



Exceptional Agricultural Estate

Christian Valley, BC



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PROPERTY DETAILS

Listing Number:	25059
Price:	\$1,995,000
Taxes (2024):	\$2,238.32
Size:	93.63 acres
Zoning:	No zoning

DESCRIPTION

This highly desirable and income-generating property offers a rare combination of natural beauty, functionality, and financial potential. Spanning over one mile of scenic frontage along the renowned Kettle River, this estate features two well-appointed homes, extensive infrastructure for agricultural operations, and thriving income from both hay production and short-term vacation rentals.

Ideal for multi-generational living, equestrian pursuits, or diversified farming, this ALR-designated property has been organically managed for over 20 years. Of the total acreage, 85 acres are currently in active hay production, generating substantial annual income. The irrigation system includes sub-irrigation, gravity-fed water rights and high-volume irrigation wells, delivering water to fields via an efficient network of wheel lines and hand lines. The fertile fields and consistent yield present a turnkey opportunity for serious agricultural investors or farmers. Cattle from neighbouring a property graze the fields in the fall to further benefit the soil.

Primary Residence

The custom-built, two-storey primary residence offers 2,600 sq. ft. of well-designed living space, with an unfinished basement that includes rough-ins for a separate suite—ideal for extended family or tenant accommodations. The main level features an open-concept design with expansive views of fields, mountains, and the river. The kitchen is a chef's delight with ample counter space, a large island, and seamless integration into the living and dining areas.

The primary suite includes a private balcony, walk-in closet, and en suite bath, while four additional bedrooms and two bathrooms ensure plenty of space for families or guests. The home also includes a two-car attached garage, multiple decks, and outdoor entertaining spaces complete with an above-ground pool, hot tub, and BBQ areas.

Income-Generating Second Home

A standout feature of this property is the second residence—a 2,000 sq. ft., 4-bedroom, 2-bathroom modular home built in 2015 and renovated in 2023. The two residences are separated by over 650 feet and a terrain variation, ensuring privacy for both homes. Currently operated as a highly successful Airbnb, this home provides substantial short-term rental income, offering city dwellers a tranquil riverside escape. It boasts an open-plan kitchen and living area, a mud/laundry room, fenced yard, screened deck, hot tub, and pool—making it ideal for both guests and long-term tenants.



Outbuildings and Infrastructure

The property includes multiple outbuildings that support a variety of agricultural and homesteading activities:

- Large open-air workshop with oversized vehicle access
- Horse shelter, hay storage, woodshed
- Chicken coops and a well shed

Lifestyle and Recreation

Beyond its productive capacity, this property offers an unparalleled lifestyle. Swim in the river's deep natural pools, fish for multiple species, or enjoy tubing along the gentle bends of the Kettle River. With expansive views, serene surroundings, and abundant wildlife, the property also offers an ideal setting for relaxation, recreation, and retreat.

In summary, this is more than just a property—it is a proven income-generating agricultural and tourism investment with significant growth potential, all within a setting of natural splendor and tranquility. For more information on income potential and to

arrange a private viewing, please contact the listing agent.

LOCATION

5284 Christian Valley Road - Christian Valley, Westbridge, BC

DIRECTIONS

From Rock Creek or Kelowna, turn off Highway 33 onto Christian Valley Road immediately before or after the bridge (on the north side). Travel 16.3 km and turn right into the property.

AREA DATA

Christian Valley and Westbridge, part of the Central Okanagan Region, Boundary Country, are known for their scenic beauty and extensive outdoor opportunities for agriculture, exploration, hunting, and fishing. These small, rural communities with a peaceful and slower pace of life, to date, remain small unincorporated communities, where daily life revolves around local farming, outdoor activities, and a close-knit atmosphere.

This semi-arid region supports both crop and livestock farming. Warm summers are ideal for growing a range of crops and winters provide enough chill for livestock to thrive. The area is also well-suited to more sustainable and self-sufficient farming, with many ranchers and farmers focusing on producing for local markets or direct-to-consumer sales.

