



Custom Log Home, 9.91 Acres

Sunshine Valley - Merritt, BC



www.landquest.com

Valerie Kynoch

Personal Real Estate Corporation

val@landquest.com

(250) 280-0994



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Custom Log Home, 9.91 Acres

Sunshine Valley - Merritt, BC

PROPERTY DETAILS

Listing Number:	25257
Price:	\$1,195,000
Taxes (2025):	\$4,544.07
Size:	9.91 acres
Zoning:	RL-1

DESCRIPTION

Welcome to 1761 Miller Road, an extraordinary retreat in Miller's Sunshine Valley Estates, just 15 minutes from Merritt. Set on 9.91 acres, this immaculate custom log home blends rustic craftsmanship with modern luxury, offering both serenity and sophistication.

Inside, the thoughtfully designed 3-bedroom, 3-bath residence features rich Acacia hardwood floors, soaring vaulted ceilings, quartz countertops, and handcrafted millwork. The open-concept kitchen, dining, and living area invites gatherings around the striking river rock fireplace, while oversized windows with custom blinds frame sweeping valley and mountain views.

Upstairs, the luxurious loft-style primary suite feels like a private retreat with a spacious walk-in closet, sitting room, balcony, and spa-inspired ensuite with jetted tub and separate shower and your own balcony to look out over the horses and property.

Every detail has been considered for year-round comfort and convenience, including a heat pump,

wood-burning furnace with air exchange, pellet stove, and two electric fireplaces. Added touches such as a built-in vacuum system, laundry chute, underground irrigation, and a relaxing sauna elevate the home's appeal.

The fully finished bright basement expands the property's potential, featuring a large bedroom, spacious living room, a full 3-piece bathroom, and a sauna. With the option to add a wet bar or kitchenette, this level offers complete privacy and separation from upstairs, making it ideal for guests, an in-law suite, or as a Bed & Bale business. Travelers and their horses will appreciate the comfortable accommodations alongside top-notch equestrian facilities—rail fencing, cross-fencing, five pastures, two shelters, a heated tack room, hay storage, and direct access to Crown land trails for riding or ATV adventures.

Outdoors, lifestyle and functionality come together as your drive through the front gate up the fully paved driveway where you will find a fully landscaped irrigated yard featuring a patio, garden area, garden shed, patio, wraparound deck and a wood-fired hot tub. This property also boasts a 40 x 17 ft heated shop with 220-amp service, with an 11 x 20 ft addition to securely store all of the toys! The large 40 x 12 ft lean-to is perfect for RV or boat storage.

Tucked away just before a quiet cul-de-sac, surrounded by nature and some of the best neighbours you could have, this is a really nice and safe area and worry free with an excellent community water system. This turn key one-of-a-kind property offers unmatched privacy, unlimited recreation and fun—with income potential as well! More than a



home—it's an opportunity to live the dream in the Sunshine Valley.

LOCATION

14 km west of Merritt and just 3 hours from the Fraser Valley.

DIRECTIONS

Head west out of Merritt for 12 km, turn right onto Miller Road, go 2.6 km up Miller Road, turn left into the property (large log overhead gate with BS Ranch Gate sign).

AREA DATA

Nestled in the scenic Sunshine Valley just 15 minutes from Merritt, 1761 Miller Road offers more than just a home—it's a gateway to the ultimate rural lifestyle. Backing directly onto Crown land, this property provides unmatched privacy and endless recreational possibilities, from horseback riding and hiking to ATV adventures along winding forest service trails. The nearby network of trails weaves through lush forests, open grasslands, and gentle hills, with access to serene lakes perfect for fishing, canoeing, or peaceful summer picnics.

Wildlife enthusiasts will feel right at home in this corner of the Nicola Valley. Mule deer, moose,

and black bears roam the surrounding forest, while eagles, hawks, and a variety of songbirds fill the skies. Small ponds and streams attract waterfowl and amphibians, creating a rich and ever-changing natural tapestry right at your doorstep.

The region enjoys a semi-arid interior climate, offering warm, sun-soaked summers and crisp, refreshing winters. With over 2,000 hours of annual sunshine, long frost-free periods, and moderate snowfall in winter, the area is perfect for year-round outdoor living. The varied terrain—rolling grasslands, forested hills, and meandering valleys—supports diverse vegetation from sagebrush and wildflowers to stands of ponderosa pine and Douglas fir, providing a striking backdrop for your country retreat.

