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Thoughtfully Designed Estate Property in the Heart of 108 Mile Ranch



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PROPERTY DETAILS

Listing Number:	26102
Price:	$1,695,000
Taxes (2025):	$8,163.83
Size:	7.36 acres

DESCRIPTION

Set on 7.36 acres overlooking the 13th green of the 108 Golf Resort, this custom-built estate offers a rare combination of privacy, functionality, and lifestyle within the 108 Mile area. Built in 2018 by Ohlund Construction, the residence was thoughtfully designed with quality construction and long-term livability in mind. The property enjoys access to nearby trail systems connecting Sepa Lake, 108 Mile Lake, and an extensive network of walking trails, while remaining only minutes from everyday amenities including a grocery store, gas station, elementary school, daycare, church, and the services of town. The home offers 4 bedrooms and 8 bathrooms across a spacious and highly functional layout.

The main level spans over 2,700 sq. ft. and is filled with natural light through large south-facing energy efficient windows that capture views over the golf course. Generously proportioned rooms and wide layouts were designed with accessibility in mind. The open-concept kitchen, dining, and living area creates an ideal setting for entertaining, anchored by custom Carwen Cabinets cabinetry, quartz countertops, high-end black stainless appliances, and a large pantry. The living room features a substantial gas fireplace, while the expansive covered deck includes radiant heat and glass railings to maximize year-round enjoyment. The primary suite is exceptionally well appointed with dual en suite bathrooms and a large walk-in closet, while additional bedrooms offer private ensuites and ample storage throughout.

The finished walk-out basement was engineered to function as a highly comfortable secondary living space with exceptional soundproofing between floors and oversized windows that flood the lower level with light. With a private entrance, kitchen area, two bedrooms and three bathrooms, oversized laundry, and substantial storage, the space lends itself well to extended family living, guest accommodations, or future suite potential. Additional lower-level features include a secure room, workshop area, pantry storage, and extensive utility space.

Outside, the property has been extensively developed for both recreation and hobby farming. The grounds include landscaped yard areas, a permanent greenhouse with water and power, a large deer-fenced garden with established fruit trees, cultivated fields, and a heated 38 x 44 ft shop with multiple overhead doors, commercial cooler, and separate workshop space. Municipal water, natural gas, a large septic system, 200-amp electrical service, HRV, heat pump, water filtration including reverse osmosis systems, and extensive mechanical upgrades all contribute to the property's efficient operation. The result is a highly complete rural estate that balances luxury living, practical utility, and future versatility in one of the Cariboo's most desirable lifestyle settings.



LOCATION

4898 Telqua Drive - 108 Mile Ranch, BC

AREA DATA

Located in the South Cariboo along Highway 97, 100 Mile House sits between Kamloops and Williams Lake. Life here moves at a steady, small-town pace. The community attracts those looking for space, simplicity, and a connection to the outdoors, without giving up access to essential services. Residents value a practical, down-to-earth lifestyle, where time is often spent working the land and enjoying nearby lakes and trails.

It functions as the main commercial and service centre for the surrounding region, providing everyday essentials and a steady connection point for nearby rural communities.

The local economy has long been tied to forestry and ranching, and today includes a mix of agriculture, construction, tourism, and small business services. The area continues to draw a range of residents, from families and working professionals to retirees and seasonal property owners, all looking for a quieter setting with reliable amenities.

Services in the area include schools, healthcare at 100 Mile District General Hospital, grocery stores, retail shops, and government offices. The region is well known for its access to a large network of lakes and outdoor spaces, along with established recreation areas and endless trails for any activity, offering year-round opportunities close to town.

108 Mile Ranch is a small community located only a few minutes' drive north of 100 Mile House. It is closely connected to 100 Mile House for services, but offers a more residential, rural setting.

The area is centred on 108 Mile Lake and is known for its golf course, walking trails, and open green space. A standout feature is 108 Mile Heritage Site, which includes historic buildings and a popular walking area. The community has a relaxed feel, with a mix of full-time residents and recreational property owners who are drawn to the setting and easy access to nearby amenities.