For shopping, services, and a bit of entertainment, folks in Westbridge and Christian Valley usually head over to nearby towns like Rock Creek and Beaverdell. There, you'll find grocery stores, gas stations, pubs, and places to stay. For a greater retail and services perspective, Osoyoos, Grand Forks, and Kelowna provide additional opportunities.

Notable Distances

- Rock Creek: 25 minutes
- Beaverdell: 45 minutes
- Osoyoos: 1 hour 15 minutes
- Kelowna (international airport): 1.5 hours

RECREATION

The outdoors plays a significant role in daily life within this community. The Kettle River and West Kettle River are central to the area's outdoor recreation, offering excellent fishing, kayaking, tubing, and swimming opportunities. Nearby Christina Lake, known for its clear waters, is a popular spot for boating, fishing, and swimming during the summer months. The area also features several hiking trails, including those around Christian Valley, which provide stunning views of the valleys and forests.

For camping, the nearby Beaver Creek Provincial Park is a popular destination, offering peaceful, forested campsites and access to hiking trails. Kettle River Provincial Park is another well-loved spot, providing both camping and riverside activities. The Kettle Valley Rail Trail, which passes through



the area, is a notable point of interest for cyclists, hikers, and history buffs, following the route of a former railway line with views of the surrounding countryside.

In winter, the area's snow-covered trails are perfect for cross-country skiing and snowshoeing. For Alpine ski and snowboard enthusiasts, Mount Baldy is a mere one-hour drive, while Big White Ski Resort, is under a two-hour drive. The valley offers a plethora of snowmobile trails, including Johnson Lake Road, Whatshan West to Stevens Creek Rec Site, Alexander Mackenzie Heritage Trail, and 326 Road—plenty of variety for all levels of riders.

Hunting in the Boundary Forest District, between the Okanagan Highlands and the Monashees, offers opportunities for mule and whitetail deer, particularly in the rugged terrain of forests and clearcuts. Mule deer are common in the second-growth areas and along roads, often seen in the mornings and evenings, while whitetails can be found in the backcountry and along river bottoms. The area is accessible via roads like Boundary Creek Road and Christian Valley Road, which lead into huntable regions like Wallace Creek, Gable Mountain, and the Kettle River Valley.

HISTORY

At one time, Westbridge had a general store and post office, near the site of the old original hotel and post office. The store served for years as the main hub and meeting place for the local population.

The Kettle River was named on July 31, 1860, when the Victoria Daily British Colonist quoted a New Westminster Times report about gold being found on all the tributaries of the Okinakin Rock Creek, Kettle River, and Semilkameen in lucrative quantities.

There are a couple of theories about the origin of the Kettle River's name. As G.P.V. and Helen Akrigg put it in British Columbia Place Names, one possibility is that it comes from the boiling, seething Kettle Falls, which were known as La Chaudière (The Boiler) to early explorers. Alternatively, it comes from the round holes, shaped like cauldrons, which water had hollowed out in the rocks.

The history is richly rooted in the land's original inhabitants, the Syilx (Okanagan) First Nations, who used the Kettle River and surrounding valleys for hunting, fishing, and seasonal camps. During the mid-1800s, European settlers arrived in the region amidst the Cariboo Gold Rush, with prospectors exploring the Kettle River. By the 1890s, settlers began establishing ranches and farms, taking advantage of the fertile lands in Christian Valley. The construction of the Kettle Valley Railway in 1913 connected Westbridge to the broader region, boosting transportation and economic growth until the railway ceased operations in the mid-20th century. During the 1930s and 1940s, Christian Valley became a hub for homesteaders, including Doukhobors, who developed farms and tight-knit communities. Today, both areas remain sparsely populated, with an economy centered on ranching, forestry, and outdoor recreation. The Kettle Valley Rail Trail and the scenic Kettle River stand as enduring symbols of the area's historical and natural significance.



