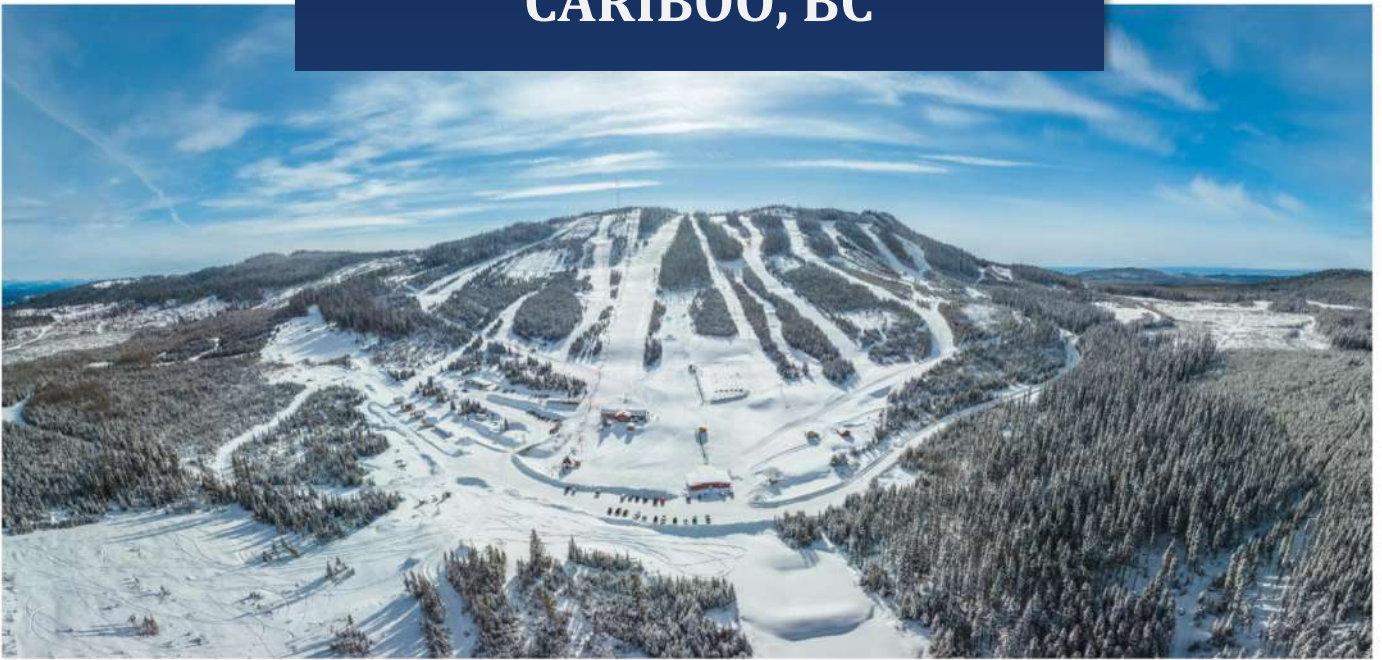




**MT. TIMOTHY
RECREATION RESORT
CARIBOO, BC**



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MT. TIMOTHY RECREATION RESORT

CARIBOO, BC

PROPERTY DETAILS:

| | |
|------------------------|---|
| LISTING NUMBER: | #1067 |
| PRICE: | REDUCED \$3,950,000 |
| TYPE: | All Season Family Ski Resort |
| LOCATION: | 56 kms North of 100 Mile House in the Cariboo Range |
| SIZE: | 854 acres |
| TITLE: | Licenses, Leases and Permits |

DESCRIPTION:

Mt. Timothy Recreation Resort (MTRR) is an all-season family ski resort located in the heart of the Cariboo range. Experience the “unhurried, unworried” feeling of the friendly Cariboo at MTRR. They offer exceptional value, small crowds, and a relaxed, fun, community winter experience.