This unique property combines privacy, recreational opportunity, and natural beauty in a location that's convenient yet feels worlds away. Trails, lakes, wildlife, and sunshine—everything a nature lover or outdoor enthusiast dreams of is right here, waiting to be explored.

VEGETATION

The property sits at the transition between open grasslands and interior forests, creating a diverse and visually appealing landscape. The lower slopes and valley areas are dominated by dry grasslands and sagebrush, with native bunchgrasses, wildflowers, and shrubs that thrive in the semi-arid, sun-soaked climate. These areas provide open, breezy pastures ideal for horses or other livestock.

As the land rises toward the adjacent Crown forest, the terrain becomes more forested, with ponderosa pine and Douglas fir forming the dominant tree canopy. These tall, resilient conifers provide dappled shade, shelter for wildlife, and a striking contrast to the golden grasses of the valley floor. In wetter or cooler microclimates—such as north-facing slopes or near seasonal streams—

lodgepole pine and interior spruce may appear, along with understory plants like snowberry, Saskatoon shrubs, and ferns.

Riparian zones around any small creeks or seasonal ponds host moisture-loving vegetation: willows, sedges, and rushes, attracting birds and small mammals. Fruit trees, ornamental plantings, and landscaped gardens near the home add cultivated greenery, blending seamlessly with the natural flora.

RECREATION

Just a short distance from the property, you'll find several pristine lakes renowned for their fishing prospects, all accessible right out the back of the property on your ATV.

Tyner Lake

Approximately 10 km north of Miller Road, Tyner Lake is a popular spot for fishing enthusiasts. It is stocked with rainbow trout, which can reach up to 3 lbs. The lake is accessible via a gravel road and offers a primitive camping area, making it ideal for a day trip or a weekend getaway.

Gordon Lake

Located about 15 km north, Gordon Lake is known for its solitude and natural beauty. It's stocked with rainbow trout, with some reaching up to 3 lbs. The lake is accessible via a rough road, so high-clearance vehicles are recommended. The area is less developed, providing a more rustic and peaceful fishing experience. Both lakes offer excellent opportunities for fly fishing and trolling, especially during the spring and fall months when fish are most active.

Outdoor Recreation

The surrounding Crown land provides numerous trails suitable for hiking, horseback riding, and ATV adventures. These trails meander through diverse



landscapes, including forests, meadows, and along creek beds, offering scenic views and a chance to observe local wildlife. Whether you're seeking a leisurely walk or a more challenging hike, the area caters to all levels of outdoor enthusiasts.

With its semi-arid climate, the region enjoys warm summers and mild winters, making it suitable for year-round outdoor activities. The abundance of sunshine and clear skies enhances the experience, allowing for extended outdoor adventures and a connection with nature throughout the seasons.

This property is ideally situated for those seeking a lifestyle enriched by outdoor recreation. The proximity to fishing lakes, extensive trail networks, and a climate conducive to year-round activities makes this property a haven for nature lovers and adventure seekers alike.

HISTORY

Merritt's development accelerated with the arrival of the Canadian Pacific Railway in 1907, which spurred the growth of the coal mining industry. The town was officially incorporated on April 1, 1911, and quickly became the heart of the Nicola Valley, serving as a vital transportation and commercial center.



MAP REFERENCE

50° 9'17.79"N and 120°55'52.83"W

INVESTMENT FEATURES

The home's layout allows for complete separation of a guest area from the main level—ideal for a B&B or a Bed & Bale. With a completely separate entrance, the fully finished bright basement features a large bedroom for guest accommodations, a lounge space, 3-piece bathroom and there's room to add a wet bar and don't forget the sauna for added luxury.

SERVICES

- BC Hydro
- Telus phone line and security system
- Wi-Fi
- Bell Satellite
- Miller's Sunshine Valley Estates Water Utility (\$75/month or \$900/year)
- Septic system

