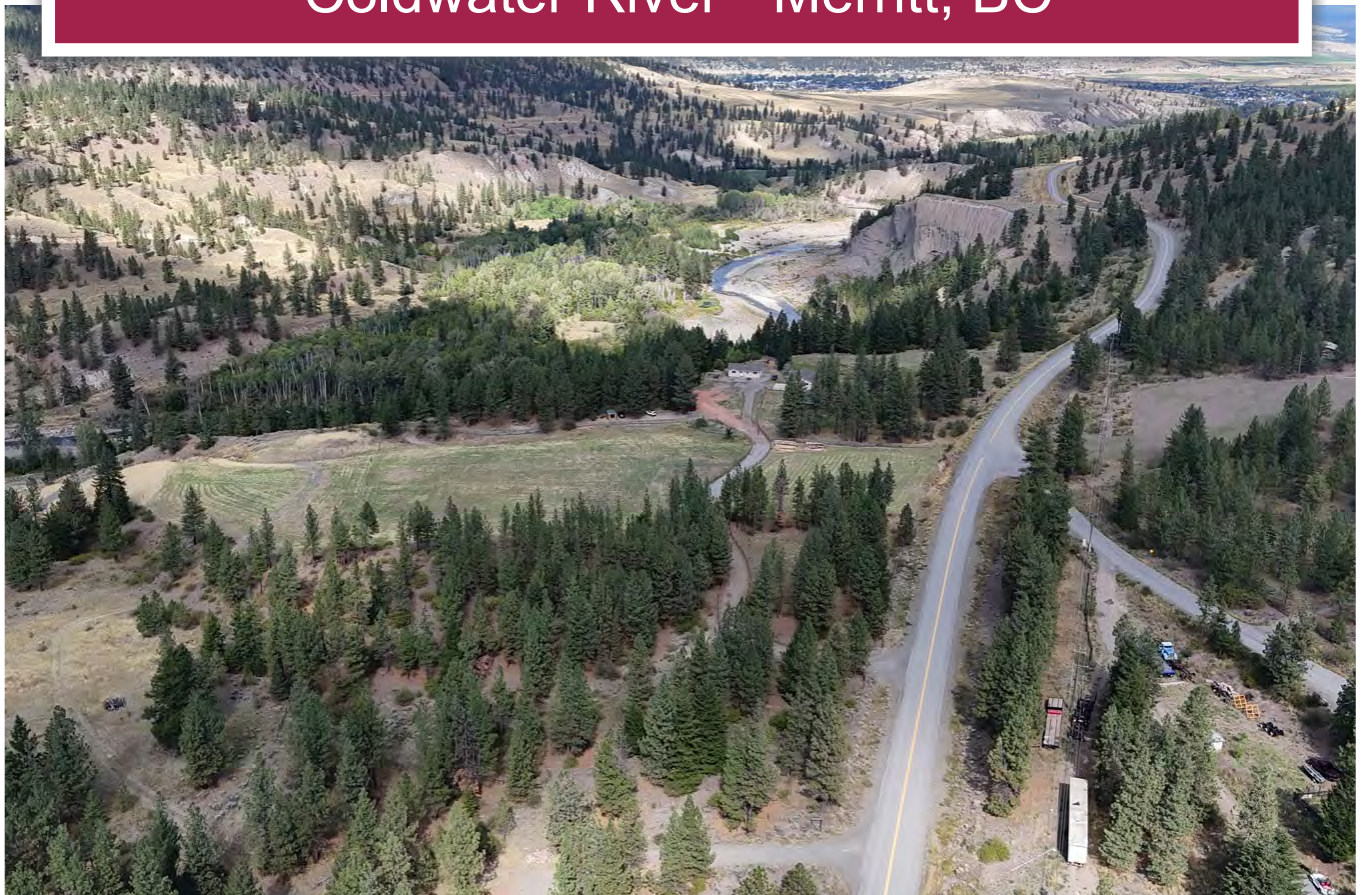




Riverfront Estate on 20+ Acres

Coldwater River - Merritt, BC



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PROPERTY DETAILS

Listing Number:	24222
Price:	\$1,275,000
Taxes (2024):	\$4,732.34
Size:	23.20 acres

DESCRIPTION

Set on 23.20 acres of stunning Nicola Valley terrain, this property offers a wealth of features for those who appreciate both natural beauty and practicality. The land boasts irrigated pastures, cross-fencing, a horse shelter/barnyard, and direct access to unlimited riding right from the yard, making it a dream for equestrian enthusiasts. The expansive space is not only ideal for horses but also provides ample opportunities for future development or customization, thanks to its RL-1 zoning.

