



# Invest in Recreational Property

**Noralee Estates: \$52,000**

*5.06 acre lot available in North-Central BC*



**Lakeview Recreational Acreages**

**[www.niho.com](http://www.niho.com)**

**(604) 606-7900**

# Noralee Estates

## Lakeview Recreational Acreages 5.06 Acre Lots in the Heart of the Lakes District Omineca Region, British Columbia

Noralee Estates is NIHO's premier waterfront and water-view subdivision, located on Francois Lake in the Lakes District.

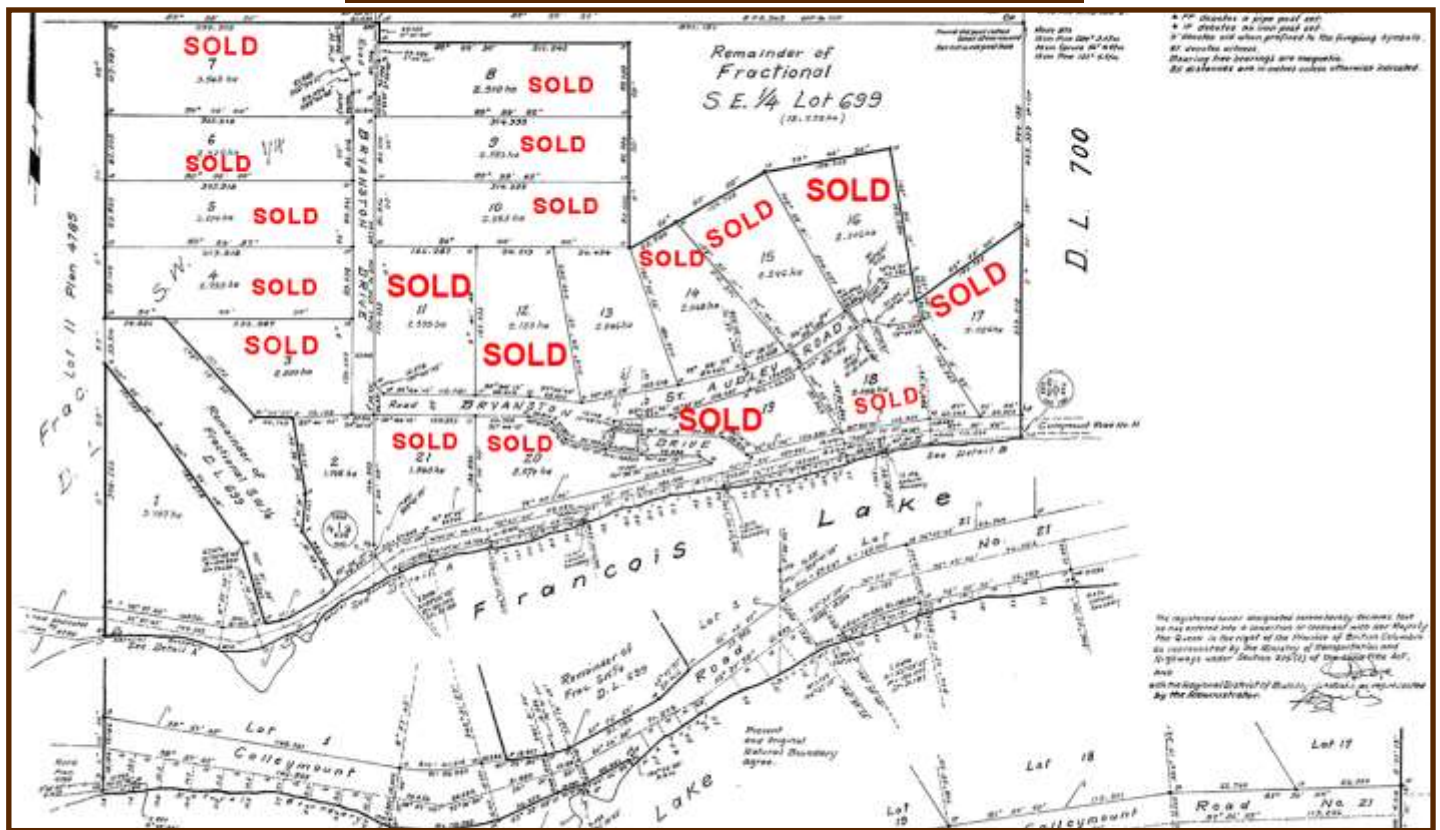
A unique subdivision located on the tranquil shores of West Francois Lake, the second largest natural lake in BC, these lakefront and lakeview acreages are accessible year-round, have power to the property boundaries and premier building sites created just for you. Each lot offers spectacular views of the pristine lake and pastoral countryside, with Tweedsmuir Park Mountain rising majestically in the distance. All services are located at Burns Lake, only an hour's drive from the properties, while nearby Noralee Resort offers general services to the surrounding area, as well as lake access.

