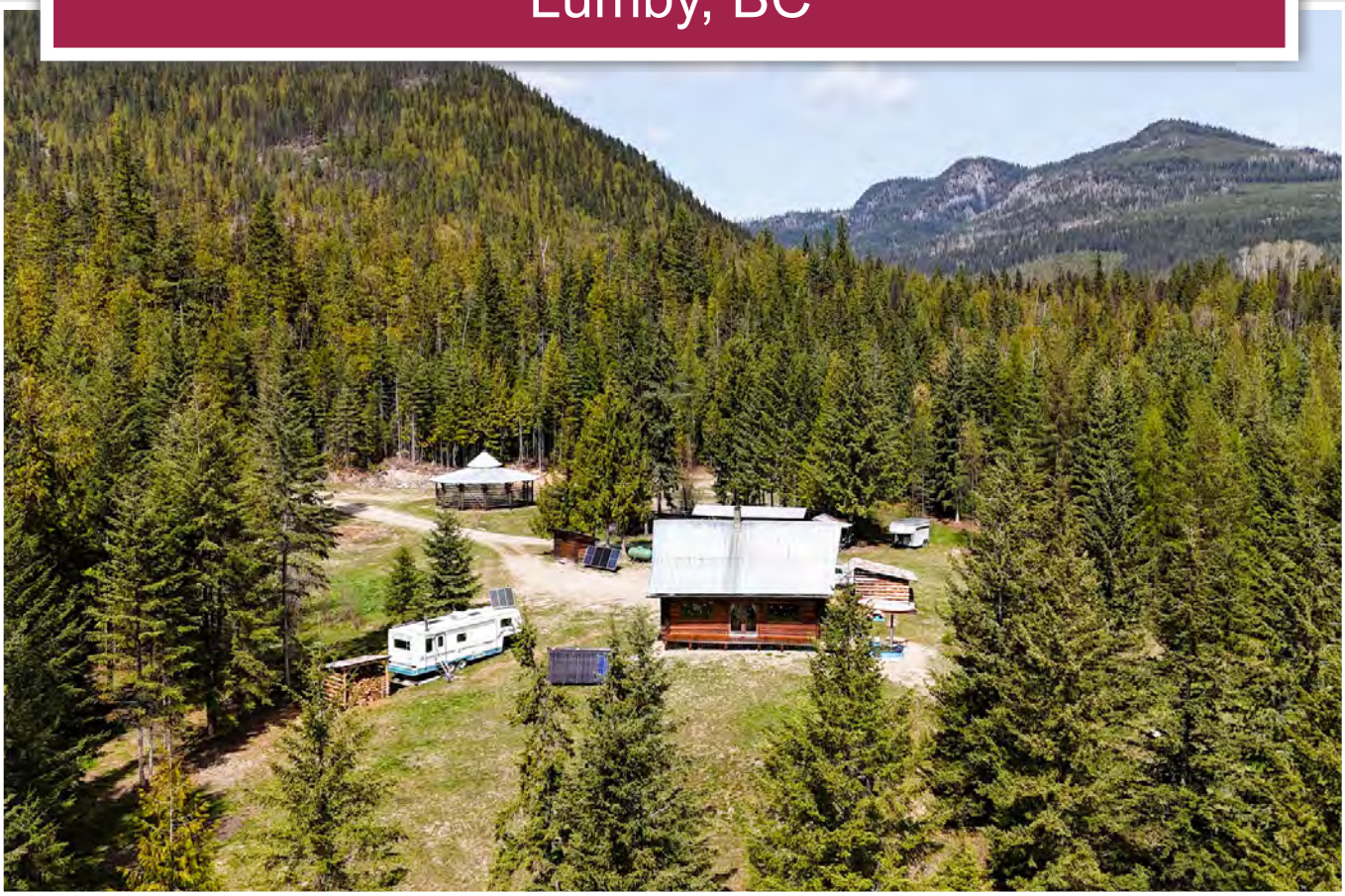
LANDQUEST
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Forested Mountain Homestead

Lumby, BC



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Forested Mountain Homestead

Lumby, BC

PROPERTY DETAILS

Listing Number:	26115
Price:	$949,000
Taxes (2024):	$2,750
Size:	158 acres

DESCRIPTION

This very special property truly has it all!

