



4955 KAMLOOPS-MERRIT HWY 5A , MERRITT

Presented by

Aidan Myhre

Real Estate Professional



JANE HOFFMAN
REALTY



4955 KAMLOOPS-MERRIT HWY 5A , MERRITT

A rare opportunity to own 28 acres of pristine waterfront with an extraordinary 1,675 feet of shoreline on beautiful Nicola Lake. Conveniently located between Merritt and Kamloops and 3 hours from Vancouver, this private retreat offers breathtaking lake and mountain views, remarkable potential, and a peaceful setting with minimal road noise.

Formerly the Nicola Marina & Campground, the property offers a rich history and endless possibilities as a private family retreat, recreational getaway, or legacy estate. A charming waterfront guest cottage sits just steps from the shoreline, featuring a vaulted wood ceiling, open-concept living and sleeping area, kitchen, 3-piece bath, and covered deck overlooking the lake.

The main residence offers a warm cabin feel with vaulted wood ceilings, comfortable living and dining spaces, three bedrooms, two bathrooms, an upper-level den, and a bright enclosed sunroom framing the surrounding landscape. Large windows create a seamless connection to the spectacular setting.

Surrounded by nature, the property features expansive waterfront, mature landscaping, abundant parking for family and guests, and endless opportunities to explore, relax, and entertain and only 10 mins from Merritt.

Spend your days on the lake and evenings around the fire while creating memories for generations to come. A truly rare waterfront offering with exceptional privacy and unlimited potential.

DETAILS

Address	4955 Kamloops-Merrit Hwy 5A , Merritt, BC, V1K 1R2	Bedrooms	3
City	Merritt	Bathrooms	2
		Finished Area	1,478 Sq. Ft.

SPECIFICATIONS

Lot Size	28 Acres	Zoning	RL-1
Water	Well	Legal Description	DISTRICT LOT 199 KAMLOOPS DIVISION YALE DISTRICT
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Easy Access, Views, Private, Waterfront, Near Golf Course, Irregular Lot, Rural		
View	Lake, Mountains, Water, Panoramic		
Waterfront	Lake, Waterfront		

BUILDING FEATURES

Finished Area	1,478 Sq. Ft.	Parking	Open
Year Built	1960	Construction	Wood Siding, Wood Frame
Heating	Electric, Baseboard	Foundation	Concrete Perimeter
Interior Features	Den	Exterior Features	Private Yard, Storage, Fire Pit, Water Feature

ROOM SIZES

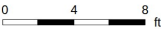
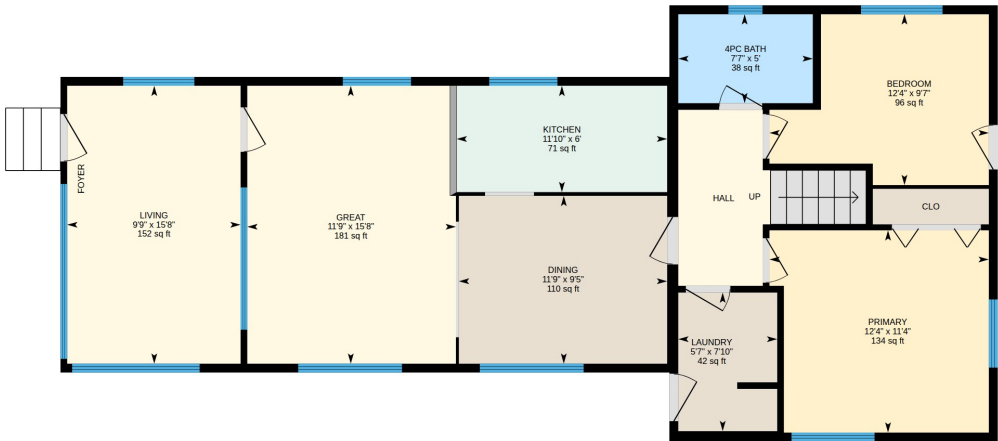
Main Level	Second Level
Kitchen: 8'0" x 11'5"	Den: 11'4" x 17'7"
Dining Room: 6'5" x 7'0"	Bedroom: 9'3" x 11'4"
Living Room: 12'4" x 16'3"	2-Piece Bathroom: 5'4" x 5'10"
3-Piece Bathroom: 5'6" x 6'7"	
Primary Bedroom: 11'4" x 12'4"	
Laundry: 7'10" x 5'7"	
Bedroom: 9'7" x 12'4"	
Sunroom: 15'8" x 9'9"	
Dining Room: 9'5" x 11'9"	
Kitchen: 6'0" x 11'10"	
Living Room: 15'8" x 11'9"	
4-Piece Bathroom: 5'0" x 7'7"	





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Main Floor Exterior Area 1023.19 sq ft
Interior Area 947.10 sq ft



