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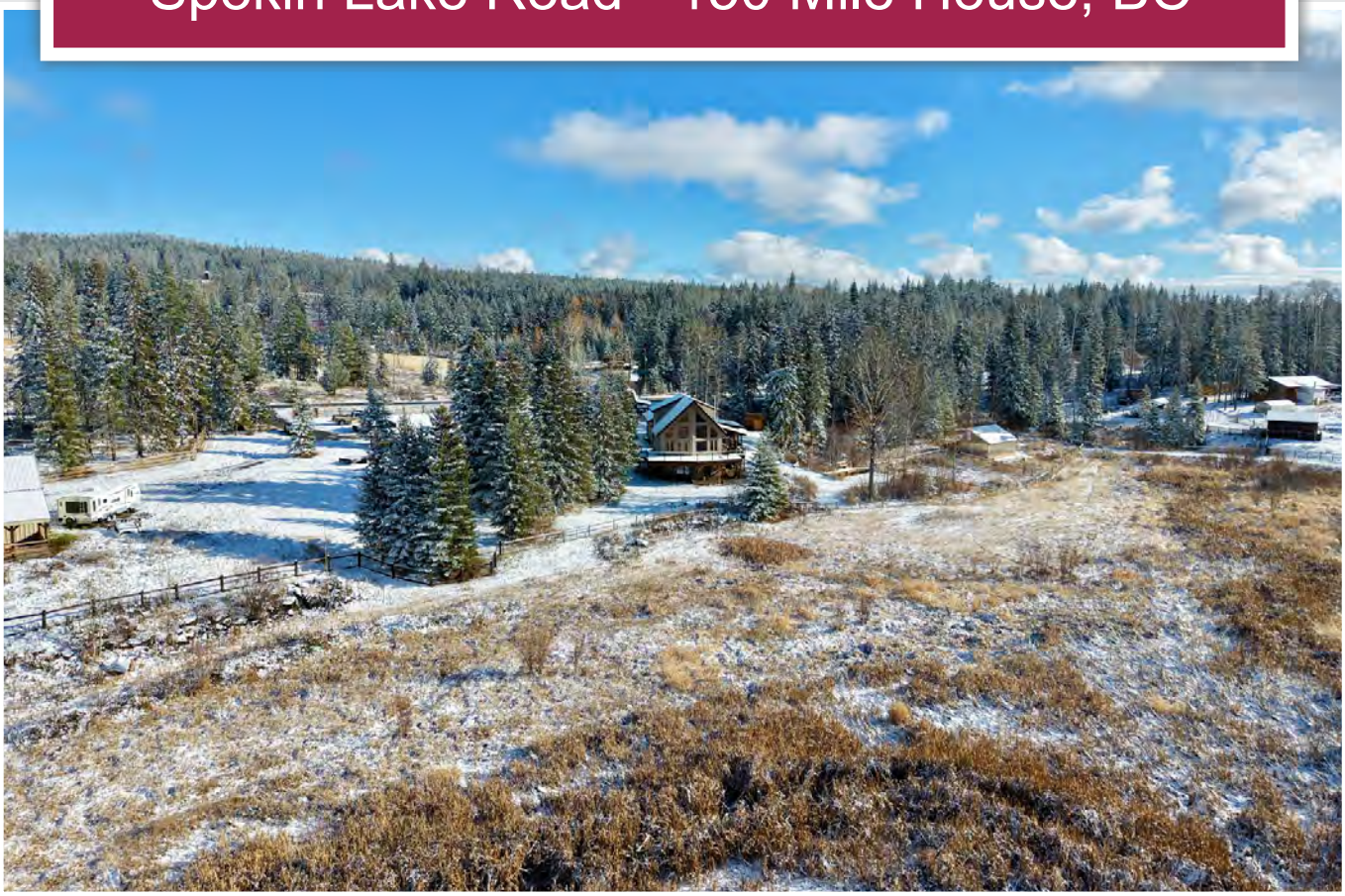
Exceptional Country Estate on Two Titles

Spokin Lake Road - 150 Mile House, BC



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Exceptional Country Estate on Two Titles

Spokin Lake Road - 150 Mile House

PROPERTY DETAILS

Listing Number:	26301
Price:	$1,395,000
Taxes (2026):	$3,254.80
Size:	39.89 acres ~ 2 titles

DESCRIPTION

A beautiful chalet, productive growing spaces and exceptionally well-planned outbuildings come together on this 39.89-acre estate property near 150 Mile House. Held on two titles and entirely fenced, this versatile acreage offers a country home, room for animals and a furnished rental cabin. Quality construction, practical design and excellent condition are evident throughout the property.

