



2.7 Acre Lot at Princess Hills Cooperative - Beaverdell, BC



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2.7 Acre Lot at Princess Hills Cooperative

Beaverdell, BC

PROPERTY DETAILS

Listing Number:	25214
Price:	\$99,000
Size:	2.7 acres
Zoning:	No zoning

DESCRIPTION

The development offers a rare combination of peaceful, unspoiled natural surroundings with convenient access to urban amenities. The nearby City of Kelowna is a major economic hub in the Okanagan region, renowned for its wine industry, top-tier university, world-class teaching hospital, one of the province's largest trade schools, and the Kelowna International Airport.

Princess Hills Properties - Cooperative Share Ownership Opportunity

Princess Hills Properties operates under a cooperative ownership model, differing from traditional freehold property ownership. The entire property and its assets are owned collectively by a corporation, which is governed and controlled by its shareholders. Through this model, residents participate in the management and governance of the community via a democratically elected board.

Listing Overview: Share #18

This offering represents the sale of Share #18, which confers the exclusive right to occupy a designated, surveyed 2.7-acre area. Ownership of

this share includes a 1/24th entitlement in the overall developed land and assets of the cooperative.

The exclusive-use area features a level site near the development's western entrance, accessible via a private driveway. This portion includes two small storage sheds and is well-suited for immediate use. The land ascends eastward through a serene fir and pine forest to the upper roadway, which presents a potential building site.

Community and Governance

Princess Hills is home to a community of respectful, like-minded residents who value simplicity and affordability. While the region is unzoned, the cooperative's shareholders agreement permits the establishment of one primary residence, associated outbuildings, and a limited number of animals per share. Specific details regarding land use, bylaws, and community expectations are outlined in the shareholders agreement and community regulations, available upon request.

Maintenance and Services

The cooperative ensures well-maintained infrastructure throughout the development. An annual maintenance fee covers:

- Road maintenance and snow removal
- Liability insurance
- Operation and upkeep of the shared water system
- Miscellaneous communal expenses
- Additionally, the cooperative owns a water truck, which is utilized for limited fire response and dust control during dry periods



River Accessibility

Princess Hills is located approximately:

- 2 km south of the West Kettle River access at the Carmi Bridge (Highway 33)
- 6 km north to Beaverdell via Beaverdell Station Road

For further information, including detailed documents such as the shareholders agreement and community regulations, please inquire directly.

LOCATION

#18, 6350 Highway 33 - Beaverdell, BC

DIRECTIONS

From Beaverdell drive 6 km north, the property is on the right side of the highway. From the West Kettle River bridge at Carmi, drive 2km south, the property is on the left side.

AREA DATA

Beaverdell (Population 350±)

Beaverdell is a quiet community along Highway 33 where rugged wilderness and historic charm meet. This small community lies within the Regional District of Kootenay Boundary (RDKB) and includes the southerly ranges of the Okanagan

Highlands, Monashee Mountains, and the Kettle and Granby River drainage. Surrounded by Crown land, it offers four-season access to trails, rivers and remote backcountry routes perfect for outdoor recreation and wilderness habitat areas.

This valley settlement lies along the West Kettle River which joins the Kettle River at Westbridge, 33 km to the south, then flows south to Midway, crossing into the USA.

The Beaverdell General Store, open seven days a week, has a postal outlet, liquor store and laundromat. There is also a gas station in town with an opportunity to purchase snacks and refreshments. Other venues provide tasty fare, from fish and chips, pizza to ice cream cones and milkshakes.

The climate is characterized by low to moderate precipitation, with warm summers and relatively mild winters.

Driving Distances from Beaverdell:

- Rock Creek: 48 km
- Midway and USA border: 67 km
- Grand Forks: 122 km
- Osoyoos: 98 km
- Kelowna and International Airport: 87 km

NOTE: Repairing and resurfacing of the highway from the Big White turnoff right through to Rock Creek, is now complete, resulting in 'buttery smooth' travel.

RECREATION

Outdoor fun is the name of the game in this part of Boundary Country. The area is ideal for fishing, wildlife viewing and rustic camping. Trails wind through forested terrain and historic routes once travelled by stagecoach.

The Kettle Valley portion of the Trans Canada Rail Trail leads northward to the Okanagan Valley, and southward through Midway, along the McColloch to Midway section. A parking area provides access to the trail.

There's some excellent windsurfing at Conkle Lake Provincial Park. Motorized watercrafts are restricted to 10 hp on this 3 km long lake, leaving the waters calm and peaceful. A beautiful white sandy beach and a boat launch are surrounded by western larch and lodge pine. The park campground features a trail that goes to the lake's end following the shoreline. The lake is annually stocked providing a reliable opportunity to land rainbow trout.

