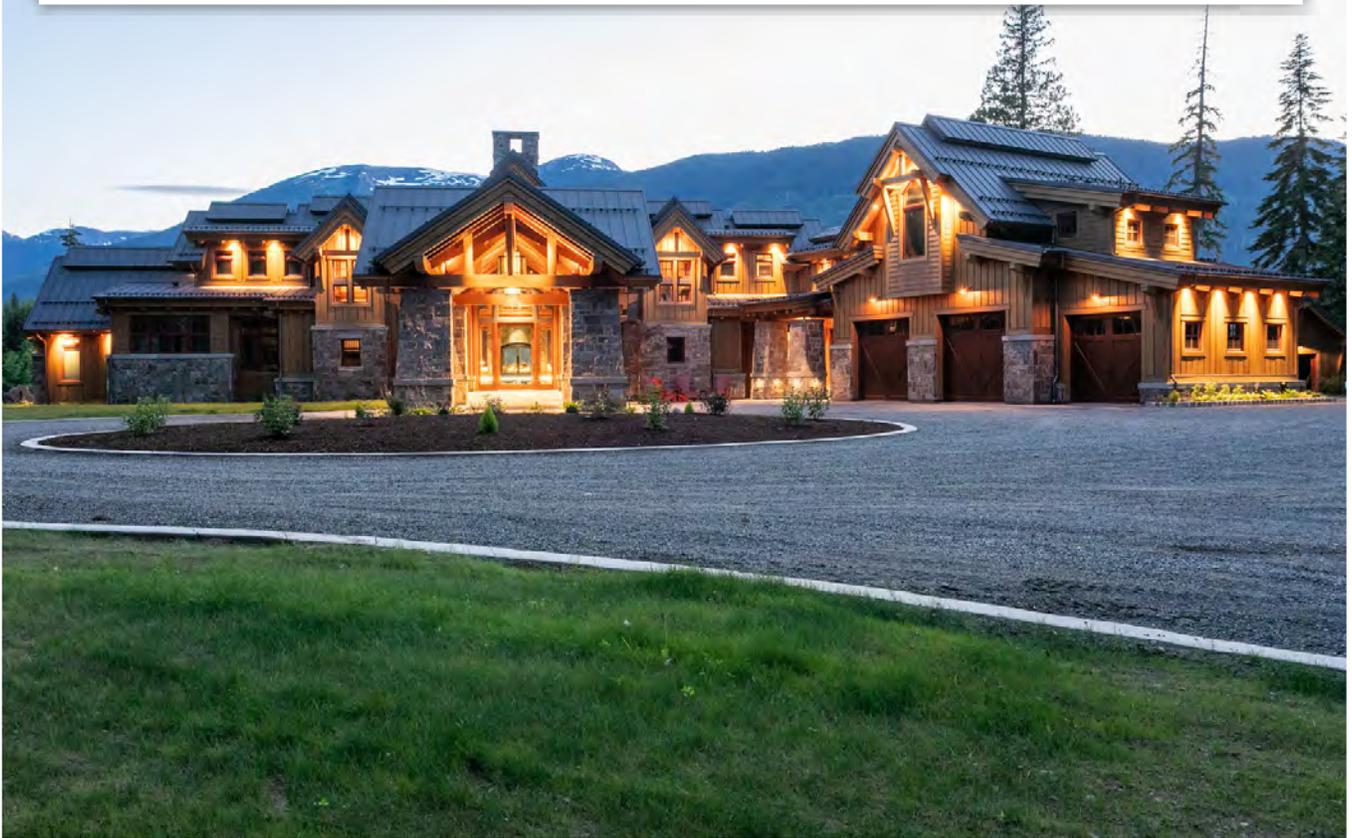




Skeena River Ranch
Terrace, BC



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Skeena River Ranch

Terrace, BC

PROPERTY DETAILS

Listing Number:	22192
Price:	\$14,995,000
Taxes (2021):	\$11,643.81
Size:	305 acres ~ 4 titles

LOCATION

963 Kozier Road Remo BC on the south side of the Skeena River about a 12-mile drive from the Terrace Airport.

DESCRIPTION

The "Skeena River Ranch" is a world class ultra luxurious riverfront retreat on a 305-acre ranch on the Skeena River near Terrace, BC.