Built in 2010, the three-level, three-bedroom, three-bathroom home is centred around an open-concept kitchen, dining and living area. A soaring 23 ft ceiling, floor-to-ceiling windows with built-in power blinds and a floor-to-ceiling fireplace create a striking gathering space. Granite countertops and tasteful finishes complement the home's warm chalet character.

The loft primary bedroom overlooks the main living space and has an attached bathroom featuring an impressive 6' x 6' shower. The fully finished lower level offers a cosy family room, foyer and entranceway, an office or gym, bathroom, generous pantry and utility room. Boiler-supplied in-floor heating provides comfortable warmth. The attached garage also has heated floors, power and a built-in air compressor.

The outbuildings are equally impressive. The 27'5" x 38'3" shop has drive-through access with 13 ft doors at both ends, power and water, a heated veterinary room, animal stalls and an upstairs office. Dog kennels, a fenced corral and automatic heated livestock waterers add to the property's functionality. The chicken coop has power, water and lights on a timer, with an attached 21' x 21' hay barn.

Gardeners will appreciate the greenhouse with fans, lights and a watering system, an attached cold room/wine cellar and a separately fenced garden. The furnished rental cabin includes a kitchen and living room, a spacious upper-floor bedroom, its own entrance and a fenced yard.

A full security system, powered entrance gate and secondary electrical panel for generator backup complete the setup; a generator is not included. Water rights are included, and each parcel has its own well and power, offering the option to explore a separate sale of one lot.

This is a must-see property for buyers seeking a beautifully maintained rural home with the infrastructure already in place. Priced to sell, with far more to appreciate in person.

LOCATION

3722 and 3712 Spokin Lake Road. The nearest community is 150 Mile House and Williams Lake is the nearest city just 30 minutes away.



DIRECTIONS

From Williams Lake, travel south on Highway 97 to 150 Mile House, then turn onto Horsefly–Likely Road. At the junction, follow Horsefly Road, then turn onto Spokin Lake Road and continue to 3722 on the right just past Desautel Road. The property is approximately 34 km from Williams Lake.

AREA DATA

150 Mile House is the nearest community, offering everyday conveniences such as a general store, post office, fuel station, convenience stores and a tire shop. Families with younger children are served by 150 Mile Elementary School, part of School District 27.

Williams Lake is the nearest city and the main service centre for the surrounding rural area. It offers supermarkets, pharmacies, banks, restaurants, hardware and building supply stores, automotive services, and agricultural and livestock suppliers. Healthcare services include Cariboo Memorial Hospital, medical clinics and dental offices.

Williams Lake has elementary schools, Lake City Secondary School and a Thompson Rivers University campus offering post-secondary education and trades training. School catchment areas and bus transportation is offered from this property as well.

RECREATION

Williams Lake and the surrounding areas offer year-round recreation, from mountain biking and lake activities to snowmobiling and skiing. Williams Lake is known for its extensive mountain bike trail networks, including Fox Mountain, Westsyde and Desous Mountain, with routes ranging from cross-country trails to challenging downhill riding. Surrounding backroads and trails also provide opportunities for hiking, horseback riding and ATV outings.

Horsefly Lake and nearby Quesnel Lake offer boating, fishing, swimming, kayaking, canoeing and paddleboarding, with camping and public access available at established recreation sites and parks. Closer to Williams Lake, popular destinations include Williams Lake, Chimney Lake and Lac La Hache.

Winter brings snowmobiling on designated routes and backcountry terrain throughout the Cariboo, cross-country skiing at Bull Mountain and downhill skiing at Mount Timothy near Lac La Hache. Trail access and conditions vary seasonally. Year-round outdoor recreation is available in virtually every direction from this property.

The Cariboo Memorial Recreation Complex in Williams Lake provides indoor swimming, a fitness centre and ice arenas, along with skating, swimming lessons and community programs. Golf courses, sports fields and community facilities in Williams Lake add to the area's recreation options.

MAP REFERENCE

52°11'5.47"N and 121°47'30.75"W

INVESTMENT FEATURES

Two legal titles, each with its own well and power, provide flexibility and the option to explore selling one parcel separately. A fully furnished rental cabin offers income potential. The shop, livestock infrastructure and growing facilities support a range of rural lifestyle uses.

