

Active
R3097516
 Board: V, Detached
 House with Acreage

13168 POWELL LAKE

\$12,500,000 (LP)

Out of Town
 Out of Town
 V8A 4J4



Days on Market: **5** List Date: **3/5/2026** Seller's Acceptance Date:
 Orig. Price: **\$12,500,000** Expiry Date: **11/12/2026** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 2023
Frontage (feet): 5,700.00	Bedrooms: 0	Age: 3
Frontage (metres): 1,737.36	Bathrooms: 7	Zoning: RURAL
Depth / Size:	Full Baths: 7	Gross Taxes: \$6,424.00
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2025
Lot Area (acres): 105.00	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain:	P.I.D.: 025-737-872	Tour:
View: Yes : lakefront and mountain		

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Septic**
 Sewer Type: **Septic** Water Supply: **Other-Licensed**

Style of Home: **2 Storey, Other**
 Construction: **Frame - Wood, Log**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Heat Pump, Propane Gas, Solar**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Other**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Legal: **LOT 1 DISTRICT LOT 3906 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP7222 ACCESS BY WATER ONLY; DISTRICT LOT 3906 GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; LOT A (REFERENCE PLAN 3122), SECONDLY; PART SUBDIVIDED BY PLAN BCP7222 **INTERBOARD DOUBLE EXPOSURE PRSCREB**
 Amenities: **Air Cond./Central, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Wheelchair Access, Workshop Detached**
 Site Influences: **Private Setting, Recreation Nearby, Treed, Waterfront Property**
 Features: **Air Conditioning, Clothes Washer/Dryer, Drapes/Window Coverings, Free Stand F/P or Wdstove, Freezer, Oven - Built In, Pantry, Refrigerator, Security System, Storage Shed**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	4,371
Finished Floor (Above):	1,565
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	5,936 sq. ft.
Unfinished Floor:	0
Grand Total:	5,936 sq. ft.
Flr Area (Det'd 2nd Res):	1,200 sq. ft.

Floor	Type	Dimensions
Main	Great Room	55'x80'
Above	Loft	35'x45'
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Bathrooms	#Pcs
Main	3	3
Above	3	3
Above	3	3
Above	3	3

Suite:
 Basement: **Crawl**
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **0** # of Rooms: **2**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **Heller Murch Realty - OFC: 604-518-9682**
 List Desig Agt 1: **Wednesday Hudson - Phone: 236-688-8466**
 List Broker 2: **wednesdayhudson@gmail.com**
 List Desig Agt 2: **3:**
 Buyer's Broker 1: **3:**
 Buyer's Agent 1: **2:**
 Owner: **0839322 BC LTD; INC. BC. BC 0839322**
 Commission: **1.5%**

Appointments: **Phone L.R. First**
 Call: **Wednesday Hudson**
 Phone: **236-688-8466**

Occupancy: **Owner**

Realtor Remarks: **Information package available for qualified buyers. Viewings required 3 days notice - access by boat from Shinglermill marina - seaplane base to downtown Vancouver. Measurements are approximate - to be verified by Buyer if deemed important. Sale includes all marine craft and chattels except artwork and personal items.**

Nestled in the most sheltered & warmest part of pristine Powell Lake, on the Sunshine Coast of S.W. British Columbia, historic Rainbow Lodge is an off-grid, boat access only, legacy property featuring 5700' of lakefront & 105 acres of subdividable land. In addition to the timber-frame main lodge (built in 2023), this meticulously constructed & refined turnkey sanctuary consists of 8 outbuildings, including an owner's cabin, 2 guests cabins, events space, studio, bunkhouse, workshop shed & large storage shed. The infrastructure is state-of-the-art and suitable for commercial usage. The combination of lakefront PRIVACY, warm & pristine water & near-new construction is extremely rare PLUS the Lodge is easily accessible from YVR or by float plane from D/T Vancouver. Serious inquiries only.