In addition to the outdoor amenities, the property includes a fantastic 30 x 40 ft shop with 14-foot ceilings, two drive-in doors, an exhaust system, and a natural gas-fired heater. Complete with a compressor, hoist, and roughed-in washroom, the shop is perfect for mechanical projects or hobbies, and its two RV plugs add further utility for guests or storage. This shop is a standout feature, offering functionality that truly enhances the property's value.

While the Trans Mountain pipeline intersects the land, it does not affect the overall usability or appeal of the property. For those primarily interested in the land and its features, this property delivers.

The spacious three-bedroom, three-bathroom home complements the land, offering comfort and a welcoming atmosphere. Large windows flood the space with natural light, and the open-concept kitchen and living room make it ideal for gatherings. The fully finished basement with a wet bar and exterior hot tub access adds a touch of luxury, though I believe the house, which receives most of the focus in the listing, is secondary to the true value of this property—the land and its amenities.

Positioned within the Merritt Fire District and just a 10-minute drive to downtown Merritt, the home provides easy access to local amenities, shopping, and dining, while school bus routes run along the road for added family convenience.

LOCATION

345 Coldwater Road - Merritt, BC

DIRECTIONS

Contact listing agent for directions

AREA DATA

Merritt, located in the Nicola Valley of British Columbia, is a small but vibrant town known for its rich ranching history and its designation as the "Country Music Capital of Canada." Surrounded by rolling hills, grasslands, and numerous lakes, Merritt offers a blend of outdoor activities, including hiking, fishing, and camping. The town hosts the annual Merritt Mountain Music Festival, attracting country music fans from all over. Visitors can explore local history at the Nicola Valley Museum or enjoy the scenic views from nearby walking trails.

The surrounding area of Merritt is a natural playground for outdoor enthusiasts. The nearby Coquihalla and Coldwater rivers provide excellent fishing spots, while several provincial parks, such as Monck Provincial Park, offer opportunities for hiking, boating, and picnicking. The region is also popular for its mountain biking trails and winter sports, with nearby cross-country skiing and snowmobiling options. With its central location, Merritt serves as a gateway to the Okanagan, Kamloops, and the Fraser Valley, making it a perfect stop for travelers.

RECREATION

Summer Activities

In the warmer months, the region is perfect for hiking, mountain biking, and fishing. Trails in Monck Provincial Park and around the Coldwater River provide scenic routes for nature enthusiasts. The area's lakes, like Nicola and Kentucky-Alleyne, are ideal for boating, swimming, and fishing. Horseback riding is also popular, with several ranches offering guided tours through the beautiful grasslands.

Winter Activities

During winter, the area transforms into a haven for snow sports. Cross-country skiing and snowshoeing trails abound in nearby parks, while the Coquihalla Summit area offers prime snowmobiling routes. The terrain makes it ideal for exploring backcountry trails or enjoying scenic winter hikes.

MAP REFERENCE

50° 4'2.24"N and 120°48'13.35"W

INVESTMENT FEATURES

RL-1 zoning allows for a minimum 4 hectares (9.88 acres), permitting this property the potential to be subdivided into 2 separate parcels.



