

\$399,500 - 1085 Little Shuswap Lake Road, Chase

MLS® #10348349

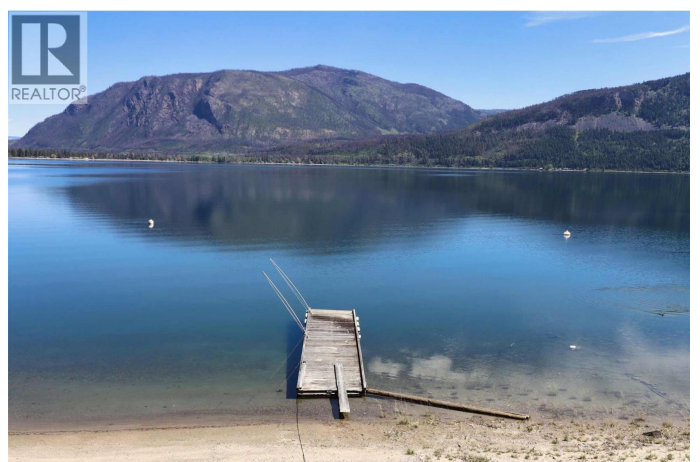
\$399,500

2 Bedroom, 2.00 Bathroom, 1,468 sqft

Single Family on 0.42 Acres

Chase, Chase, British Columbia

This picture perfect character cottage sits on a spacious south facing lot featuring tall timbers & a sandy beach on Little Shuswap Lake! What a breathtaking spot! Enjoy all the fun and the sun you can handle from this prime location! This tranquil lot allows for one to enjoy the many bird species who frequent this picturesque property with water feature. The current owner has been enjoying this spot for 20 years, maybe it's your turn? This cute 2-bedroom, 2-bathroom, rancher with walk-out basement includes a Health Canada approved septic, a galley kitchen, a cozy gas fireplace, a heat pump with split for cooling, sun drenched decks, a tidy yard with a good sized shed, colorful gardens, room for future shop and more! From here you'll have direct access to world class boating, fishing, skiing, dining & golfing at Talking Rock. It is important to note that this is an all-cash purchase as periodic lease properties are not CMHC approved. This Crown lease on Native reserve land is good until 2054, annual rent payments are \$13,800, with rent reviews every 5 years, the next one in 2029. With a history of leasehold waterfront properties in the area, having offered multiple leases over time, there's a strong precedent already set that indicates the likelihood of securing a new lease or an extension to the current lease, when the time comes. That said, this is never a guarantee. Gather more info, see more pictures, and then give me a call to view this one, you will not be disappointed! (id:6289)



Built in 1969

Essential Information

Listing #	10348349
Price	\$399,500
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,468
Acres	0.42
Year Built	1969
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Ranch

Community Information

Address	1085 Little Shuswap Lake Road
Subdivision	Chase
City	Chase
Province	British Columbia
Postal Code	V0E1M2

Amenities

Amenities	Golf Nearby, Park, Recreation, Shopping
Utilities	Electricity, Telephone
Features	Level lot, Private setting, See remarks
Parking Spaces	8
Parking	Additional Parking
View	Lake view, Mountain view, Valley view, View of water, View (panoramic)

Interior

Appliances	Range, Refrigerator, Dishwasher, Dryer, Washer
Heating	Electric Baseboard heaters
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas,Propane
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Landscaped, Level, Underground sprinkler
Roof	Metal

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Riley & Associates Realty Ltd.
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