MAP REFERENCE

49°17'28.24"N and 118°53'35.25"W

SERVICES

- Water - well
- Electricity
- Septic field and tank
- Phone
- Heating - baseboard, electric, wood
- Cooling - window units

IMPROVEMENTS

- Custom built primary home
- Manufactured home with addition
- Workshop
- Barn(s)
- Hay storage
- Outbuildings
- Sheds
- Stable

LEGAL

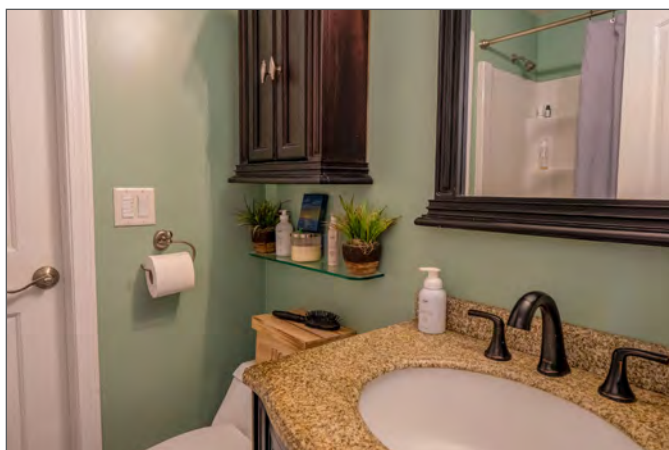
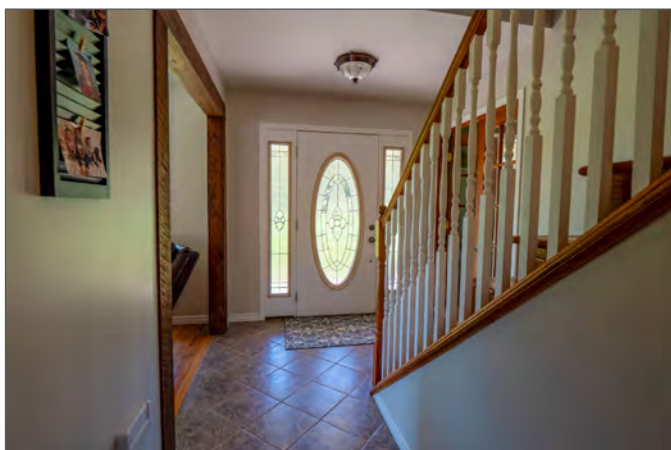
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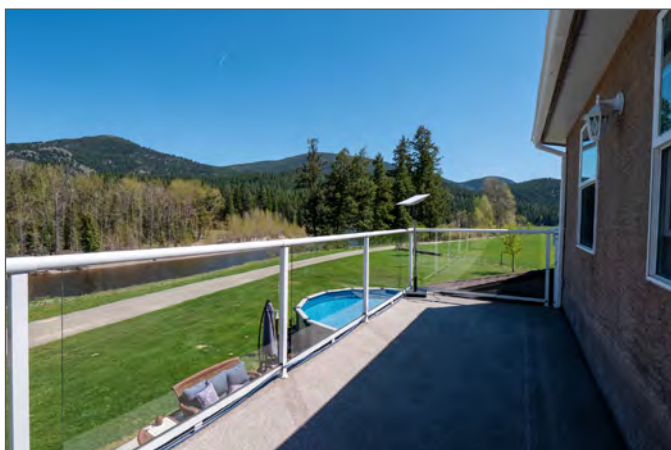
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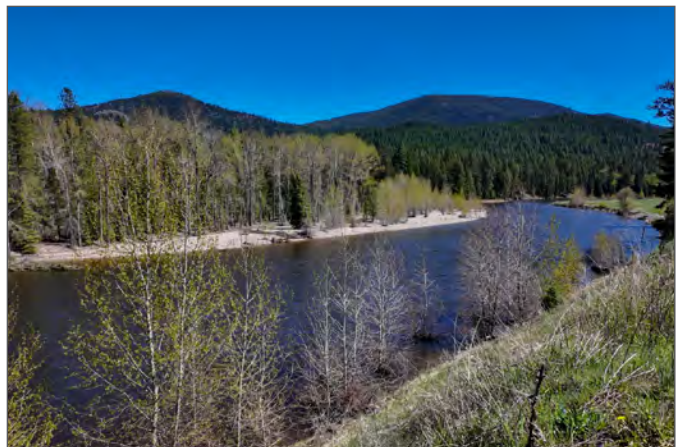