SERVICES

- Hydro
- Natural gas
- 1 drilled well
- 1 shallow well
- Septic system installed

IMPROVEMENTS

- Fenced pasture
- 1,200 sq. ft. shop
- 2,035 sq. ft. residence
- Chicken coop
- Outside storage
- Irrigated pasture

ZONING

- RL-1
- Zoning Bylaw 2400

LEGAL

LOT A, PLAN KAP57938, DISTRICT LOT 581,
KAMLOOPS DIV OF YALE LAND DISTRICT

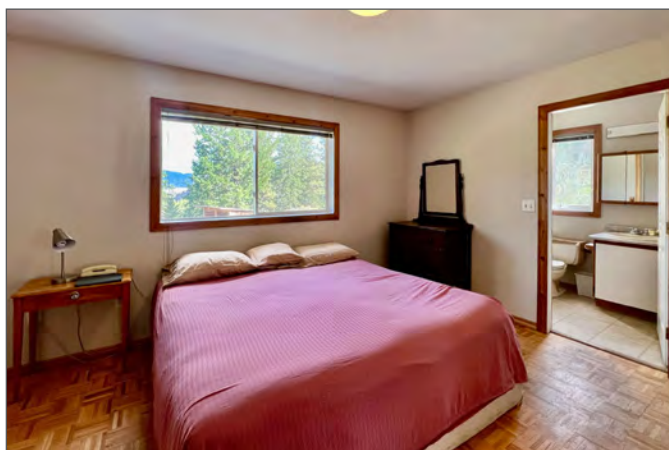
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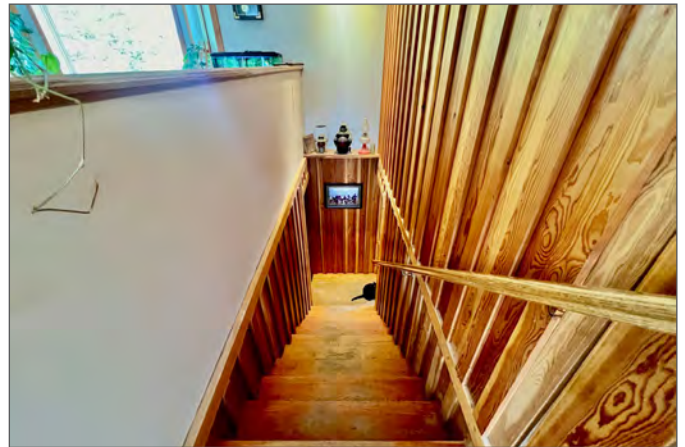
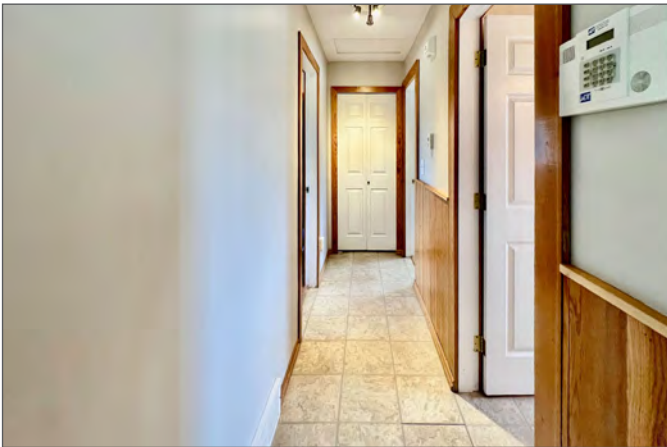