RECREATION

At 108 Mile, the setting is centered on 108 Mile Lake, which is a hot spot for paddling, fishing, and lakeside walks. A network of trails connects to the 108 Mile Heritage Site, which offers scenic walking routes around the lake and historic buildings. The 108 Mile Ranch Golf Course is another key feature, with views across the surrounding landscape. In winter, these same areas transition to cross-country skiing and snowshoeing.

The range of recreation expands with access to a large network of lakes and backcountry routes once you reach 100 Mile House. Nearby Lac La Hache and Green Lake are well known for boating, swimming, and fishing. The 99 Mile Nordic Centre provides groomed cross-country ski trails in winter and hiking and biking trails in the spring and summer. A network of logging roads and designated routes supports ATVing, horseback riding, and access into

more remote areas, with opportunities for hunting and backcountry exploration throughout the region.

Green Lake Provincial Park and Lac La Hache Provincial Park are within easy reach, both offering accessible lakeside recreation with campgrounds, day-use areas, and boat launches. A short drive west leads to Marble Range Provincial Park, known for its hiking routes through unique limestone terrain. These areas create a wide mix of recreational options, from relaxed days on the water to longer backcountry trips, all within a manageable distance of town.

HISTORY

100 Mile House began as a roadhouse during the Cariboo Gold Rush in the 1860s. It was originally known as Bridge Creek House, a stopping point located precisely 100 miles up the Cariboo Wagon Road from Lillooet—hence the name “100 Mile House.” The roadhouse served miners, ranchers, and travelers heading north toward Barkerville and other goldfields.

After the gold rush, the area shifted toward ranching and forestry, becoming a hub for logging operations by the early 20th century. The town remained relatively small until the post-World War II period, when it experienced modest growth with the expansion of forestry operations and improved transportation infrastructure.

The current District Municipality of 100 Mile House was incorporated in 1965, and it continues to serve as the commercial and service center for the South Cariboo region.

MAP REFERENCE

51°43’54.86”N and 121°20’17.62”W



BOUNDARIES

Please see maps and plans included, all boundaries are approximate.

SERVICES

- Hydro (BC Hydro)
- Natural Gas (Fortis BC)
- Cable/Internet/phone (Rogers)
- Water (Municipal)
- Septic system installed

IMPROVEMENTS

- Custom built residence constructed in 2018 by Ohlund Construction
- Attached 1,024 sq. ft. two-car garage
- 38 x 44 ft heated shop with storage addition
- 10 x 12 ft fir gazebo with fireplace (Potential for hot tub)
- 10 x 16 ft permanent greenhouse with water and power
- Garden shed

ZONING

Special Exception Residential 1 (R 1-1)


























