**Price:** \$52,000  
**Size:** 5.06 Acres  
**Area:** Omineca



**Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900**

# Noralee Estates



Lot #	PID	Size	Price	Lakefront/ Lakeview	2018 Taxes
3			SOLD		
4			SOLD		
5			SOLD		
6			SOLD		
7			SOLD		
8			SOLD		
9			SOLD		
10			SOLD		
11			SOLD		
12			SOLD		
13	005-224-829	5.06	\$52,000	Lakeview	\$266.41
14			SOLD		
15			SOLD		
16			SOLD		
17			SOLD		
18			SOLD		
19			SOLD		
20			SOLD		
21			SOLD		

Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Noralee Estates

Noralee Estates is a spectacular subdivision located on the tranquil shores of West Francois Lake. These nineteen lakefront and lakeview lots will put their owners in the middle of a sportsperson's paradise with unlimited options for lake and river fishing as well as great hunting and motor sports opportunities.

These lots have beautiful panoramic views of Francois Lake and snow capped mountains to the south. The lots are smattered with stands of alder and spruce that turn burning red and yellow during the fall and provide a relaxing atmosphere as their leaves rustle in the soft wind from the lake. Each lot is located just minutes to Francois Lake and the boat launch at the Noralee Resort.

Power is provided to the property line of each lot and premium building sites have been constructed as well. Colleymount Road from Burns Lake is a very high quality road maintained by the Ministry of Transportation and is open all year round.

The Noralee Estates are located next door to the popular Noralee Resort on the banks of Francois Lake. Services here include a 28 seat restaurant, grocery store, public washrooms and showers, as well as the services to their campground, RV sites and heated cabins. A well maintained boat launch is located at the resort providing services to local fishermen.



**Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900**

# Noralee Estates

## Location

This property is located off Colleymount Road in Noralee, about 49.7 miles (80 km) from Burns Lake. The property is about an hour's drive from Burns Lake and about a four hour drive from Prince George.

## Directions

- **From Prince George:** Travel west on Highway 16 to the community of Burns Lake. (142 miles/228 km)
- Turn south onto Highway 35 at Burns Lake and head towards the Francois Lake Ferry. (14 miles/ 24 km)
- At the ferry dock, turn west onto Colleymount Road until you reach Noralee Estates. (31 miles/49 km)
- **From Houston:** Starting from the turnoff onto the Morice Forest Service Road, drive south for 32.62 miles (52.5 km)
- Turn left (west) onto the Owen East Forest Service Road (you will now be generally heading south, south east) for 7.7 miles (12.4 km) to a 4 way intersection.
- Go straight and you will now be on the Colleymount Road and will be traveling along the north shore of Francois Lake.
- In 3.1 miles (5 km) you will pass the Noralee Resort, and in another 0.3 miles (0.5 km) you will be at Noralee Estates.
- Total distance from Houston is about 43.8 miles (70.5 km).

Driving Times: Vancouver: 14 hours; Calgary: 14 hours; Edmonton: 12 hours; Prince George: 4 hours; Burns Lake: 1 hour



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Noralee Estates

## Access

Colleymount Road connects the smaller communities along the north side of Francois Lake to Highway 16. This road is maintained year-round by the Ministry of Transportation and is graded throughout. In the summer it is watered to keep the dust generated by traffic to a minimum. In the winter it is cleared so that traffic can continue using the road.