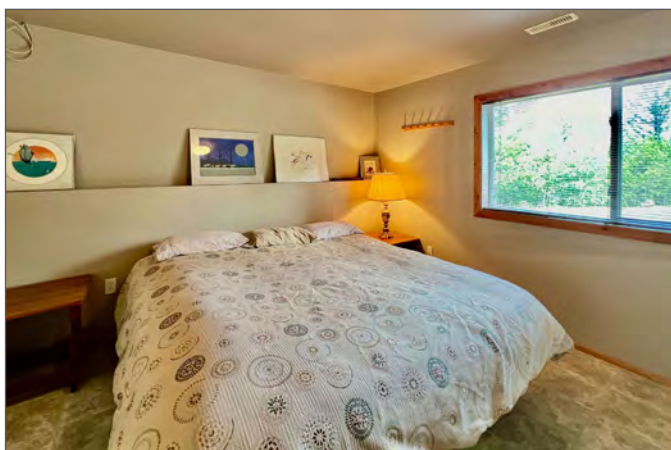




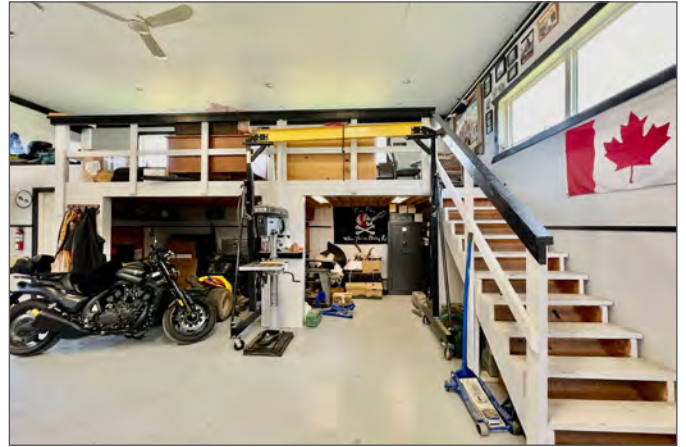




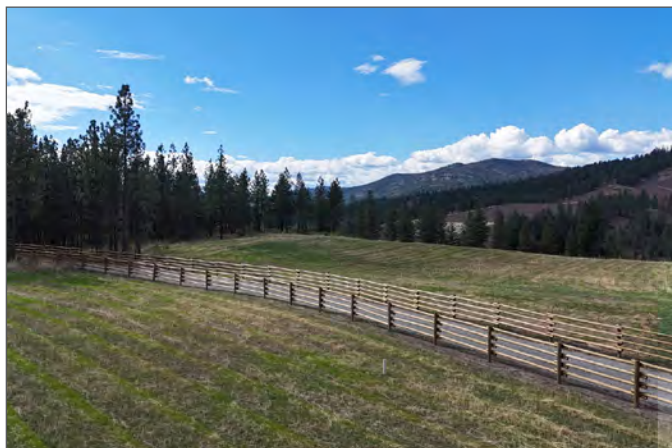
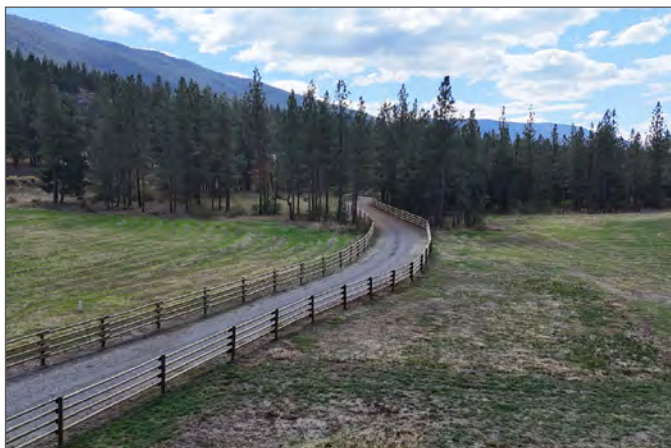