SERVICES

- Each title has its own drilled well and independent power service
- Home and shop heated by a boiler supplying in-floor radiant heat
- Electric backup and wood fireplace
- Rental cabin heated by propane
- Natural gas available at the lot line
- Registered water rights in place
- Full perimeter security system with a powered entry gate
- Secondary electrical panel pre-wired for a backup generator; generator not included

IMPROVEMENTS

Three-level 2,940 sq. ft. chalet built in 2010 with 3 bedrooms and 3 bathrooms. Open-concept main living area, 23 ft ceiling, floor-to-ceiling fireplace and windows with built-in power blinds, granite countertops and an expansive deck. Loft primary bedroom with attached bathroom and 6' x 6'; fully finished lower level with family room, entrance, office/gym, bathroom, pantry and utility room.

Attached 27' x 24'7" garage with heated floors, power and built-in air compressor; dog kennels.

27'5" x 38'3" shop with drive-through 13 ft doors at both ends, heated veterinary room, animal stalls, upstairs office, power and water.

Chicken coop with power, water and timed lighting; attached 21' x 21' hay barn; fenced corral and automatic heated livestock waterers.

Greenhouse with fans, lights and watering system; attached cold room/wine cellar and fenced garden.

Fully furnished 14' x 25', two-storey rental cabin with kitchen, living room, upper-floor bedroom, separate entrance, covered deck and fenced yard.

Full perimeter fencing, security system, powered gate and generator backup panel.

ZONING

RR1- Cariboo Regional District

LEGAL

Lot B District Lot 6373 Cariboo District Plan 23926
PID 008-387-010

Parcel A (PD8877) District Lot 6373 Cariboo District Plan 24050 Except Part Subdivided by Plan BCP33761
PID 015-716-406


















