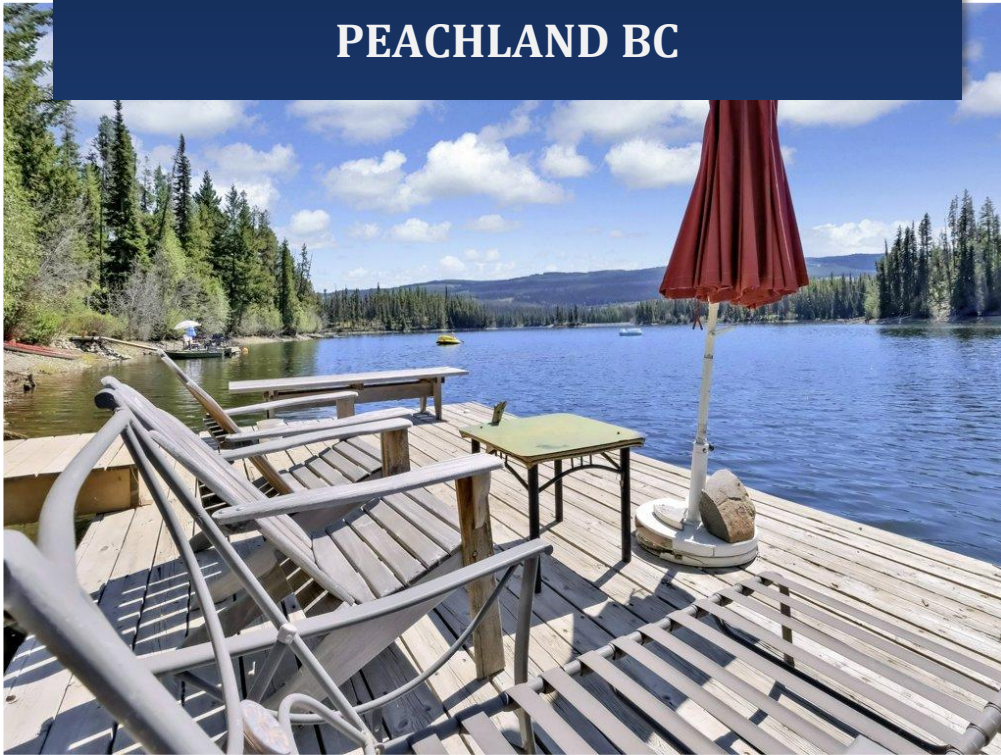




**McCowans**  
**SPORTING PROPERTIES**

## HEADWATERS LAKEFRONT CABIN

PEACHLAND BC



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# HEADWATERS LAKEFRONT CABIN

27 KMS WEST OF PEACHLAND, BC

## PROPERTY DETAILS:

**LISTING NUMBER:** #1096

**PRICE:** \$359,000

**TYPE:** Recreational Property

**FISH SPECIES:** Rainbow Trout, Brook Trout, Brown Trout

**LOCATION:** 27 kms West of Peachland

**SIZE:** 0.34 acres

**TITLE:** Crown Lease renewable in 2032; 15 year term

**INFRASTRUCTURE:** Fully furnished 3-bedroom cabin with multiple outbuildings

**ACCESS:** Forest Service Road

**MLS:** 10358030

## LOCATION AND SETTING

The Headwaters Lakefront Cabin occupies a Crown Lease lot on the pristine shores of Headwaters Lake #3, positioned just 27 kilometers west of Peachland in British Columbia's renowned Okanagan region. This strategic location provides convenient access to urban amenities while maintaining the serene atmosphere of an exclusive mountain lake environment.

With only six properties dotting its entire shoreline, Headwaters Lake #3 offers exceptional privacy and tranquility - a rarity for recreational properties so close to major population centers. The lake's clear waters and untouched natural landscape deliver an authentic wilderness experience yet remain easily accessible via established Forest Service Road.