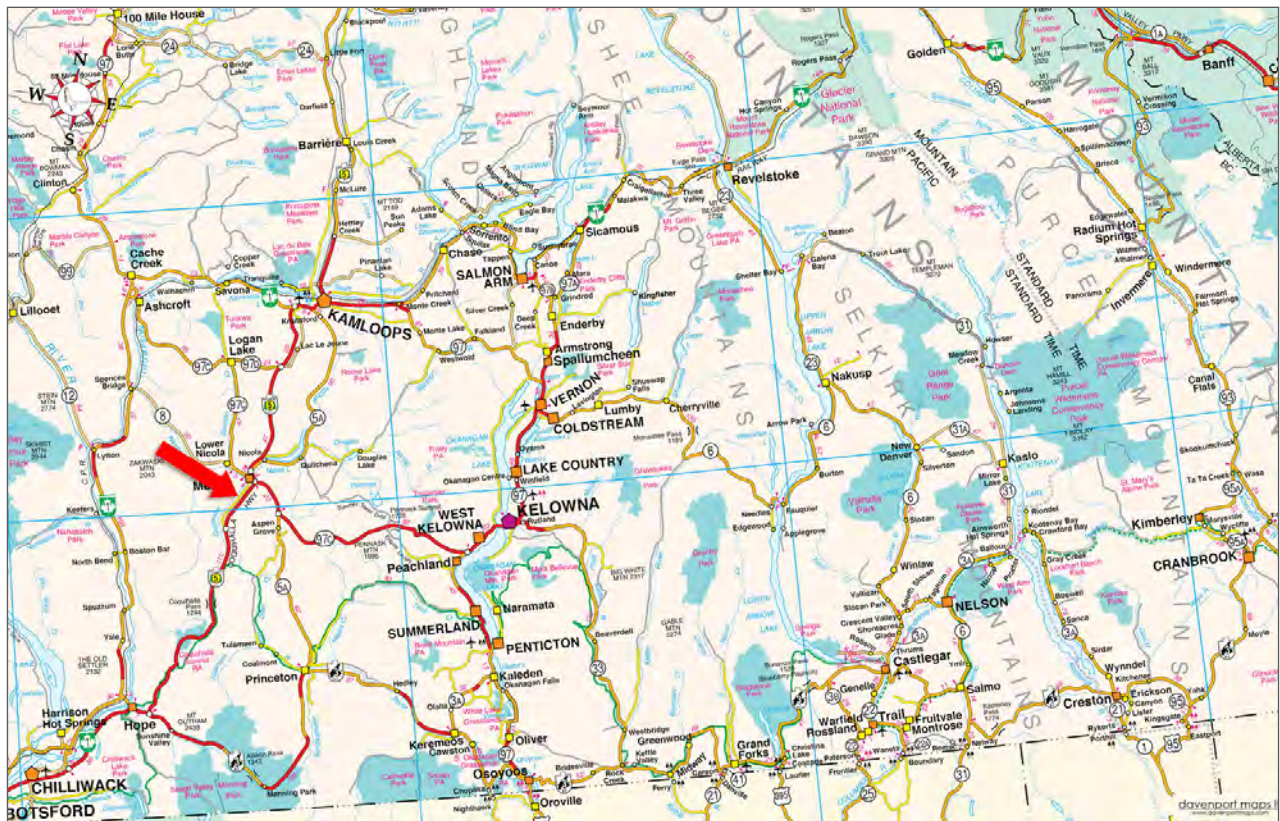
