



**NORALEE RESORT  
Francois Lake**



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**FREDDY MARKS**

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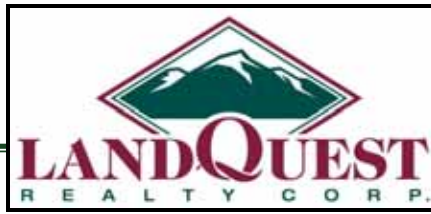
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**Suite 101- 313 Sixth Street  
New Westminster, BC  
V3L 3A7**

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**LISTING NO:** 07334  
**SIZE:** 15 Acres  
**MAP REFERENCE:** 93E  
**LOCATION:** 49400 Colleymount Road, Burns Lake, BC, V0J 1E0

### **DIRECTIONS**

Noralee Resort is located at the west end of Francois Lake, in the geographical centre of British Columbia. From Burns Lake, B.C., drive south 30km on Highway #35 to the Francois Lake Ferry. Turn right (west) on Colleymount Rd. and travel 49km to Noralee Resort. Look for our little chapel on the shore. You can't miss it.

Some guests take the faster option of taking a float plane to the resort. With the plentitude of docks at the resort, parking the plane is never a hassle.

### **DESCRIPTION**

Noralee Resort is located on the shores of Francois Lake. NORALEE Resort is a short two hour drive from Prince George and a 45 minute drive from the City of Burns Lake. 8 comfortable cabins, full service RV sites, a big dock, fishing boats, store, restaurant and marina make this the ideal outdoor recreation getaway.

Noralee Resort has been well-known for generations by travelers looking for a recreational paradise with plenty of options for both recreation and accommodation. The resort is one of the oldest resorts in BC. History goes back to the early 30's of the last century.

The current owners did a complete renovation in the last few months. It has made the resort one of the nicest places in the whole area.

People with the right attitude can build an empire here. The property and the surrounding neighborhoods offer unlimited income potential not only from the resort.

The new Restaurant, the new grocery store and all the new buildings offer lots of potential.

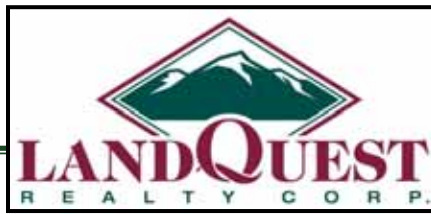
If you add a liquor store and a gas station you would have your own kingdom.

With the existing church you are also the major place for marriages to take place from in and outside of town.

Noralee Resort has 15 acres deeded clear title. It has approximately 1,200 ft of lakefront. The waterfront is all low bank and very accessible to all guests and visitors.

As you approach Noralee Resort you can see the Church out on a point of land. The road goes through the resort. On your left you will see approximately 1 ½ to 2 acres of land. There is a gazebo to barbeque in, which is wired for lights. Beside the gazebo is a grassy area to sit and relax. There is a small dock anchored here. Between the road and this piece of land is a low white picket fence. There is a little creek between this area and the area where the church sits. As you continue down the road you will come to the church.

**NORALEE RESORT**



## AREA DATA

You can drive in as the road goes down to the existing boat ramp. This is where the large docks are anchored in the spring. There are numerous sites here for camping with picnic tables and individual fire pits. You can catch trout and ling cod right off the beach here. The water is so clear you can see down into the water for a long ways.

The church was built in 1978, for a woman named Joan. The chapel was called Joan's chapel. There is a write up in the restaurant about the church. There are 28 pews, (they hold 3 or 4 people each) an organ, and pulpit. The stained glass window is very beautiful.

As you wander from the church across the road you come to three buildings. The small building is a storage shed. The next two buildings are 4 cabins.

Cabin #1 is the upper part of the first building. You enter the cabin by a side door. The three piece bathroom is on the first floor. Up the stairs you have one bedroom, with a new double bed. New bedding sheets, blankets and quilts. The kitchen has an oven, small fridge, cabinets and sink. There is a coffee maker, toaster, pots/pans/dishes and silver ware. Towels and dish clothes are supplied. There is a new kitchen table with four chairs as well as a new futon which makes into a double bed. The sliding door takes you out onto a patio with two chairs and a beautiful view of the lake. This cabin has panelling on the walls, and pine strip ceiling. The floors are painted grey/blue. All cabins are non-smoking.