The property's elevation and aspect provide optimal exposure to natural light throughout the day while offering protection from prevailing winds. The surrounding terrain supports diverse year-round recreation, from summer water activities to winter sports.

The broader region offers abundant outdoor recreation beyond the immediate lake environment, including hiking and off-road trails, wildlife viewing opportunities, and access to the extensive recreational infrastructure of the Okanagan Valley. This positioning allows property owners to enjoy both the exclusivity of a private lake setting and the recreational diversity of one of British Columbia's premier outdoor recreation regions.

## THE CABIN

This 940 square foot private retreat represents the ideal family getaway situated only a few steps from the shores of Headwaters Lake #3. This fully furnished hideaway provides comfortable accommodation with three bedrooms and one bathroom, designed to accommodate families and guests for extended lakefront stays.

## MAIN RESIDENCE FEATURES

- 940 square feet of thoughtfully designed living space
- 3 bedrooms offering flexible accommodation options; bunks beds in two of the three bedrooms to optimize sleeping capacity
- 1 full bathroom with all the modern conveniences; RV low flow toilet and on-demand hot water
- Fully equipped kitchen with all essentials for year-round living
- Wood stove for providing primary heating

- Move-in ready condition

The cabin's smart layout puts the lake front and center while maintaining comfortable living spaces. The kitchen comes ready for everything from morning coffee to full meals, and the wood stove provides warmth for those crisp lakeside nights or snowy winter days. Quality furnishings throughout allow for enjoyment of the property immediately.

## **OUTDOOR LIVING SPACES**

Multiple covered outdoor seating areas extend the living space beyond the cabin walls, providing shaded retreat during warm summer days and protected spaces for enjoying the lake views year-round. A large, covered deck is attached to your main living area, as well as a large covered patio below the cabin ideal for outdoor meals in the summer months. The fire pit area located between the cabin and the shore serves as a natural gathering point for evening relaxation and family time.

The private dock provides direct lake access for swimming, fishing, and watercraft launching. This provides easy access to the lake's recreational opportunities while maintaining the privacy that defines the Headwaters Lake experience.

## **COMPREHENSIVE OFF-GRID SYSTEMS**

The property's established off-grid infrastructure ensures comfortable, self-sufficient living without sacrificing convenience. These systems maintain simplicity of operation.

### **Power Systems:**

- 5000-watt generator
- Established electrical system throughout cabin

### **Water Systems & Septic Systems:**

- Honda water pump for pumping water from the lake to the water storage system
- Hot water on demand system
- Reliable supply for all household needs
- Large septic tank for black water; pump out is estimated in 10-15 yrs. dependent on use
- All grey water flows to a rock pit

### **Heating & Cooking:**

- Wood stove for primary heating
- Propane stove for cooking
- Propane refrigerator for food storage

## **IMPROVEMENTS & INFRASTRUCTURE**

### **Primary Structures:**

- Fully furnished 940 sq. ft. cabin
- Wood/Storage shed
- Toy storage shed
- Traditional outhouse
- Sea-can container for additional storage
- Lake toys storage building

### **Site Development:**

- Multiple covered outdoor seating areas
- Established fire pit area
- Private dock
- Well-developed 0.34-acre lot

### **Included Equipment:**

- 14-foot aluminum boat
- 2 outboard gas motors (5 hp and 10 hp)
- Canoe
- Snowblower
- 1/3 share in gas log splitter
- Wood trailer
- BBQ

## TRANSPORTATION AND ACCESS

**Road Access:** Forest Service Road provides year-round access to the property, allowing the cabin to be enjoyed throughout multiple seasons. The laneway to the cabin is shared with 2 other properties with this cabin being at the end of the laneway, providing privacy and separation from the other properties. Maintenance of this laneway is shared between the 3 properties. This practical access eliminates the complications associated with boat-only properties while maintaining the remote character of the setting.

