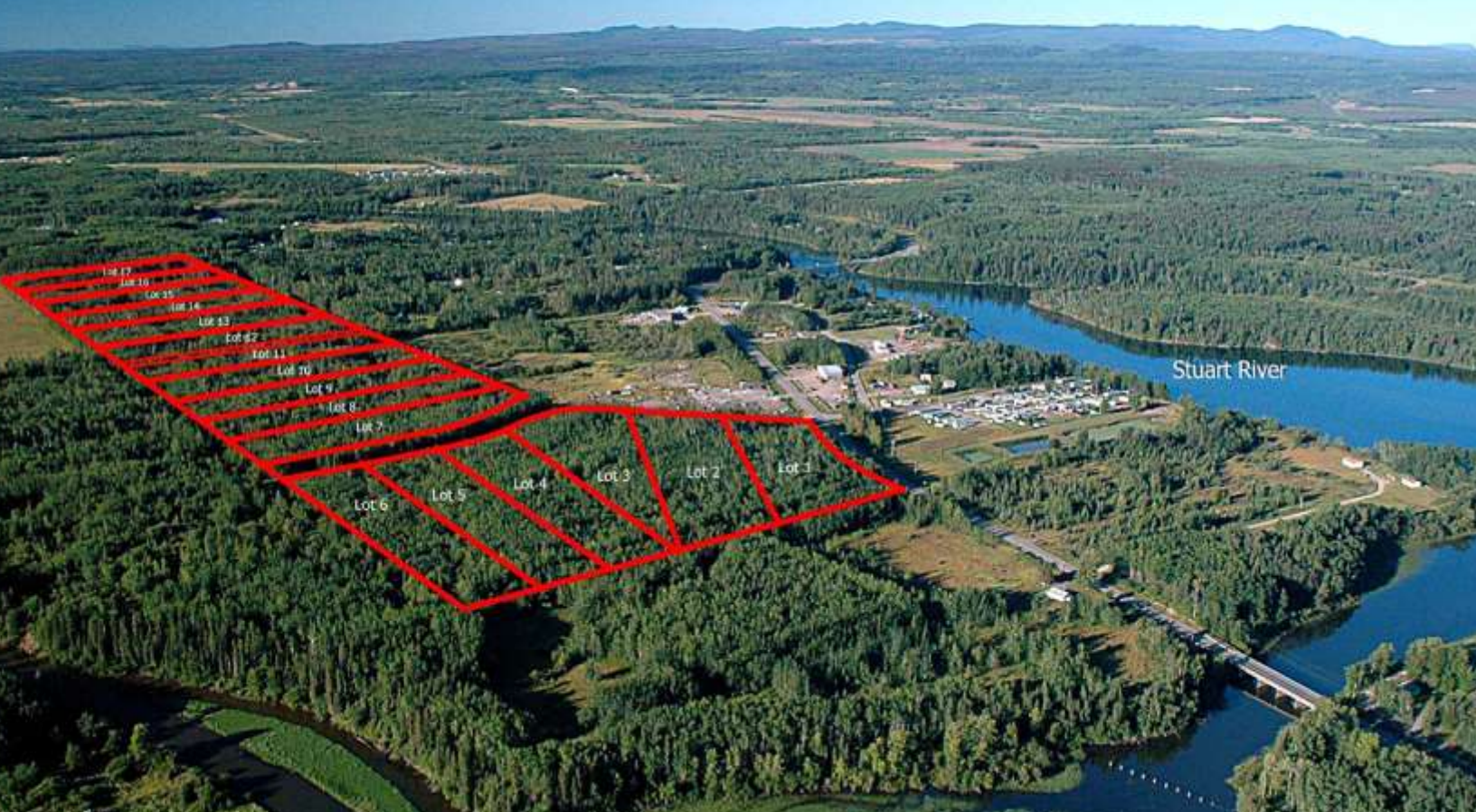




Invest in Recreational Property

Caledonia Estates: \$38,500—\$39,500

4.98 acre lots available in North-Central BC



Unique Private Recreational Lots

www.niho.com
(604) 606-7900

Caledonia Estates

Invest in Northern BC—Fort St. James Live, work & play in the Stuart Lake Region Omineca Region, British Columbia

Located just outside the historic community of Fort St James, these properties offer you instant access to four seasons of fun in the Stuart Lake region of British Columbia.