The cabin below is accessed by a patio door at the front. There is a deck with chairs to sit outside and enjoy the view. This cabin is one room. The double bed is to the left, the futon to the right. Kitchen table/chairs. The kitchen has a one piece unit, fridge, two stove elements and a sink. There are some lower and upper cabinets. Coffee maker/toaster and toaster oven. The bathroom is three pieces, plus has a storage closet for extra blankets and pillows. This cabin has been painted a pale yellow which makes it very warm and inviting. It has a pine strip ceiling.

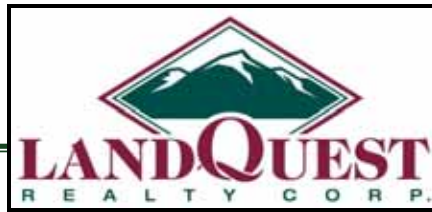
As you leave this cabin you will notice there is a ramp off the deck if needed. There is a lattice between the cabins to block the view of the area between the cabins. There are also a few bushes around the cabins creating privacy between the cabins.

The next building on the lower part is cabin 3. This cabin has one bedroom and bathroom and all new furniture. Under the staircase there is a portable coat rack. This cabin has a lot of cabinet space in the kitchen, a fridge/sink/stove combination with toaster oven. The bathroom has a shower only - no tub. This cabin has also been painted a pale yellow.

Cabin 4 is entered by the side door. You go up stairs and there is room up stairs for a free standing coat rack. One bedroom and shower (no tub) in the bathroom. Kitchen contains the combination fridge/stove top/sink.

All of these cabins look out over the lake, where you can see swans year round. Eagles are constantly perched out front. There are otters along the beach. When the lake is frozen, animals such as deer /moose, coyotes, wolves and foxes are seen out on the lake in front of the resort. Ice fishing is really good here.

**NORALEE RESORT**



Behind the cabins there is a little wooden bridge over a small creek running through the property. The creek is covered by a culvert in the area where the RV sites are.

Once over the bridge you are facing the new cabins. Cabin #6 has a picture window facing the water. So while in the kitchen or at the table you have a beautiful view of the lake and the church. The kitchen has a fridge, lower counters. Stove top with four burners, toaster, coffee pot, toaster oven.

Cabin 6, 7, and 8 were built in November 2005. They have laminate floors, panelling on the walls and drywall ceilings. There is a bathroom with corner shower, toilet, and vanity. Each cabin has its own small hot water heater. There are two bedrooms, one with a set of bunks, one with a double bed. There is also a futon in the front room which makes into a double bed. When you go out the front door there is a covered porch to sit out on and enjoy your day.

Past the cabins you come to the grassy RV sites where there are 7 sites on the side with the new cabins and 8 to the right. These sites have full hook-ups and picnic tables.

If you continue back further on the property you come to the workshop where tools are stored. There is a trail on the right side of the creek which will take you to the back of the property. You will walk by the sewer lagoons, which don't smell and are high up to the right off the trail. While walking along the trail you will see squirrels, deer and signs of moose and bear. As you leave the property you can see in the distance a run down cabin which is not on the property. Walking back you will also see eagles flying or in the trees.

When you are off the trail again and back to the RV sites, continue down the road. On the left is a moose/deer hanger used in the fall for hunters that need it. Next is the wood shed, then another work shop, with lots of shelves.

The next part of the building houses the ATV. It is used to pick up garbage, or just for fun. Next you come to Cabin 5. The bottom part of the building has four shower/washrooms for public use. The laundry room has two washers and two dryers (Not available for public use). Above these rooms is Cabin 5. It is a large cabin 16x31 feet. It has a large living room, with satellite TV.

There is new furniture as in the other cabins. Table/chairs, futon. There is a fridge, oven, and cabinets. Bathroom has sink, toilet, and bathtub with shower. Bedroom, double bed, closet and dresser. This cabin has a great view out front with a deck to sit on and relax.

When leaving the cabin you will pass the wooden garbage can holder and a large propane tank.

Then you approach the main building. The restaurant is on the lower part with the house upstairs. You can climb the bank and enter the house by the back door, or go up the stairway at the side of the building. Once up the stairs you are on a covered deck with a nice view of the lake. There are two doors into the house. One enters into the living room, which has a laminate floor, corner wood-stove sitting on ceramic tiles. There are three large windows, giving a view of the lake and mountains in the distance. You can sit on the couch by the fire and watch the swans on the lake, or the otter playing on the beach.