PONSECA
GRAHAMS





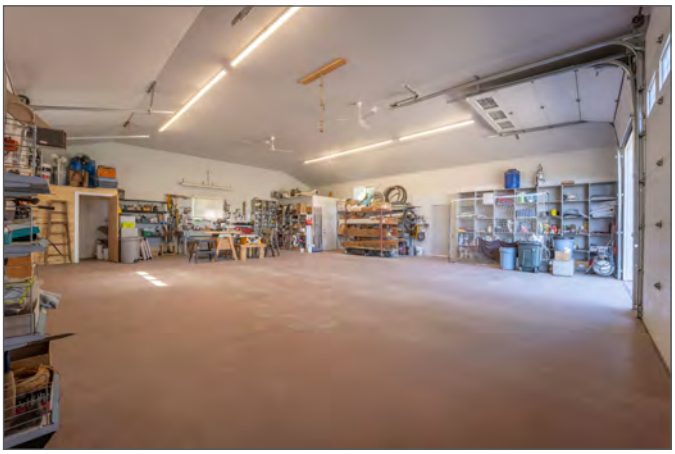
















































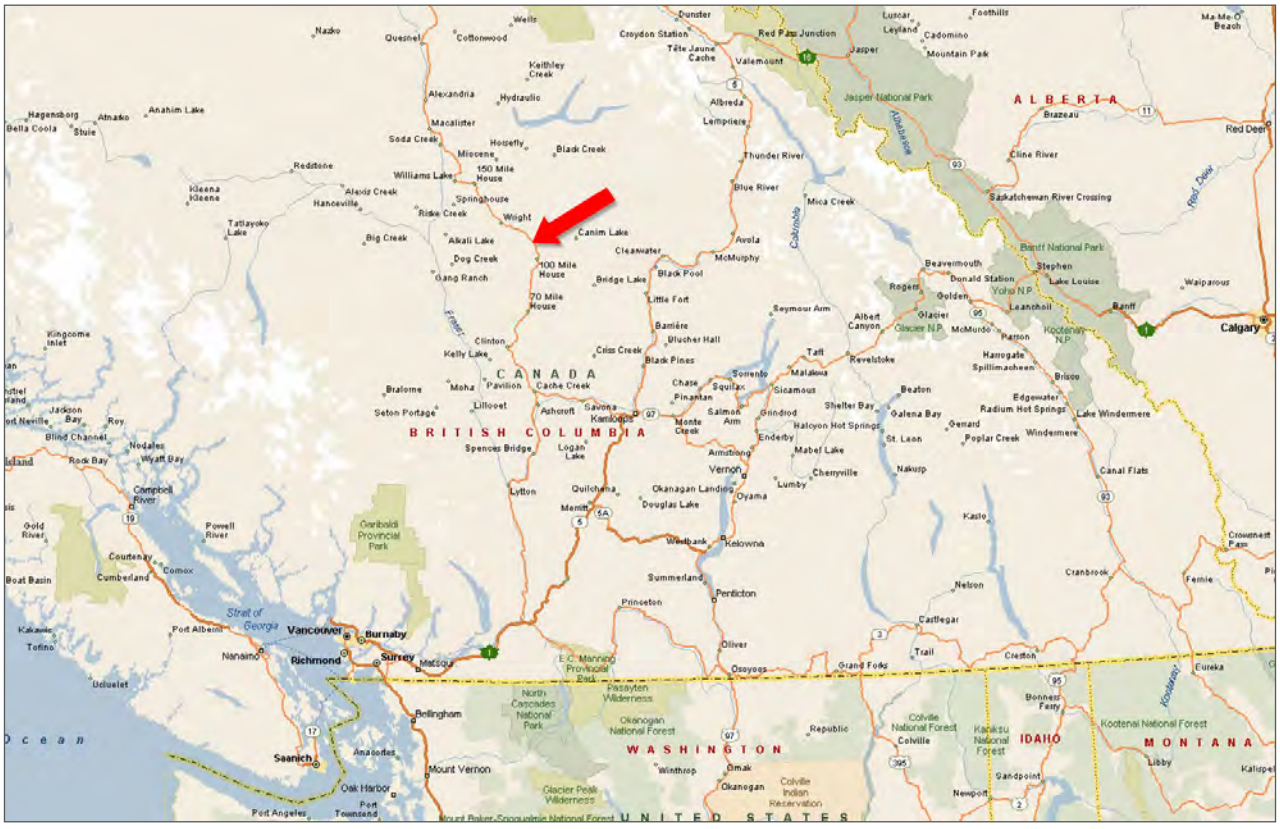


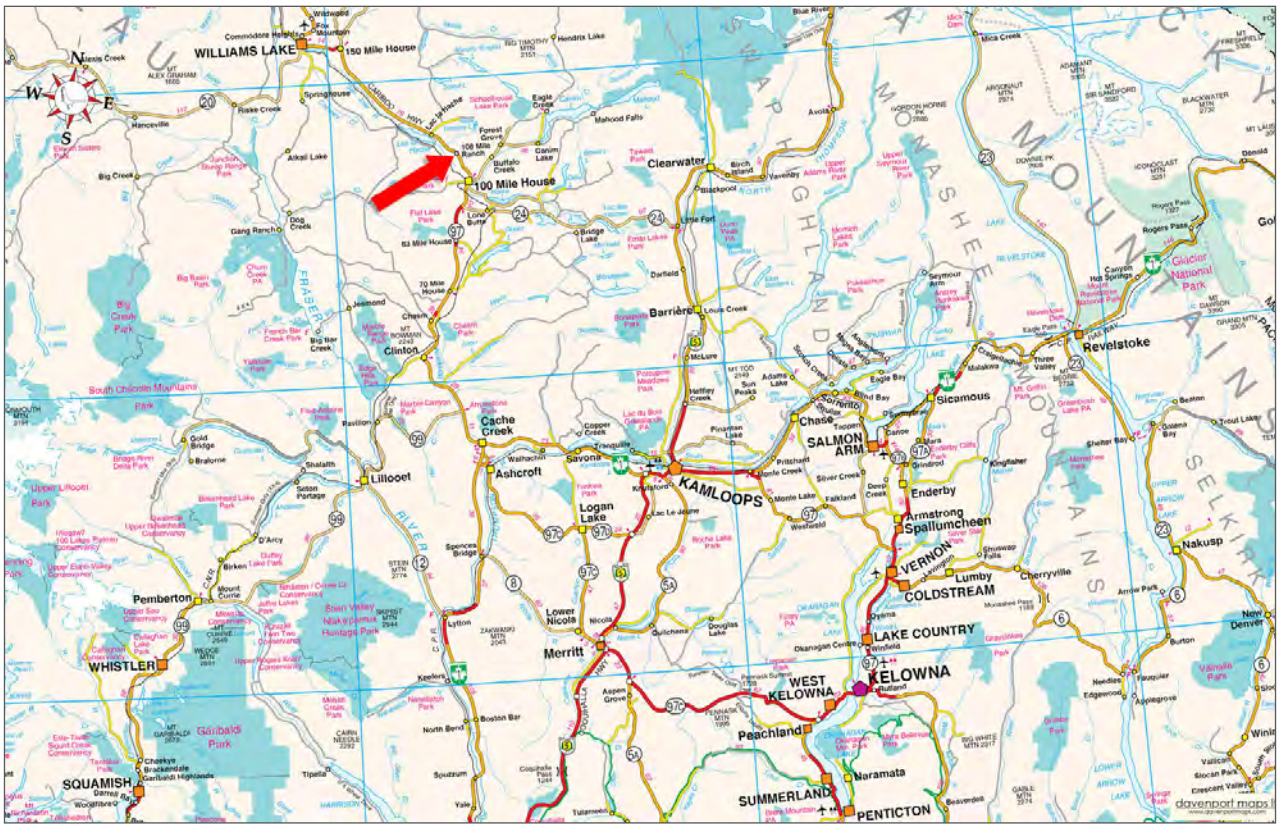


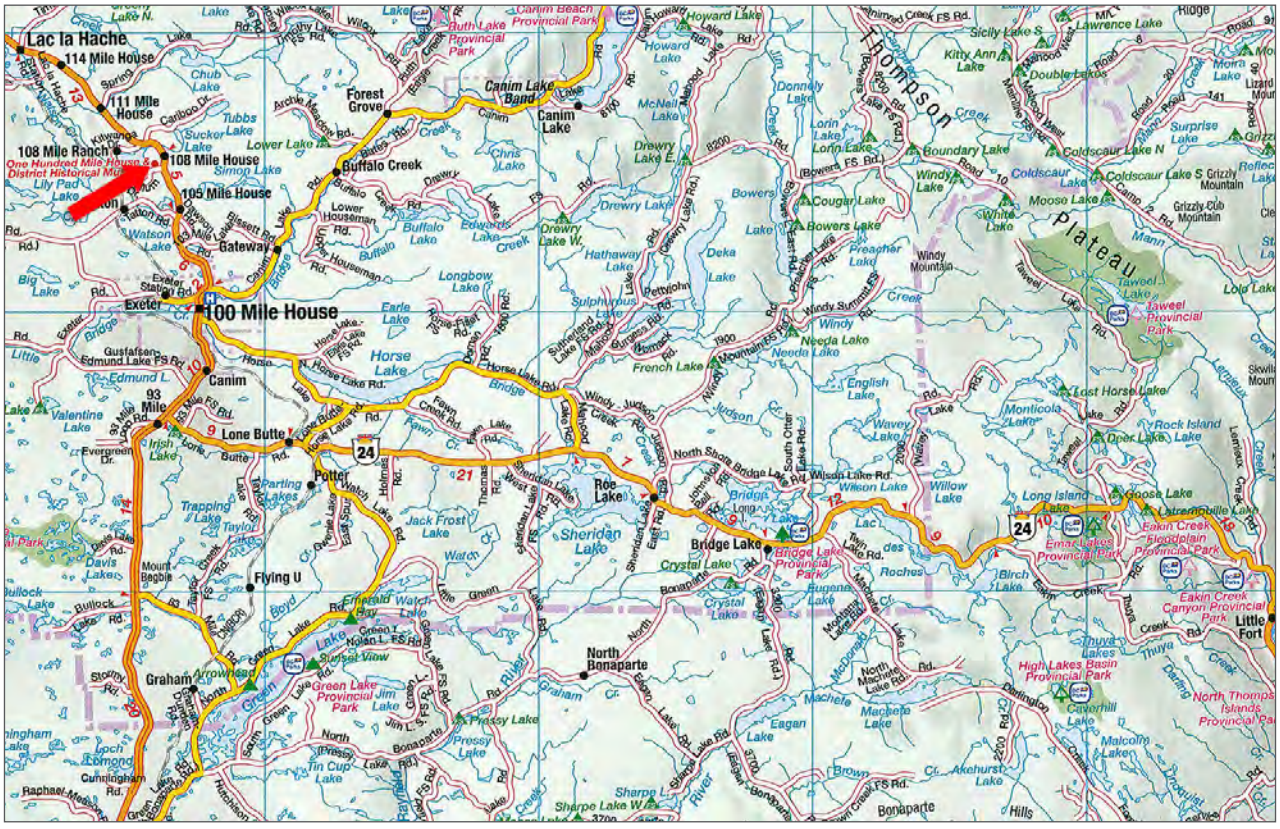







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Calgary
Banff
Jasper
Revelstoke
Castlegar
Cranbrook
Williams Lake
100 Mile House
Clearwater
Barrière
Lillooet
Ashcroft
Cache Creek
Merritt
Whistler
Squamish
Pemberton
Salmon Arm
Sicamous
Enderby
Armstrong
Spallumcheen
Lumby
Coldstream
Lake Country
West Kelowna
Peachland
Summerland
Naramata
Osoyoos
Oliver
Princeton
Fraser
Columbia
Okanagan Lake
Shuswap Lake
Strait of Georgia
Ocean


WILLIAMS LAKE
100 Mile House
Clearwater
Barrière
Clinton
Cache Creek
Ashcroft
Lillooet
KAMLOOPS
Revelstoke
Sicamous
Chase
SALMON ARM
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Summerland
Naramata
PENTICTON
Merritt
Lower Nicola
Logan Lake
Pemberton
WHISTLER
SQUAMISH
Nakusp
Cherryville
Lytton
Spences Bridge
Quilchena
Douglas Lake
Okanagan Centre
Winfield
Rutland
Oyama
Monte Creek
Savona
Pritchard
Aspen Grove
Boston Bar
North Bend
Yale
Tulameen
Coquihalla
Fraser
Columbia
Okanagan Lake
Shuswap Lake
Monashee Mountains
Selkirk Mountains
Cariboo Mountains
Columbia Mountains
Interior Plateau
Garibaldi Park
Glacier National Park
davenport maps