The home is a showpiece of old growth Douglas fir post and beam construction clad in nothing short of the best. Full thickness Montana stone inside and out, as well as the finest clear grade edge grain BC Western red cedar to be found. Aluminum clad wood windows and metal standing seam roofing help this home battle the elements. The finished product is the result of the collaborative efforts of Foreshew Design Associates, BC Timberframe, Daintree Design Studio and local craftsmen Roland's Joinery.

Entering through the automatic gate off Kozier Road, a drive cut through towering pines eventually gives way to glimpses of the splendor that awaits. The formidable structure crafted by Foreshew Design

Associates is a spectacle to behold, yet the scale feels right at home in this vast Northern BC setting. Around the circular driveway to the port cochere, the view continues through the massive oversize front door, through the double-sided fireplace and out the windows of the great room, the outside is drawn in at every opportunity.

The finished area totals 6,475 ft² with 2 super deluxe master bedrooms, 4 guest suites and 8 bathrooms. Brilliant artistic design, décor, and minute attention to detail orchestrated by the team at Daintree Design Studio is evident in every single aspect of the home's interior. From cohesive flow and functionality to the custom hand made cabinetry and interior furnishing, no detail was overlooked. Custom millwork and meticulous metalwork throughout is a fine example, executed by the master craftsmen at Rolands Joinery.

Soaring fir clad ceilings, dramatic floor to ceiling fireplace, and mountain views make the great room totally stunning. In-floor radiant heat throughout extends to the deck outside so you can enjoy the 5' round firepit all year-round without a shovel in sight.

The state-of-the-art dream kitchen features 2 islands, one with a 4" thick x 4' x 9' solid, edge grain oak countertop with custom designed stone inlay, wraps the 48" Wolf Dual Fuel Range under a gorgeous custom range hood, a chef's paradise.

The main area cabinetry is consistent throughout the main kitchen and fully equipped butler's pantry, tap room, gear room, fly-tie station, reading nook and both master suites. All are finished in rustic white oak with highlighted saw marks to emphasize

the homesteading charm, oiled metal accents and counter tops of honed finished quartzite for aesthetic appeal and unprecedented durability.

The top of the line appliance package in the kitchen, butler's pantry and tap room are integrated into the project with custom millwork panels. Not to mention the high calibre plumbing line inclusive of anti-bacterial hammered copper sinks.

The bar is a work of art with a 5" thick live edge fir bar, 2" logging cable footrest, dishwasher, ice maker, cooler and 2 keg coolers supplying beer taps with custom SRR signature logos. The adjoining viewing room with doors opening to inside and out is the perfect place to relax, light a cigar and watch the abundance of wildlife from the comfort of your indoors.

The main staircase off the entry is made of solid oak treads and custom designed and fabricated metal stringer, railing and pickets. Lit with LED step lights and markers along the way, the stair wraps up to the bridge overlooking the entry and great room and leads to the 2 upper primary suites. Complete with custom built-in headboards and bed frames, the primary bedrooms are a comfort unto themselves. Each coupled with a four-piece ensuite, entertainment system, and walk-in closet.

The remainder of the main floor consists of a custom-built gear room with individually heated lockers and pull-out rod holders. The associated main floor bath is equipped with a steam shower to ease the aches of a full day fishing on the river. Full size Laundry with double sets of washer and dryer easily handle the load of a home with sleeping capacity of 16. The west wing houses the two lower floor suites, complete with custom alder vanities in their three-piece en-suites and built-in closets. A second stair from the gallery with custom oak board and batten wainscotting and 2" logging cable as a handrail leads to the upper east wing. A fly-tying station is located above, where

you can look down onto the gear room, tie your next masterpiece and dream of the battles to come. Two other bedrooms, both with built-in millwork and 2 double storage beds each have a three-piece en-suites. The three-car attached garage is great for vehicles, boats, and ATVs and snowmobiles, with the third bay being a drive-through. If the sleeping capacity still isn't enough, there is a fully serviced RV site adjacent the house.

Sonos sound throughout the entire home and deck. Lutron lighting systems inside and out put an exclamation mark on the overall excellence of the home. A Kohler 50 kW propane generator situated in its own quant auxiliary workshop provides ample back-up power.

The house and the huge, heated deck with firepit overlook the fields, where you can see bears, deer, moose, wolves, cats, and geese, to the mountains beyond.