**FRANCOIS LAKE**



There is a large opening into the kitchen giving you a great view if you are in the kitchen getting a snack. The kitchen has white Ikea cabinets, with oak pulls, fridge, stove. If you go down the hall keeping the kitchen on your right, you will come to the other door going out onto the deck. The coat closet is to your right, and on your left is a coat wall hanger. If you continue straight ahead you will come to one of the bedrooms. This room has a blue carpet, pinkish walls and wall paper. There is a new vinyl window. Large closet with organizer.

Outside the bedroom, on your immediate left is a coat closet. Ahead is a closet holding the hot water heater and storage. To the right is a bathroom, bathtub shower, toilet, sink.

The kitchen and dining room have laminate flooring. The next room is a sitting room which can house a computer. There is a small window on the left. If you continue straight there is another bedroom with blue carpet, and the walls are painted pale blue. There is a new vinyl window in this room giving you a view down the lake. As you come out of this bedroom you turn left into the large master bedroom, 14x16. The room has window on two walls giving you a view up the lake in both directions. There is a large walk in closet, ensuite bathroom, with shower, toilet and sink. Lino in the closet/bathroom, laminate floor in the bedroom. The bedroom is painted blue. Both bathrooms have just been painted pale green. The rest of the home is light beige.

Upon leaving you can go down stairs to the restaurant. There is a side door going into the completely outfitted kitchen. A large 6 foot stove with double ovens, 36 inch grill, 4 burners, deep fryer, and oven hood over both. Behind the oven is a prep area for the cook.

Through the door way takes you into a room with a stand up freezer, two fridges, shelves and a hand washing sink. Coming back into where the oven is turn left and the commercial dishwasher, triple sink are on the left, prep tables on the right and beside the door. chest freezer is outside the door.

The phone is on a shelf just before you go through the door into the reception area. The reception area has an L shaped deck with marble top (marble imported from Italy). Walk around the desk to the left is coffee and cabinet holding bakery goods. Turn right to the French doors which are the main entrance to the restaurant. There are windows all the way across the front of the restaurant even in the kitchen. The windows have UV blinds, so you can look out with out the sun bothering you, but people can not look in.

As you enter the restaurant through the front doors, the seating area for 28 is to the right. There is a pine wood divider to cut the room in half. The second half of the room will be the store. There is a large 55 inch TV at the end of the room for customers to sit and watch a hockey game or listens to music while eating.

On this half of the building there is an ice machine, pop/juice machine, and ice cream freezer. Lots of shelving for the store.

There is one washroom for public use. There is also a large storage room for inventory from the store and restaurant.

All buildings are sided with log siding. The restaurant has a large porch over the front doors giving it a very rustic look.

**NORALEE RESORT**



### **BUILDING SIZES:**

The older cabins, up downs are 16x25 each cabin, plus 5 foot covered porch

The new cabins are 16x24 with a 6 foot covered deck

The restaurant is 28x65 this includes kitchen and store

The home above is 1582 square feet, with a 238 sq.foot covered deck.

The lower building has a 9 foot ceiling. The home above has a 9 foot ceiling in the master bedroom and living room with fireplace.

Noralee Resort offers year round business without income break. For the current rates and more detailed info visit the resort web site at: [www.noraleeresort.com](http://www.noraleeresort.com)

### **RECREATION**

Hiking, golfing, boating, fishing, hunting, bird watching, wildlife watching, skiing all the outdoor sports are there. The whole area is a paradise for all outdoor people.

### **IMPROVEMENTS**

#### **Resort includes**

- 28 seat Restaurant
- Dock for boat rentals
- 8 high class cabins
- Three bedroom home, above the restaurant, with view over the lake from almost every room
- Church
- Grocery store
- Four public bathrooms with showers
- Lots of equipment (ask for detailed list)