The hill caters to several local communities: Lac La Hache, 100 Mile House, Williams Lake, Quesnel, and Prince George, as well as lying within striking distance of the Lower Mainland and the Okanagan/Thompson area. The hill is seeing more and more families travelling from these southern locales, as MTRR provides a more affordable option than some of the larger ski hills in the south, as well as showcasing less crowds.

The hill has amazing snow conditions and no line ups on their triple chair, T-bar, 2 magic carpets, and tube park. The terrain is diverse with 35 runs

providing skiing enjoyment for every ability. There is even a snowshoe trail or x-country ski trails to provide multiple winter options.

The infrastructure is truly world class and embodies ‘ski hill comfort’: think of log buildings and reminiscing about the day’s adventures around a wood fire.

The hill boasts a beautiful log lodge with licensed restaurant, a separate guest services lodge, which includes a rental and pro shop, two heated day use pavilions, one at the bottom of the hill and one at the top, cozy, log cabins plus the other outbuildings.

The hill is in full operation and turns good profit over the short, winter season. The ski hill runs for an average of 60 days over the season; they are open from Thursday – Sunday each week. MTRR is so much more than a ski hill though! There is

ample opportunity to expand the resort into the summer adventure tourism market.

MTRR is also located on the Gold Rush Trail providing off-road users ease of access right from the resort or many riders will stop by for lunch at the lodge midway through their ride.

A Master Plan Agreement is in the final stages of approval with the Province which would allow for substantial base area development, ongoing build out of services, and residential / hotel development.

This would be a staged phase development plan which allows for land acquisitions, real estate development, commercial development, additional ski runs and lifts and more summer recreation activities. Dream big! This is a significant opportunity for an ambitious purchaser and visionary.

Regarding the current business, this is the ideal time to move into ownership of MTRR; new infrastructure is in place and existing infrastructure has been beautifully refurbished. Equipment and services are all in good, running condition with significant capital expenses recently being rendered to ensure the new owner will not incur any of these large expenses upon a handover.

The time, money and dedication has been rendered, and the new owner coming in will benefit from all the hard work. Take a closer look and see for yourself, you will not be disappointed!

AREA DATA:

Nestled in the heart of British Columbia's Cariboo Range, MTRR is surrounded by a region rich in history, natural beauty, and economic diversity. The Cariboo is known for its rolling hills, vast forests, and countless lakes - making it a prime destination for outdoor recreation and adventure seekers.

PROXIMITY TO KEY COMMUNITIES:

Mt. Timothy is located near several well-established communities that provide essential services, cultural activities, and business opportunities:

Lac La Hache (20-minute drive) - A charming lakeside community known for its fishing, camping, and recreational opportunities. The town offers local shops, accommodations, and access to Lac La Hache Provincial Park. Population approx. 300.

100 Mile House (40-minute drive) - A thriving service hub with supermarkets, restaurants, medical facilities, and schools. It's a key stop along Highway 97 and a popular area for visitors and retirees. Population approx. 2,000.

Williams Lake (1-hour drive) - The largest urban center in the region, providing comprehensive amenities including a hospital, major retailers, an airport, and a vibrant arts and cultural scene. It hosts the annual Williams Lake Stampede, one of Canada's top rodeo events. Population approx. 11,000.

Quesnel & Prince George (2-4 hour drive) - These larger cities offer expanded commercial, medical, and transportation services, with Prince George being the major economic and logistical hub of Northern BC.

RECREATION & LIFESTYLE:

The Cariboo is a paradise for outdoor enthusiasts, offering year-round activities such as:

Winter Sports - Mt. Timothy's exceptional snowfall and ski runs provide some of the best skiing and snowboarding experiences in the region, with minimal lift lines and a family-friendly atmosphere. Snowmobiling, cross-country skiing, and ice fishing are also popular.

Summer Activities - Fishing, boating, hiking, and horseback riding thrive in the Cariboo's lakes, rivers, and trails. Lac La Hache and Canim Lake are known for their excellent fishing and water sports.