FARMHOUSE




FARMHOUSE


FARMHOUSE


ALWAYS & FOREVER















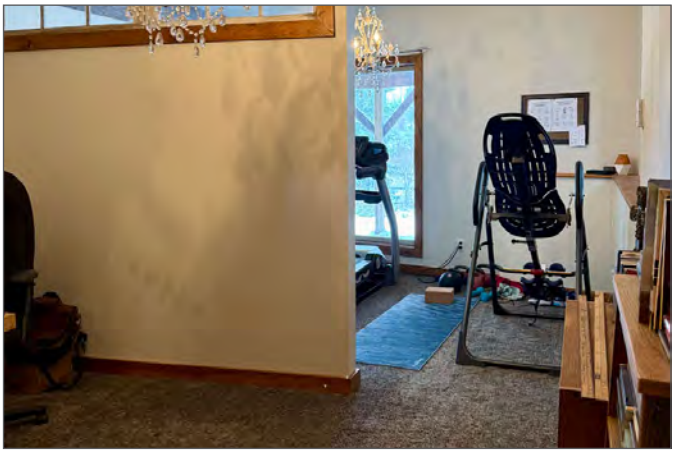


















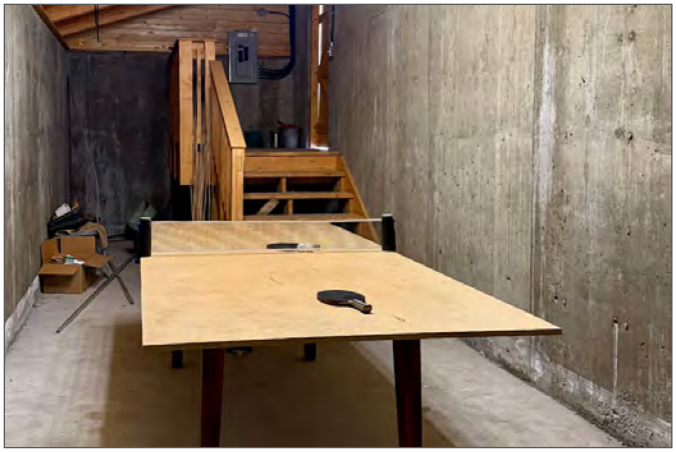
























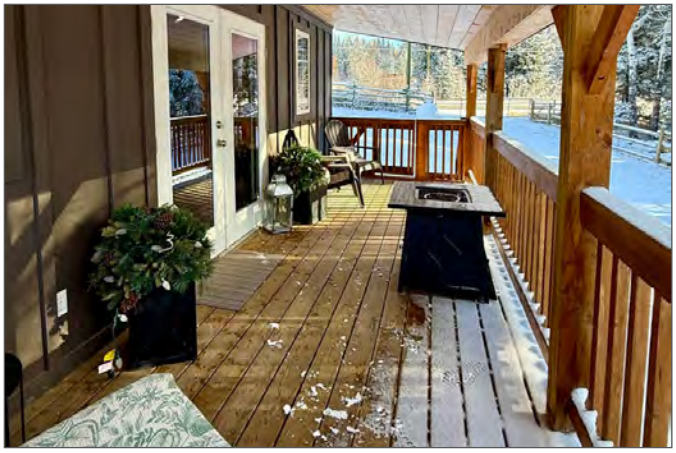














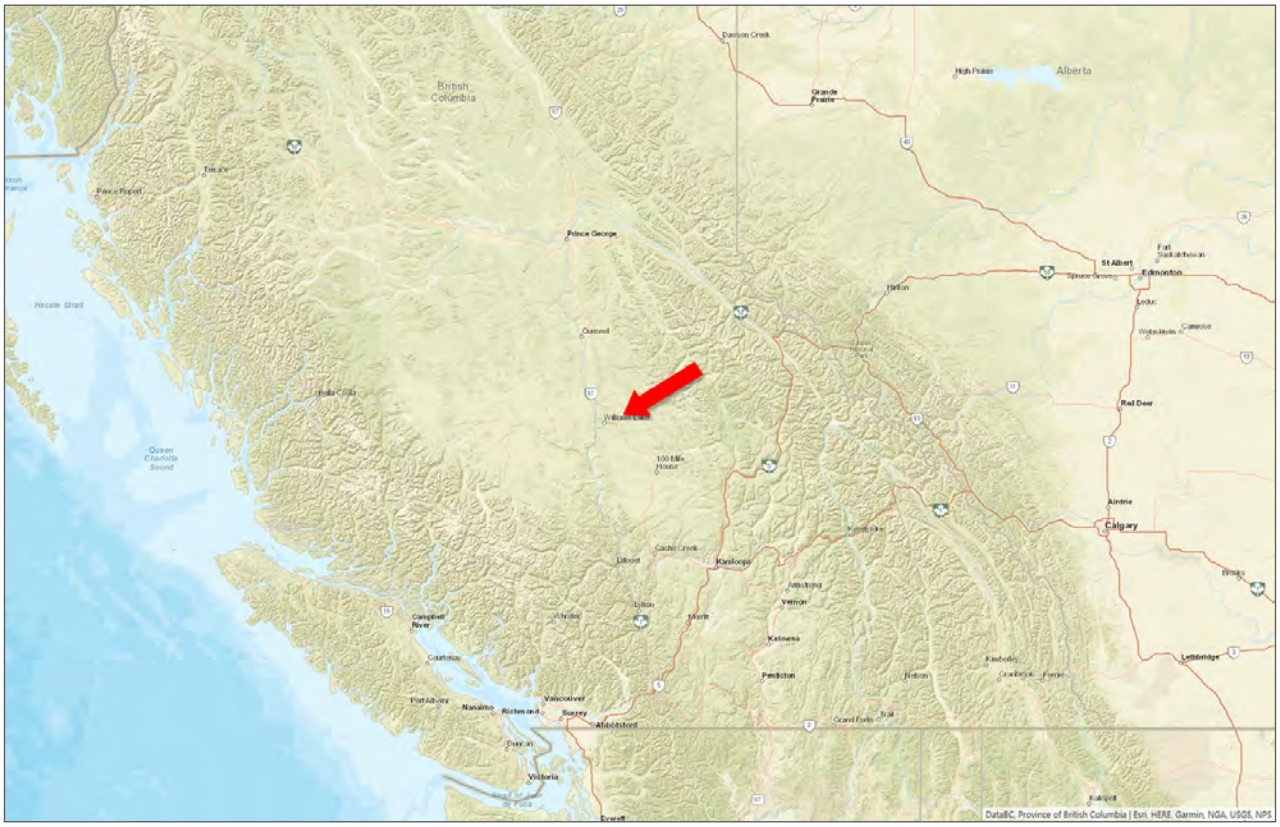