All properties have all season access, and access to power and phone services at their lot lines. Several lots have access to natural gas lines for residential hookups. All services are located mere minutes away, letting you be as close (or as far away) to town as you want to be.

Come live, work and play in the Stuart Lake region of British Columbia!

Price: \$38,500—\$39,500
Size: 4.98 Acres
Area: Omineca



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Caledonia Estates

Lot Number	PID	Size (Acres)	2020 Taxes	Price
1				SOLD
2				SOLD
3				SOLD
4				SOLD
5				SOLD
6				SOLD
7				SOLD
8				SOLD
9				SOLD
10				SOLD
11				SOLD
12				SOLD
13	005-947-405	4.98 acres	\$290.09	\$39,500
14	005-947-421	4.98 acres	\$290.09	\$38,500
15	005-947-430	4.98 acres	\$290.09	\$39,500
16				SOLD
17				SOLD
19				SOLD
27				SOLD

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Caledonia Estates

The Caledonia Estates is a 19 lot subdivision with all season road access, power and phone services, located minutes from the historic community of Fort St. James. Less than 10 minutes from these fabulous lots is the recreational playground of Stuart Lake, well known for its salmon and trout fishing. In the winter, take advantage of the snow pack to go skiing on the local slopes, snowmobiling, skating, or ice fishing.

Located on Rainbow and Goetjen Roads, maintained year-round, these 5-7 acre lots offer you seclusion and privacy. This area is semi-residential, with established houses and hobby farms located on previously sold lots. The majority of these lots are well treed in aspen and spruce, and have level terrain, ideal for building your dream home. All services, including hospital, shopping, groceries, financial services and gas are located just minutes away in Fort St James.

LOCATION:

The Caledonia Estates are located on Goetjen Road, about 1.5 miles (2.4 km) south of the historic community of Fort St. James in Central BC. Fort St James is located 38 miles (62 km) north of Vanderhoof and 98 miles (159 km) northwest of Prince George, and is accessible year round by Highway 16 and Highway 27.



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Caledonia Estates

Directions:

- **Driving from Vancouver:** Prince George is approximately 489.6 miles (788 km) from Vancouver, heading north on Highway 97.
- From Prince George, travel 61 miles (100 km) west on Highway 16 to Vanderhoof
- Turn north onto Highway 27, and travel 32 miles (52 km) towards Fort St James
- Turn right onto Goetjen Road
- **Driving from Edmonton:** Prince George is approximately 459.2 miles (739 km) from Edmonton, heading west on Highway 16.
- From Prince George, travel 61 miles (100 km) west on Highway 16 to Vanderhoof
- Turn north onto Highway 27, and travel 32 miles (52 km) towards Fort St James
- Turn right onto Goetjen Road

Access

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.