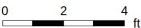
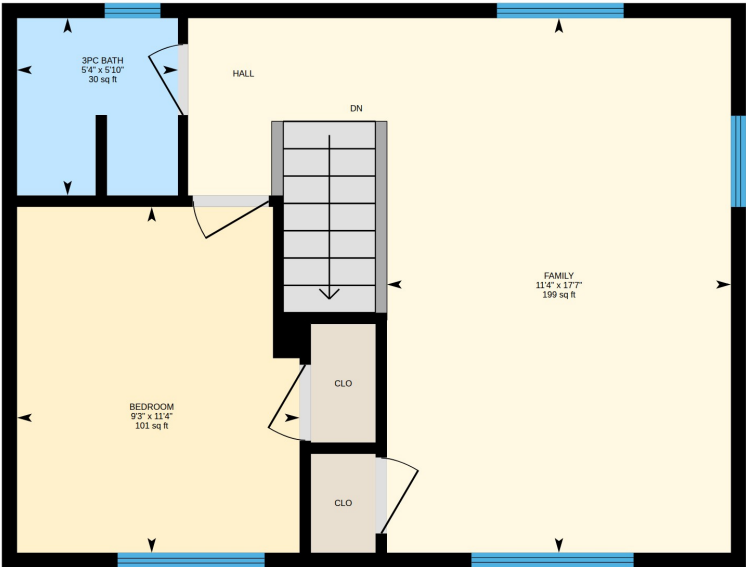
PREPARED: 2026/06/25



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

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Upper Level Exterior Area 454.61 sq ft
Interior Area 412.84 sq ft



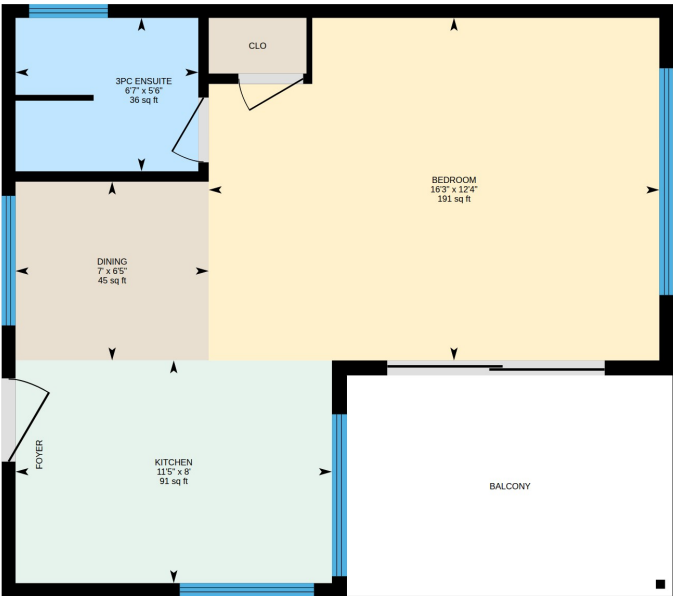
PREPARED: 2026/06/25



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Detached Cabin Interior Area 377.38 sq ft



0 2 4 ft

PREPARED: 2026/06/25



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EXCEPTIONAL FEATURES

- Rare opportunity to acquire approximately 28 acres with an impressive 1,675 feet of shoreline on beautiful Nicola Lake, an extraordinary waterfront holding where land, privacy, and natural beauty take precedence
- One of the area's most remarkable legacy properties, offering an exceptional setting to create a private family estate or recreational retreat while preserving the property's spectacular natural surroundings
- Formerly home to the historic Nicola Marina & Campground, the property offers a unique chapter in the lake's history while presenting exciting possibilities for its next steward, subject to purchaser verification and applicable approvals
- Rolling hills, open grasslands, mature trees, and expansive shoreline create a landscape that feels both rugged and timeless, with breathtaking views stretching across Nicola Lake and the surrounding mountain ranges
- The diverse terrain provides countless opportunities to explore, gather, and enjoy the outdoors while maintaining an extraordinary sense of privacy and seclusion
- Two existing rustic cottages offer immediate recreational accommodation and serve as a charming reminder of the property's longstanding connection to the lake, while allowing the exceptional land to remain the defining feature
- Exceptional shoreline provides direct access to boating, paddling, swimming, fishing, and year-round recreation, creating an unmatched waterfront lifestyle for generations to come
- Located just 10 minutes from Merritt and approximately three hours from Vancouver, offering remarkable accessibility while feeling worlds away from everyday life
- A truly irreplaceable waterfront property where expansive acreage, extensive shoreline, and an unforgettable natural setting combine to create one of Nicola Lake's most distinctive ownership opportunities

Inclusions

- Admiral dishwasher
- Kenmore electric range
- Magic Chef refrigerator
- Frigidaire electric range (guest cottage)
- Norge refrigerator (guest cottage)

Mechanical

- Electric baseboard heating
- Thermostat (Norton)

MAIN COTTAGE

Sunroom

- Enclosed lakeside porch surrounded by windows capturing panoramic lake and mountain views
- Durable lino flooring creates a practical transition into the cottage
- An inviting space to relax while enjoying the waterfront setting

Living Room

- Vaulted wood ceiling enhances the rustic character, large windows frame beautiful views across Nicola Lake
- Generous opening to the enclosed porch extends the living space

Kitchen/Dining

- Vaulted wood ceiling adds warmth, wood cabinetry with durable lino flooring
- Window overlooking the surrounding landscape
- Separate dining area adjacent to the kitchen
- Comfortable setting for everyday meals with nearby lake views