**Proximity to Services:** All essential services are available in Peachland, just 27 kilometers away. The community offers supply and provisioning services, while the broader Okanagan Valley provides comprehensive amenities within an hour's drive.

**Seasonal Access:** The established road access supports both summer and winter recreational use, with included snowblower ensuring winter accessibility to the cabin and outbuildings. A quad with blade is negotiable in the sale, as well as snowmobiles.

## RECREATION AND LIFESTYLE

### EXCELLENT FISHING

Headwaters Lake #3 provides consistent fishing opportunities for multiple trout species throughout the angling season. The lake's clear waters and healthy fish populations create reliable recreational fishing for all skill levels.

The lake supports three distinct trout species, each offering unique angling experiences. Rainbow Trout provide excellent opportunities for anglers of all skill levels in the lake's clean waters. Brook Trout populations offer beautiful and challenging fishing in pristine mountain conditions. Brown Trout, prized for their fighting ability, add diversity and challenge for experienced anglers.

### WATER RECREATION

The included watercraft ensures immediate access to on-water activities. The 14-foot aluminum boat with dual motor options provides flexibility for different lake conditions and recreational preferences. The canoe offers quiet exploration of the lake's shoreline and peaceful morning or evening paddling experiences.

Swimming opportunities abound in the lake's clear waters, with the private dock providing convenient access for all swimming abilities. The lake's size supports various water sports while maintaining the peaceful character that defines the Headwaters Lake #3 experience.