The Kettle River Recreation Area has 442 acres to explore—perfect to canoe, cycle, hike, and fish. The river provides a refreshing swim and the end of a hot day—an idyllic place to recreate and camp. In the winter, strap on your snowshoes and explore area trails in this winter wonderland. This area receives moderate snowfall, and the Recreation area is a good starting point to cross-country or snowshoe the Rail Trail.

Big White Ski Resort is under one hour to the northeast offering not only extensive ski and snowboard terrain but a host of other activities. Tubing, snowmobile tours, skating, snowshoeing, dog sledding, horse-drawn sleigh rides, and cross-country skiing round out those looking for some winter fun. In the summer, plenty of hiking and mountain biking trails, sightseeing lift tickets, and playing disc golf can round out the day.

Granby Park is a wilderness area popular with hunters, horseback riders, and snowmobilers. It is one of the last intact watersheds in the Southern Interior and access is limited. The lower drainage of this park includes old growth stands of cedar and hemlock forest. The forests offer hiking and fishing for experienced hikers with good outdoor skills

while the grassy meadows at higher elevations offer year-round recreational opportunities and form high-quality grizzly habitat.

HISTORY

Beaverdell was initially called Beaverton. When the post offices of Beaverton and nearby Rendell amalgamated, the name changed to Beaverdell. The Beaverdell Hotel, established in 1901, was Canada's longest continuously operating hotel until it burned to the ground in 2011. The hotel was a favourite stop for travellers along the Great Trail.

Located 87 km from Kelowna on Highway 33, the Beaverdell mine was previously known as the Highland Bell mine. Mining operations took place at the site almost continuously from the early 1900s until the mine permanently closed in 1991, and silver was the primary commodity produced. Teck Corporation Limited acquired the mine in 1969.

MAP REFERENCE

49°29'3.37"N and 119° 6'6.42"W

SERVICES

- Co-op water
- Power

TAXES

\$367.53 (2024)

\$360 (annual co-op fee)

LEGAL

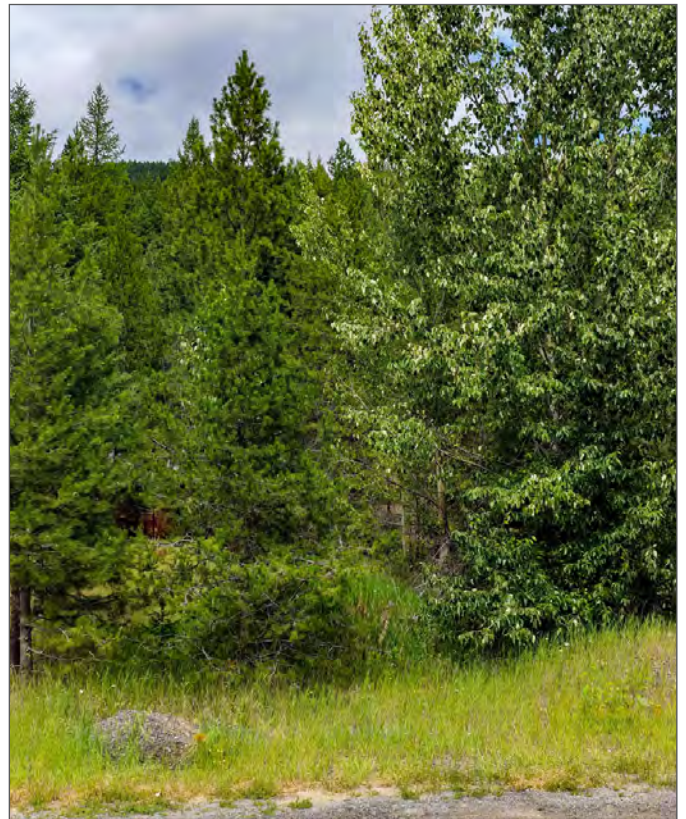
#18 Cooperative Share of Princess Hills Properties Ltd. with interest in LOT 7 DISTRICT LOT 3638 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP53107 - PID 018-937-276