- Year-round creek with licence
- Seasonal creek with micro hydro
- Modern solar setup
- Steps to the Shuswap River
- Mature forest and significant timber value
- Log cabin and established home-site
- Rustic guest cabin
- Horse setup
- Close to town yet very private
- Excellent backcountry access

On the mostly forested 158 acres you will find a fully equipped log home with 1,664 ft^2 of warm and inviting living space.

- Main floor - cozy living room, eat in country kitchen, full bathroom, and foyer
- Upstairs - 3 good size bedrooms

This well-built and updated home boasts cutting-edge off-grid amenities designed to provide unparalleled comfort and self-sufficiency. From the convenience of gravity-fed water to the combination of solar and micro hydro power, along with a reliable propane-powered backup generator, every aspect of modern living is seamlessly integrated. Stay cozy during winter months with the addition of an impressive masonry tile oven and a charming wood cook stove. For hot water needs, solar collectors (a coil within the kitchen stove), and a backup propane boiler have you covered. Delve further into the details of this exceptional off-grid setup in the services section below.

Around this home site are multiple functional outbuildings including a 3-bay carport, several wood and tool sheds, and a great horse set up with covered round corral, 3 pens and a 60 x 100 ft riding area.

Access to this remarkable home site through a private driveway, meandering through mature forest and past a charming open clearing where horses often gather. As the driveway carries on towards the main house, an offshoot leads to a rustic guest cabin. This cabin, boasting sturdy construction and a dependable metal roof, awaits its next owner to bring it to life. Partially set up inside, it presents an opportunity for customization and personalization. Equipped with a solar hot water tank and collectors ready for connection, along with a water line awaiting plumbing installation; this cabin holds immense potential as a cozy rental or guest retreat once fully outfitted.

Most of the land is blanketed with a healthy forest, offering both seclusion and natural beauty. A recent timber cruise conducted in 2022 revealed an impressive gross value of $1.1 million, underscoring the land's significant worth. Positioned overlooking Mabel Lake and mere steps away from the Shuswap River, this property provides breathtaking



views and easy access to scenic wonders. Follow a picturesque hiking trail leading down to the riverbank and discover a stunning waterfall nestled within the estate's grounds. Traverse the property's old skid trails, perfect for immersive wildlife exploration and captivating hikes. A well-defined wide trail extends from the home site to a year-round creek, while the owner's thoughtful landscaping efforts have curated a serene park-like setting amidst the forest below the residence.

Crown land and Woodlot Licence surround the property on 3 sides. On the fourth side are the river and one seasonal neighbour. The property is located below Bobbie Burns Mountain and there are trails going around the mountain, as well as past Christian Creek, to Albers Road, to the Shuswap River, or up Sowsap to Hidden Lake.

Experience the ultimate in secluded living while still being conveniently close to civilization—just a mere 35 minutes from Lumby and less than an hour from Vernon. Access to this hidden gem is facilitated by a 6 km forestry road that winds along Bobbie Burns Road. As stewards of this road, the owners ensure year-round accessibility by arranging for snow ploughing from 29 km to 34 km, a crucial service that grants direct access to their homesite. Collaboratively sharing of ploughing costs with neighbouring properties, they invest between one and two thousand dollars annually to maintain this essential access route.

This remarkable off-grid setup, coupled with the significant timber value, makes this property an exceptional investment opportunity. Don't miss your chance to explore this extraordinary estate—contact us today to schedule a viewing.

LOCATION

1425 Bobbie Burns Road - Lumby, BC

Notable Travel Times

- Lumby - 35 minutes
- Enderby - 45 minutes
- Vernon - 1 hour
- Kelowna - 1 hour 45 minutes

DIRECTIONS

From Enderby (45 minutes)

Take Enderby-Mabel Lake Road to Ashton Creek. Take Trinity Valley Road south to the 22 km marker, which is the junction with Bobbie Burns Road. Stay on Bobbie Burns Road all the way to 34 km.

From Lumby (35 minutes)

Take Lumby Mabel Lake Road north to the 20 km marker, which is the junction with Bobbie Burns Road. Take Bobbie Burns Road all the way to 34 km.