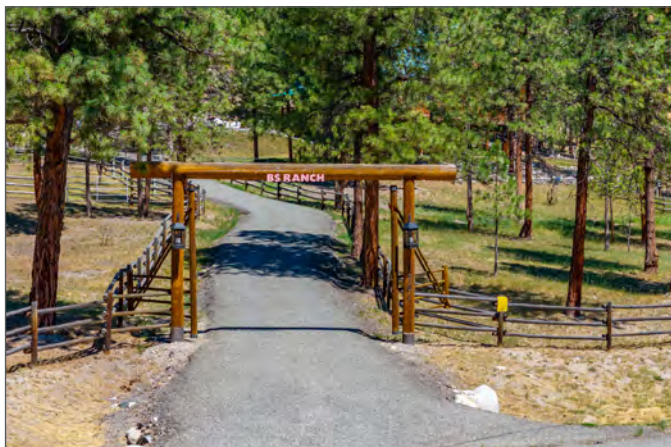
IMPROVEMENTS

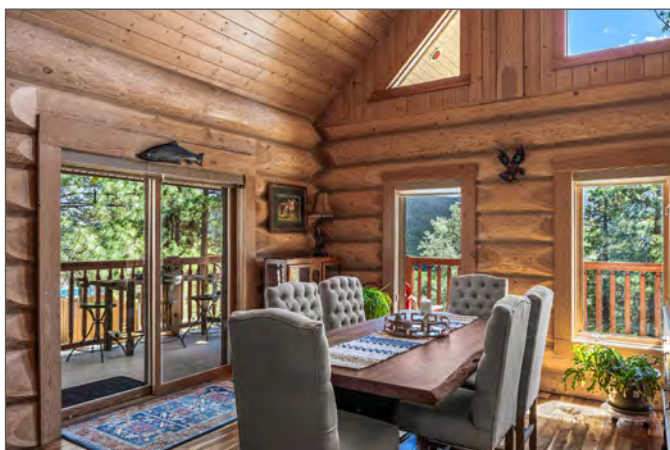
- Paved driveway and parking
- Rail fencing and cross fencing
- 5 separate horse pens, 2 shelters
- Heated tack room
- Hay storage
- Crown land access
- Garden with garden shed
- 40 x 17 ft heated shop
- 11 x 20 ft addition to shop
- 40 x 12 ft lean-to for RV
- Wood heated hot tub
- Logs all sanded and stained
- Metal roof on all buildings
- Underground irrigation

