

# RESORT PROPERTY & BUSINESS FOR SALE



## CRYSTAL SPRINGS RESORT

Lakefront resort property

[www.crystalspringsresort.ca](http://www.crystalspringsresort.ca)

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**\$1,955,000**

3504 Hwy 97,  
Lac La Hache,  
British Columbia  
VoK iTo

# BUSINESS HIGHLIGHTS

- Turnkey business, docks, RV campsites, 4 cabins, store, workshop all included
- Popular resort with many repeat campers, some very long term
- Investments in updates to water system, removable docks with ramps
- Includes a home for owners to use as well
- Excellent location just across the highway from Provincial campground
- Website in place
- Approximately 1200 feet of pristine lake frontage
- Fiberglass docks for boat moorage and boat rental
- Highway frontage/access
- Large heated shop
- Business includes considerable hard assets, land, cabins, full service RV sites, docks & other equipment
- Owners willing to train and transition buyer



# BUSINESS SUMMARY

Discover this expansive family-friendly waterfront campground and Log Cabin property spanning over 10 acres with approximately 1200 feet of pristine lakefront. This versatile estate offers a variety of amenities and facilities, making it perfect for both personal enjoyment and potential business opportunities. The sale includes properties with two separate titles.

The resort features 38 full hook-up sites, each wired for 50 amps, and serviced by two water systems: one for drinking water and one for irrigation. Additionally, there are 5 power and water sites, and 11 tent sites, providing ample space for guests or family gatherings. 17 - 8ftX30ft fibreglass docks

To ensure a reliable water supply, the property is equipped with a backup generator for the main water system, UV lights, and a filtered water system with a 1200-gallon storage tank. The computer-controlled water pump maintains a constant pressure of 40 psi, ensuring consistent water flow throughout the property.

This unique property offers a blend of natural beauty, modern amenities, and potential for future development. Whether you're looking for a serene retreat, small business or an investment opportunity, this estate has everything you need.

# OPPORTUNITIES ARE ENDLESS

There is potential to increase income and reduce seasonality if new owners desire through opportunities such as:

- boat rentals or repairs
- RV repairs and service
- store enhancement
- 2 sites ready for additional cabins
- potential for more sites and more cabins
- large heated workshop provides opportunity for secondary business
- 2 additional smaller properties/titles available for purchase if buyer chooses

The perfect opportunity for a lifestyle change - consider a family run business while working from home or semi-retirement with a seasonal business while still enjoying seasonal retirement.

The opportunities are endless - It's all up to you!



# ACCOMMODATIONS

Accommodation options include three fully equipped cabins with natural gas water and heating, and one fully equipped cabin with electric utilities. There are also two sites with 60 amp power, water, and sewer connections, ready for future cabin development.



For communal activities, the beach house offers a perfect venue for get-togethers and events. The property also includes an office, a store, a coin laundry facility, and a spacious four-bedroom house with panoramic lakeview, providing all the conveniences needed for comfortable living or hosting guests.

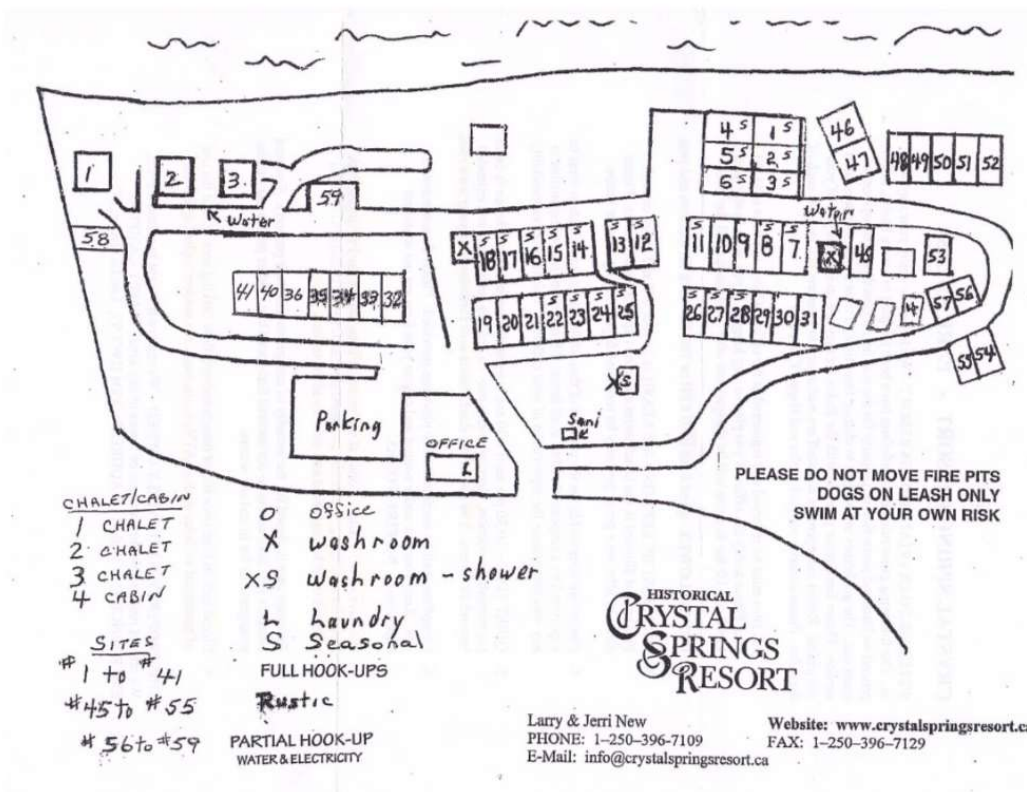
The property is well-equipped with essential facilities, including one washroom with coin-operated showers, toilets, and sinks, and two additional washrooms with toilets and sinks. A large 40-foot by 50-foot shop with in-floor heating is ideal for storage or various projects.