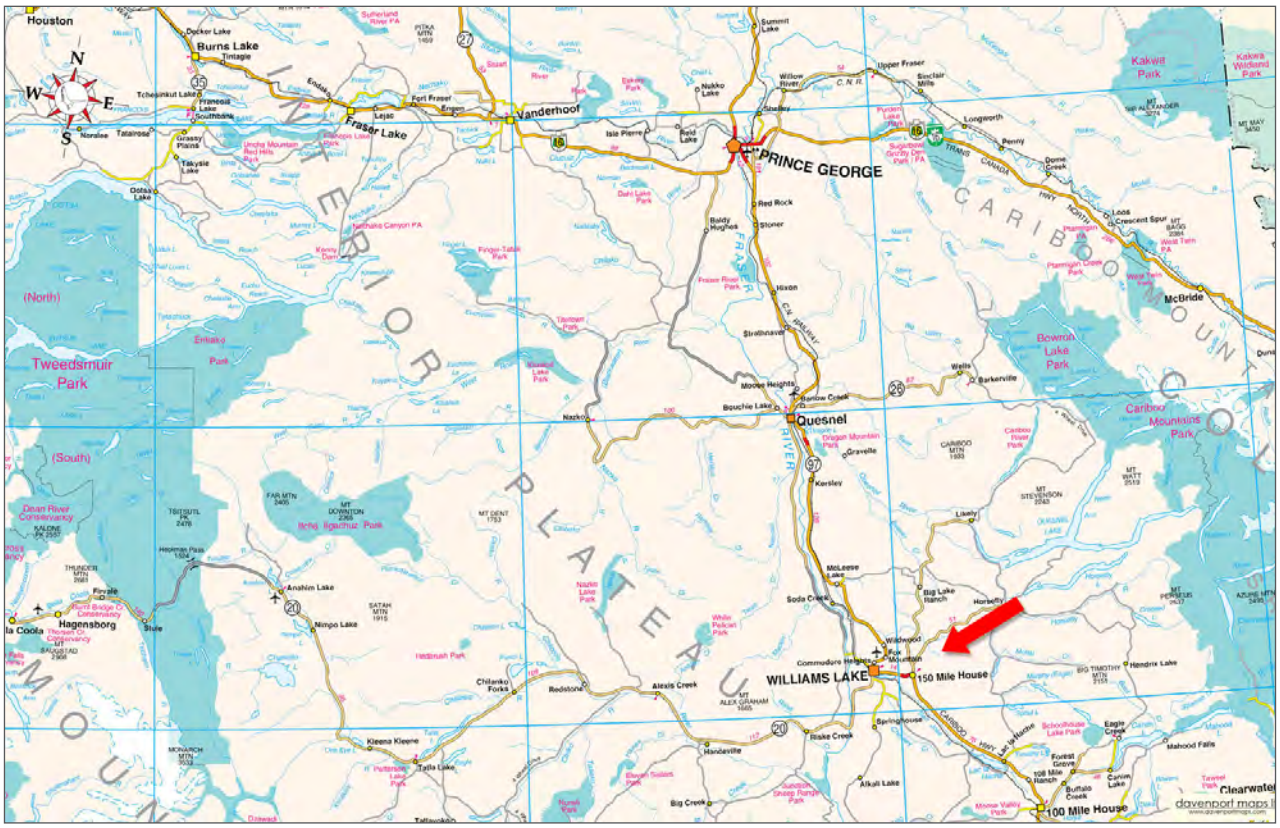









British Columbia
Alberta
Prince George
Williams Lake
100 Mile House
Kamloops
Kelowna
Vancouver
Victoria
Edmonton
Calgary
Red Deer
Lethbridge
DataBC, Province of British Columbia | Esri, HERE, Garmin, NGA, USGS, NPS