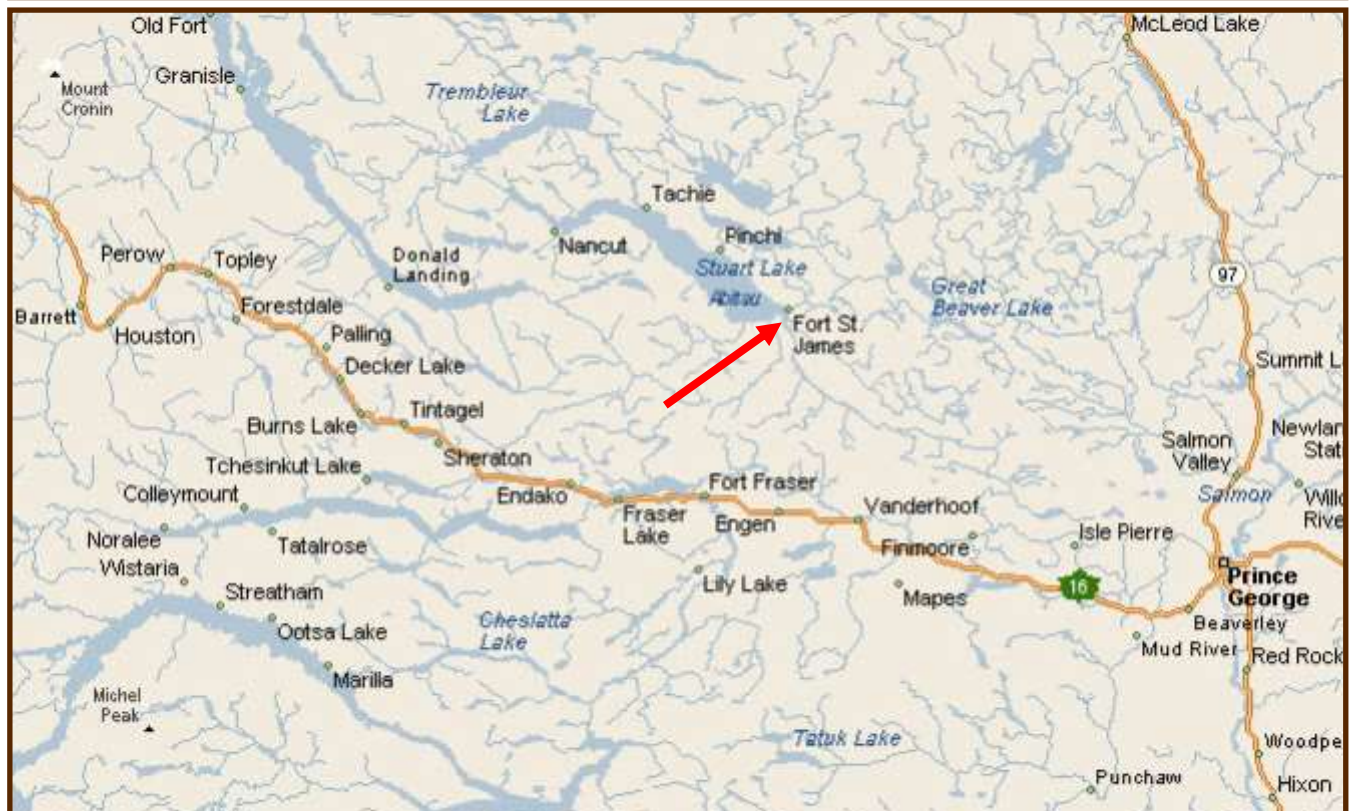
Fort St James Perison Airport is operated by the District of Fort St James and offers a 4,000 foot paved runway. There are no landing fees for aircraft. Several operators fly small aircraft from the airport and floatplanes on the lake. There are two helicopter companies based out of Fort St James offering competitive rates and availability.



Driving Times: Vancouver: 13 hours; Calgary: 13 hours; Edmonton: 12 hours; Prince George: 3 1/2 hours; Smithers: 1 hour