Behind a gated driveway, surrounded by Crown land on three sides, fronting on the river, the property is totally private. Only a 12-mile drive from the Terrace airport, it is ideal for access by private or commercial jet. From the backyard, you have walking or ATV access through the existing trail network to world class fishing on the river, cross-country ski right from your door, or fly by helicopter to an amazing world of fishing, skiing, and eco tourism.

Operational for over 40 years, the ranch was originally homesteaded in the 1970s. The owners have a sharing agreement with the operators who live in the original log farmhouse. They work the land, cut the hay, feed their cattle, and caretake the main house and grounds. Excess hay is sold locally to equine and other agriculture producers in the area. The property totals 305 acres in 4 titles with about 155 acres in production.

The farmhouse circa early 1980s is a classic rustic log home with 4 bedrooms, 2 bathrooms and three-car carport. It is surrounded by gardens, fruit trees, green house, large barn/equipment sheds and hay barn. The Google earth photos in the brochure show the first cut of hay in June 2021.

EQUIPMENT

Equipment list available on request.

RECREATION

From Terrace web site

Terrace boasts year-round recreational opportunities for the whole family to enjoy. The choices are endless: world-class fishing on the Skeena River, hiking trips through the backcountry, cycling along city paths, or mountain biking down steep terrain. Go golfing at the base of a majestic mountain, raft down a raging river, or ski exhilarating slopes or along peaceful Nordic trails. Enjoy the largest northern music festival in spring or 10 days of Riverboat festivities in August. Stop by Heritage Park Museum to partake in a local event or to better understand the history.

HISTORY

Terrace

A man with a "Little" vision and big dreams arrived in the Skeena River valley in March 1905 by snowshoeing through gruelling deep snow along the Kitimat Trail. George Little liked what he saw and knew that this land was indeed the land that he was searching for when he left his native Ontario. His keen interest and faith in Terrace were contagious and soon gave way to a flood of pioneer settlers, eventually, resulting in a thriving city that respects the man who founded Terrace and recognized the potential of the Skeena Valley.

Fitting nicely into his vision of Terrace, George Little donated 47 acres to the Grand Trunk Pacific

Railway. The station stop was originally named "Littleton," however, as there was already a Littleton in New Brunswick, Little changed the name to "Terrace" in reference to the local geography. Little established a sawmill to accommodate the demand for railway ties. In 1955, Little rode the first C.N.R. train to Kitimat passing over the same route he had trekked one half century earlier.

GEOGRAPHY

The property is flat with a gradual slope toward the river.

VEGETATION

The property is flat with a gradual slope toward the river. It is timbered around the perimeter and fields for total privacy, with about 155 acres planted in hay and alfalfa as part of the farming operation which also attracts wildlife. With ample rainfall this area is a great refuge from drought-stricken parts of the world.

MAP REFERENCE

54°29'13.19"N and 128°41'56.83"W

LEGAL

BLOCK A DISTRICT LOT 609 RANGE 5 COAST DISTRICT EXCEPT A STRIP OF LAND BEING THE MOST SOUTHERLY 33 FEET IN PARALLEL WIDTH THEREOF - PID 006-171-061

