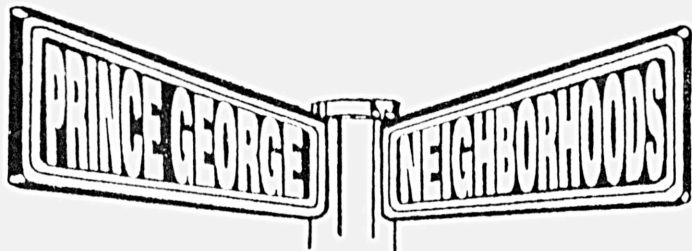




Your Guide to Prince George REAL ESTATE

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It's just a hop to Sykes Sub.

by BERNICE TRICK
Citizen Staff

Sykes Subdivision in Prince George is a study in wildlife. Especially frogs.

Every spring children — especially boys — head down to a natural pond area known as "the swamp" to see the frogs.

Not just a few frogs. Thousands of frogs.

"The whole ground moves with tiny frogs," said resident Sharon Bull, whose two young children are getting an early start in the study of nature.

As well, there's moose, fox, geese and tadpoles — lots of tadpoles.

Sharon and Doug live on a five-acre lot in the subdivision located on the western fringe of the city.

"We have space. Lots of space. It's a great place for the children to run.

"Compared to the city, there's little traffic, but lots of privacy," she said.

Wilderness areas offer skiing, hiking and snowmobiling. West Lake and the Aspen Grove Golf Course are not far away.

Bordered by Blackwater and Birch Hill roads and an undeveloped district lots, Sykes straddles Highway 16 West to make Sykes East and Sykes West the main entrances.

It's zoned rural residential and has no city services or paved streets.

The Official Community Plan indicates there's no plans for city services at this point, and its expected the area will continue to offer lots of four to five acres in size, said Kerry Patemen, senior planner at city hall.

There's a mixture of residences from mobile homes to large houses and farm yard settings.

The 250 residents live in homes valued from \$65,000 to \$220,000.

There are no parks or schools.

High school students attend College Heights secondary school or O'Grady Catholic high school while younger students go to Vanway elementary school.

The subdivision has no commercial enterprise or churches.

The closest major commercial shopping is College Heights shopping centre, while nearby churches include the Church of the Immaculate Conception and Westside Pentecostal Church.

Downtown Prince George is less than 30 minutes away.

Sykes Subdivision dates back to the late 1950s when Frank Sykes from Vancouver bought the property and developed Sykes Road.

East and West Purdue roads are named after the late Art Purdue who did road construction in the city.

Buckingham Road is named after brothers Howard and Buck, who managed Cariboo Dairy.

Reynolds Road is named after Jim Reynolds, an American who constructed his own road through property purchased in 1952 at a tax sale.

The family raised horses and grew hay on the property for about 15 years, according to Street Names of Prince George, a 1989 publication by the University Women's Club of Prince George.



Large homes on acreage lots range up to a value of \$220,000.



Development of large lots in Sykes Subdivision continues.

Citizen photos by Brent Braaten



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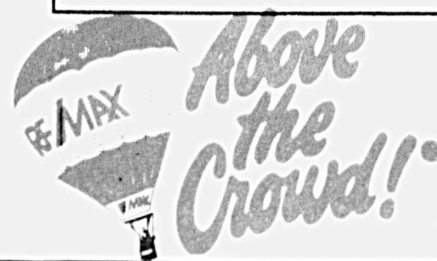
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