AREA DATA

This property is located in the Monashee Mountains of the North Okanagan, between Enderby to the Northwest and Lumby to the south. Mabel Lake and to some extent the Shuswap River help create a micro-climate with more moisture than the more common very dry Okanagan weather—the property is approximately 18 km as the crow flies to Silver Star Ski area.

35 minutes away is Lumby, the nearest community for services, schooling, some shops, and restaurants. Population just over 2,000 people. All your big box and more specialized services are in Vernon approximately 1 hour away. An international airport in Kelowna is just 1 hour 40 minutes away.

There is also an off-grid community across Sowsap Creek, as well as several on this side of the Creek. Mabel Lake is a 10-minute drive from the property.

RECREATION

The land itself provides ample opportunities for recreation, with a network of old skid roads now transformed into fantastic trails for hiking, mountain biking, quad riding, or winter activities like skiing and snowshoeing. Step just beyond the property's borders to access the Shuswap River, a haven for birdwatchers, while nearby Mabel Lake beckons with its opportunities for boating and fishing. Equine enthusiasts will appreciate the 60 x 100 ft riding area and the array of horseback riding trails that traverse the land. Plus, both the property itself and the adjacent Crown land offer prime hunting grounds for those seeking an outdoor adventure.

MAP REFERENCE

50°25'33.50"N and 118°47'26.44"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

IMPROVEMENTS

Main Cabin

- Log construction
- 1,664 ft^2 two storey cabin
- 3 bedrooms upstairs
- Living room, eat-in kitchen, full bathroom, foyer on main floor
- Deck
- Wood-fired hot tub

Rustic Cabin

- Log construction
- Two storey cabin

Additional Improvements

- Three-bay carport
- Multiple wood and tool sheds
- Fenced veggie garden
- Chicken coop

Horse Setup

- Covered round corral
- 3 fenced pens
- 60 x 100 ft outdoor riding area

SERVICES

Utilities at the Main House

- Gravity fed water from year-round Gilbert Creek
- Irrigation licence for 1,500 gallons per day
- R60 in the attic
- Masonry tile oven provides thermal mass heating
- Wood-fired kitchen stove provides hot water in the winter via heat coil
- Solar hot water vacuum tubes, produce hot water even when the sun shines in the winter
- Backup hot water propane boiler
- Stackable propane washer/dryer
- Wood-fired hot tub
- 1,500 gallon septic with weeping bed
- Solar power system with new batteries
- 24/7 creek hydro turbine that runs from November until July
- Backup generator on propane
- Outdoor BBQ propane hookup
- 1,000 litre propane tank from Superior Propane
- Starlink satellite Internet

Rustic Cabin

- Wood-fired kitchen and masonry chimney
- Outhouse, no bathroom yet
- Needs power and plumbing, water line runs to cabin though
- 1,400 gallon cistern which is fed via shallow well
- Solar hot water tank and collectors that are not hooked up yet

ZONING

The property is zoned Large Holding (LH) in the Regional District of the North Okanagan



Permitted Uses

Two Single Family Dwellings on lots this size, a Two Family Dwelling, Secondary suites, Bed and Breakfast, Winery, Intensive Agriculture, Accessory Buildings and Structures, Vet Clinics

For full zoning bylaws contact the Regional District.