Houston
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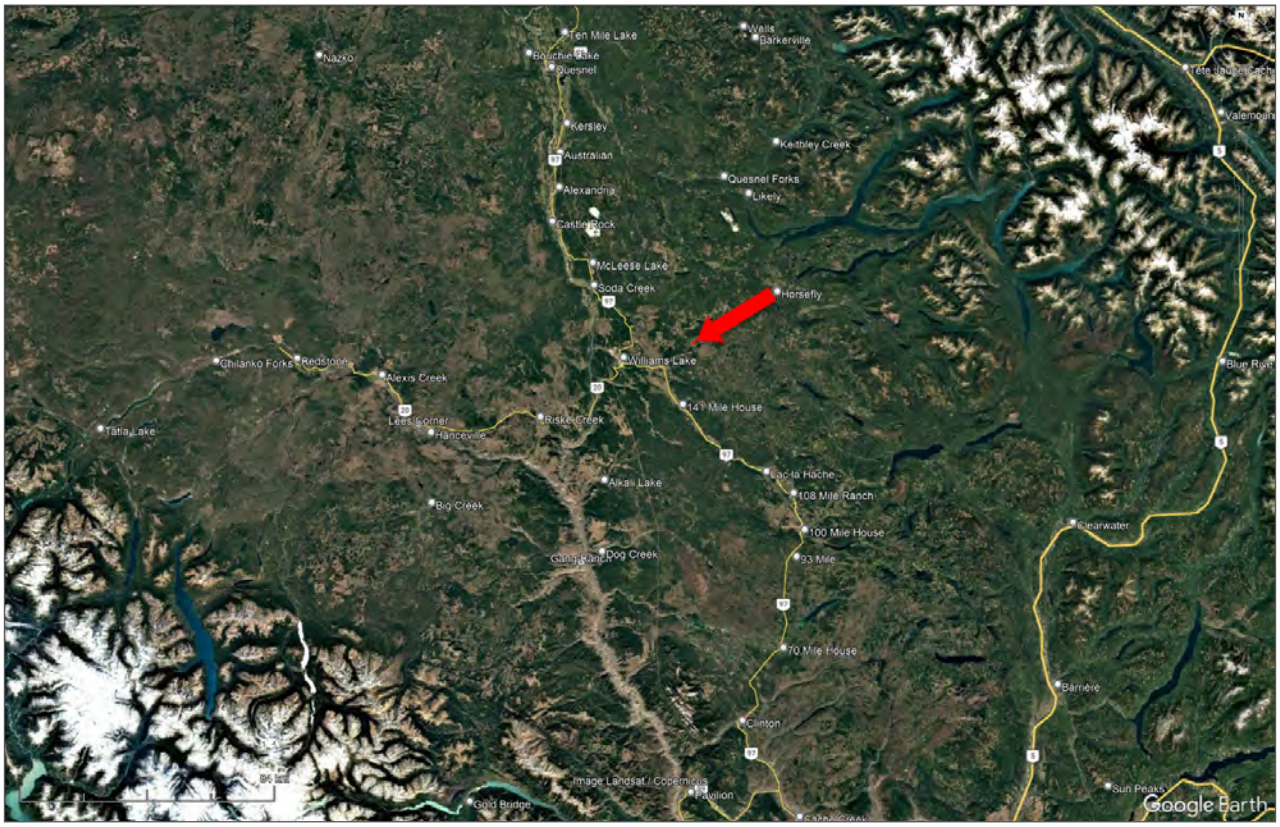
Fraser Lake
Vanderhoof
PRINCE GEORGE
Quesnel
WILLIAMS LAKE
150 Mile House
100 Mile House
McBride
Tweedsmuir Park
Bowron Lake Park
Caribou Mountains Park
Kakwa Park
Hagensborg
Anahim Lake
davenport maps


Ten Mile Lake
Nazko
Quesnel
Wells
Barkerville
Kersley
Australian
Alexandria
Castle Rock
McLeese Lake
Soda Creek
Horsefly
Williams Lake
Chilanko Forks
Redstone
Alexis Creek
Tatla Lake
Lees Corner
Riske Creek
Alkali Lake
Big Creek
Dog Creek
Gang Ranch
Lac la Hache
108 Mile Ranch
100 Mile House
93 Mile
70 Mile House
Clinton
Barrière
Clearwater
Blue River
Valemount
Keithley Creek
Quesnel Forks
Likely
141 Mile House
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Google Earth