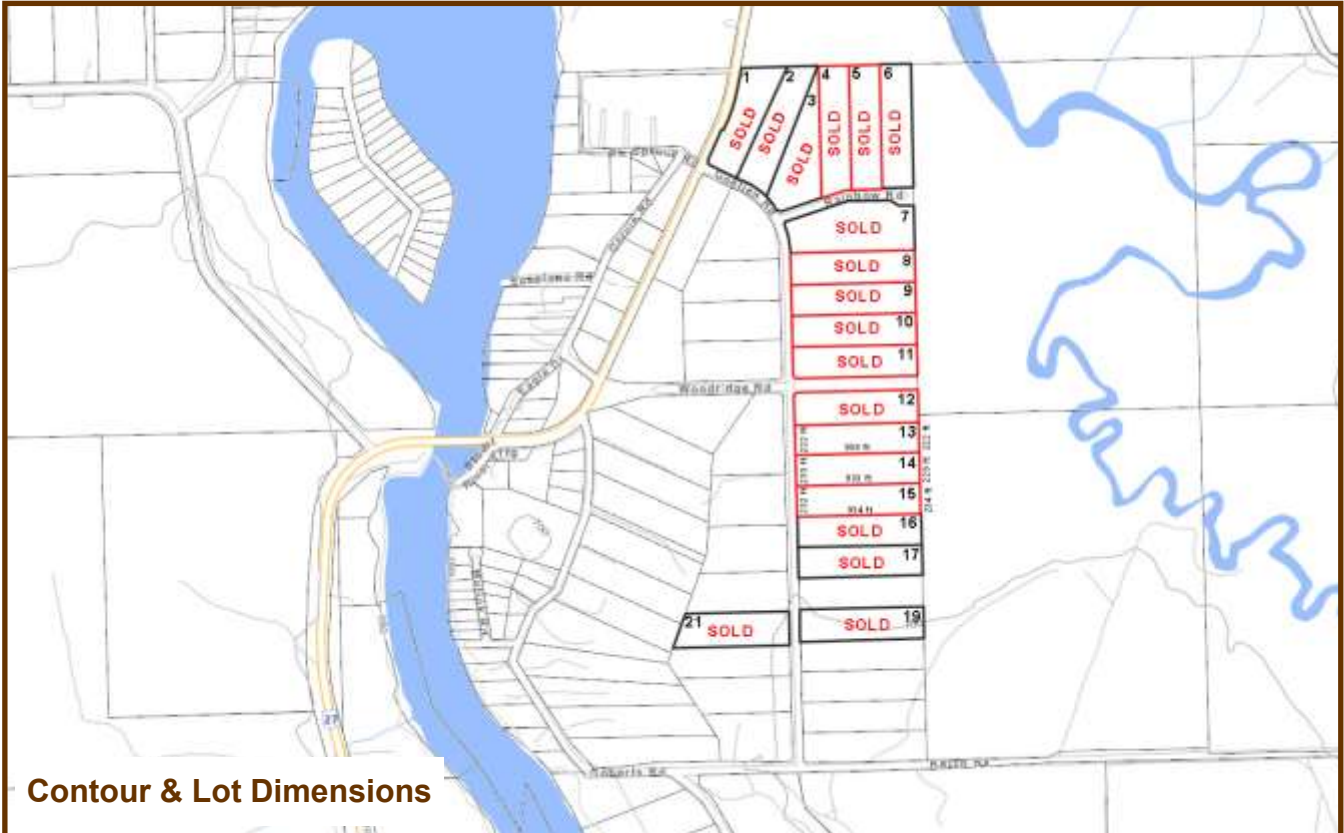
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Hwy 27 Past Lot 1

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Caledonia Estates

Recreation

Welcome to BC's Lake's District, a fishing paradise! Stuart Lake, seventh largest in the province (more than 55 miles (90 km) long and up to 8 miles (13 km) wide) is accessible by almost any street in Fort St James. This is a favourite fishing lake, not only for the locals but for fisherman from all over British Columbia, Alberta and the United States who come to travel the Stuart/Trembleur/Takla Lake system. Cast your rod for Salmon, Rainbow & Lake Trout as well as Whitefish and Chub.

Looking for a little more quiet? There are hundreds of lakes and kilometers of river systems within a short driving distance from the Caledonia Estates. Fish for Trout and Whitefish in lakes like Camsell, Shass and McKnabb. You can fish in a different lake for as long as you stay.

There are two marinas in Fort St James- the Cottonwood Marina and the Pitka Bay Marina. Stuart River Campground, located close to the Caledonia Estates has a boat launch, as do and several of the Forest Recreational Sites in the area.

Head out to the sandy beaches of the Fort St James area. Stuart Lake has many large, beautiful, sandy beaches along its expansive shoreline. It is both a summer and winter recreational area, with a large number of cabins scattered around the lake, mainly at the southeast end at Sowchea Bay. Sowchea Bay and Colony Point have a large number of recreational residences, a few resorts and many beaches. The two provincial parks located 15 minutes away; Sowchea Bay Provincial Park and Paarens Beach Provincial Park both have access to Stuart Lake, for swimming, boating and other water sports.