## SEASONAL RECREATION

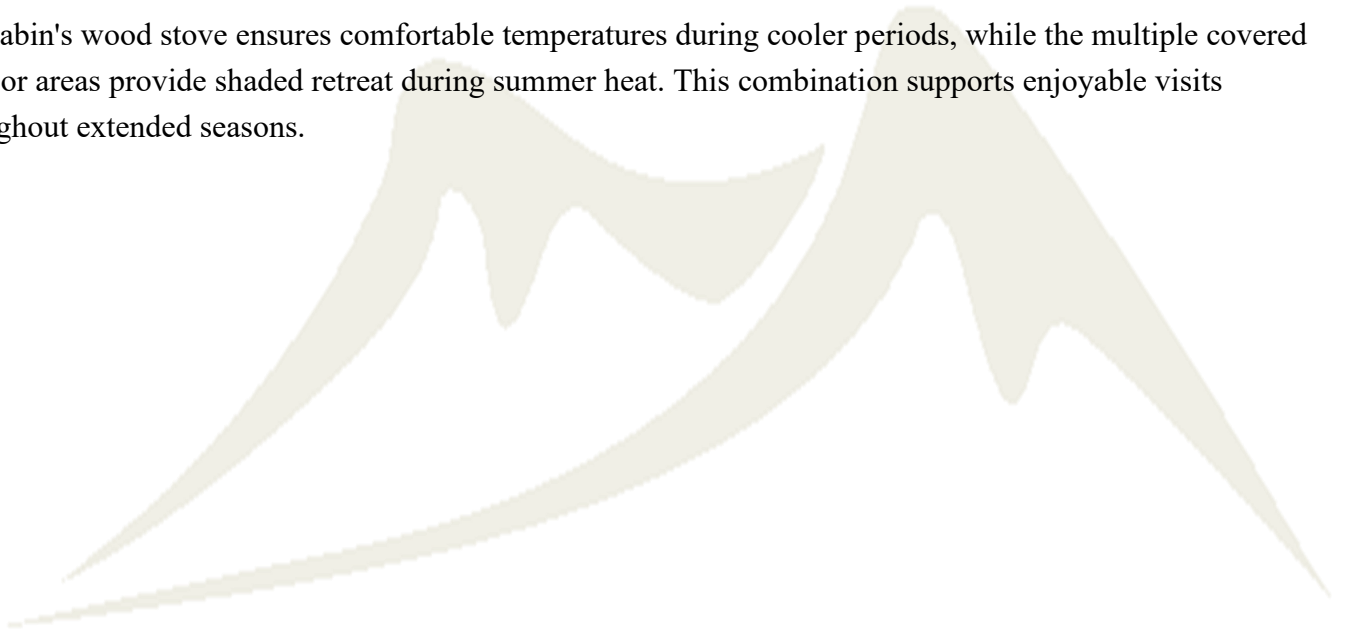
### Winter Activities

The property's year-round access and winter equipment support extended seasonal enjoyment. Extensive snowmobiling opportunities exist throughout the surrounding region, with the cabin serving as a warm base for winter adventures.

Ice fishing is excellent, providing winter angling opportunities directly from the cabin's shoreline. The lake's setting also supports ice skating when ice conditions are agreeable.

### Year-Round Comfort

The cabin's wood stove ensures comfortable temperatures during cooler periods, while the multiple covered outdoor areas provide shaded retreat during summer heat. This combination supports enjoyable visits throughout extended seasons.