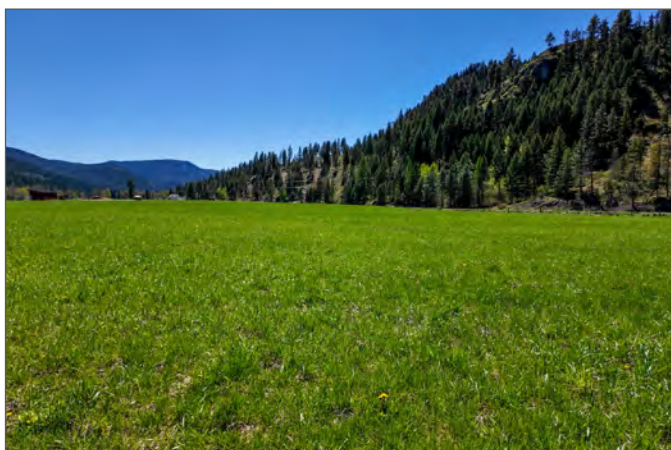
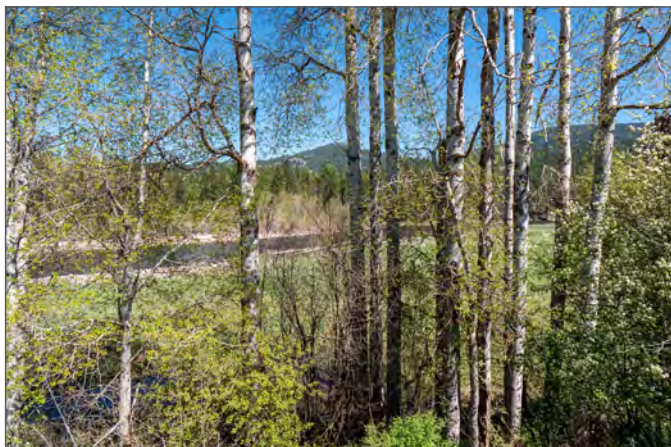