LEGAL

District Lot 4382, Osoyoos Division of Yale

PID 011-245-166



































































































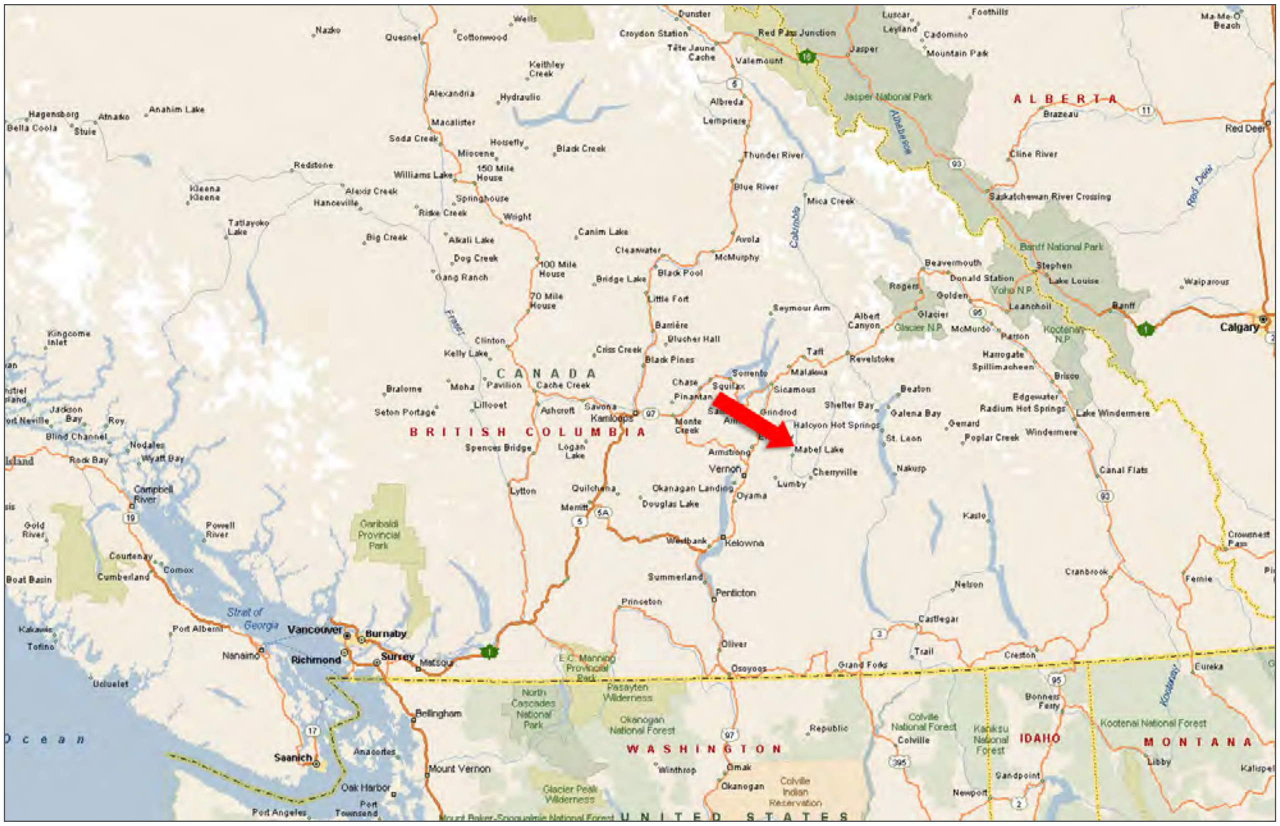


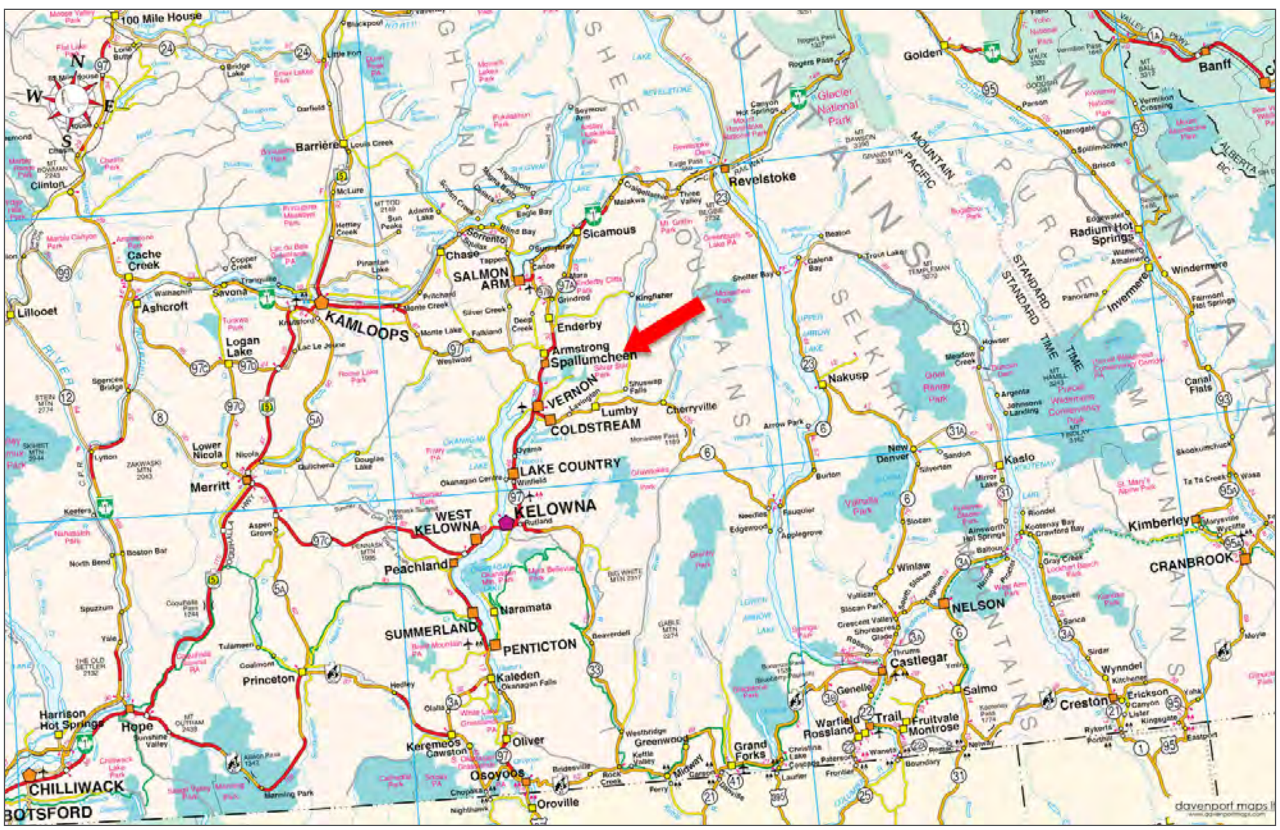




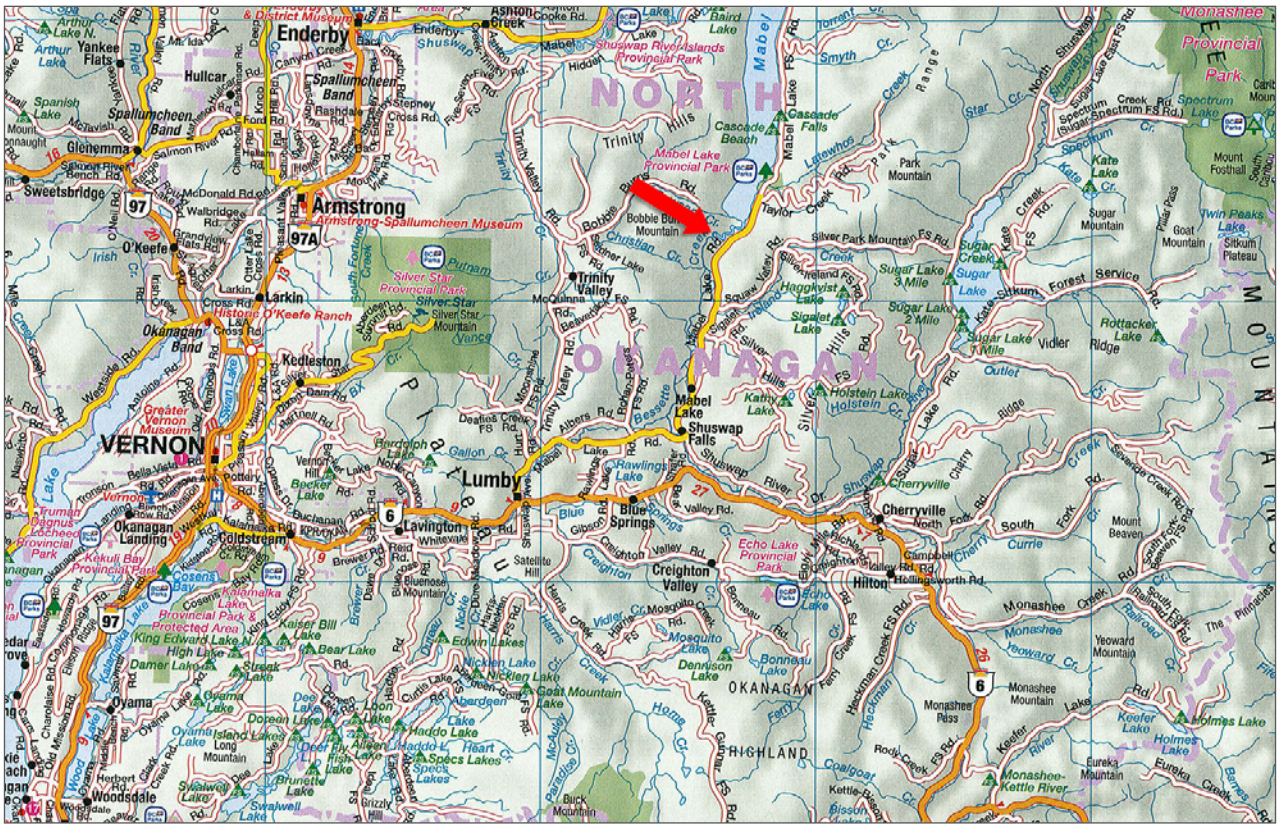




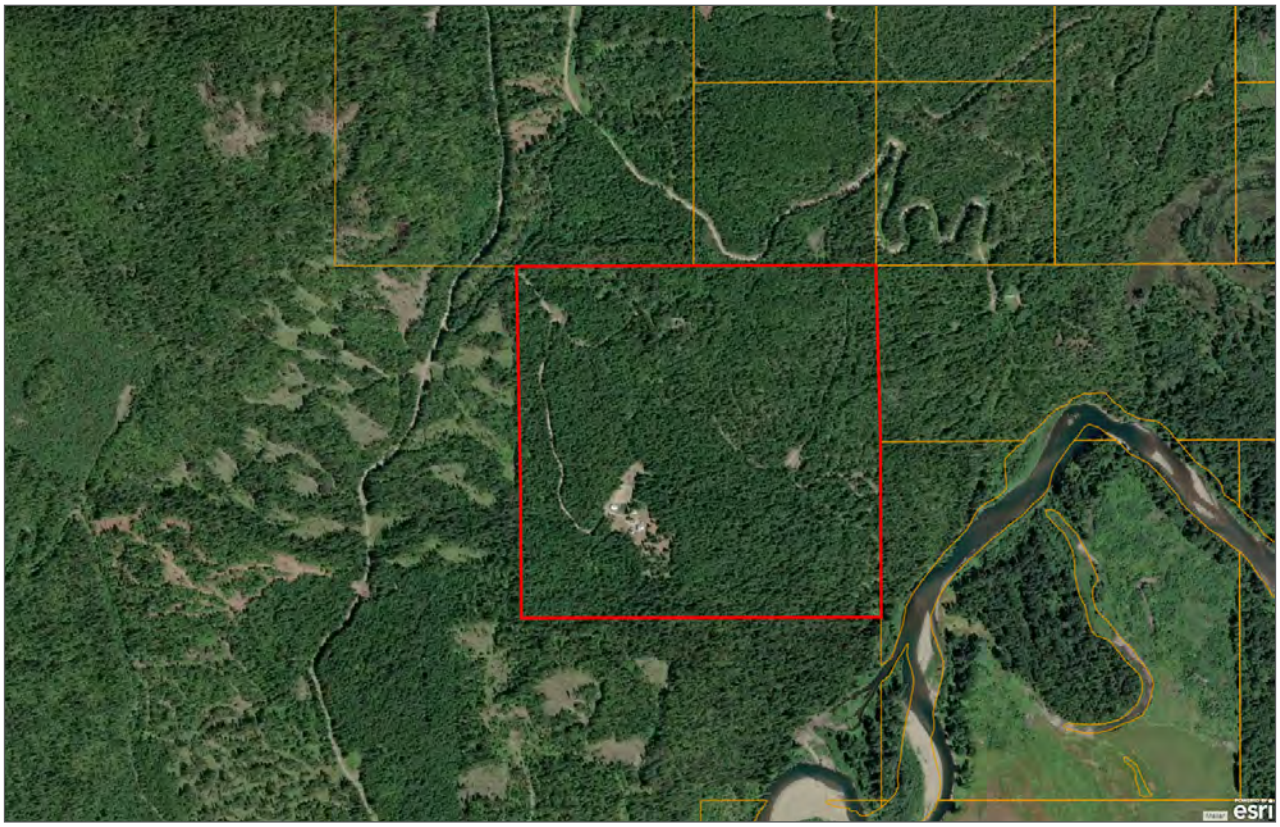

ALBERTA
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CANADA
WASHINGTON
IDAHO
MONTANA
UNITED STATES
Jasper National Park
Banff National Park
Yoho N.P.
Kootenay N.P.
Glacier N.P.
Garibaldi Provincial Park
Quesnel
Wells
Jasper
Valemount
Red Pass Junction
Williams Lake
100 Mile House
70 Mile House
Clinton
Cache Creek
Lillooet
Kamloops
Chase
Salmon Arm
Sicamous
Revelstoke
Mabel Lake
Cherryville
Lumby
Armstrong
Vernon
Oyama
Kelowna
Westbank
Summerland
Penticton
Oliver
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Trail
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Richmond
Nanaimo
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Port Angeles
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Okanogan
Strait of Georgia