## PHOTOS











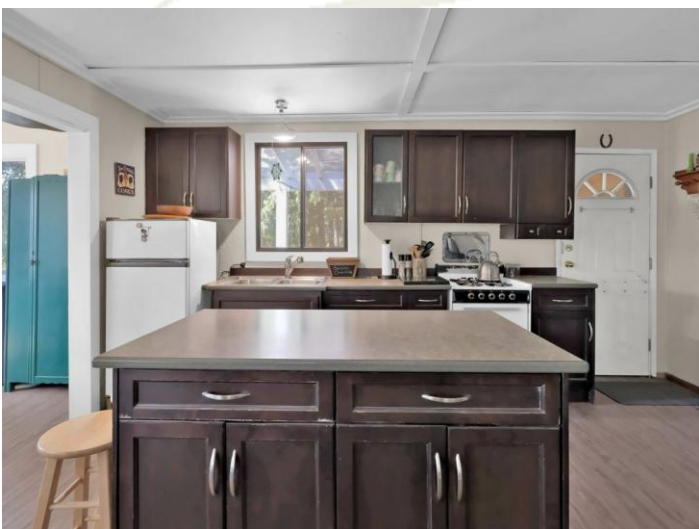
















124 I Lyric lane, Peachland, BC

Main Floor Exterior Area 941.03 sq ft  
Interior Area 973.52 sq ft

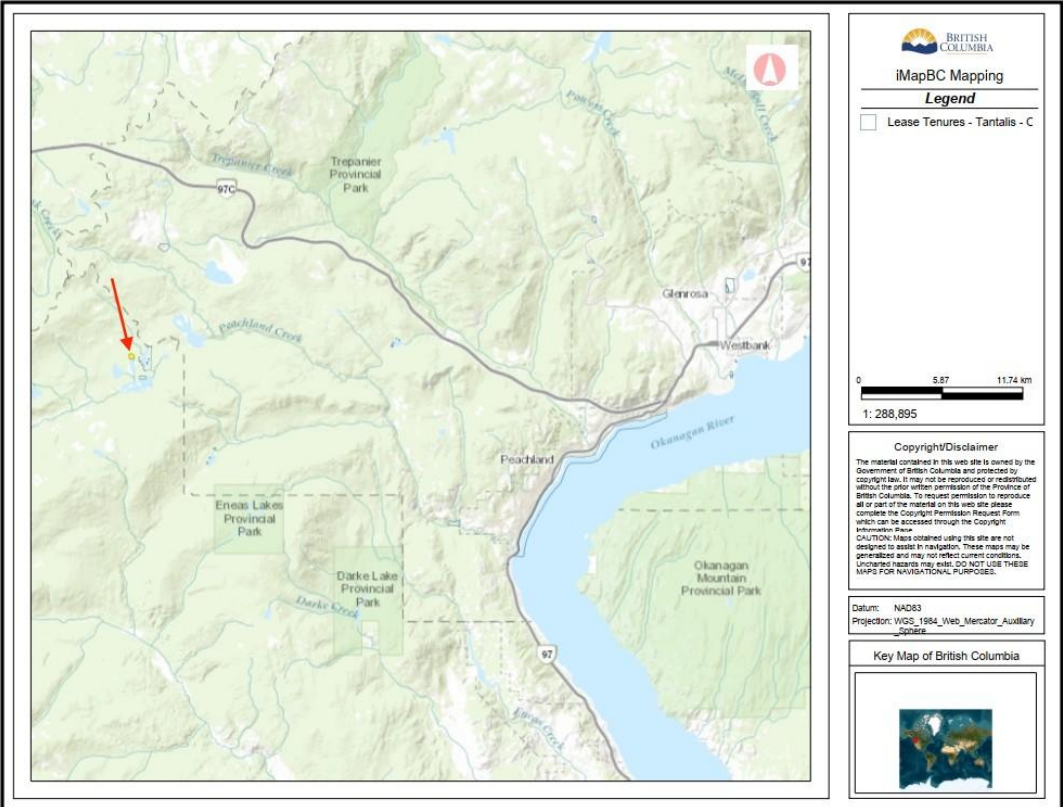
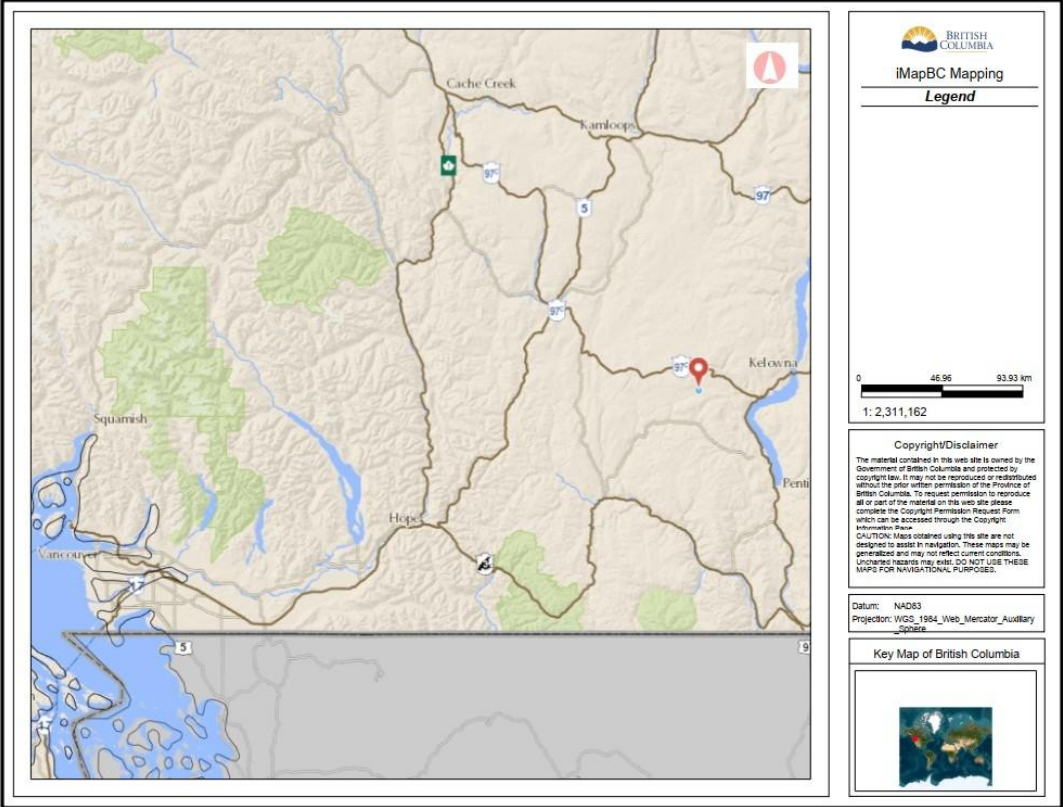