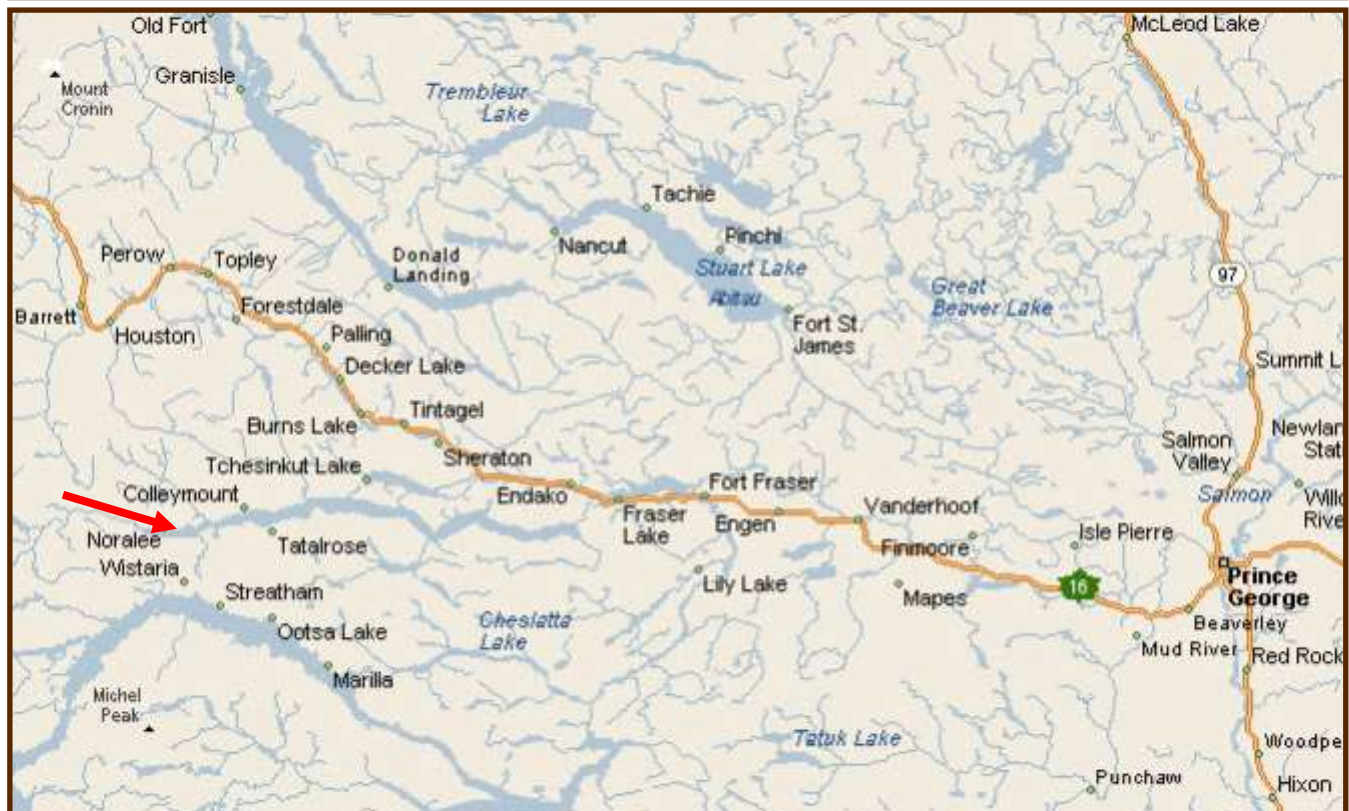
The airport at Burns Lake can handle smaller private aircraft and charters. The nearest commercial airport is at Smithers. Regular air service is provided by Air Canada's Jazz Airlines, Central Mountain Air, and Northern Thunderbird to Vancouver and other points in British Columbia.

Prince George Airport is the regional airport for Northern B.C., and plays a key role in the economic development of the area. The airport has undergone a major expansion, renovating its runways and international cargo plane fuelling capacity. The airport can accept 747 airplane landings. The airport includes an International Customs and Canada Border Service area and accepts international charter flights.



**Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900**

# Noralee Estates



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Noralee Estates



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

## Noralee Estate



**Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900**

# Noralee Estates

## Recreation

Francois Lake is approx. 68 miles (110 km) long, making it the second largest natural lake in British Columbia. It offers excellent rainbow trout and char fishing. Rainbow trout over 3 pounds and lake trout (char) to over 20 pounds are not uncommon. Water sports of all sorts are popular, with opportunities for boating, kayaking and canoeing. This area has many forest recreation sites, which offer trails for hiking and mountain biking. In the winter ice fishing, cross-country skiing and snowmobiling are popular.

Noralee Resort has the only private boat launch on Francois Lake in the area. This popular resort offers heated cabins, camping and RV sites to its guests. Fishermen and campers can also stock up on supplies at their grocery store before heading out. The next closest boat launch is located 5.6 miles (9 km) from the Francois Lake ferry. The closest gas station is at Burns Lake or Houston, an hour's drive away.

Close to this area is North Tweedsmuir Provincial Park, one of the most scenic provincial parks in the province. Tweedsmuir Provincial Park appeals primarily to outdoor recreationists interested in boating, angling, camping, hiking or hunting in one of North America's most magnificent wilderness areas. Outdoor recreation opportunities are almost unlimited. Parts of the park are open to hunting in the fall.



Noralee Resort



Noralee Resort



Cabin—Lot 12

Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Noralee Estates

## Recreation

The entire area known as the Lakes District is famous for its excellent fishing and game. There are a number of resorts throughout this area which offer boating, fishing, hiking, horse-back riding, camping, cross country skiing and many other activities. This area is well known for its hunting and wildlife watching opportunities. Black, cinnamon and grizzly bears, deer, moose, wolves, coyotes and eagles can often be observed in the area.

Burns Lake is internationally renowned for its mountain biking trails, becoming Canada's first IMBA Ride Centre (Bronze-level). Since 2006, the Burns Lake Mountain Biking Association has been working with trail professionals to build more than 25 miles (40 km) of singletrack, 12.4 miles (20 km) of downhill trails, and four bike parks. The signature downhill trail—When Pigs Fly— contains more than 100 berms, tabletops, and other features and is accessible by one of the many shuttles run by the local bike shop.

In the winter months cross country skiing is very popular at the Omineca Ski Club. Its facilities have hosted several national championships and rank among western Canada's best trail networks. The facilities include 15.5 miles (25 km) of groomed trails, 2.4 miles (four km) of which are lit for nighttime skiing. There is also a facility for biathlon skiing.



**Francois Lake**



**Francois Lake**



**Tsichgass Lake**

**Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900**

# Noralee Estates

## Area Data

**Burns Lake** is the nearest community with a population of 3,614 in the village. The first thing that strikes you when you enter this town is the welcoming sign with enormous chainsaw-carved trout and the inscription "Three Thousand Miles of Fishing". Major industries include forestry and tourism, though many workers commute to jobs in the mining industry. It also serves as the main commercial centre for the surrounding area, offering all retail and financial services, and a newly upgraded hospital. There are many cafes and restaurants, a selection of stores and services, and is location of the head offices of the Regional District of Bulkley-Nechako.

In 2014, Burns Lake completed work on the Lakeside Multiplex and renovations to the Tom Forsyth Memorial Arena. This facility includes a hockey rink, curling rink, rock climbing gym, a squash/racquetball court, a fitness facility, and multi-use rooms. The facility is located on Spirit Square, a large outdoor park with a playground, a beach, a walking path, outdoor fitness equipment, two tennis courts, and a skateboard park.

**Houston:** With a population of 3,200 people, the district municipality has been called the "Steelhead Capital of Canada" as the productive Bulkley and Morice rivers merge here. However, with fishing, boating, hiking, wilderness watching, and other recreational opportunities located within arms reach in Houston, this area is known as an outdoors paradise. Houston's economy has grown and diversified in recent decades. It has one of the largest wood processing mills in the country and serves as the home community to many of the workers at the Huckleberry copper mine, located 77.67 miles (125 km) south of Houston.

The Noralee Estates is located within the **Lakes District** which is noted for sunny skies and moderate rainfall of less than 20 inches per year. This area is known for clean air, friendly people, inviting lakes, wandering country roads, abundant wildlife and the spectacular beauty of nearby Tweedsmuir Provincial Park and most of all... the fishing.



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Noralee Estates

## History

Burns Lake is called the “Heart of the Lakes District” and “Gateway to Tweedsmuir Park”. The village takes its name from Michael Byrnes, an explorer in the area who passed by the lake in 1866. Settlers were initially drawn to the area by the promise of gold in the Babine Lake vicinity. The actual village was formed in 1914 to service the workers creating the Grand Trunk Pacific Railway through the area. The arrival of the railway opened the forest industry, drawing more settlers and creating a stable economy for the area.

The tiny community of Noralee was named after Nora & Lee Newgard, who were the first postmasters of Noralee and briefly operated a store in the area

## Improvements

Two of these lots have rustic cabins on the property. Each lot includes a prime building site and a cleared driveway.

## Services

Power is provided to the property lot boundaries.

## Zoning:

Zoned RR1 (Rural Resource). Agriculture, single, multiple and seasonal dwellings, logging and silviculture, guest ranch, rural retreat, unpaved airstrips and helipads are permitted here. Dwellings on the property are restricted to four seasonal dwellings, two single family dwellings or one two family dwelling. This property is not in the ALR.

We note that the surrounding property in this area has been rezoned from Small Holdings to Rural Resource 1 (RR1), requiring all future lots to be larger than 69 acres in size, making these lots a rare investment opportunity.

## Legal

Lot 3-21, DL 699, Range 4 Coast District, Plan 10557



Our property descriptions and geographical information are taken from the B. C. Assessment Authority, Land Titles Office, government maps and other sources. While NIHO does not guarantee the information, we believe it to be accurate. All measurements are approximate. All prices are in Canadian funds and are subject to change without notice. NIHO reserves the right to remove any property from the market at any time, without notice.

**Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900**

# Noralee Estates



Noralee Estate Access

Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Noralee Estates



Noralee Estates Mountainview



Cabin on Lot 12

Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900



## Noralee Estates

*Omineca Region, British Columbia*



**NIHO Land & Cattle Company**

**200—313 Sixth Street, New Westminster, BC V3L 3A7**

**Phone: (604) 606-7900 Toll Free: 1-866-987 NIHO (6446)  
email: [sales@niho.com](mailto:sales@niho.com)**