



## DL 5693 STAUBERT LAKE Trout Lake British Columbia

\$275,000

A scenic backcountry recreational acreage fronting on Staubert Lake, a prime fishing lake in the Selkirk Mountains near Trout Lake BC. The land borders on crown land on all sides and is the ideal site for a recreational cabin or campsite. Of the 57 acres there are approx. 8+ acres of land that is useable with amazing views out over the lake. A nice little building site for a cabin has been cleared and prepped amongst a mature forest, the rest of the land is creek and ecologically rich wetland. Lake access is best and easily accomplished on the adjacent crown land as there is a strip of wetland between the dry land and lake. Access to this site is over an easement/ crown land for approx. 1.5 kms. The land does front on a public road but access is across the wetland portion and not viable. Power is along the road but the useable land is likely an off grid site. The area is well known for year-round recreation with deep snowpacks in the winter, amazing sledding and backcountry skiing, fishing, nature walks, wildlife exploration and wide-open boating and fishing on Trout Lake a couple kms away where one can set up seasonal moorage at the community wharf. The owner has photographed moose, black bear, grizzly, grey & black wolves, caribou, deer and cougars on and around the land. (id:6769)

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