LEGAL

LOT 28 DISTRICT LOT 1790 KAMLOOPS
DIVISION YALE DISTRICT PLAN KAP50821

PID 018-462-723

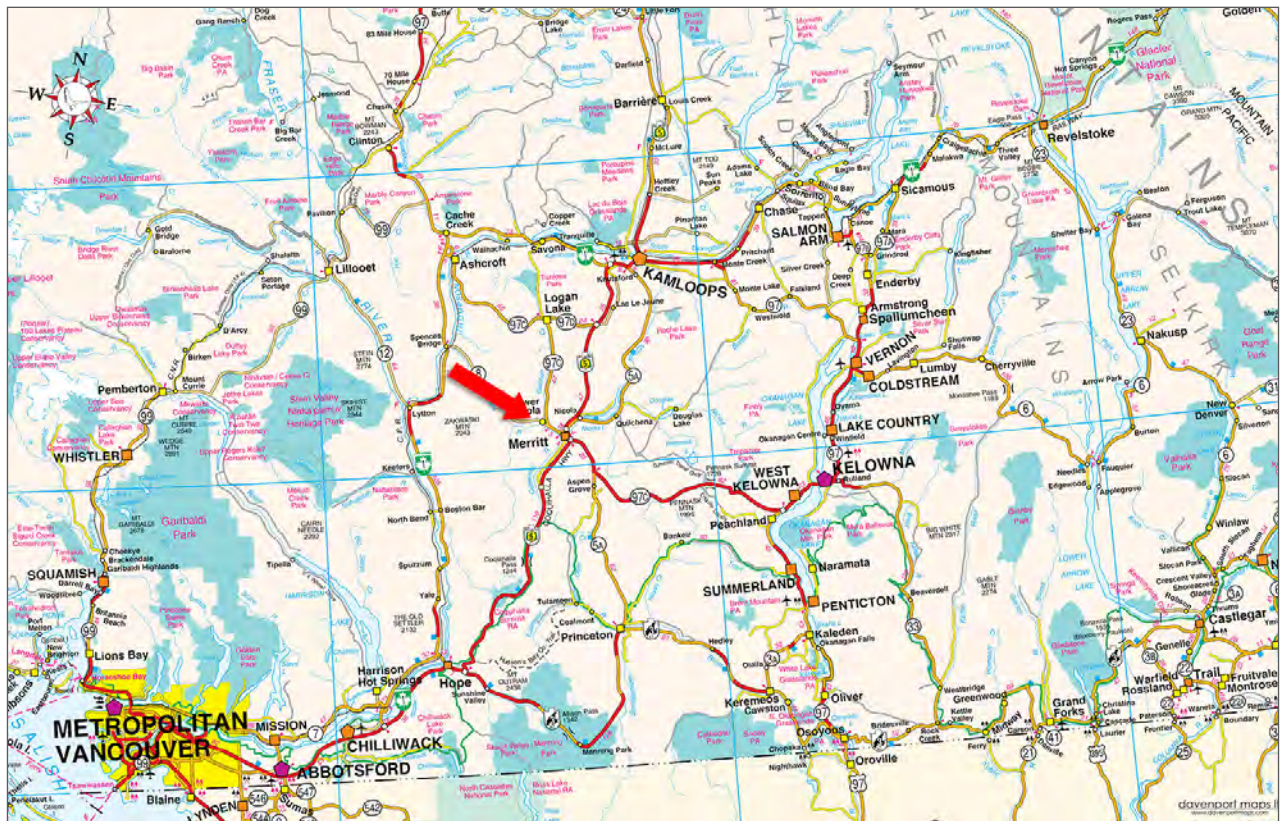


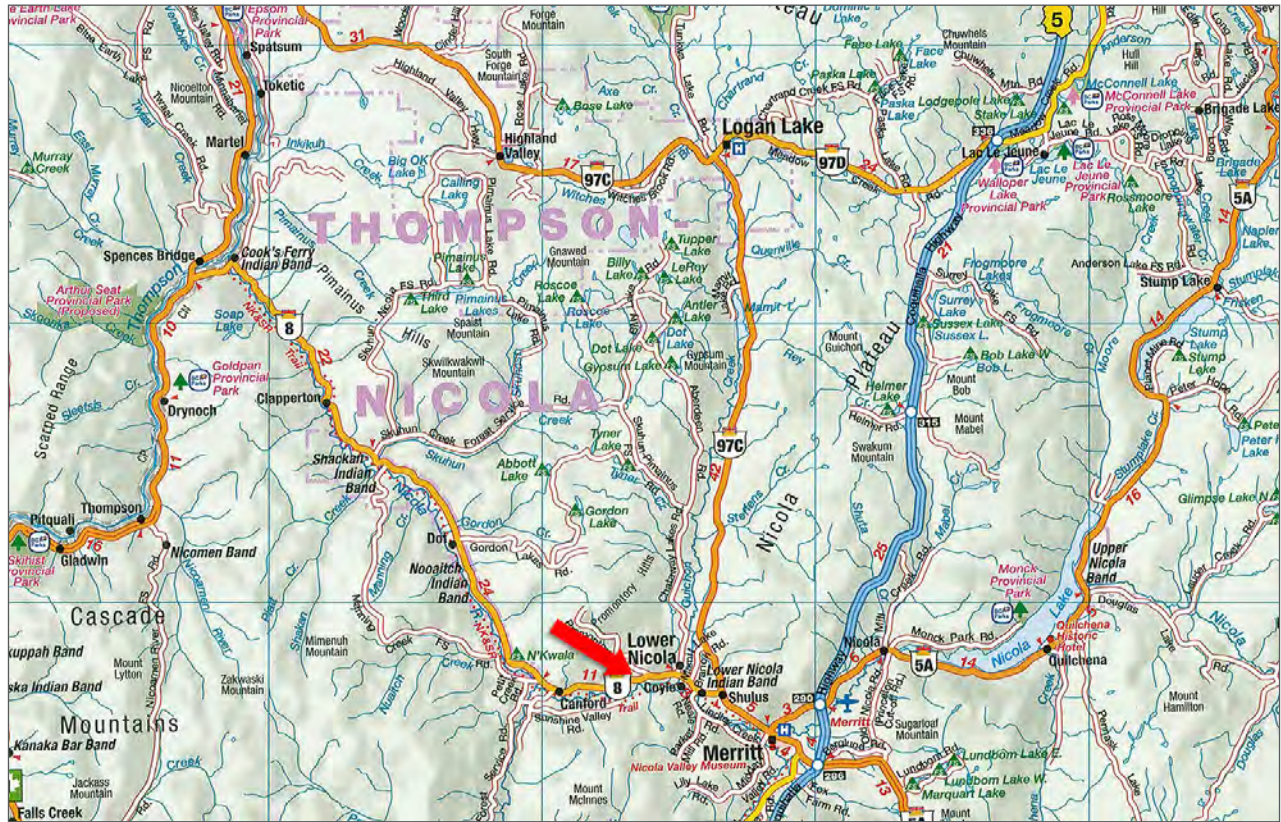


















Marketing British Columbia to the World®



www.landquest.com



Valerie Kynoch

Personal Real Estate Corporation

Representative

val@landquest.com

(250) 280-0994

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.