Mocene
Ochilfree
Pine Valley
COMMODORE HEIGHTS
GLENDALE
Williams Lake
Dugan Lake
SOUTH LAKESIDE
DOG CREEK
Esler
Sugarcane
150 Mile House
Saint Joseph Mission
Ismardy
Image © 2026 Airbus
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Horsefly Rd
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2515 m
Image © 2026 Airbus
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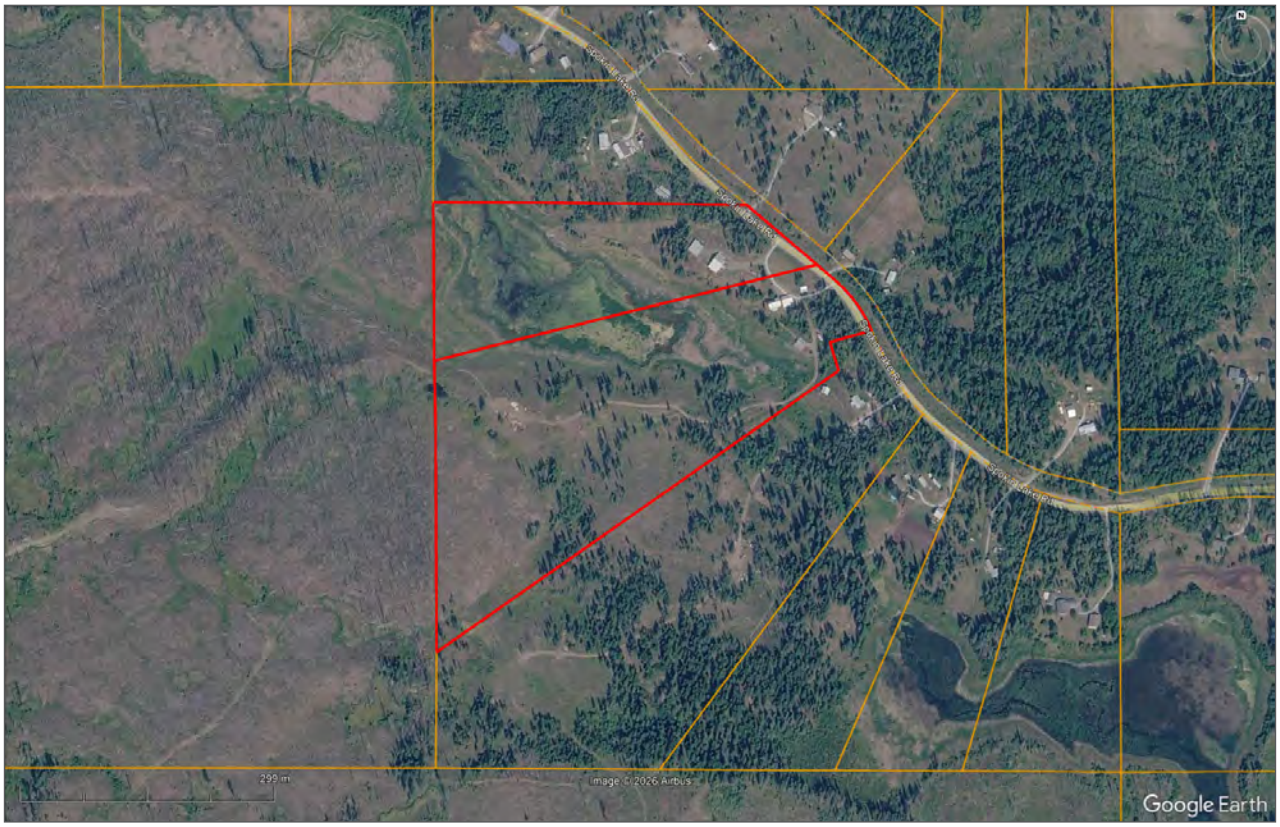