BLOCK B DISTRICT LOT 609 RANGE 5 COAST DISTRICT - PID 006-171-133

BLOCK A DISTRICT LOT 1934 RANGE 5 COAST DISTRICT - PID 015-109-500

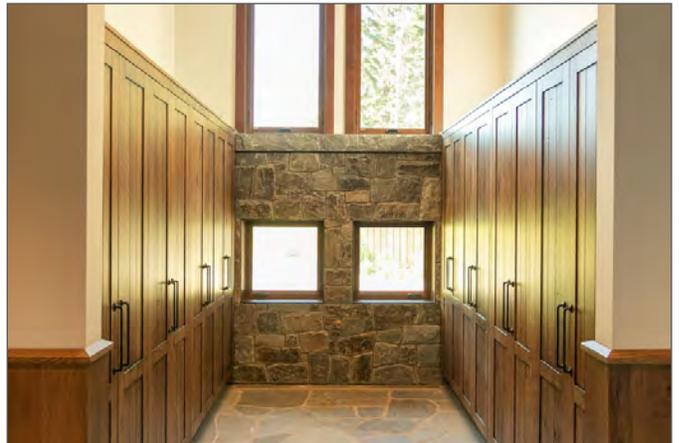
BLOCK C DISTRICT LOT 609 RANGE 5 COAST DISTRICT - PID 025-065-084

















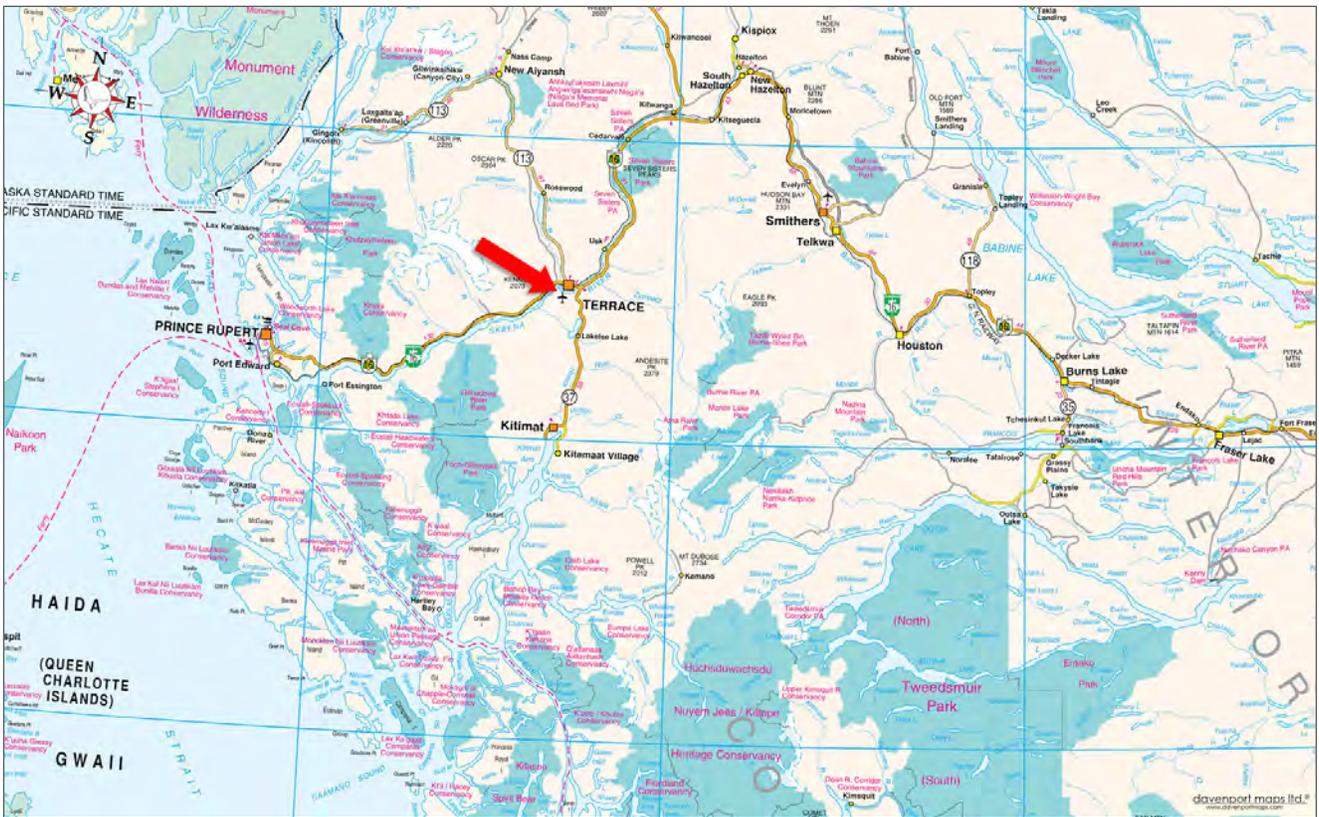
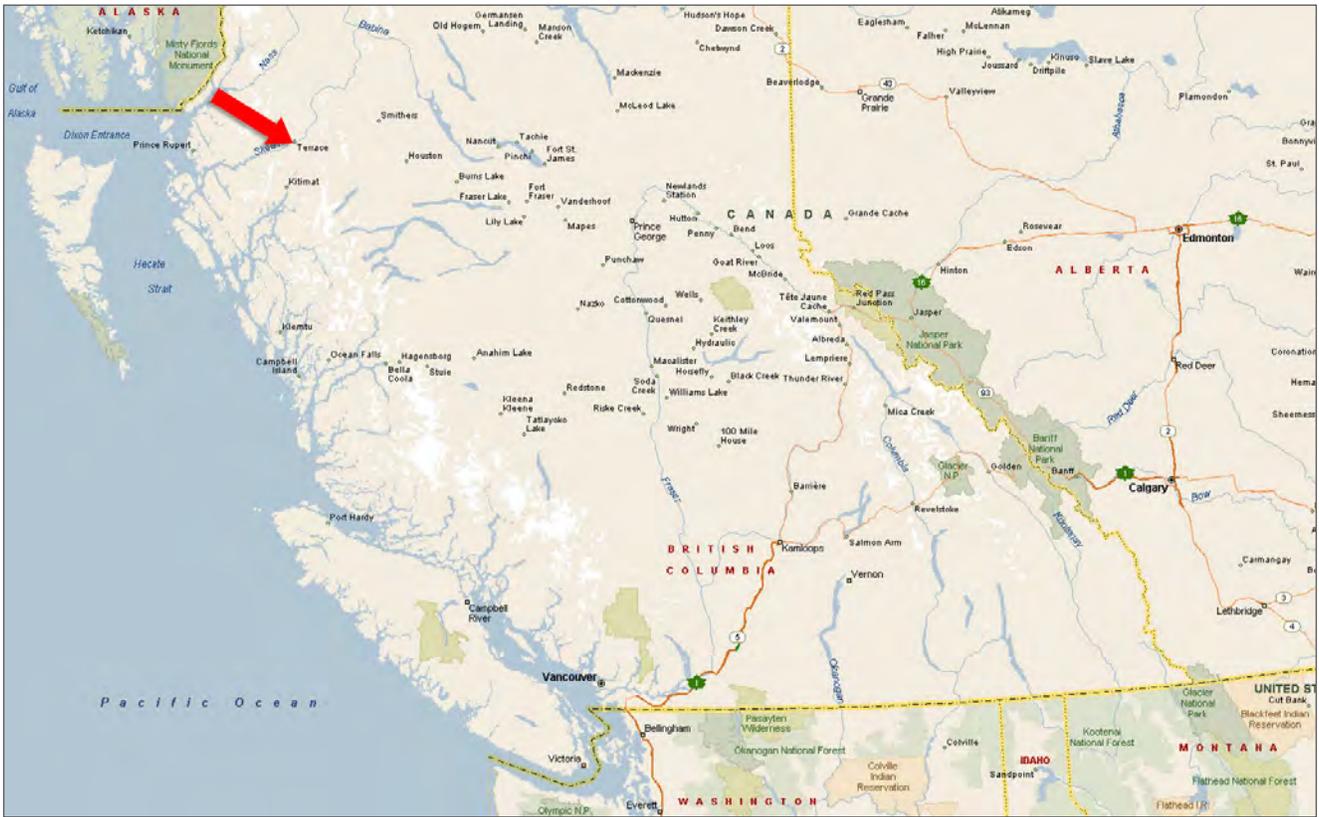