# SALE INCLUDES

- 10+ acres approximately 1,200 feet lakefront, with 2 separate titles
- 38 full hook up (50 amp wired) 2 water systems, one drinking water, one irrigation 5 power and water sites
- 11 tent sites
- 3 cabins fully equipped, natural gas water and heat
- 1 cabin fully equipped electric
- 2 sites with 60 amp water and sewer for future cabins
- beach house for get togethers
- office, store, coin laundry, 4 bedroom house
- 1 washroom coin showers, toilets, sinks
- 2 washrooms toilet, sink
- large 40 foot X 50 foot shop, in floor heat
- backup generator for main water system
- uv lights and filtered water system with 1200 gallon storage tank  
computer water pump constant 40 psi
- 580 Super K Backhoe
- 17 Fibreglass Copper Island docks (30' x 8')
- 4 Fibreglass ramps/dock
- Water truck & water pump
- 3 golf carts
- Ride-on lawnmower
- Picnic tables (approx 60+)
- Fire pits, portable fire pits
- Propane stove in picnic shelter



# RESORT MAP & IMPROVMENTS



Current owners have made numerous improvements and expansion of the property during their ownership period. The list of enhancements is extensive and includes both foundational improvements to services, water supply, and other areas, as well as buildings with potential such as the shop. There are 2 additional smaller properties adjacent to the resort that are also available for purchase if a buyer chose.

# 2025 RESORT RATES

<b>Rustic (No services)</b>	<b>\$40.00 + taxes</b>
<b>Power/Water</b>	<b>\$46.00 + taxes</b>
<b>Power/Water/Sewer</b>	<b>\$50.00 + taxes</b>

Camping prices based on up to 4 persons + 1 Vehicle per site

\$5.00 for each additional person; \$2.00 for each pet

\$5.00 for each additional vehicle – please park in the parking lot

We have a “**No Visitor**” policy – contact the office for any special arrangement  
(Charges will apply)

**Campsite Check in: 12:00 – 9:00 pm; Cabin check in: 3:00 pm – 9:00 pm**

**Resort Gate Closed 9:00 pm – 7:00 am – Please make arrangements with the office for any late check ins or early departures**

Monthly Camping (28 days)	\$1,300.00 + taxes
Seasonal Rate (mid-May to October) (weather permitting)	\$3,900.00 + taxes
Boat Moorage	\$10.00 day + taxes; \$200.00 month + taxes \$450.00 season + taxes
Large Chalet #1 and #3	\$250 nite + taxes(based on up to 4 persons)
Smaller Chalet #2	\$200 nite + taxes(based on up to 2 persons)
Cabins	\$170 nite + taxes(based on up to 2 persons)

Additional charges: \$25 per additional person and \$10 per pet per nite + taxes

R.V., Boat or Vehicle Storage	\$5.00 per nite; (minimum Charge \$5.00)
Winter or Summer Storage	\$50.00 month + taxes

<b>DEPOSITS:</b> Camping sites	\$60.00 per site or cost of stay (if lower)
Monthly/seasonal sites	\$200.00
Cabin/Chalet	200.00 for up to 7 days;\$400.00 for 7+ days

**PAYMENTS:** Reservation Deposit to be paid at time of booking. Full Payment for camping to be paid 10 days in advance of arrival. Full Payment for Monthly camping and Cabin/chalets to be paid 21 days in advance of arrival; Seasonal camping to be paid by April 15

**REFUND POLICY:** No Refund for Reservation Deposits. No Refund on Full Payments when paid. No Refund for any reason for cancellations, late arrivals or early departures. Please do not ask.