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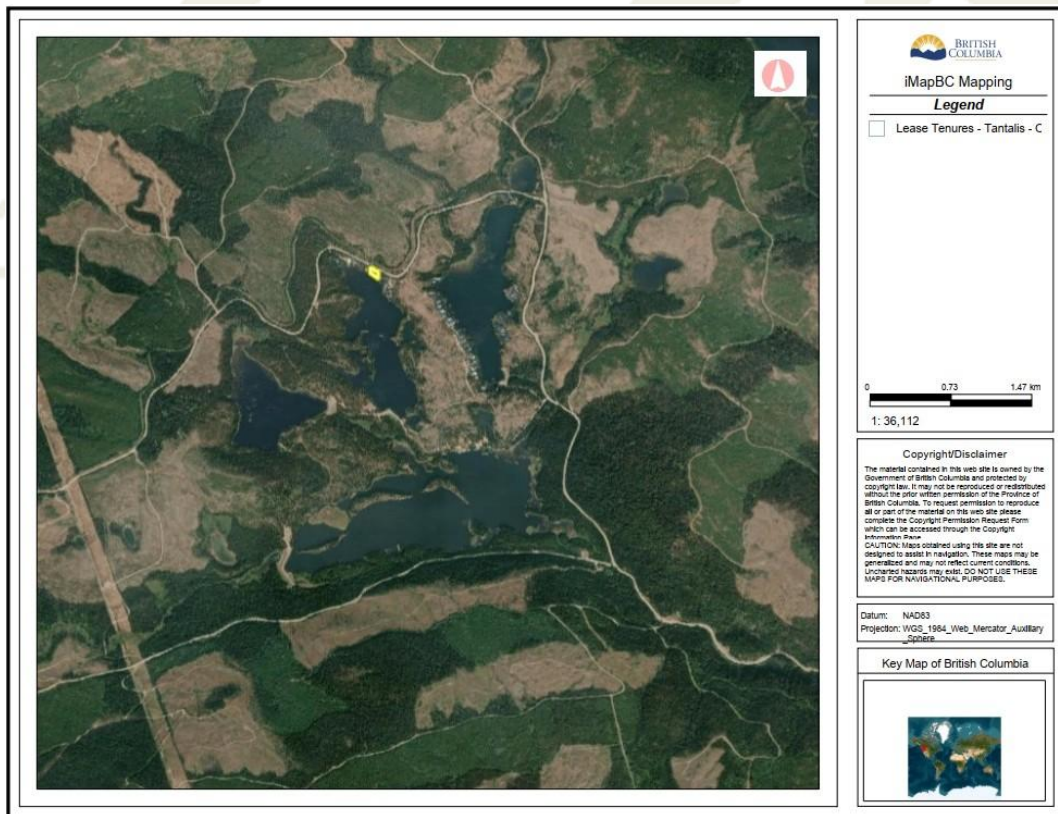
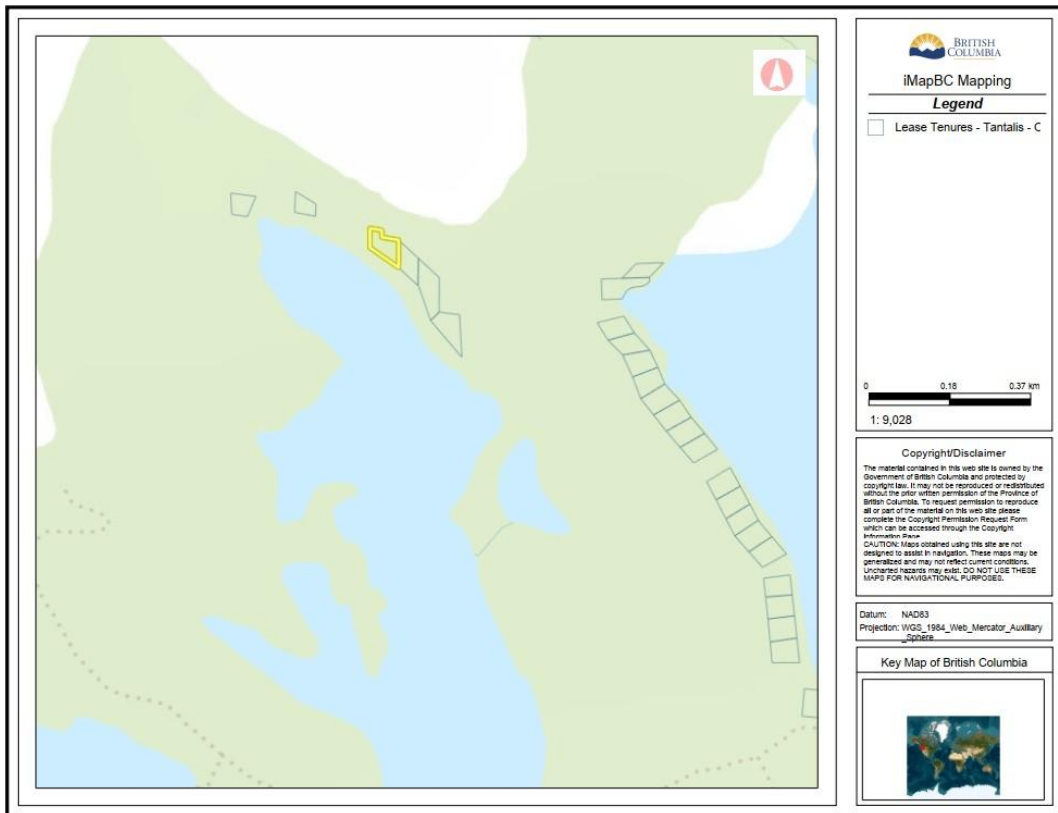
PREPARED: 2025/07/30