**BOUNDARIES:** See maps & plans included.

**SERVICES:** Year round services

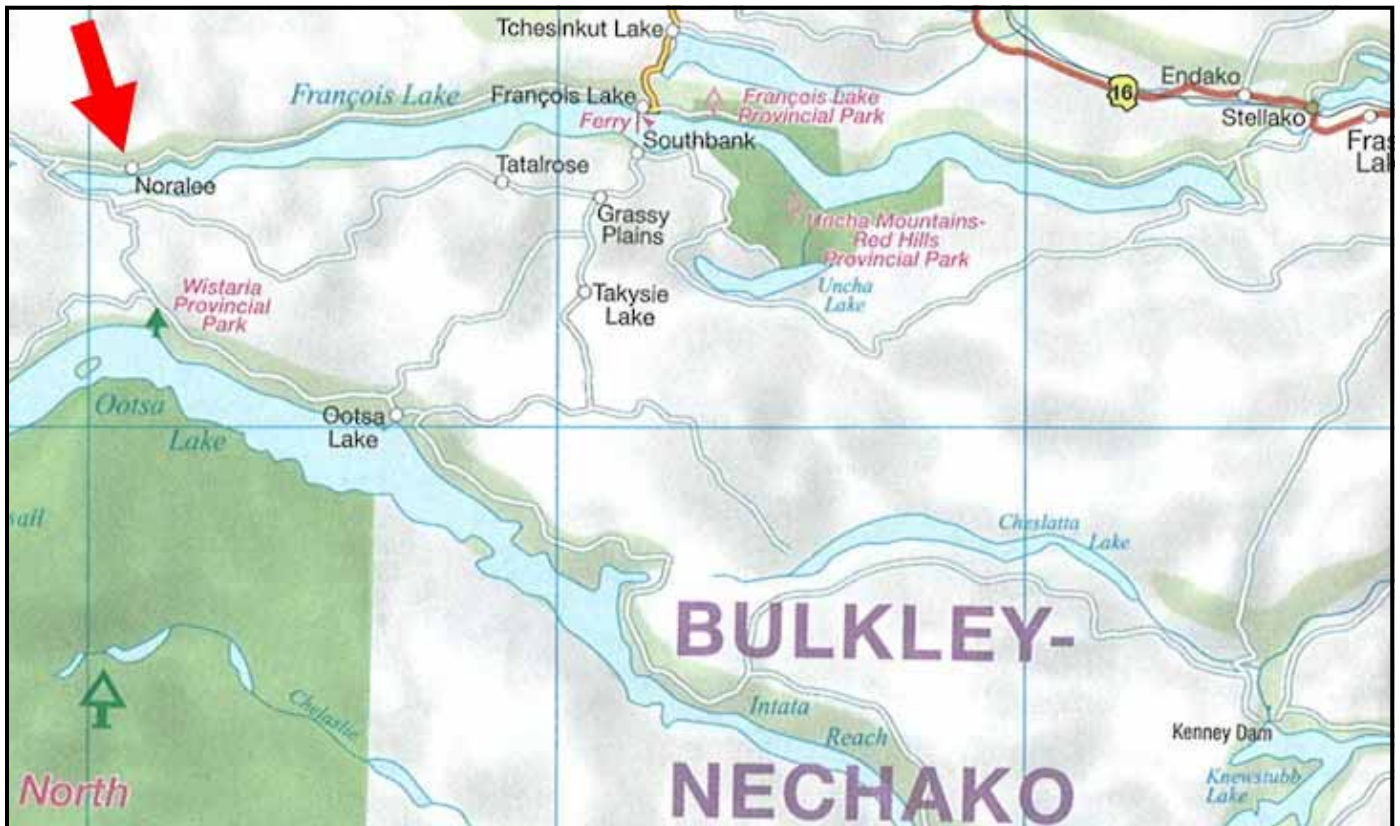
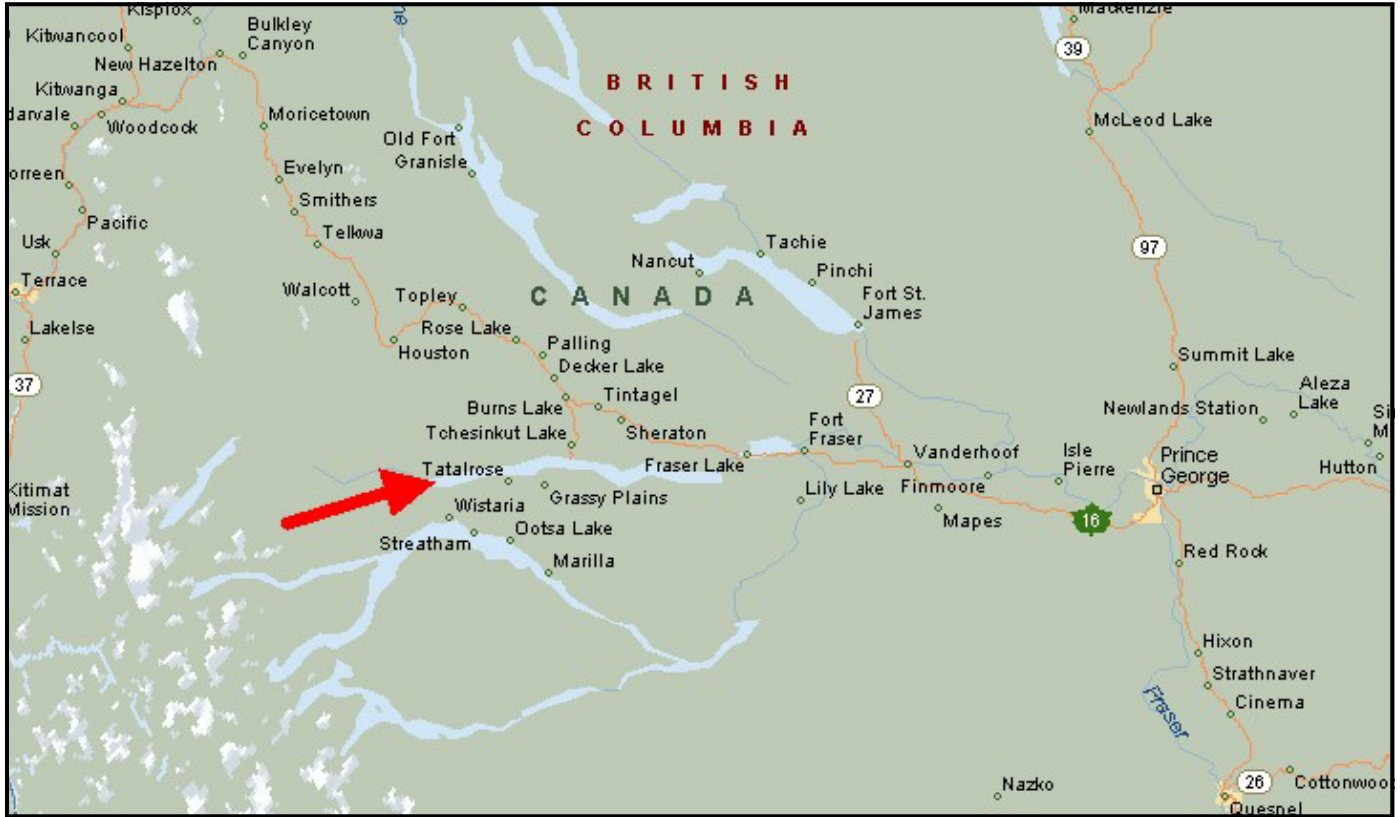
**TAXES:** \$2,600.00 (2005)