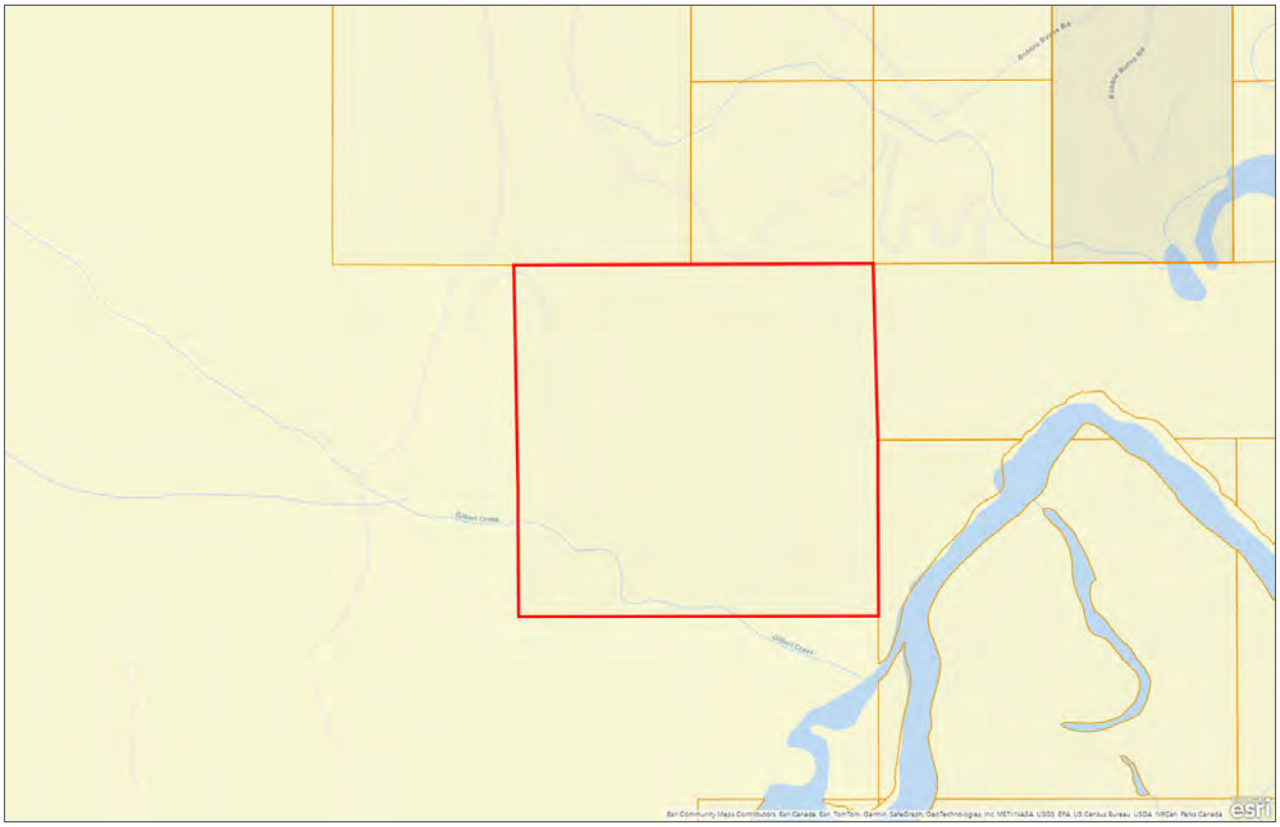

100 Mile House
Barrière
Clinton
Cache Creek
Ashcroft
Lillooet
Savona
KAMLOOPS
Logan Lake
Merritt
Chase
SALMON ARM
Sorrento
Sicamous
Revelstoke
Golden
Banff
Enderby
Armstrong
Spallumcheen
VERNON
COLDSTREAM
Lumby
Cherryville
LAKE COUNTRY