Local Marina



Homes near Caledonia

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Caledonia Estates

Recreation

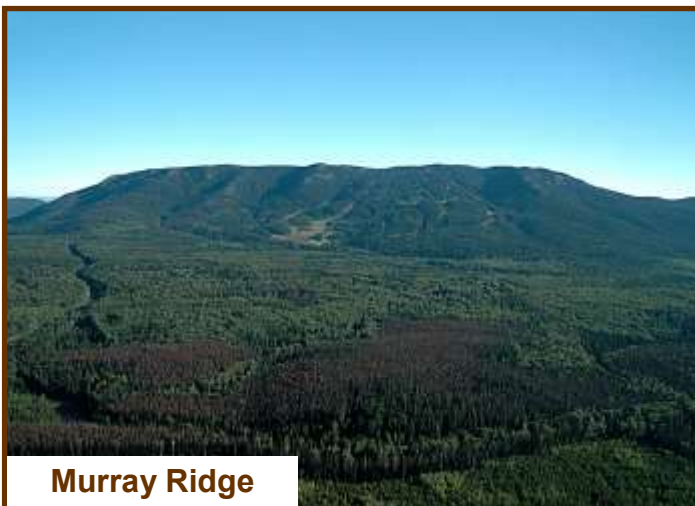
The Stuart/Trembleur/Takla Lake system is well known for its amazing canoeing and kayaking experiences. A person can travel from Stuart Lake up the Tachie to Trembleur Lake, up the Middle River to Takla Lake, to the Driftwood River, an unspoiled waterway of some 175 miles (281 km).

The vast forestlands around Stuart Lake offer infinite opportunities for wilderness camping, hunting and hiking. Animals making their homes in this area include grizzly bear, wolf, mule and white-tail deer, lynx, fox, beaver, marten, otter, and wolverine.

In town, the fully restored Fort St James National Historic Site has town buildings dating back to the 1880s. This place displays the largest group of original wooden buildings representing the fur trade in Canada. Interpretive and interactive exhibits are staffed by workers dressed in period pieces. It is open Victoria Day long weekend through September 30th. Other links to our province's history include the First Nation's pictographs, seen in 21 locations on the north shore of Stuart Lake, Our Lady of Good Hope Catholic Church, monuments to legendary bush pilot Russ Baker and Sir Johan Pitka, and the Tom Creek Steam Shovel.

In Fort St. James there is a covered ice arena for hockey and skating, a curling rink, and movie theatre. The Stuart Lake Golf Club is a nine hole golf course and driving range overlooking Stuart Lake. Hiking, mountain biking and snowmobile trails are available, and several campgrounds are located right off the lake. July boasts the Cottonwood Music Festival, with thousands of people attending for three days of bluegrass and country music from Western Canadian artists.

When winter comes to Fort St James, the recreational possibilities don't end. Close to Fort St. James is the Murray Ridge Ski Hill, which boasts the longest T-bar in North America. There is over 18 miles (30 km) of major alpine runs, 12 miles (20 km) of groomed & track set cross country ski trails, and a 2.2 mile (3.7 km) lighted loop for night skiing. Stuart Lake is great for ice fishing, and there are opportunities for skating, dog sledding and snowmobiling.



Murray Ridge



Lot 13

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Caledonia Estates

Area Data

With a population of around 4,500, the District of Fort St James has strong links to the forestry, mining and tourism industries. Key projects include:

- Mount Milligan Mine— Centerra Gold recently purchased parent company Thompson Creek Metals for \$1.1 billion (USD).
- Fort Green Energy Project – a 40MW biomass energy production project with a 30 year energy purchasing agreement with BC Hydro. This project has an estimated investment of \$140 million.

The town has five motels, two “bed-and-breakfasts”, a small shopping mall, two grocery super-markets, a post office, a drug store, a hospital and a golf course. There is a volunteer fire department with two fire halls. The Stuart Lake Hospital, offers medicine, surgery, obstetrics, pediatrics, laboratory, x-ray and dietary services, and there is a dental and medical clinic in town. There is a RCMP detachment, two elementary schools and a secondary school.

The District of Vanderhoof, a 50 minute drive from Fort St James, is the service centre for this area. A regional hospital, health care unit, dental clinics, physiotherapy clinic, financial institutions, seniors housing, and numerous service and government organizations are based here and serves the larger region. Forestry, agriculture and tourism support this community of over 4,000 people.



Homes near Caledonia



Fort St. James



Fort St. James

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Caledonia Estates

History

Fort St. James was founded by Simon Fraser in 1806 and was referred to as the Stuart Lake post until 1822 when it became Fort St. James. It was the chief fur-trading post and capital of the large and prosperous district of New Caledonia, the birthplace of British Columbia. In 1821 the fort became a Hudson's Bay Company post. Today, five of the original buildings survive, including a storehouse and salmon cache.