**ZONING:** Tourist Commercial C3

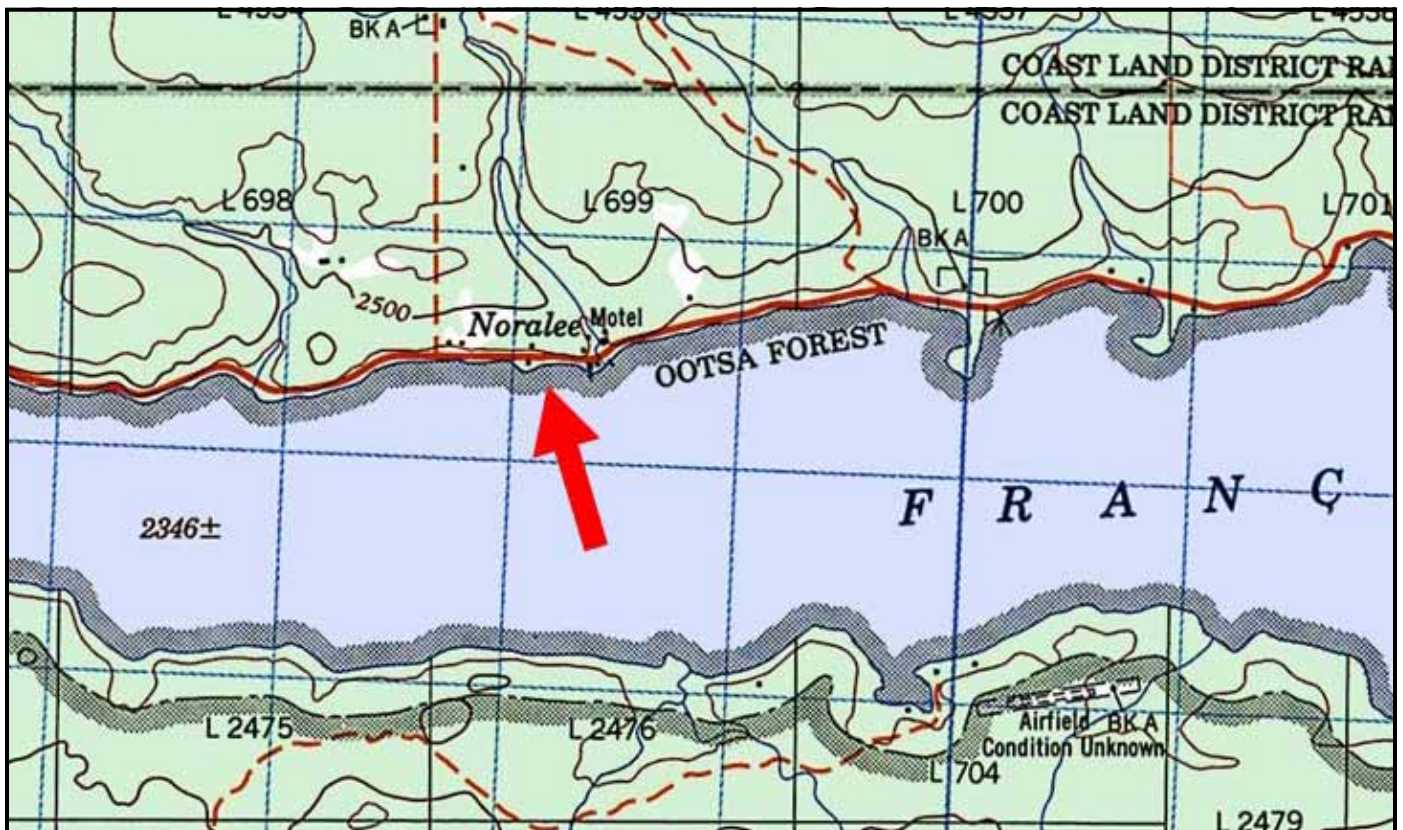
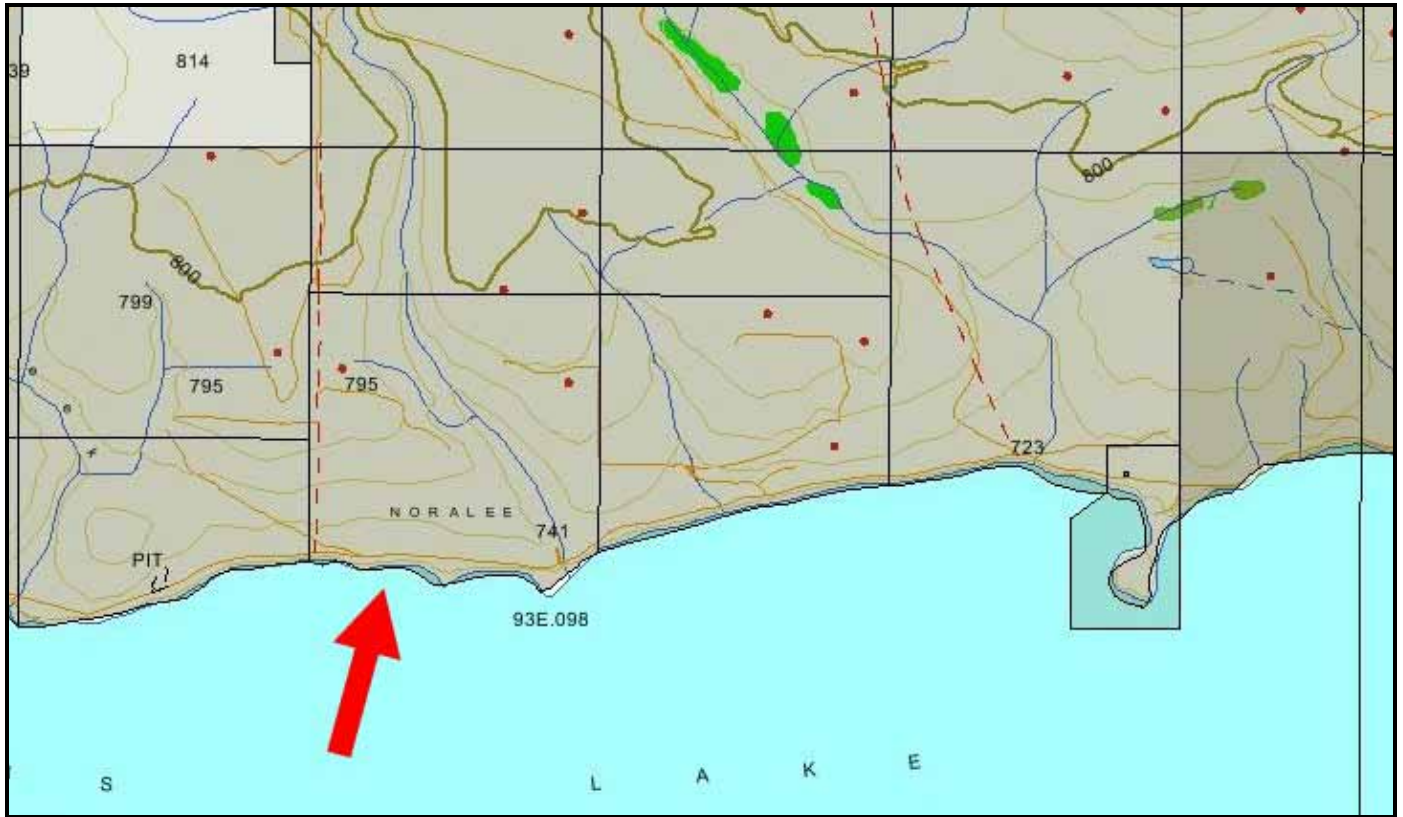
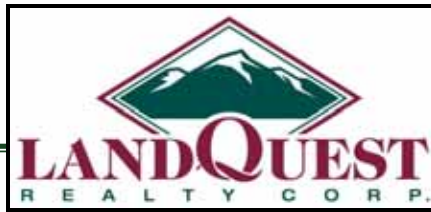
**LEGAL:** District Lot 699, Range 4, Coast Range 4 Land District, Portion Frac. SW 1/4 ,  
Except Plan 4785 / 10557 PID 010 398 121