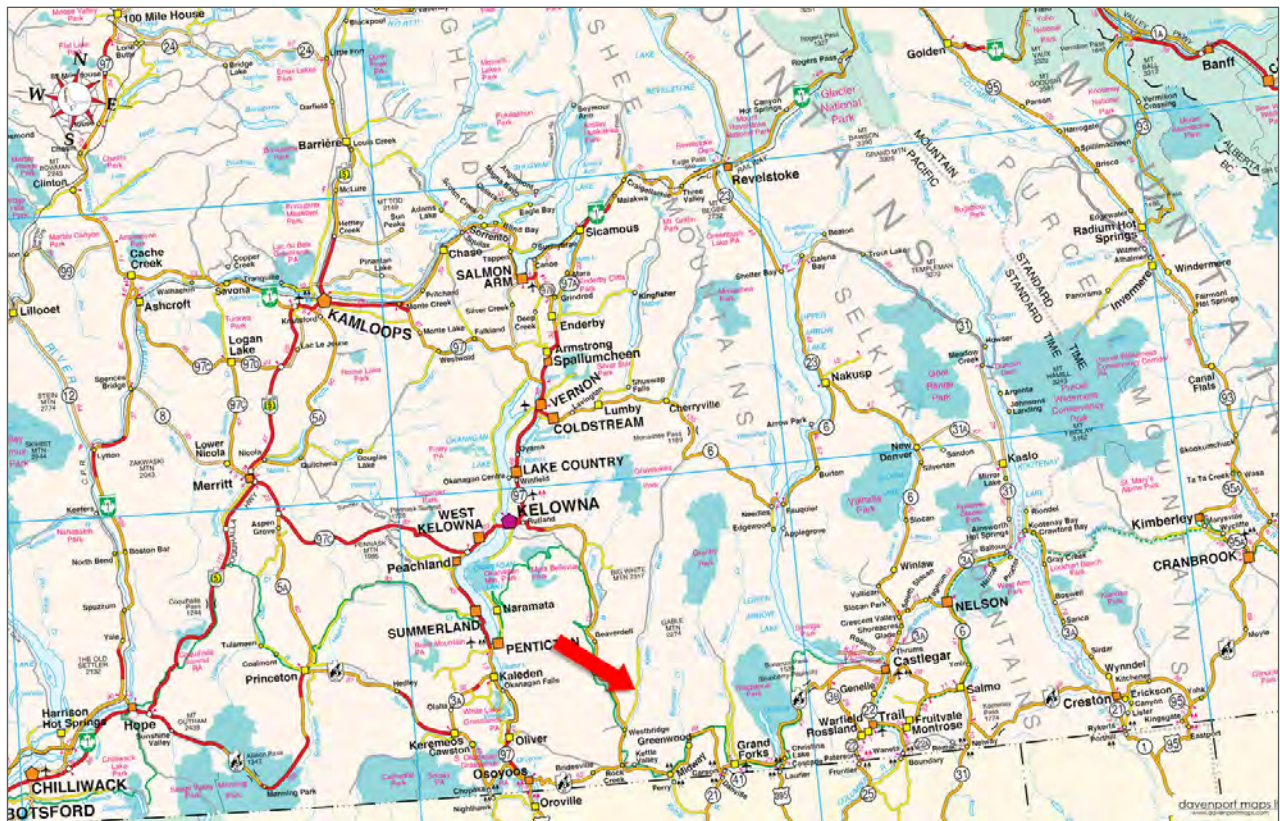


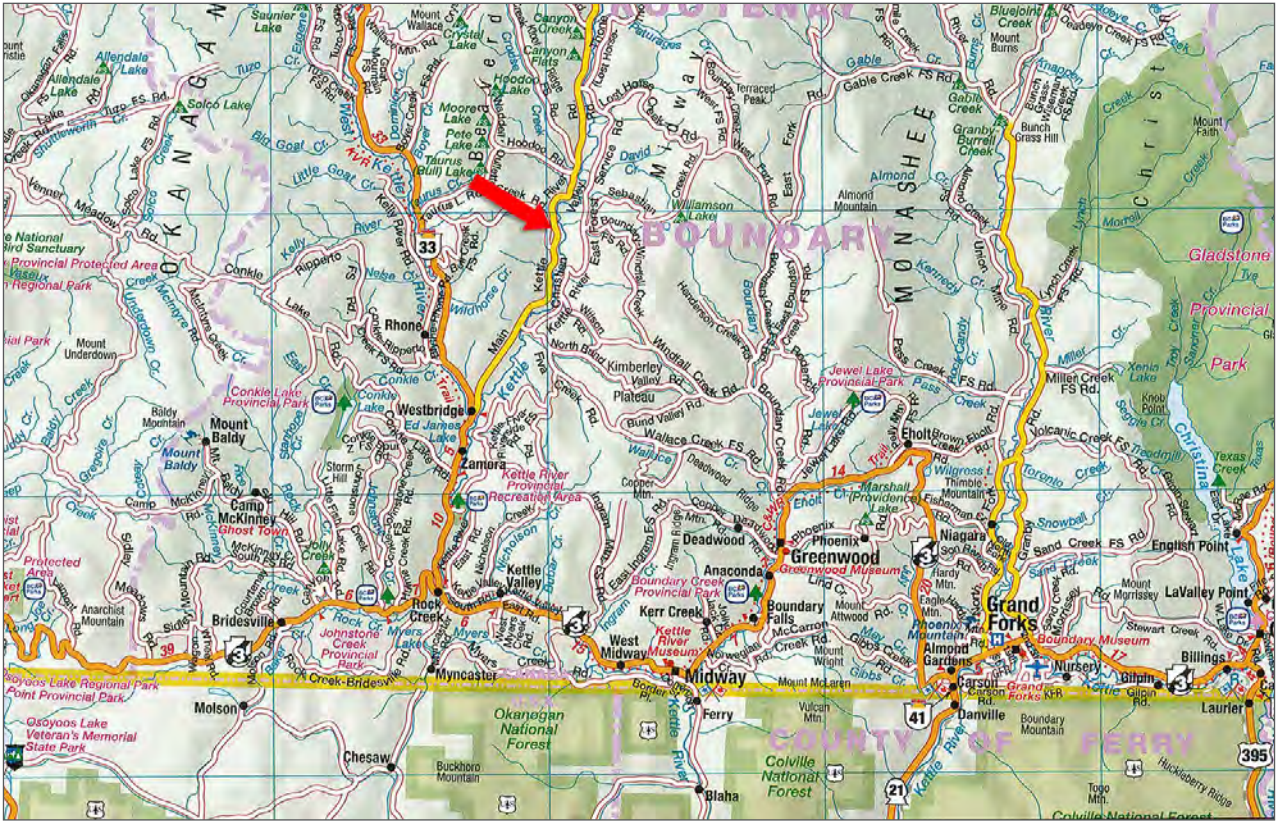