Hunting & Wildlife Viewing - This area is home to abundant wildlife, including moose, deer, bear, goat, and cougar just to mention a few, attracting both hunters and nature enthusiasts.

ECONOMIC GROWTH & POTENTIAL:

The Cariboo region has seen steady economic growth, fueled by its diverse industries, strategic location, and increasing emphasis on tourism and outdoor recreation.

MTRR stands at a pivotal moment, with significant opportunities for expansion and long-

term profitability under its Master Plan Agreement with the Province of British Columbia.

STRENGTHENING INDUSTRIES:

Tourism Boom - The Cariboo is experiencing increased tourism interest, with outdoor recreation, eco-tourism, and adventure travel gaining momentum. Mt. Timothy is well-positioned to benefit from this trend, especially with its proximity to major population centres.

Forestry & Natural Resources - The forestry industry remains a major employer, with sustainable logging practices and government backed initiatives ensuring long-term stability. While there have been fluctuations due to global demand and environmental policies, the sector remains strong.

Infrastructure Investments - The provincial and local governments have been investing in improving roads, connectivity, and community services, making remote recreational properties like Mt. Timothy even more accessible and attractive.

RISING DEMAND:

Winter and Summer Appeal - While traditionally a winter destination, the demand for all-season resorts has grown. Expanding summer activities - such as hiking, mountain biking, and event hosting - can create an even more stable revenue stream.

Increased Domestic Travel - With shifting travel patterns, more Canadians are exploring BC's interior instead of international destinations,

providing a strong domestic market for expansion.

American Travel to Canada - With a strong U.S. dollar and rising interest in Canadian outdoor experiences, American visitors represent a growing market for Mt. Timothy, especially for skiing, snowboarding, and summer adventure tourism.

EXPANSION UNDER THE MPA

The Master Plan Agreement with the Province of British Columbia allows for structured, long-term growth that aligns with regional economic development goals. Potential development areas include:

Base Area Development

Expansion of accommodations and lodging, including hotel, multi-family townhomes, modern chalets, boutique lodges, or an expanded cabin network.

Enhanced food and beverage services, including a larger full-service restaurant and après-ski facilities.

Development of a ski-in / ski-out village concept, attracting long-term visitors and creating additional revenue through rentals.

Ski & Terrain Expansion

New ski runs and lift infrastructure to enhance capacity and appeal to a broader range of skiers.

Expansion of terrain parks and backcountry access to attract younger and more adventurous skiers and snowboarders.

Additional snowmaking capabilities to extend the ski season and ensure reliable conditions, as well as expanding the snow play area to include ice skating.

Year-Round Revenue Opportunities

Summer Activities - Developing mountain bike trails, guided hiking experiences, and expanding the adventure zone to include zip-lining, rope courses and a sports field can attract visitors in the off-season.

Eco-Tourism & Wellness Retreats - Demand for nature-based getaways, including meditation retreats, corporate team-building, and adventure tourism is rising.

Event Hosting & Weddings - The lodge and pavilions can serve as premium venues for weddings, conferences, and private retreats.

RV Park & Camping - Completion of the 24-site RV park and development of additional camping options can provide consistent summer revenue.

REAL ESTATE and INVESTMENT POTENTIAL

Rising Property Values - As the region develops and tourism increases, property values around Mt. Timothy are expected to rise, making early investment attractive.

Private Sector Interest - Investors and developers looking for untapped resort markets will find Mt. Timothy an ideal candidate for boutique resort-style lodging, vacation home developments, or high-end private retreats.

Government & Grand Funding - Provincial and Federal tourism incentives, including funding for rural economic development, eco-tourism, and adventure recreation, may provide financial support for strategic growth.

REGIONAL COMPETITIVE ADVANTAGE:

Unlike major ski resorts in southern BC, Mt. Timothy offers:

Affordability - A more accessible price point for families and casual visitors compared to Whistler, Sun Peaks, Silver Star or Big White.