**We hope you enjoy your stay with us – Happy Camping!**

Larry and Jerri, Crystal Springs Resort



# SALE INCLUSION LIST

## SHOP

Generator  
4 post car lift  
1300 gallon water storage tank  
2 UV lights  
4 water filters  
Continuous 40 lb water pump  
3 highway vans for storage  
Rakes, shovels  
Electrical plumbing supplies

## BOAT RENTAL SHACK

Fibreglass canoe  
4 kayaks  
Peddle boat  
2 water bike surfers  
3 aluminum fishing boats  
2 outboard motors  
Life jackets  
Paddles, oars

## LAUNDRY ROOM/STORE

2 coin washers; 2 coin dryers  
1 air conditioner  
Cash register  
2 freezers  
2 coolers  
Metal & other shelving  
Brochure rack  
Portable fan  
Inventory/supplies

## CHALETS/CABINS

Cabin furniture including couch, table, chairs, coffee tables, end tables, beds, dressers, lamps, wall hangings  
Appliances include fridge, stove, microwaves, vacuums, toasters, coffee makers, clock radios, water dispensers  
Pots, pans, cutlery, dishes, utensils, brooms/mops  
BBQ  
Bedding, pillows, linens  
Extra linens & towels  
Extra dishes, utensils

## HOUSE/OFFICE

Appliances including fridge, stove, microwave  
Fridge  
Curtains/blinds  
Table  
Fax machine  
Landline phone

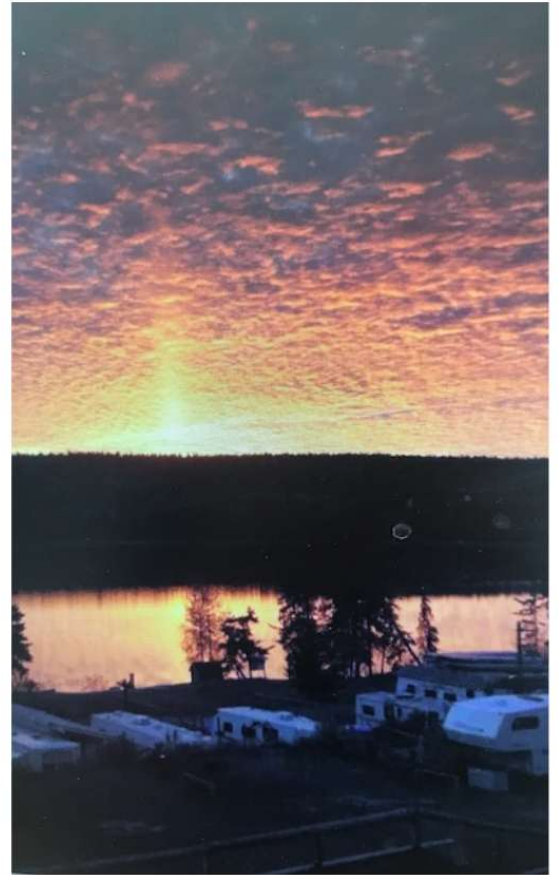
## CARETAKERS HOUSES

Natural gas furnace & hot water tank

## BEACH HUT

Propane stove  
Woodburner  
Furniture, including sofas, tables & chairs  
TV  
Coffee urns, cutlery

# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# CABIN PHOTOS







## ABOUT LAC LA HACHE

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Lac La Hache is located in the Cariboo Chilcotin Coast region of British Columbia, and situated about 20km (12 mi) north of 100 Mile House on Hwy 97, 71 km (44 mi) south of Williams Lake. History has it that the lake got its name when a French Canadian fur trader dropped his axe into a remote Cariboo Lake while ice fishing.

The name Lac La Hache translated into English means” Lake of the Axe” and has remained the name to represent this beautiful lakeshore destination. This area is rich in tales of fur traders, gold seekers and cattle ranchers. Both the Shuswap and Chilcotin First Nations inhabited the area.

Long before the lure of wealth brought the fur traders west, the Shuswap Indians established pit houses

near the present day village of Lac La Hache. The Chilcotins named the lake Kumatakwa, meaning Chief or Queen of the waters.

The small, friendly community of Lac La Hache boasts that it is the “Longest Town in the Cariboo”. Highway 97 skirts the entire 18-kilometre shoreline of this beautiful lake in its rolling Fraser Plateau setting. As a result of the realization that this part of the country is both beautiful and easily accessible,

Lac La Hache and the 100 Mile House district have recently seen families and investments moving here post Covid-19, bringing talent and energy into the region.