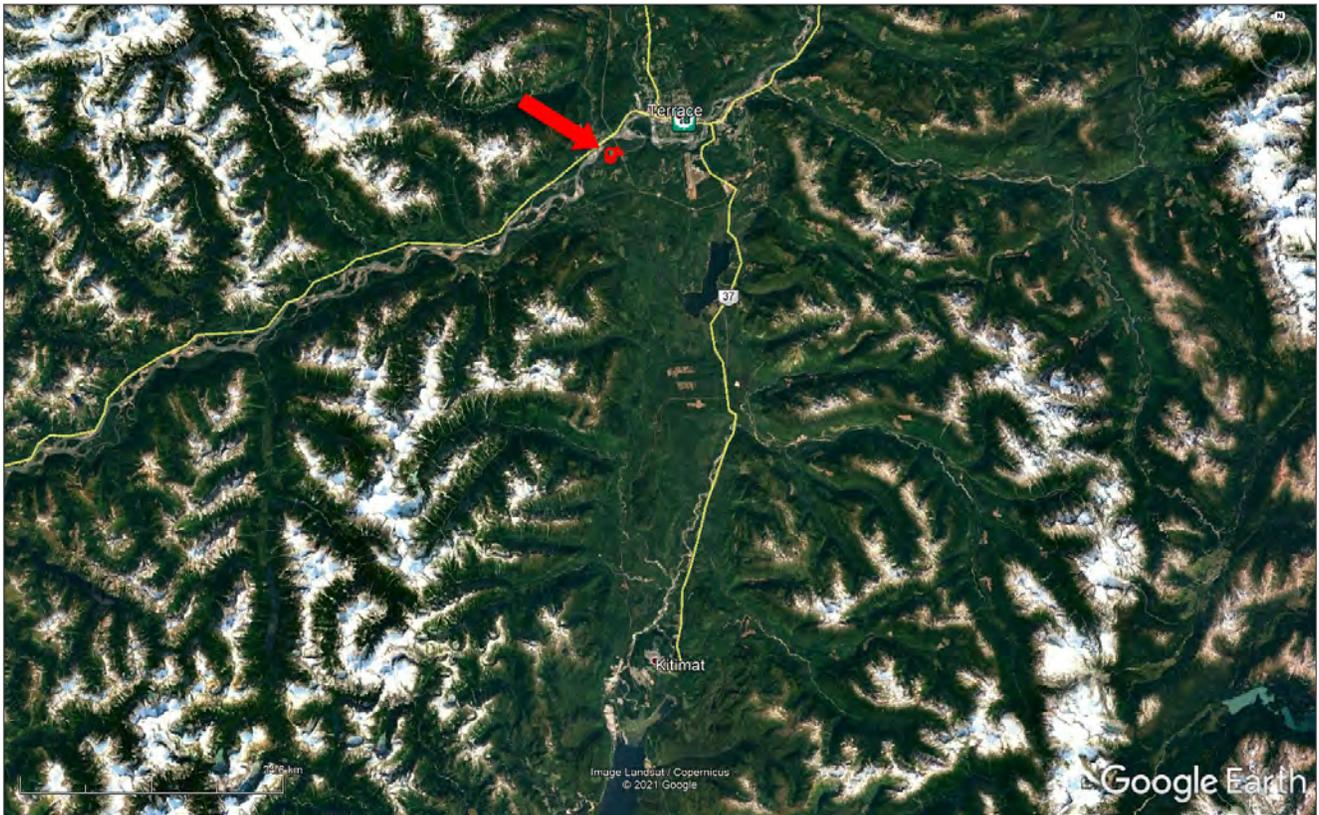
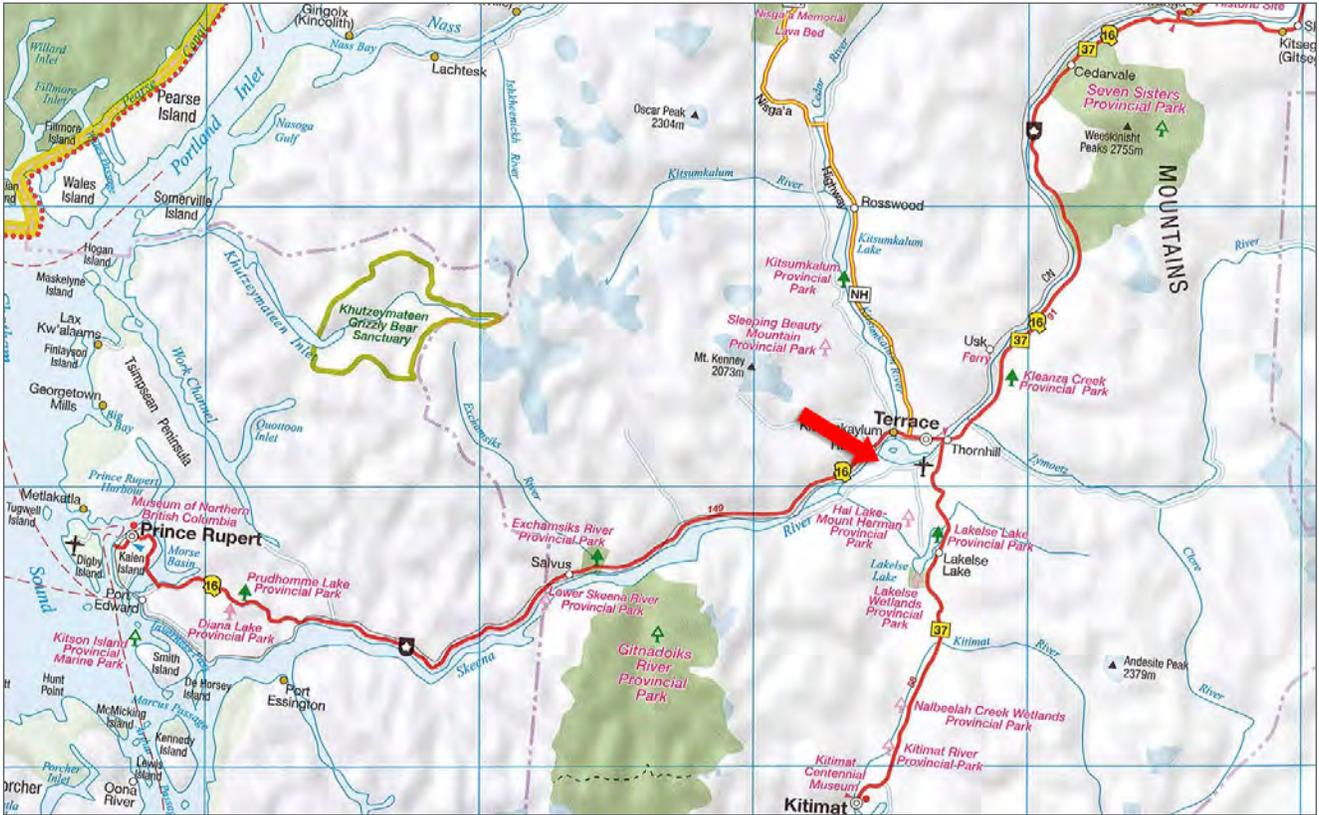