Less Congestion - Fewer lift lines and a relaxed atmosphere, attracting guests looking for a more personal, stress-free family, ski experience.

Strong Local & Regional Support - The surrounding communities recognize the resort's value and are likely to support its expansion through increased visitation and investment.

With its Master Plan Agreement in place, Mt. Timothy has the foundation to become a premier four-season recreation destination in British Columbia's interior.

Expanding infrastructure, increasing tourism demand, and regional economic growth present a unique opportunity for investors, developers, and operators to capitalize on the resort's untapped potential.

ACCESSIBILITY & INFRASTRUCTURE:

Mt. Timothy is easily accessible via well maintained highways, with Highway 97 serving as the primary north-south corridor through the Cariboo.

Williams Lake Airport offers regional flights, connecting to Vancouver and beyond. The resort's location provides both seclusion and convenience, making it an attractive destination for visitors and potential investors.

The Cariboo's combination of stunning landscapes, strong economic foundations, and outdoor lifestyle make Mt. Timothy an exciting opportunity.

CLIMATE:

Mt. Timothy and the surrounding Cariboo region experience a classic interior British Columbia climate, offering four distinct seasons that create year-round recreational opportunities.

The area is known for its cold, snowy winters and warm, dry summers, making it ideal for both winter sports and summer outdoor activities.

Winter Climate (November - April)

Cold, Snowy, and Consistent - Mt. Timothy enjoys dependable snowfall, averaging 300 cm (10 feet) per season, creating excellent skiing and snowboarding conditions.

Average Temperatures - Typically range between -5°C and -15°C (23°F to 5°F), creating a dry, light

snowpack ideal for skiing and snowboarding, with colder spells at higher elevations.

Snowfall: The resort receives significant annual snowfall, ensuring a long and stable ski season with excellent powder conditions.

Summer Climate (May - September)

Warm Days, Cool Nights - The Cariboo region enjoys pleasant summer weather, making it ideal for hiking, mountain biking, and lake activities.

Average Temperatures - 20°C to 30°C (68°F to 86°F) during the day, making it perfect for hiking, mountain biking, and water activities in the surrounding lakes - with cooler nights providing comfort.

Low Humidity & High Sunshine Hours - The region sees low humidity levels and plenty of sunshine, contributing to ideal conditions for outdoor recreation.

Spring & Fall Transitions

Mild & Colourful Seasons - Spring and fall in the Cariboo offer mild temperatures, fewer crowds, and stunning natural scenery as forests transition between lush greenery and golden autumn hues.

Ideal for Shoulder Season Activities - These seasons are perfect for fishing, hiking, and wildlife viewing, providing additional opportunities to expand tourism beyond peak winter months.

HISTORY OF THE HILL :

A Legacy of Community and Adventure

Mt. Timothy Recreation Resort has been a beloved local ski destination for decades, offering a family-friendly alternative to larger, more commercial ski resorts in British Columbia.

Originally developed as a small community driven ski hill, it has grown into an all-season recreational hub, attracting visitors from across the Cariboo, Lower Mainland, and beyond.

The resort's grassroots origins date back to the 1988 when a group of passionate ski enthusiasts saw the potential of Mt. Timothy's terrain. In 2019, the hill was purchased by the current private partners, two long-time friends, native to central British Columbia.

During the summer of the same year many improvements were made to get the hill operational and up and running as a functioning ski hill for the local community for the 2019/2020 winter season.

That winter much fun was had and many lessons learned, until the early closure of the hill due to COVID-19. The down time was put to good use, executing the phase 2 plan for operations: finishing the Guest Services lodge to house the rental shop and full-service pro shop, building log cabins for overnight rental, upgrading a second carpet lift, among many other improvements.

Over the years, it expanded from a modest ski hill with a single T-bar into a well-equipped multi-facility destination with a triple chair lift, multiple

lodges, rental cabins, a tube park and a growing summer recreation offering.