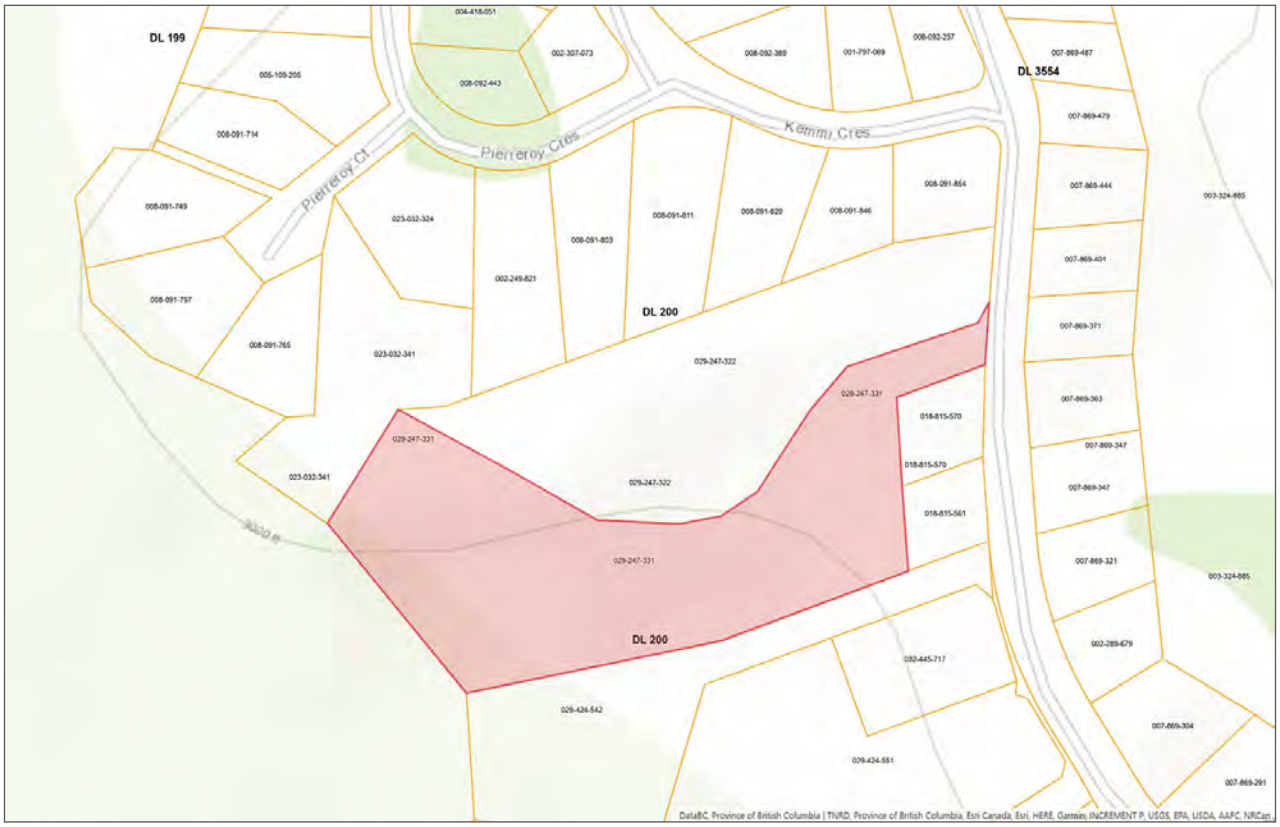

Lac la Hache
114 Mile House
111 Mile House
108 Mile Ranch
108 Mile House
105 Mile House
Gateway
Exeter
100 Mile House
Canim
93 Mile
Lone Butte
Forest Grove
Canim Lake Band
Canim Lake
Buffalo Creek
Horse Lake
Roe Lake
Bridge Lake
Sheridan Lake
Flying U
Graham
North Bonaparte
Potter
Thompson
Plateau


Lac la Hache
114 Mile House
111 Mile House
Forest Grove
108 Mile Ranch
Buffalo Creek
Exeter
105 Mile House
Gateway
100 Mile House
8.16 km
Image © 2026 Airbus
Google Earth


108 Mile Ranch
108 Mile Lake
Google Earth


Google Earth


DL 199
DL 3554
DL 200
DL 200
Pierreroy Ct
Pierreroy Cres
Kemmi Cres
Telqua Dr
Telqua Dr
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