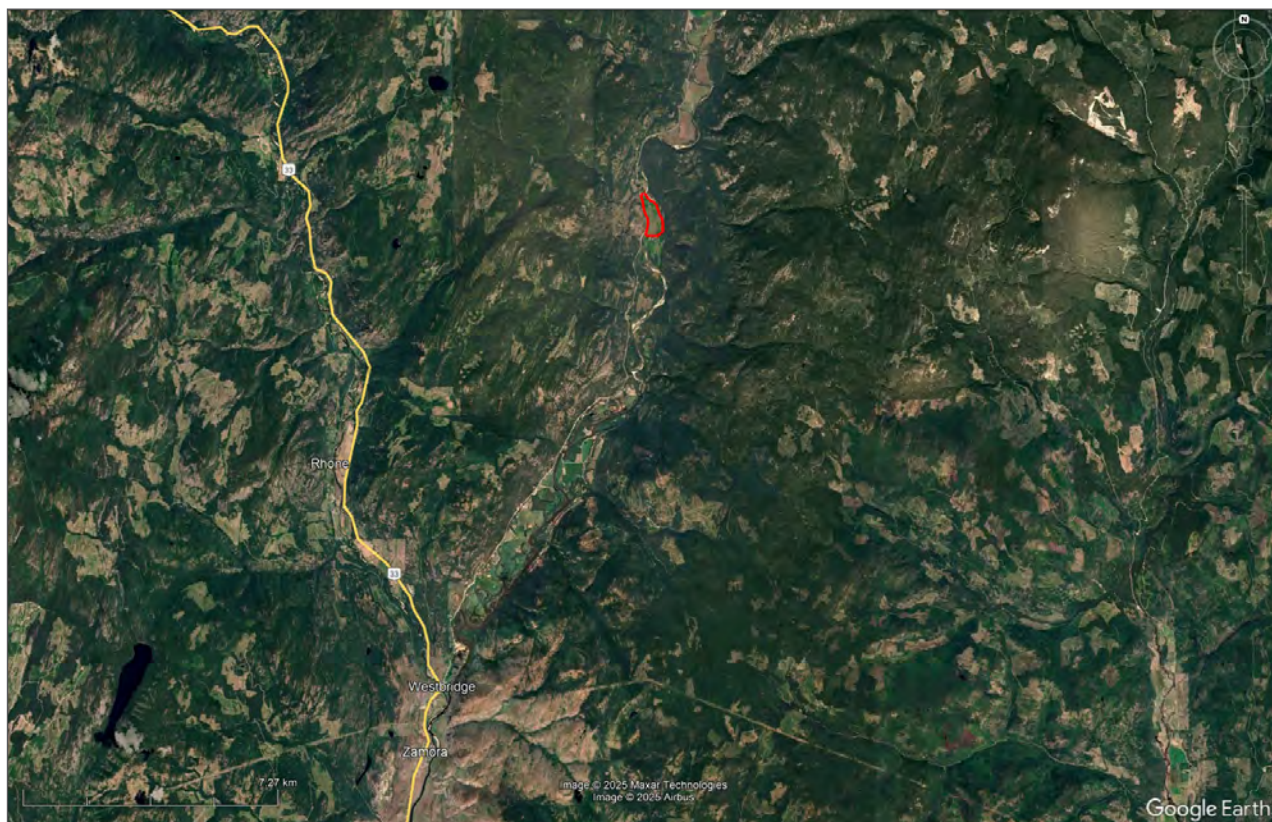