LOCAL HISTORY:

The Cariboo region, including Lac La Hache, 100 Mile House, and Williams Lake, is steeped in gold rush history, Indigenous culture, and pioneering spirit

Gold Rush Boom (1800's): The area flourished in the 1860's as prospectors flooded in during the Cariboo Gold Rush, following the historic Gold Rush Trail that passes right by Mt. Timothy.

Many settlements, including Lac La Hache, emerged as key rest stops along the Cariboo Wagon Road, the main route to the gold fields.

Lac La Hache: "The Longest Lake in the Cariboo": Named by French fur traders in the

early 1800's, Lac La Hache has long been a hub for fishing, forestry, and outdoor adventure. Today, it remains a popular recreation destination, known for its crystal-clear waters, excellent fishing, and lakeside living.

Ranching & Forestry: As gold mining declined, the Cariboo region transitioned into a centre for cattle ranching and forestry, industries that still play a major role in the local economy.

Today the Cariboo region blends rich history with modern adventure, making it an ideal location for heritage tourism, outdoor recreation, and real estate development.

With Mt. Timothy's legacy, and the area's historical significance, this investment opportunity offers both a profitable business venture and a connection to British Columbia's pioneering past.

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| INFRASTRUCTURE: | Day Lodge, Guest Services Lodge, 2 Log Day-Use Pavilions, 6 Guest Cabins, 2 Shops, Caretaker's Residence plus Outbuildings |
| SKI HILL: | 35 runs; Triple Chair, Double T-bar, 2 Magic Carpets, Single Platter Chair, and Tube Park; 4 Lift Shacks |
| YEAR BUILT: | Est. 1988. Current owners have been in place since 2019. |
| SERVICES: | <p>POWER: Hydro (two phase) and Generator</p> <p>HEAT: Electric, Wood Stove and Pellet Stove</p> <p>SEWAGE: 2 Sewage lagoons plus a separate lagoon for the RV park.</p> <p>WATER: Drilled well. Two 1,300 gallon cisterns with water treatment system. Cabins have a separate pump shack with a 500 gallon cistern.</p> |
| STAFF: | 19 – 20 staff during the winter season. Year-round manager. |
| PROPERTY TAXES: | \$24,079.18 for 2024 |
| CROWN LEASE FEE: | 2% of annual revenue |
| LOCATION: | 56 kms North of 100 Mile House, BC |
| AMENITIES: | MTRR is conveniently located near essential amenities, including the lakeside community of Lac La Hache (20 minutes), the service hub of 100 Mile House (40 minutes), and the urban centre of Williams Lake (1 hour), offering shops, medical facilities, schools, and cultural activities. Larger cities like Quesnel and Prince George (2-4 hours) provide expanded commercial, medical, and transportation services. |
| LAND: | 854 acres on government leases, licenses and permits |
| GPS COORDINATES: | 51 54' 21" N 121 15' 16" W |
| WEBSITE: | https://skitimothy.com/ |

IMPROVEMENTS:

| FACILITY | DETAILS |
|---|---|
| Main Lodge | <ul style="list-style-type: none"> ▪ 7,200 sq. ft. log building ▪ Fully licensed restaurant ▪ Commercial kitchen with walk-in freezer ▪ Indoor seating for 140 ▪ Outdoor seating for 100 ▪ 2 pellet stoves ▪ 1 Blaze King woodstove ▪ Pizza kitchen ▪ Guest services desk ▪ A large portion of the basement is not being utilized (fully finished) ▪ Staff accommodation with separate entrance, kitchen, and family room ▪ Pump room with two 1,300 gallon cisterns and water treatment system |
| Guest Services Lodge | <ul style="list-style-type: none"> ▪ 3,618 sq. ft. engineered metal building with log features ▪ Fully equipped rental desk with ski, snowboard, snowshoe, tube and e-bike rentals ▪ Fully equipped pro shop ▪ Fully equipped ski patrol room (first aid) ▪ Seating for 50 ▪ 2 ticket window kiosks |
| 5 Log Cabins: <i>'Wrangler'</i> <i>'Ricochet' & 'Outrider'</i> | <ul style="list-style-type: none"> ▪ 360 sq. ft. ▪ Covered deck with bbq ▪ Sleeps 4 with a loft ▪ 3 pc. bathroom ▪ Kitchenette with fridge, hot plate, toaster oven, and microwave ▪ 1 double bed and 1 double futon <ul style="list-style-type: none"> ▪ 480 sq. ft. ▪ Covered deck with bbq ▪ Sleeps 7 ▪ 3 pc. bathroom ▪ Kitchenette with fridge, hot plate, toaster oven, and microwave ▪ 1 queen bed, 1 bunk bed and 1 double futon |