Spokin Lake Rd
299 m
Image © 2026 Airbus
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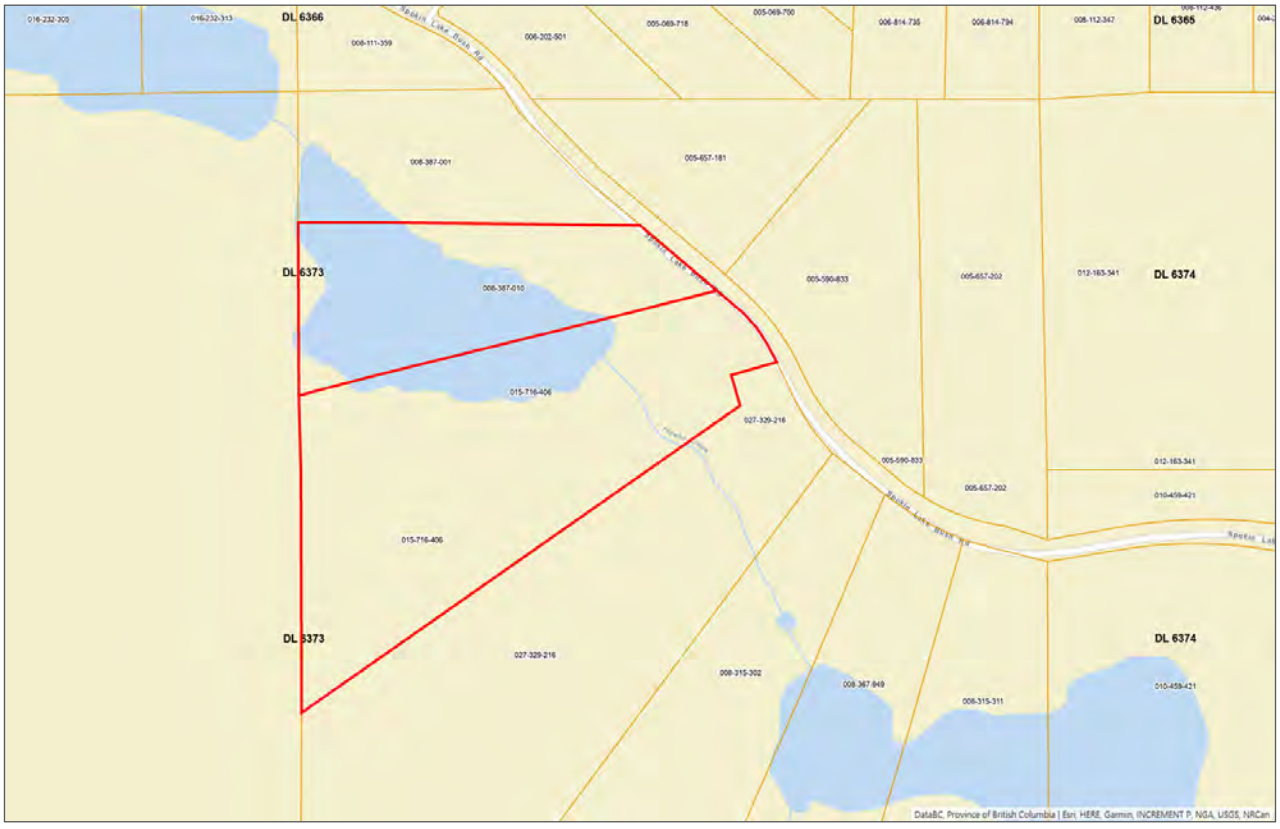
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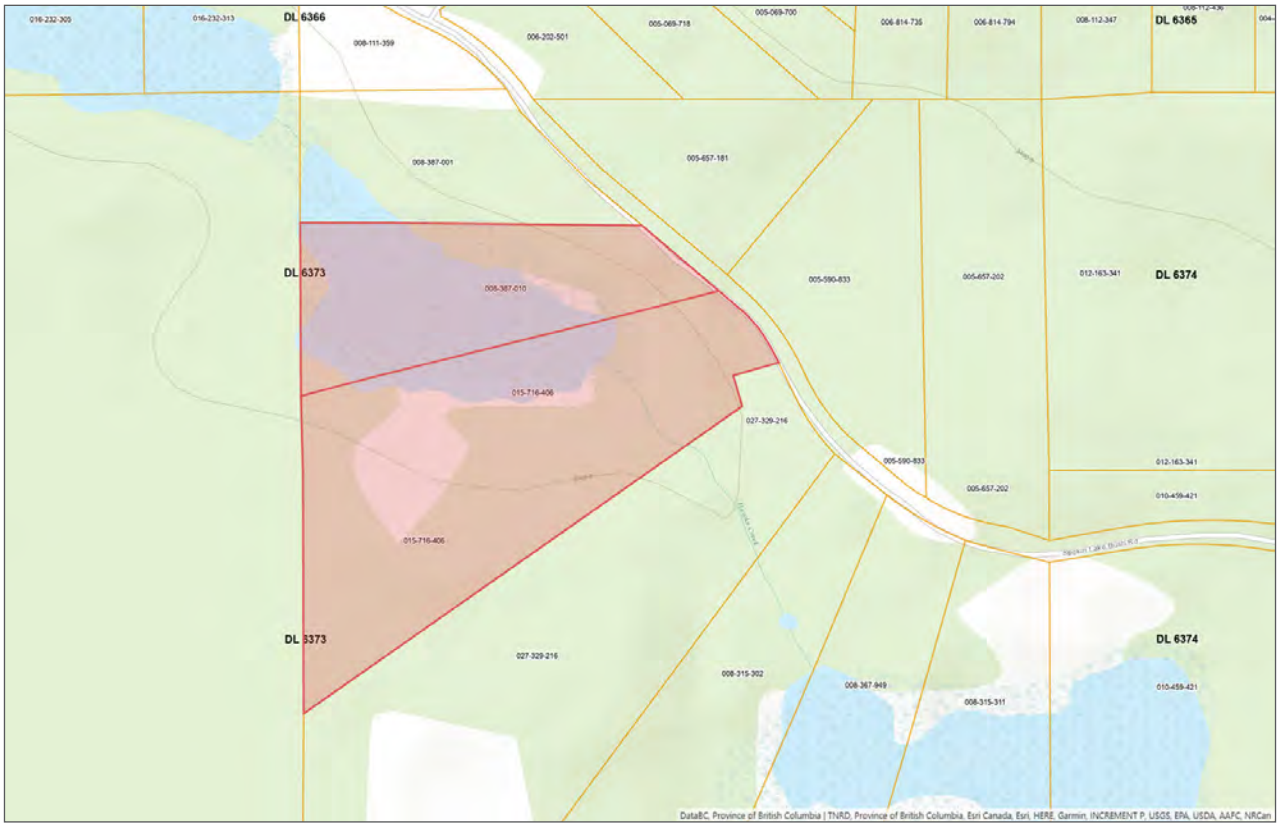
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Notes



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