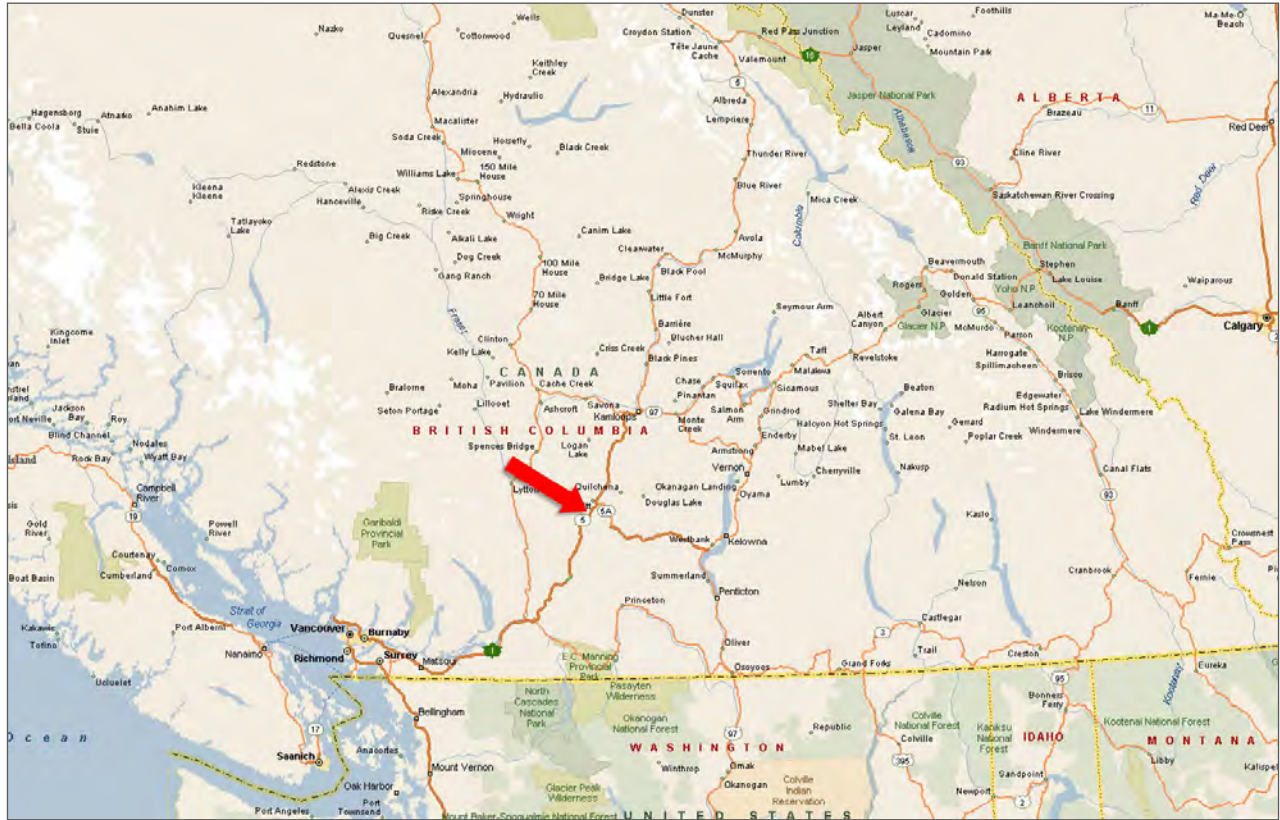