| | |
|------------------------------------|--|
| <i>'Cariboo' & 'Chilcotin'</i> | <ul style="list-style-type: none"> ▪ 288 sq. ft. ▪ Covered deck with bbq ▪ Sleeps 4 ▪ 3 pc. bathroom ▪ Kitchenette with fridge, hot plate, toaster oven, and microwave ▪ 1 queen bed and 1 double futon |
| 'Paradise' Duplex | <ul style="list-style-type: none"> ▪ Each unit is 490 sq. ft. with an adjoining door ▪ Wraparound, covered deck with bbq's ▪ Log features ▪ Each unit includes: <ul style="list-style-type: none"> - 3 pc. bathroom (one is wheelchair accessible) - Bedroom - Kitchenette with fridge, hot plate, toaster oven, and microwave |
| 2 Log Day-Use Pavilions | <ul style="list-style-type: none"> ▪ 1,200 sq. ft. each ▪ Located at the bottom of the hill and 1 at the top of the triple chair ▪ Fully enclosed with wraparound windows ▪ Two 100,000 BTU wood burning inserts centered in each pavilion ▪ Each seat 50 with the top pavilion seating an additional 30 outside under a covered deck ▪ Top pavilion has a liquor license in place and awaiting a food license |
| Caretaker's Residence | <ul style="list-style-type: none"> ▪ 753 sq. ft. ▪ 2 bedroom ▪ Full bathroom ▪ Kitchen and living room ▪ Wraparound deck ▪ Wood stove |
| Log Shop | <ul style="list-style-type: none"> ▪ 1,200 sq. ft. ▪ 3 bays with roll up doors |
| Maintenance Shop | <ul style="list-style-type: none"> ▪ 2,960 sq. ft. metal building ▪ 2 bays (1 houses the groomer) ▪ Generator room equipped with Volvo diesel 600 KVA generator |
| Pumphouse | <ul style="list-style-type: none"> ▪ Log building ▪ Services 4 cabins ▪ 500 gallon cistern |

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|----------------------------|--|
| RV Park | <ul style="list-style-type: none"> ▪ 24 roughed in pull-through sites (not serviced) ▪ Separate sewage lagoon ▪ Approved for (not built) 1,500 sq. ft. showerhouse, laundry facilities and office |
| Triple Chair Lift | <ul style="list-style-type: none"> ▪ 143 chairs ▪ Drive and return stations with log lift station ▪ Lift capacity 1,400 pph ▪ Powered by generator ▪ Licensed for foot passengers |
| 2 Magic Carpets | <ul style="list-style-type: none"> ▪ Approx. 240' long with 588 pph capacity ▪ Approx. 150' long with 488 pph capacity ▪ Both have log lift stations with snow pits ▪ Powered by generator |
| Double T-Bar | <ul style="list-style-type: none"> ▪ 107 t's ▪ Bottom log loading station with back-up generator ▪ Top log unload station ▪ 1007 pph capacity |
| Single Platter Lift | <ul style="list-style-type: none"> ▪ Not currently in use ▪ Runs off its own generator |

PHOTOS:



















MAPS:

