

PROPERTY AND RESIDENCE FOR SALE

# SANDY POINT

ON GUN LAKE



A unique property and residence for sale on beautiful Gun Lake  
in British Columbia's coastal mountains.



SHAUNA O'CALLAGHAN

## INTRODUCTION:



Situated on 1.05 acres this home is approximately 100 feet from the Lake on a sloping lot. It has three bedrooms, two bathrooms, living room, kitchen and dining area, all with lake views. It has a large loft, finished and carpeted and a full height, unfinished basement.



SHAUNA O'CALLAGHAN





Gun Lake offers fabulous opportunities to the outdoor enthusiast. Swimming and waterskiing are common summer water sports; winter sports include snowmobiling, cross-country skiing and hunting. Fishing is a year-round activity. This is an outdoor paradise.



Private and serene, Sandy Point has a sandy beach and a gently sloping shore into the Lake, ideal for children. The south end of the lakefront slopes more quickly into the Lake suitable for boat moorage. Gun Lake is rated by the Lake Stewardship Society as one of the clearest lakes in North America.



SHAUNA O'CALLAGHAN



This is a hand crafted cedar strip canoe built on Granville Island in Vancouver by Andrew Watkins, the son of the owners. This fall picture looks north, with the Shulap Mountains in the distance. Gun Lake is about 4.5 miles in length.



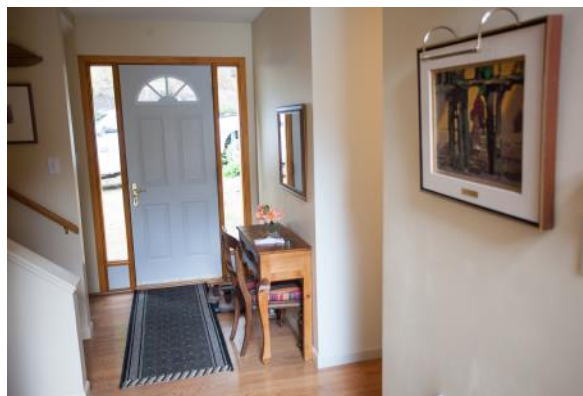
SHAUNA O'CALLAGHAN



## THE LIVING ROOM AND ENTRANCE



The windows on the left overlook Gun Lake. The fireplace is a wood burning Vermont Casting insert with a catalytic burning unit producing very low emissions and capable of heating the entire home on the coldest winter days. In addition electric perimeter heating on thermostats are throughout the house. The TV in the left corner beside the chimney receives signals from satellite directly. The picture below shows the front entrance hallway which enters the living room. Stairs on the left to the loft/bedroom are also shown below.



SHAUNA O'CALLAGHAN

## THE KITCHEN



This kitchen has the finest Miele and Bosch appliances, including a built-in oven and ceramic stove-top. The entrance to the laundry room with a new Bosch washer and drier is on the left. Ample storage space is provided in cupboards and storage drawers.



SHAUNA O'CALLAGHAN



## THE MASTER BEDROOM

This bedroom connects to a walk-in closet, and then to the four piece bathroom.



SHAUNA O'CALLAGHAN



## THE GUEST BEDROOM

The second, or guest bedroom has space for a cot for a small child and a piano.



The deck off the guest bedroom faces the Lake.



SHAUNA O'CALLAGHAN



## THE CABIN

The lakeside cabin is located below the main house on the edge of the lake. It has a large, cedar deck in front, shown here.



The interior of the lakeside cabin is shown below. The couch on the left folds down into a double bed. The cabin has a wood-burning stove and perimeter electric heat, telephone, satellite TV and internet connectivity. This is the perfect hide-a-way to write a great novel!



SHAUNA O'CALLAGHAN

## THE DOCK



This dock is built with skids on the bottom for easy removal onto the shore for winter storage. It is built out of western red cedar, guaranteeing a long, long life!



SHAUNA O'CALLAGHAN



## WINTER ROADS



A typical winter road scene. Roads in the region are maintained throughout the year by the government highway contractor. Normally, roads during the winter months are kept in good travelling condition.

## FURTHER DETAILS

**Address:** 8262 Gun Lake Road  
Gold Bridge, B. C. V0K 1P0

**Legal Description:** Lot 2, KAP 18855, DL 6481, LD 27, PID 008-212-244, Roll 04472510

**Site Dimensions:** 142.23 x 341.65 x 145.46 x 302 ft.

**Site area:** 1.05 acres

**Topography:** Moderately sloping down from the public road to the dwelling

**Main Floor:** 1176 SF

**Second Floor:** 392 SF

**Basement:** Full unfinished

**Basement area:** 1,176 sq. ft

**Windows:** Thermopane wood throughout

**Foundation:** Poured concrete

**Plumbing:** Copper and plastic

**Water source:** Lake; deep water intake with submersible 210 v.pump

**Roof:** Metal

Contact Shauna O'Callaghan | +1 604 905 9105 | [shauna@shaunaocallaghan.com](mailto:shauna@shaunaocallaghan.com)



SHAUNA O'CALLAGHAN