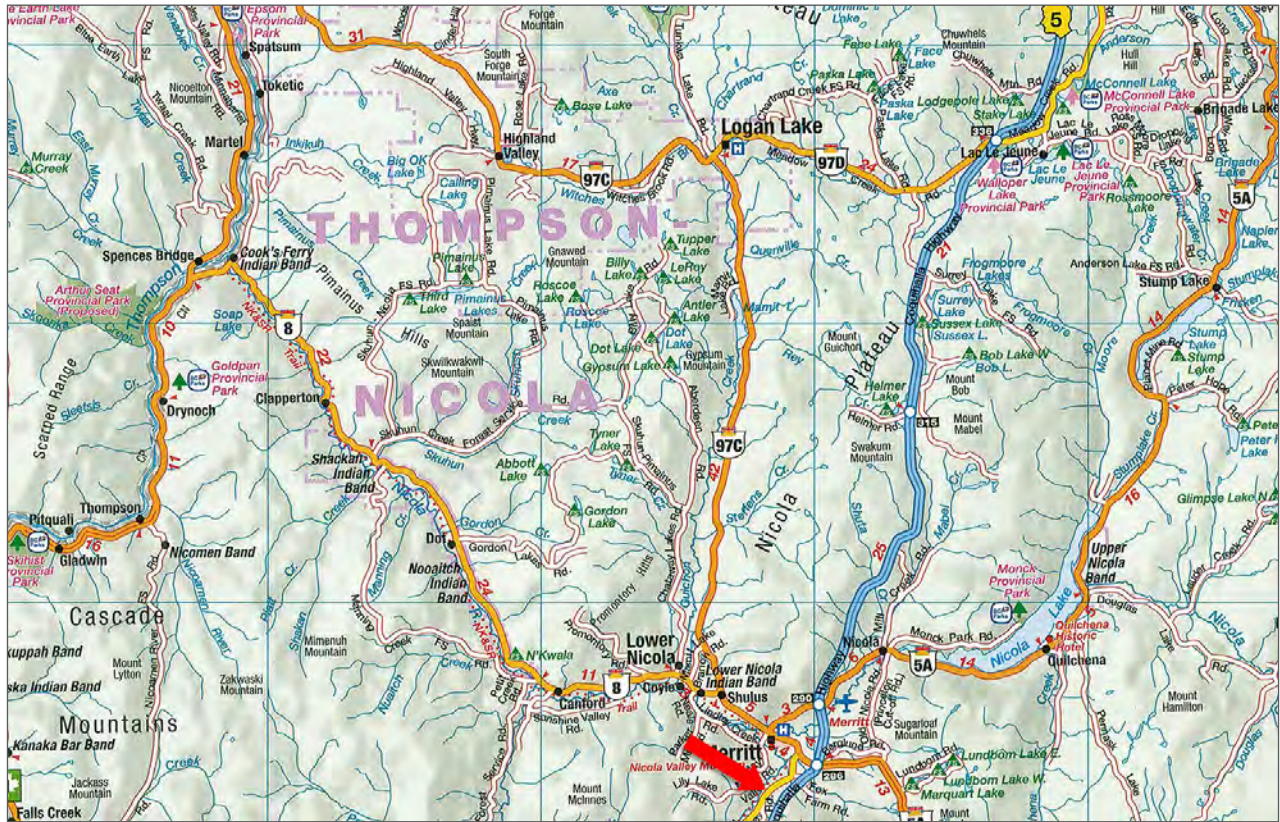


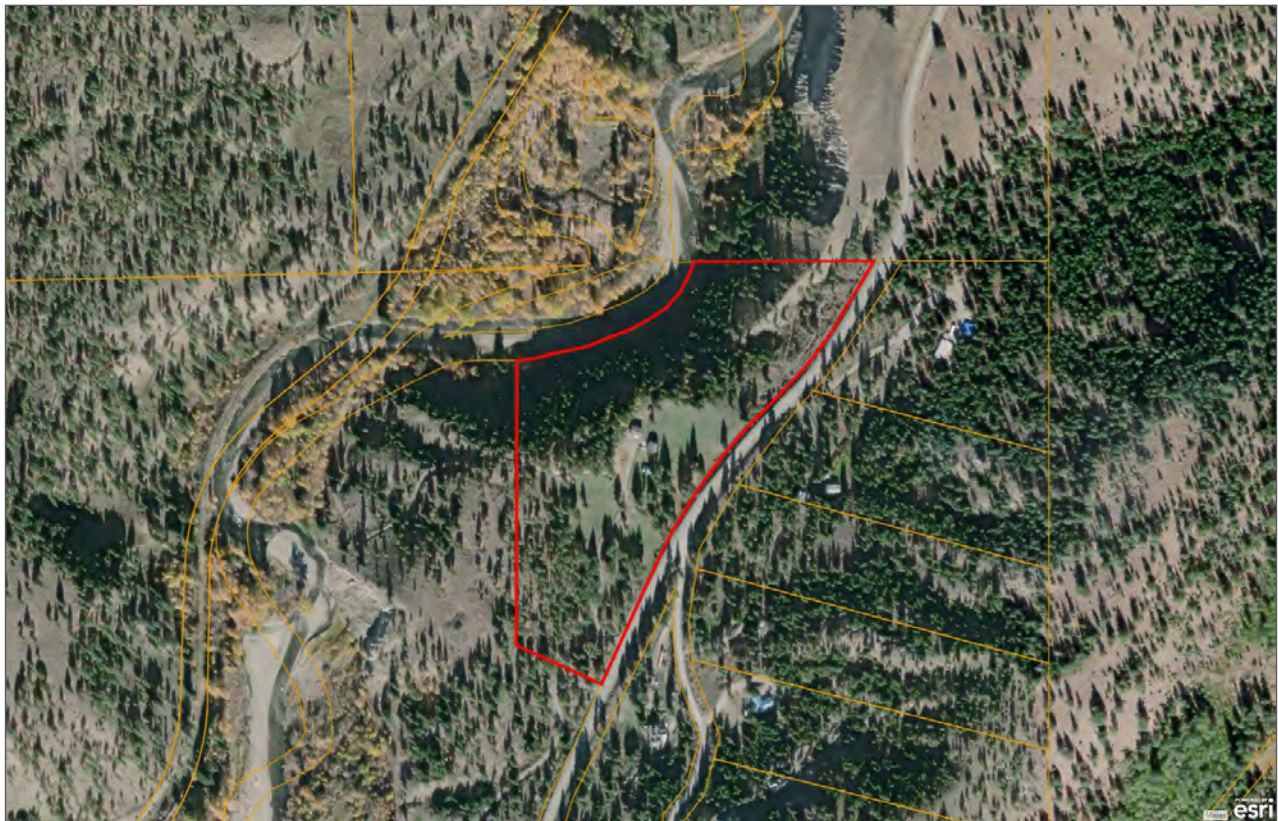


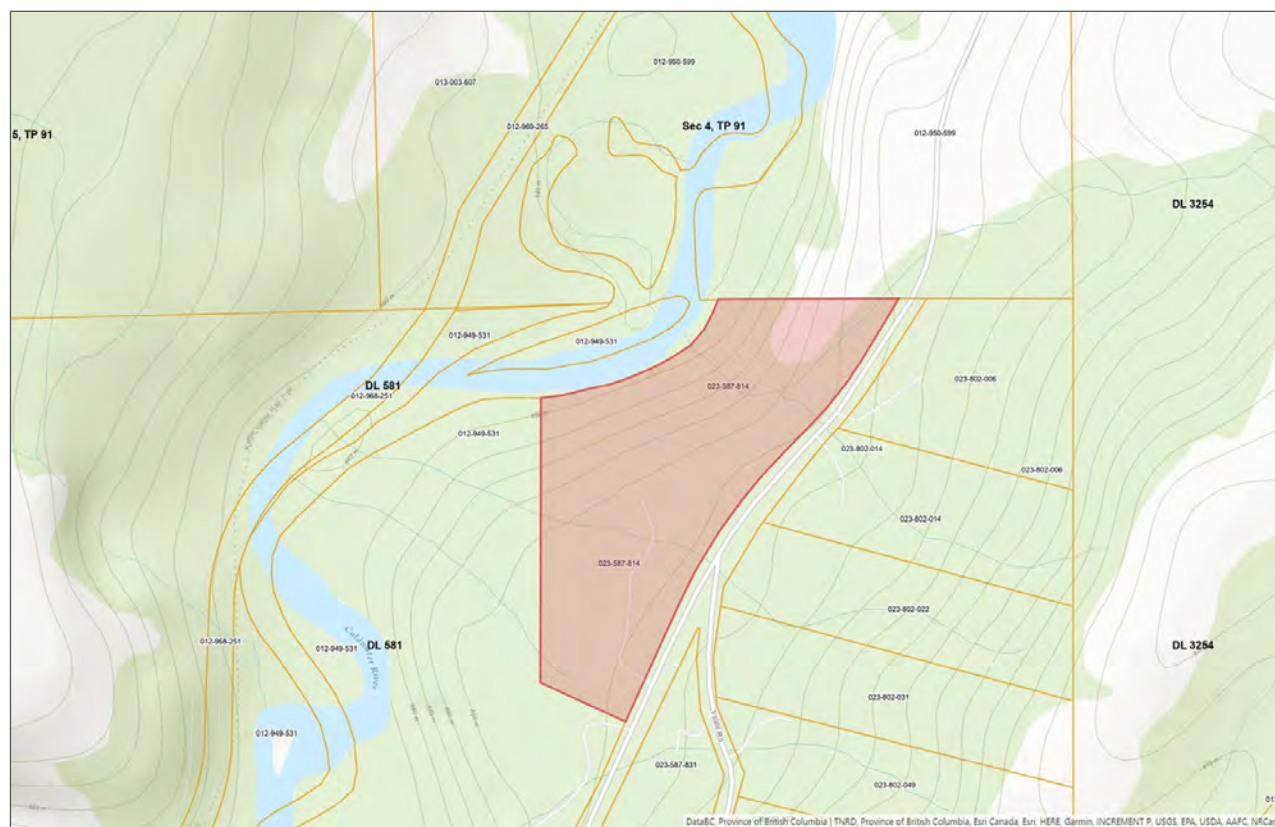














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