White regions are excluded from total floor area in iOUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

MAPS









## INVESTMENT CONSIDERATIONS

### Unique Market Position

This property represents several valuable factors seldom found together in recreational lake properties:

**Exclusive Lake Setting:** The cabin offers privacy and tranquility increasingly rare in recreational property markets near major population centers.

**Proven Off-Grid Infrastructure:** Comprehensive systems eliminate the uncertainties and expenses typically associated with recreational property development and operation.

**Immediate Accessibility:** Despite its peaceful character, the property offers practical access to services and urban amenities.

**Turnkey Condition:** Fully furnished cabin with established systems allows immediate recreational enjoyment without development delays or additional costs.

## LIFESTYLE VALUE

Whether sought as a family retreat, seasonal getaway, or recreational investment, the property offers lifestyle benefits that become increasingly valuable:

**Complete Privacy and Tranquility:** True lakefront seclusion without isolation, offering escape from urban pressures while maintaining connection to modern conveniences.

**Recreational Paradise:** Direct access to excellent fishing, water sports, and seasonal activities from the front door of the cabin.

**Family Legacy Opportunity:** Established recreational property providing a foundation for creating lasting family memories and traditions.

**Seasonal Flexibility:** Year-round access and comprehensive equipment support extended seasonal use, maximizing the property's recreational value.

## MARKET REALITY

Recreational lakefront properties with established infrastructure become increasingly valuable as development pressures affect pristine lake environments. The combination of exclusive lake setting, proven systems, comprehensive equipment, and road accessibility creates value that extends beyond simple real estate metrics.

The property's turnkey condition and complete equipment package distinguish it from typical recreational properties requiring significant additional investment and development time before enjoyment can begin.

*The information contained herein is deemed to be correct but is not guaranteed by the Listing Agent and should be verified.*

**For serious inquiries and property viewings:**

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