderness Resort

PROPERTY DETAILS

Listing Number:	23172
Price:	\$949,000
Taxes (2023):	\$5,620
Size:	20 acres
Zoning:	Commercial

DESCRIPTION

Introducing the Tranquil Retreat of Tatuk Lake Wilderness Resort. Nestled amidst 20 pristine acres of unspoiled wilderness, the Tatuk Lake Wilderness Resort stands as a testament to nature's beauty and rustic charm. Set against the breathtaking backdrop of Tatuk Lake, this enchanting property offers a serene escape into the heart of nature's splendor. The resort comprises a range of thoughtfully designed accommodations and amenities that provide an unparalleled experience of comfort and tranquility.

The centerpiece of this wilderness haven is the 2,000 ft² residence, constructed in 1988 and expanded with a 2010 addition. The residence's inviting interior is warmed by a Blaze King wood stove and a propane furnace, ensuring year-round comfort. From the spacious interior, guests are treated to panoramic vistas of the glistening lake, accessible through the grandeur of the large porch.

Adding to the allure of the resort are seven charming cabins, thoughtfully positioned to maximize privacy while embracing the natural surroundings. Cabins

2-6, each measuring 384 ft², offer a harmonious blend of modern amenities and rustic ambiance. Equipped with power, propane cooktops, plumbing, wood stoves, and BBQs, these cabins provide a cozy retreat after days spent exploring the wilderness.

Cabin 1 spans 820 ft² and designed to be wheelchair accessible. Boasting a full fridge, stove, a generous 40-gallon water heater, and a rejuvenating shower, this cabin offers comfort without compromise.

Nestled amid the landscape, Cabin 7 sprawls across 700 ft² and features a loft space that adds a touch of whimsy to the accommodation. Complete with hot water, a full kitchen, and a luxurious 4-piece bathroom, this cabin is an idyllic haven for relaxation.

The resort's connection to the lake is further underscored by two docks—a 100 ft and a 90 ft dock—as well as a convenient boat launch, providing the perfect setting for aquatic adventures. Additional amenities include a shower house, storage sheds, a generator shed, and a sprawling 40 x 85 ft machine shed.

Setting a benchmark in sustainability, the property thrives off the grid, powered by an impressive 5200-watt solar panel system and supported by a robust backup generator with a battery bank and inverter. A septic field tends to the cabins, while a lagoon caters to the residence's waste management needs. Crystal-clear water flows from an artesian well, enhancing the natural experience.

With 670 feet of captivating lake frontage and the gentle presence of Finger Creek meandering



nearby, the resort paints an unforgettable picture of tranquility. Recent forest fire activity has played an unexpected role in sculpting the landscape, cleansing the area of excess fuel and fortifying the resort against future fire threats.

Outdoor enthusiasts will revel in the abundance of wildlife that graces the property, from the allure of trout and kokanee fishing to the majestic presence of moose, deer, and bears. The Tatuk Lake Wilderness Resort promises an escape into nature's embrace, where each moment is a testament to the beauty of the wild and the comfort of rustic luxury.

LOCATION

470 Gold FSR - Vanderhoof, BC

DIRECTIONS

Contact listing REALTOR®.

AREA DATA

Fort Fraser

Fort Fraser is an unincorporated community of about 500 people, situated near the base of Fraser Mountain, close to the village municipality of Fraser Lake and the Nechako River.

Originally established in 1806 as a North West Company fur trading post by the explorer Simon Fraser, it is one of present-day British Columbia's oldest permanent European-founded settlements. The area around the community is also recorded as the site of the first land in British Columbia cultivated by non-First Nations people.

Fraser Lake

Fraser Lake is a village in northern British Columbia. It's located on the southwest side of Fraser Lake between Burns Lake and Vanderhoof alongside the Yellowhead Highway. The attractive lakeside community of Fraser Lake lies alongside the Yellowhead Highway, west of the city of Prince George. The pioneer roots of the area's history date back to the fur trade, with the establishment in 1806 of a fur-trading post by Simon Fraser, at Fort Fraser near the east end of Fraser Lake.

Vanderhoof

Vanderhoof is a robust town within the region with deep roots in the logging, farming and trapping industries. The town has a population of 4,500 and has all the necessary amenities for area residents including schools, grocery stores, restaurants, hotels and more. The Nechako Lumber Company operates a large mill just outside the town providing long term sustainable employment to area residents. Vanderhoof recently received a new aquatic center with a 1,500 ft² leisure pool, six lane lap pool and 30-person hot tub.

Prince George

With a population of 74,003, Prince George is the largest city in northern British Columbia and is the "Northern Capital" of BC. It is the most major municipality near the property. Situated at the confluence of the Fraser and Nechako Rivers, and the crossroads of Highway 16 and Highway 97, the city is the service and supply hub for one of the fastest-growing regions in Canada and plays an important role in the province's economy and culture.

Prince George is the dominant economic center of the region. Public sector and education-based jobs dominate the municipality's economy. Presently the Northern Health Authority, stationed in Prince George, possess a \$450 million budget and have invested \$100 million into local infrastructure. UNBC, the College of New Caledonia and School District #57 adds a further \$750 million into the local economy.

The city's economy was once dominated by the lumber sector; however, the Fraser-Fort George Regional District has experienced extensive closures of the region's lumber mills. This has been attributed to the movement towards "super mills," a loss of supply caused by the prevalence of the Mountain Pine Beetle and US tariffs on lumber exports. It is predicted that mining exploration and development will soon supersede the lumber industry, as the dominant industry in Prince George and the surrounding areas. Additionally, Initiatives Prince George estimates that the Nechako Basin contains 5,000,000 barrels of oil, which could help diversify the region's economy further through the commencement of petroleum harvesting operations.

Presently, the city of Prince George has a number of private enterprises and facilities operating in and contributing to its local economy. These facilities include:

- Two chemical plants
- An oil refinery
- Brewery
- Dairy
- Machine shops
- Aluminum boat construction
- Value added forestry
- Specialty equipment manufacturing

Prince George has a large regional airport offering daily flights to major destinations.



RECREATION

The recreation on the property and in the wider region is endless. Any recreational activity feasible on a large acreage may be undertaken on this property. The following list of recreational pursuits is not exhaustive:

Hunting

The property resides in Management Unit 7-11 and offers general tags for mule deer, whitetail deer, elk, moose, bear, wolves and a variety of game bird species. The hunting on the property is truly exceptional and the season lengths are long and generous. You will find multiple species on the ranch itself.

Fishing

There is excellent fishing opportunity in the area surrounding the property. Whether you drive west to the coast or fish one of the region's many salmon rivers, the fishing is sure to impress. There are many lakes in the region offering excellent trout and kokanee fishing as well.

Equestrian

With the numerous trails and wonderful scenery, there is endless opportunity to ride recreationally throughout the property and on nearby Crown land.

Hiking

With the diversity/immensity of the property and its abundant beauty, an individual could spend their entire life exploring the ranch by foot and discover new joys each time.

INVESTMENT FEATURES

- 1988 John Deere 310C 4x4 extendahoe
- 1974 International Tandem axle dump truck with front snow plow and underbody plow
- 16' Lund aluminum boat and trailer
- 16' 2007 Lowe aluminum boat
- 14' 2017 Yamaha aluminum boat
- 14' Smokercraft aluminum boat
- 14' Reinell aluminum boat
- 12' Reinell aluminum boat
- 12' Livingston fiberglass row boat
- Clipper 16' Yukon canoes
- Assortment of life jackets, paddles, dipnets, etc.
- 2017 15 hp Yamaha 4-stroke outboard
- 2007 15 hp Honda 4-stroke outboard
- 2006 9.9 hp Honda 4-stroke outboard
- 1999 9.9 hp Honda 4-stroke outboard
- 1999 8 hp Honda 4-stroke outboard
- 1999 20 hp Yamaha 2-stroke outboard
- Dock mounted handi-cap swim lift + sling
- Jiffy 10" ice auger
- 2004 Polaris 500 sportsman ATV
- 1999 Polaris 500 sportsman ATV
- ATV pull behind trailers
- Acetylene/oxygen welding and cutting torch
- Linde 230 amp arc welder + rods, etc.
- Husqvarna 455 rancher chain saw
- Honda portable water pump/fire protection
- Wajax Mark 26 water pump/fire protection
- Six fire protection sprinkler heads
- 12 plus lengths of 2" fire hose and nozzle
- Onan 3-cylinder diesel generator for shop
- Electric Hoyer portable lift with sling
- Shower/commode handi-cap chair
- Misc. hand tools, axes, hand saws, etc.
- Husqvarna zero turn, ride on lawn mower

- Husqvarna lawn mower
- Craftsman push type lawn trimmer

SERVICES

- Solar panels
- Generator power
- Septic field
- Lagoon system
- Artesian well
- Woodstoves

IMPROVEMENTS

- Main residence - built 1988 with 2010 addition
- Cabins 2-6 - 384 ft²
- Cabin 1 - 820 ft²
- Cabin 7 - 700 ft²
- 2 wharfs/docks (100 ft and 90 ft)
- Boat launch
- 40 x 85 ft machine shed
- Generator shed
- Various storage buildings

MAP REFERENCE

53°32'41.21"N and 124°16'39.31"W

LEGAL

DISTRICT LOT 2741, COAST RANGE 4 LAND DISTRICT

PID 012-437-042

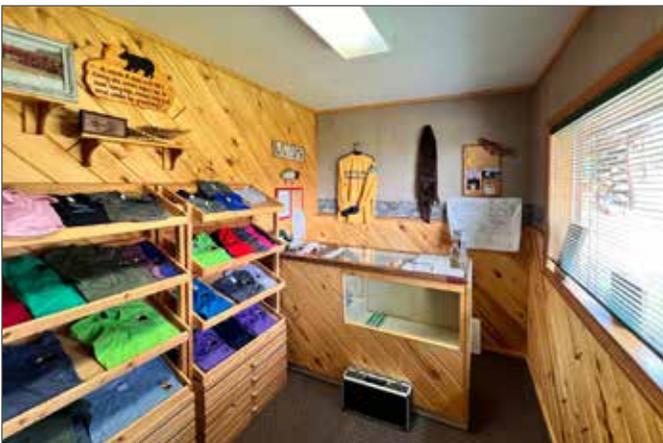


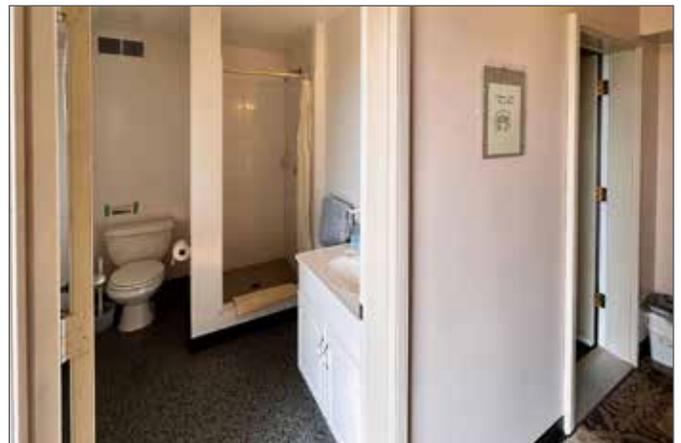










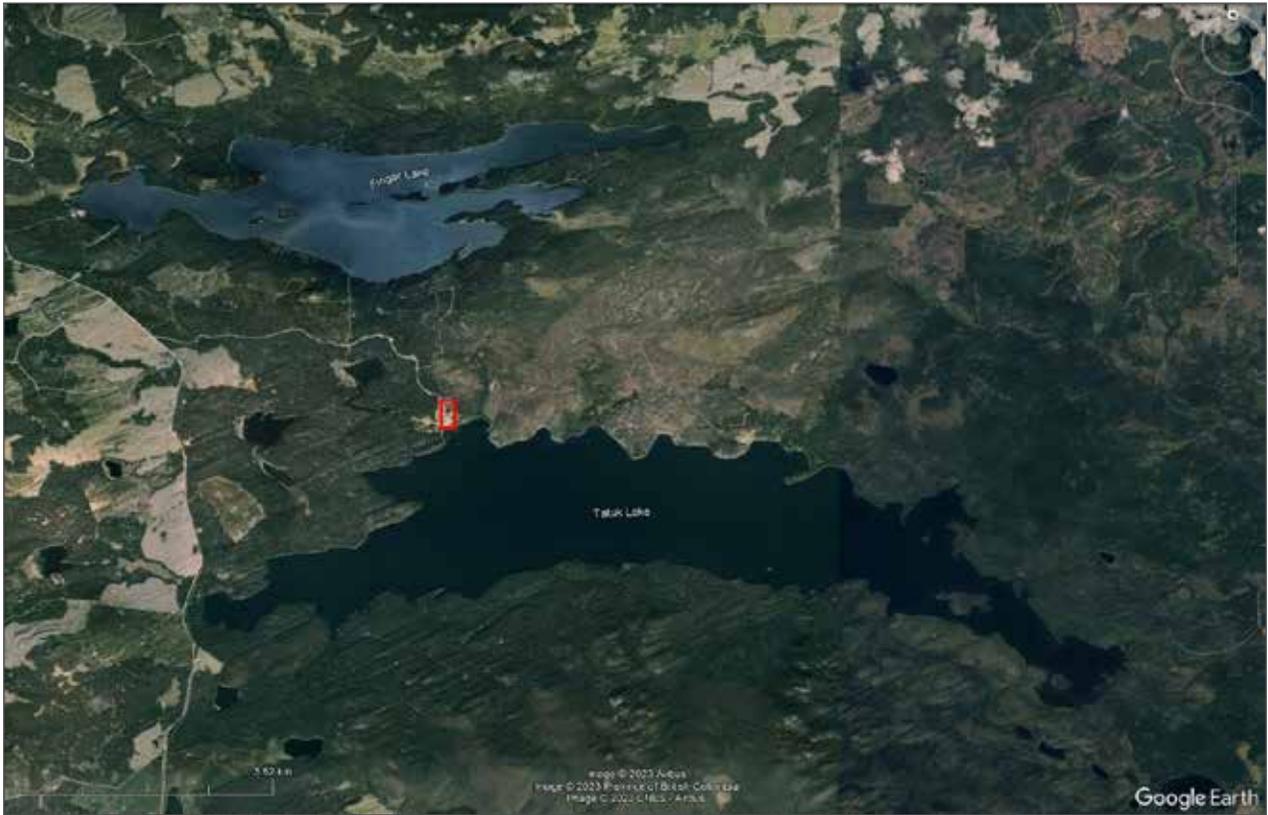


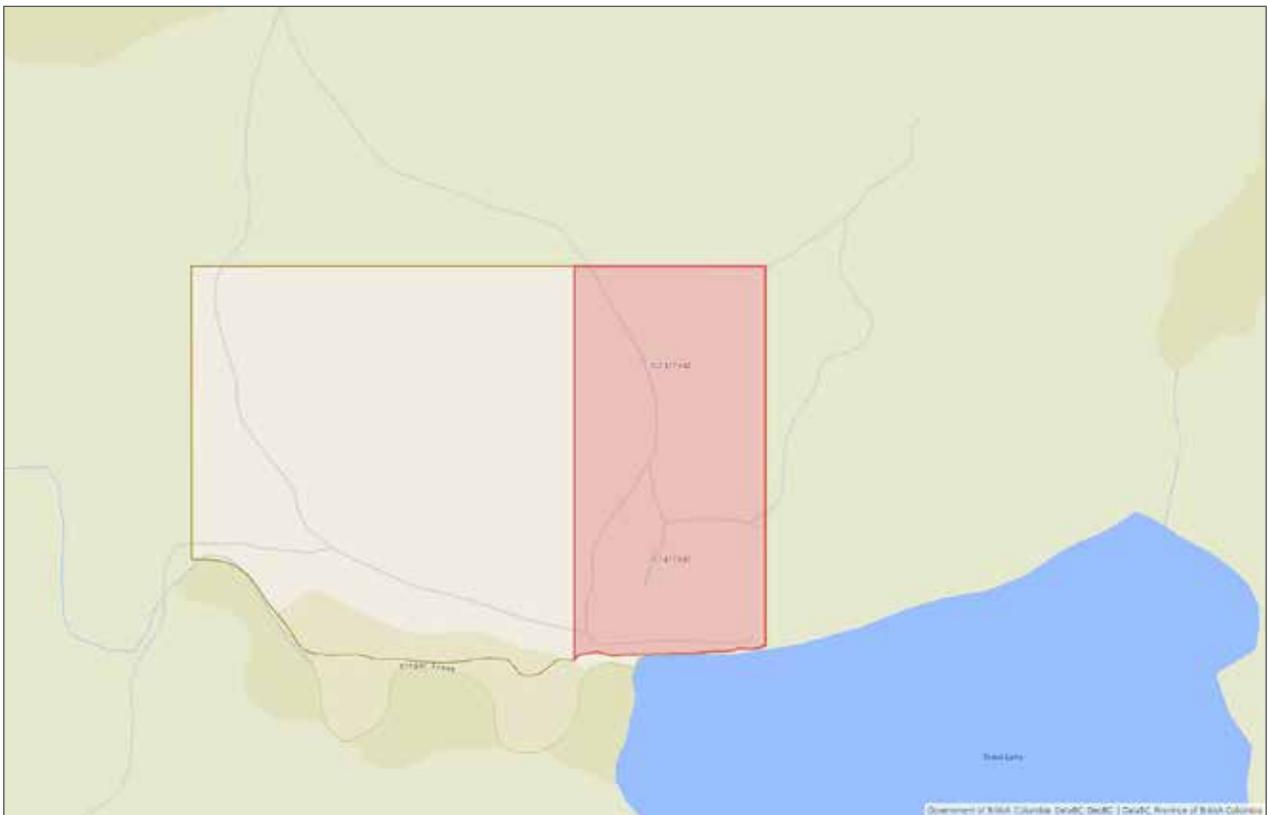














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