The Indian name for the site, "Na-'Kra'ztli" means "arrows floating by" and refers to a legendary battle with dwarfs, which left the Stuart River full of arrows where it leaves the lake. The grave site of one of the greatest chiefs known to Carrier First Nations is located near the Stuart River, as Chief Kwah requested when he died.

Services

Power and phone are located to the property line. Natural Gas is available for all properties except Lot 5. The properties can be accessed year round by Highway 27 and on gravel roads in the subdivision.

Vegetation:

The properties are covered in Aspen trees with scattered Spruce.

Zoning:

H1 (Small Holdings). These properties are also designated "Residential" under the Fort St. James Rural Official Community Plan (OCP) which allows for low density residential, agricultural, recreational and other unobtrusive uses.

Legal

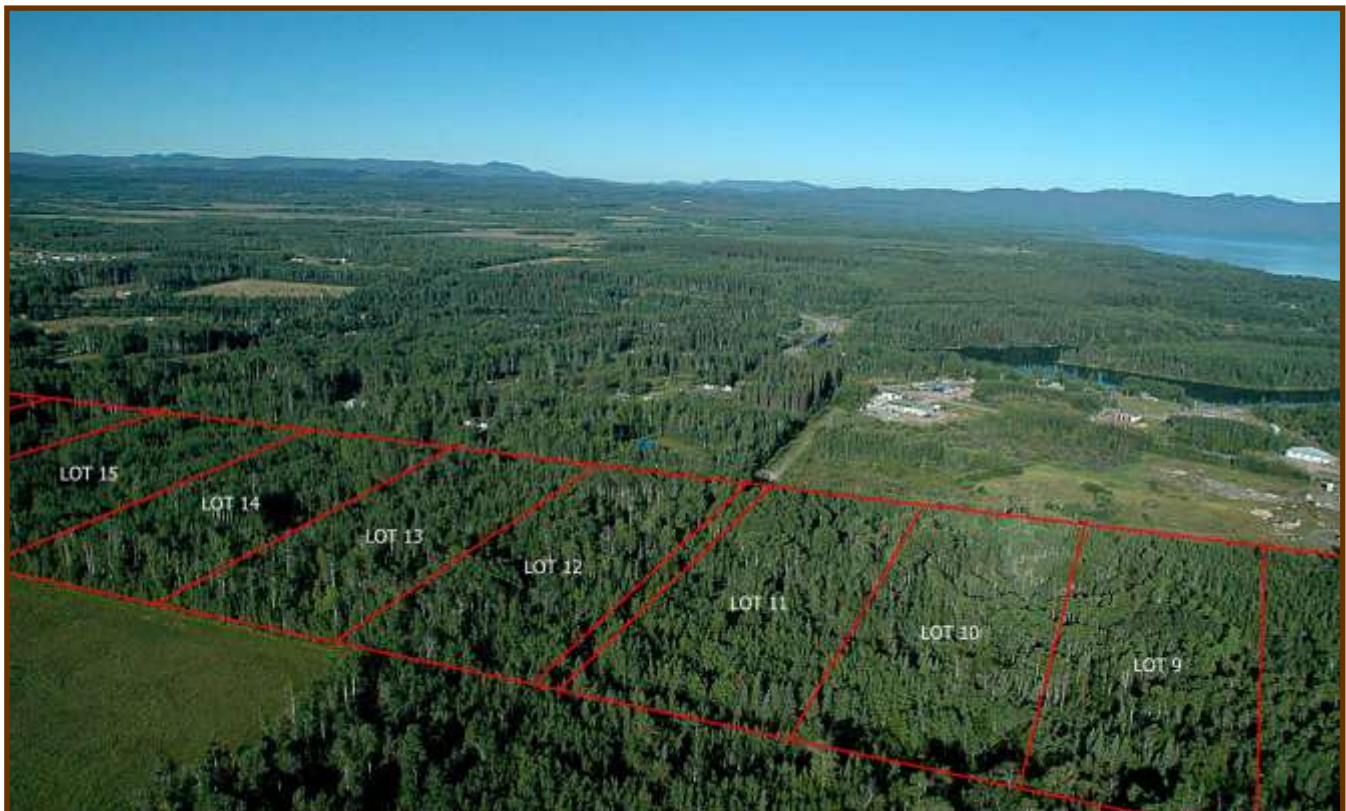
Lot: 1-19,27; PI: 9563; DL: 314; LD: Coast Range 5 (14)



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.