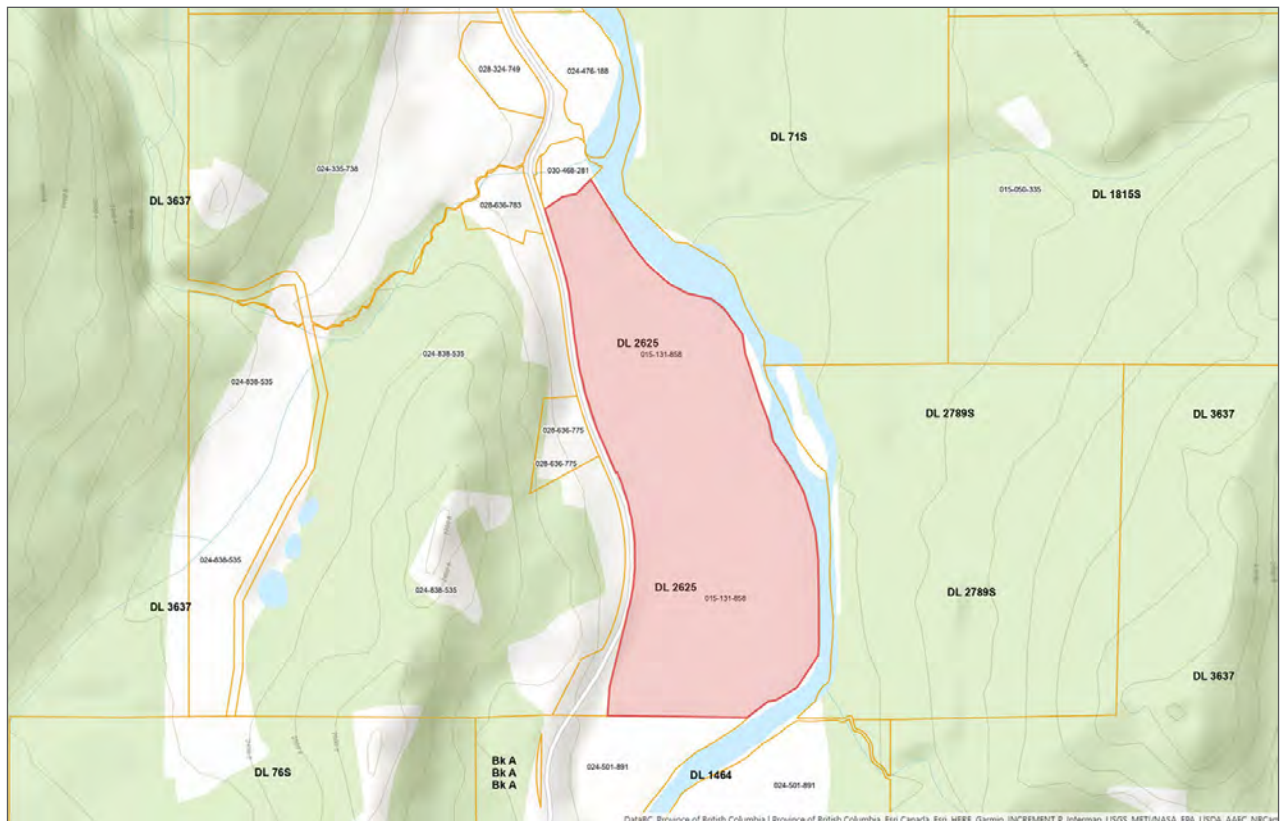
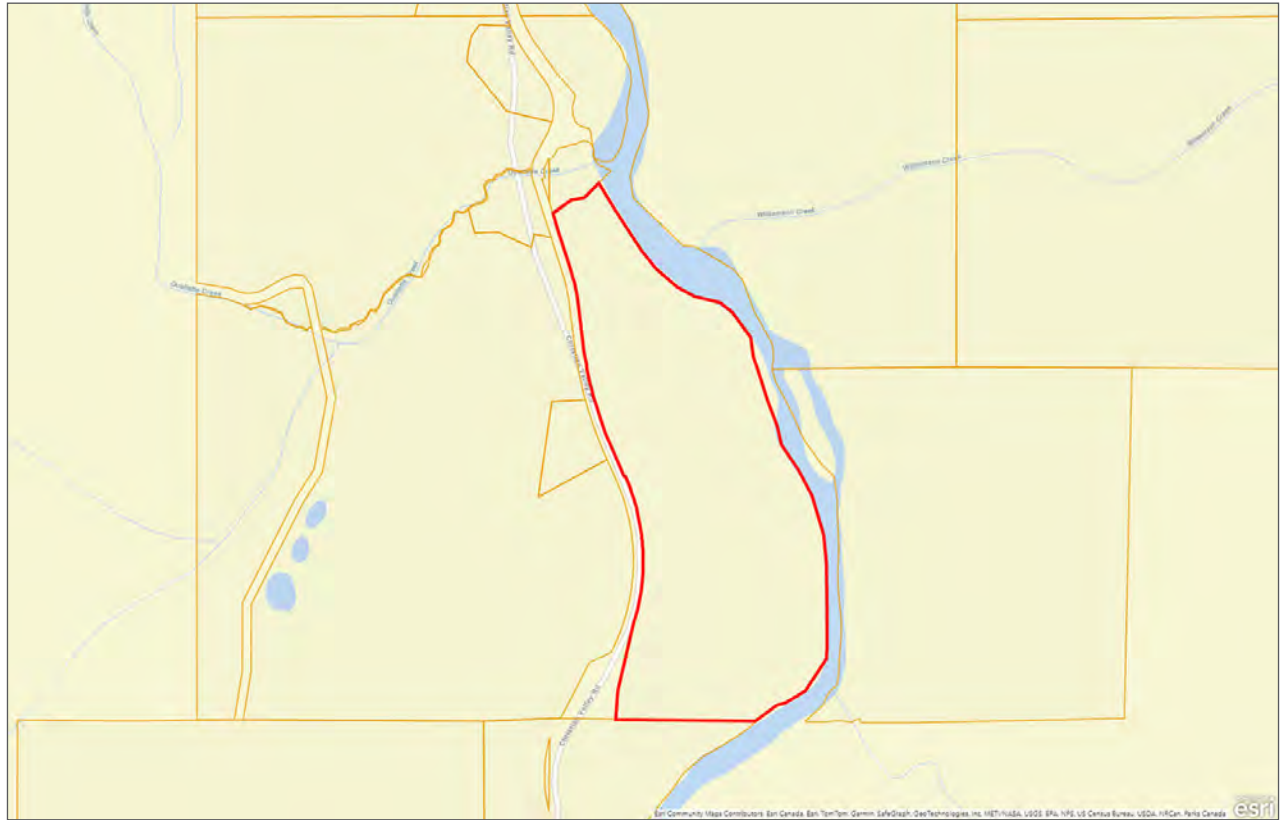














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