**PRICE:** \$998,000

## **FRANCOIS LAKE**



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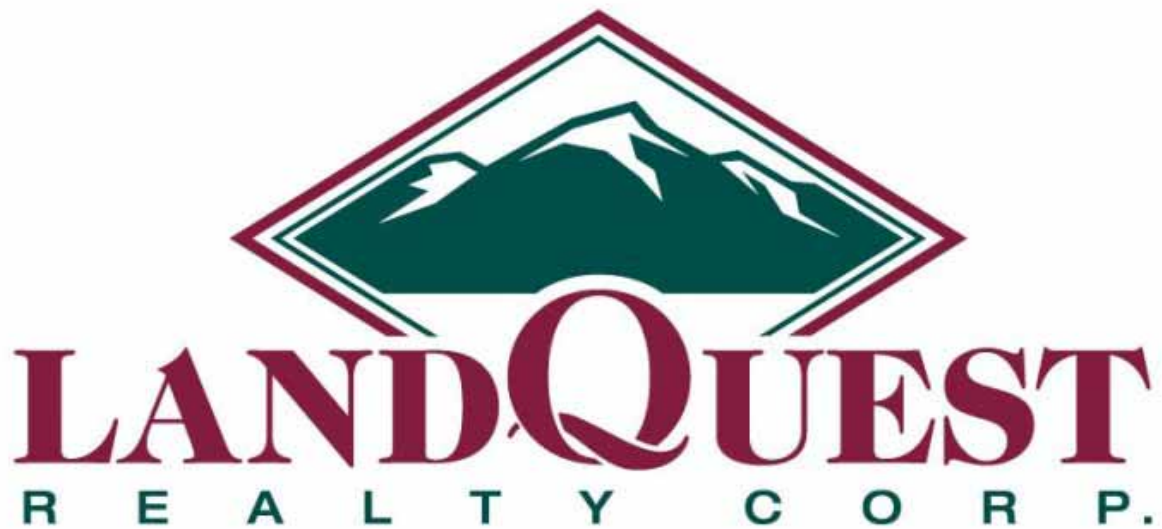
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**REPRESENTATIVE  
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