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Caledonia Estates

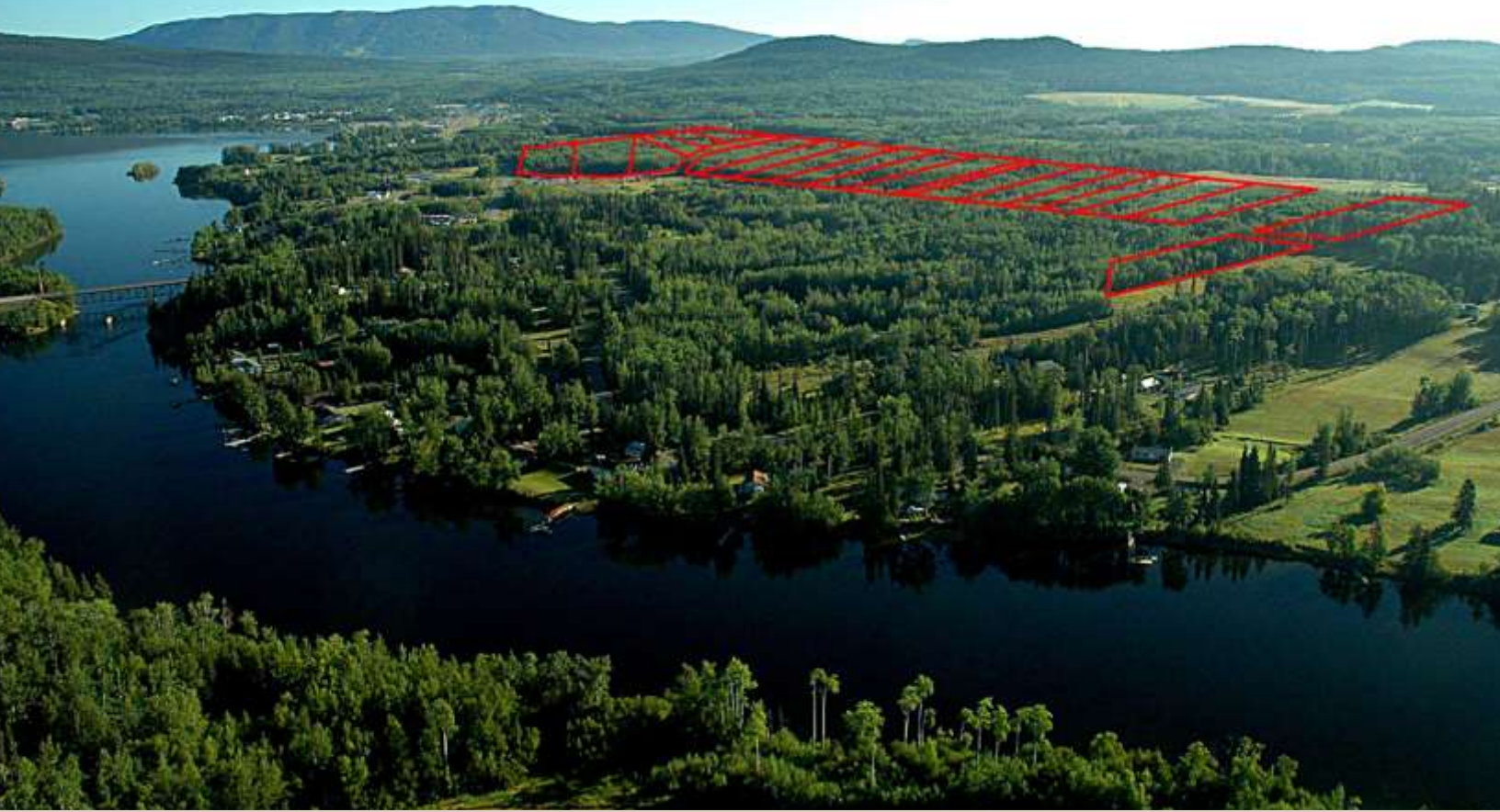


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Caledonia Estates

Omineca Region, British Columbia



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