Two Bedrooms – One Full Bathroom

- Primary bedroom features carpet flooring, a window provides natural light
- Second bedroom features carpet flooring, closet storage, and two windows
- 4-piece bathroom features lino flooring, single vanity, and tub/shower combination

Upper Level - Den

- Flexible den with carpet flooring, closet, and multiple windows providing abundant natural light

Upper Level - One Bedroom and One Bathroom

- The bedroom features carpet flooring, closet, and peaceful lake views
- 2-piece bathroom has lino flooring and vanity

Garage/Storage

- Lower-level garage provides practical storage for recreational equipment, vehicles, or seasonal items

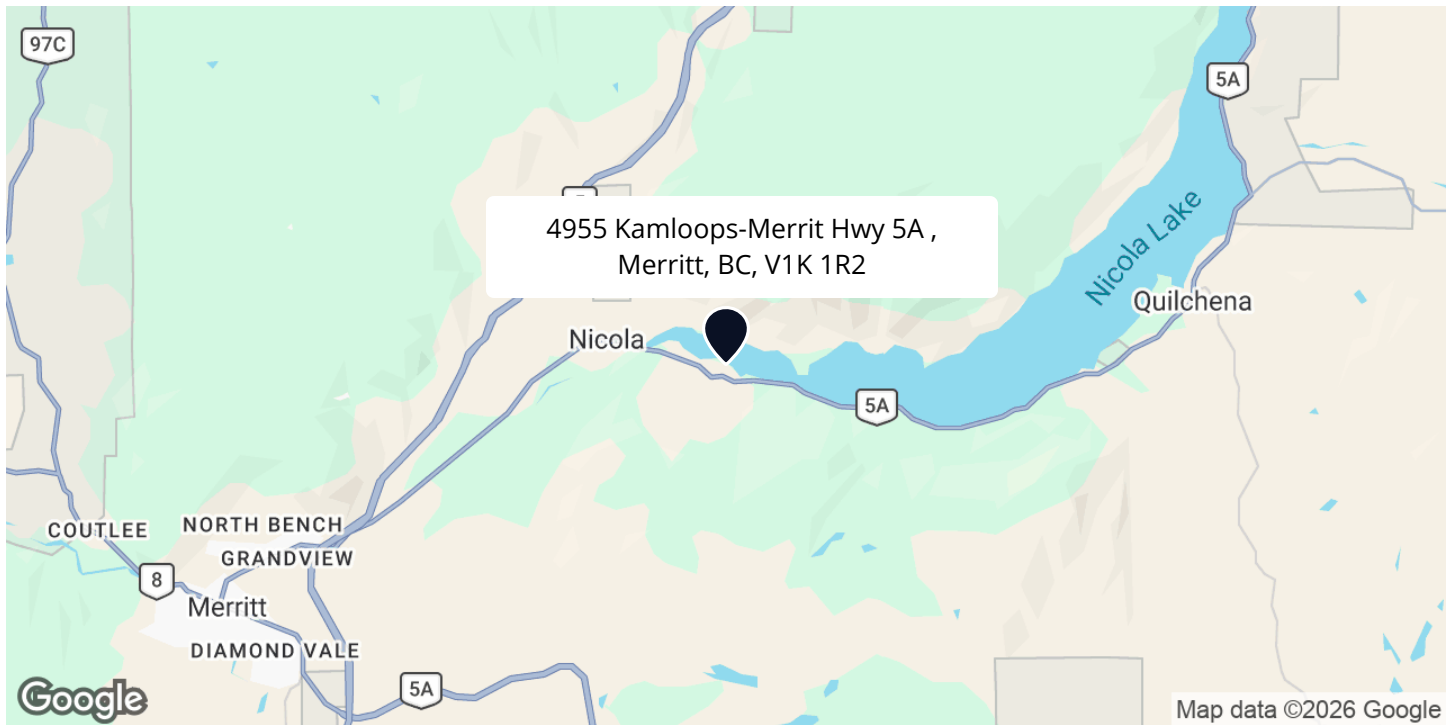
Guest Cottage - Living/Bedroom

- One-room rustic cottage with vaulted wood shiplap ceiling, large windows overlook Nicola Lake, ceiling fan and closet storage
- Sliding patio door opens onto the deck
- The covered outdoor deck with metal railing captures outstanding lake & mountain views, the ideal setting to enjoy the peaceful waterfront surroundings

Guest Cottage - Kitchen/Dining & Full Bathroom

- White cabinetry with stainless steel sink, laminate flooring
- Dining area flows into the open living space
- Window overlooking the lake
- 3-piece bathroom features laminate flooring, vanity, walk-in shower and privacy window

LOCATION





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Rare Opportunity To Own 28 Acres

With 1,675 Feet of Shoreline On Nicola Lake

Where endless shoreline, sweeping mountain vistas, and complete privacy come together to create an unforgettable lakeside retreat.

— Aidan Myhre

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JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



AIDAN MYHRE

Real Estate Professional

250-305-7652
aidan@janehoffman.com



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100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com