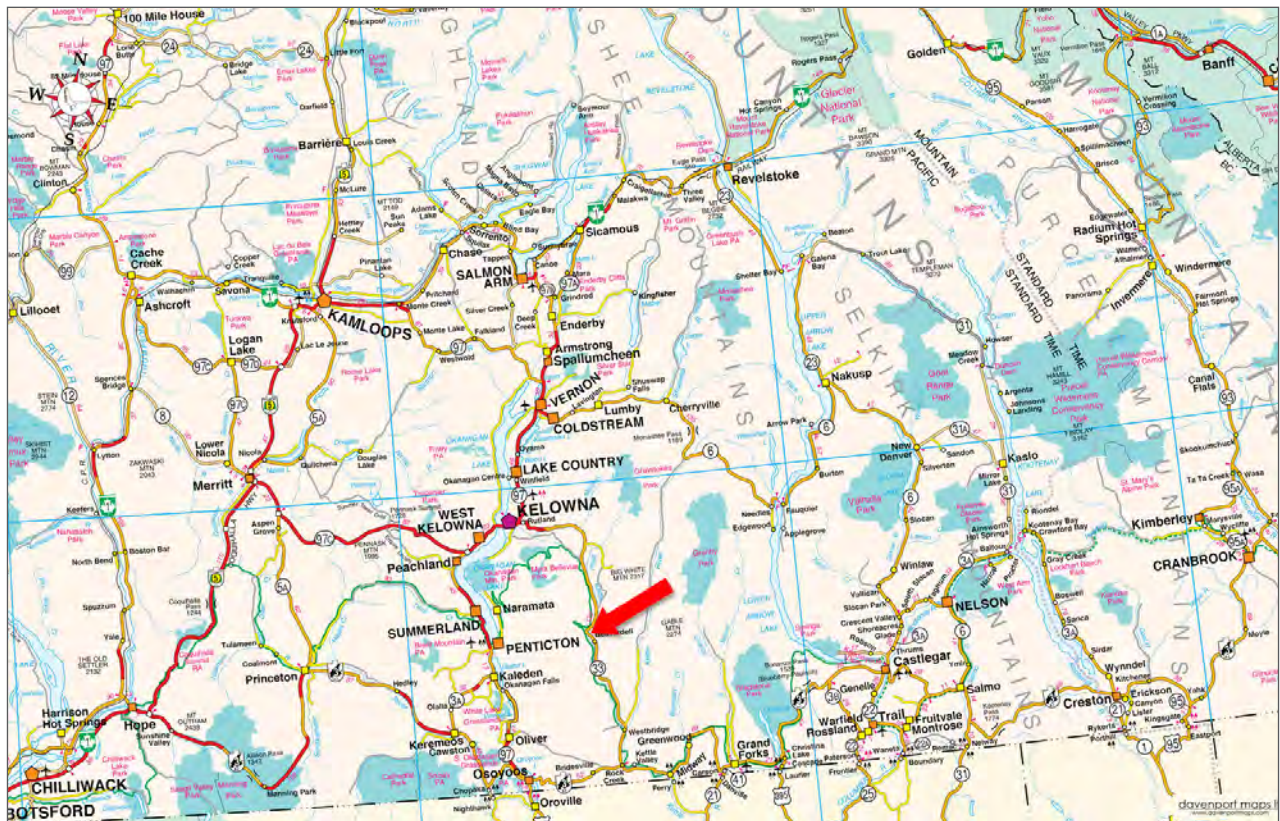


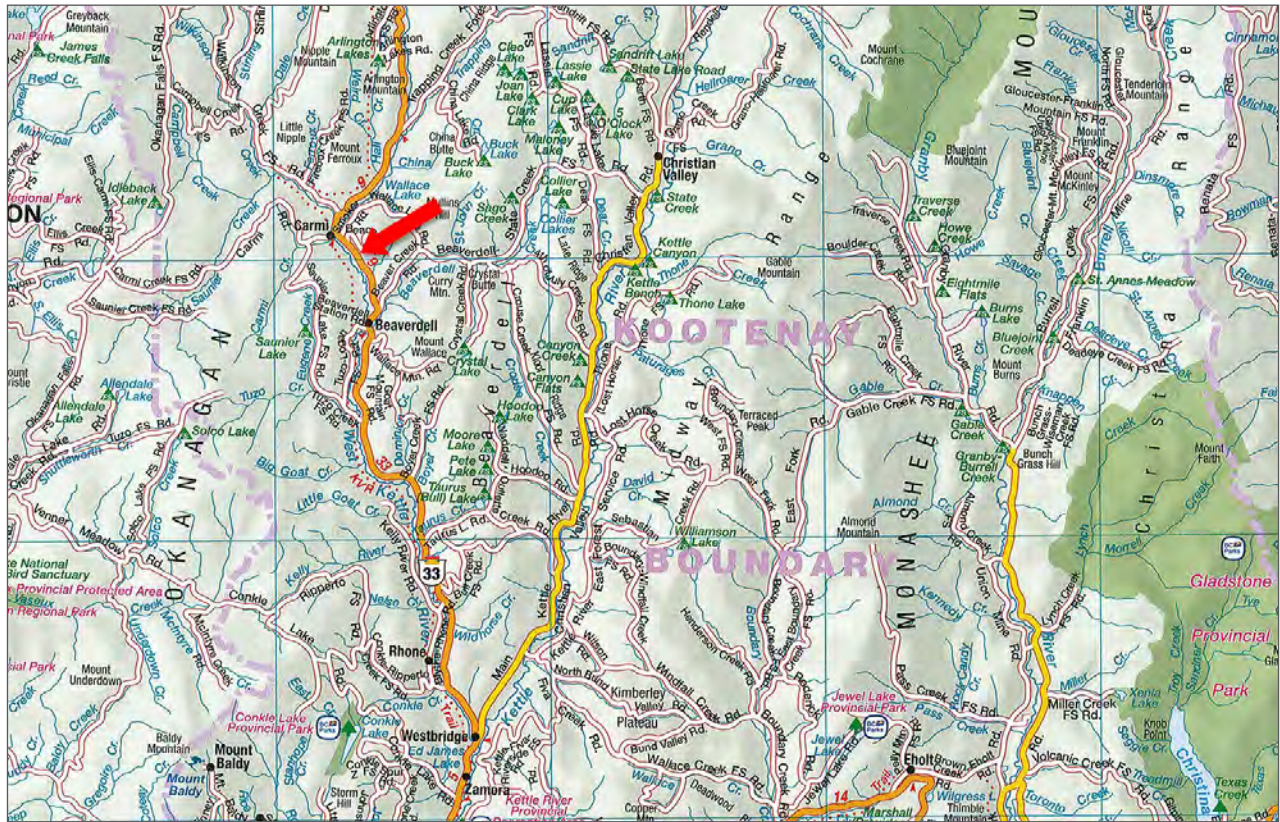