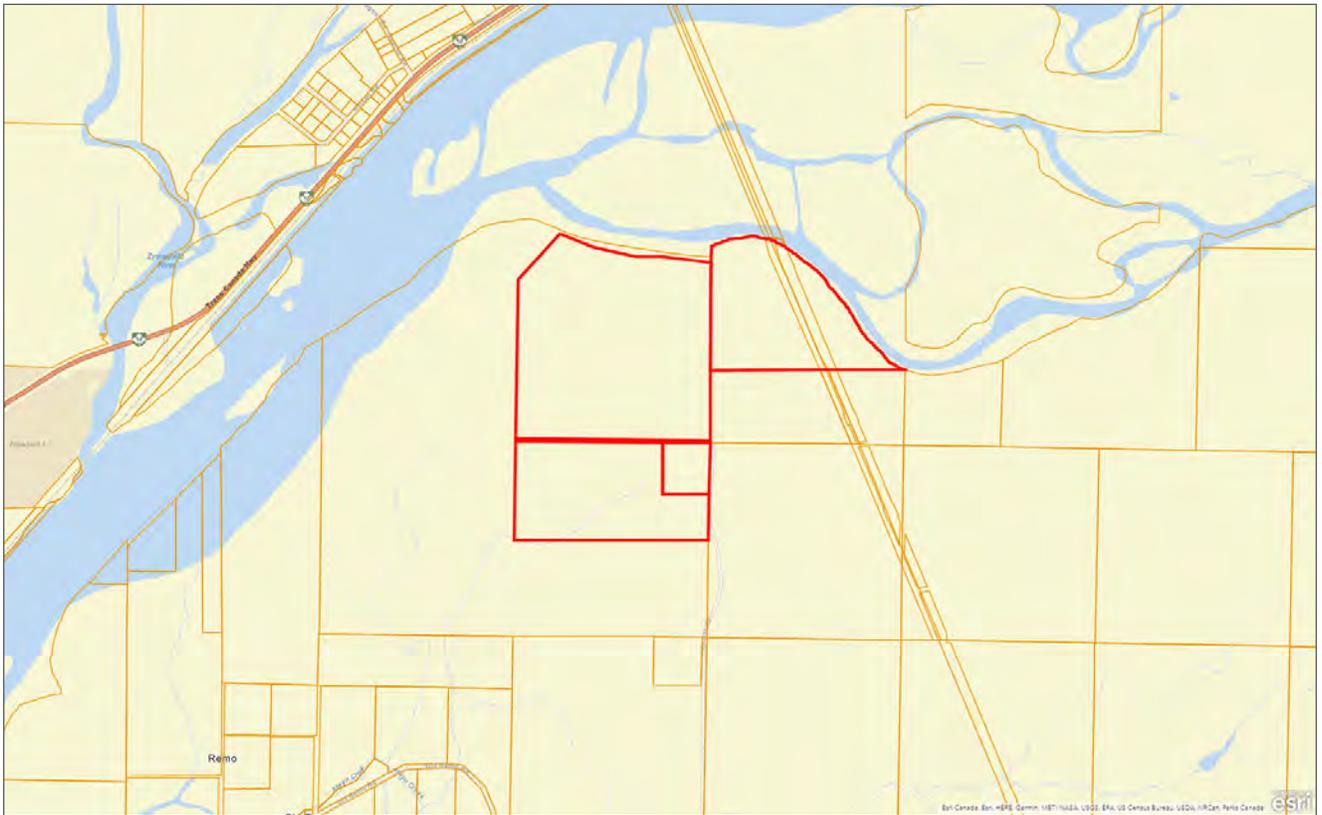


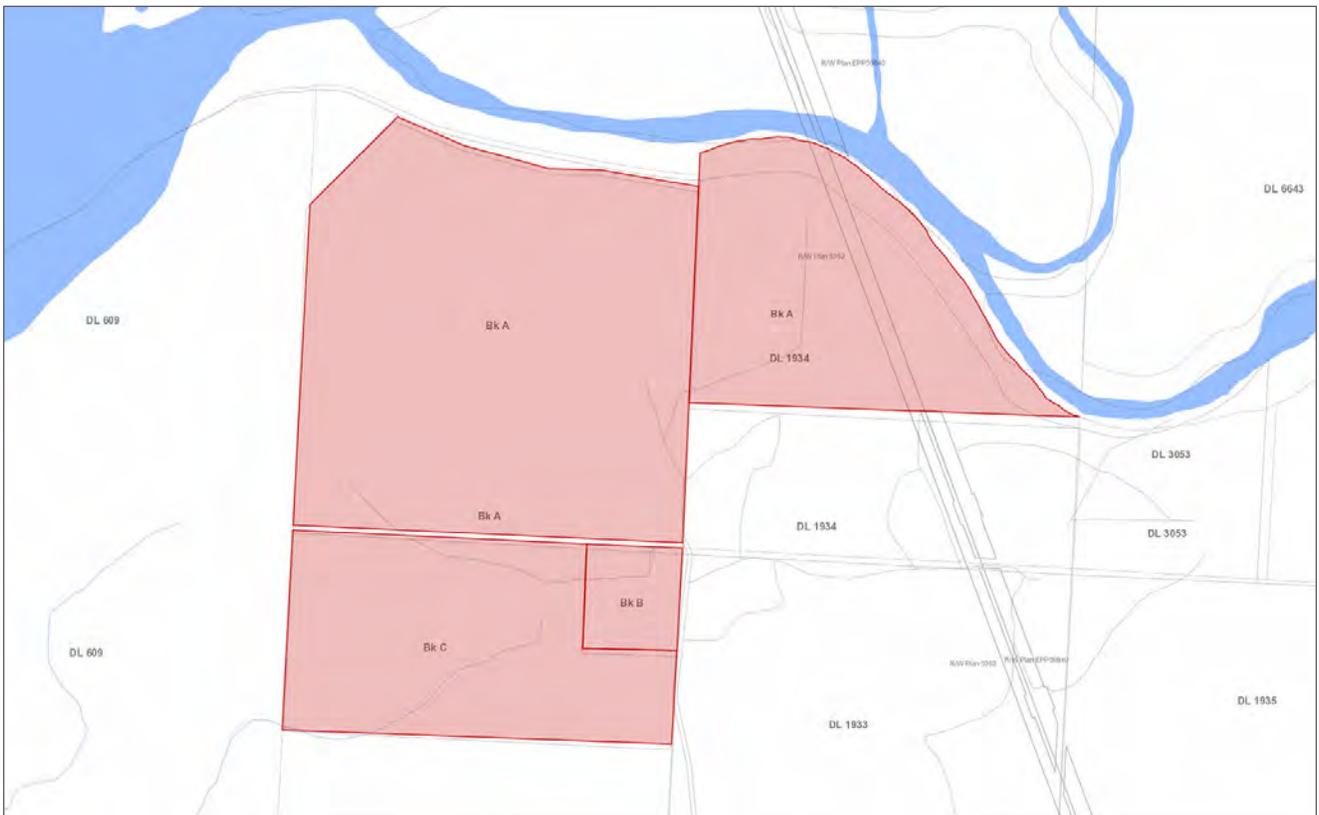














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