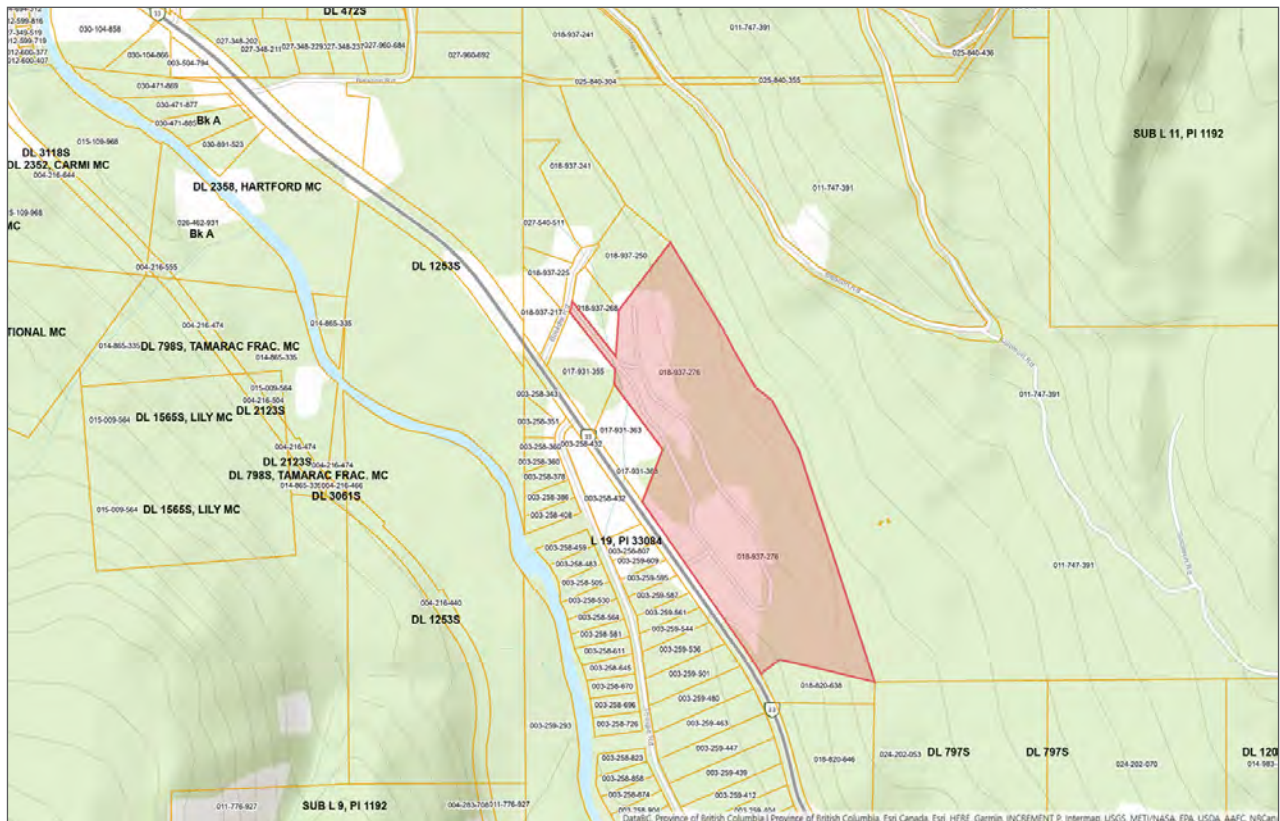
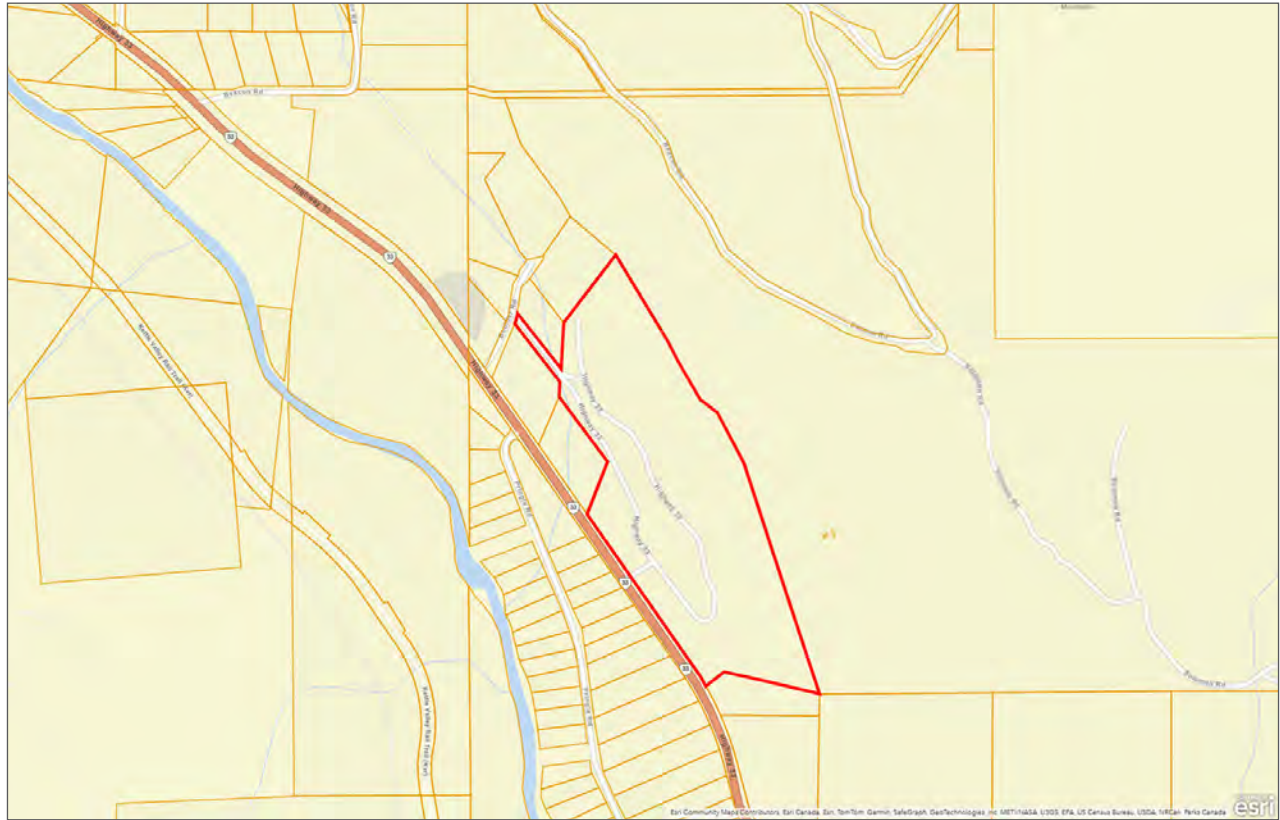












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