KELOWNA
WEST KELOWNA
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SUMMERLAND
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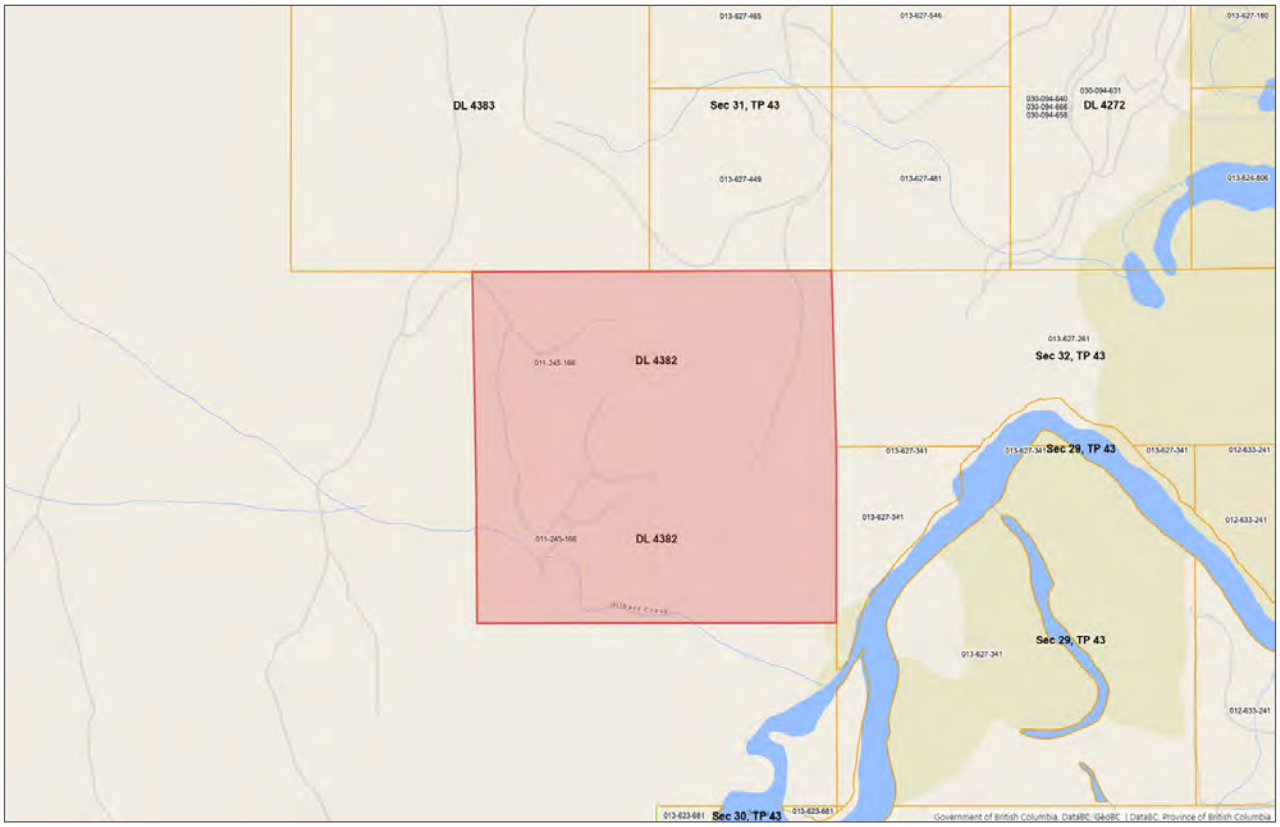

Ranchero
Deep Creek
Grindrod
Silver Creek
Kingfisher
Enderby
Ashton Creek
Mabel Lake
Yankee Flats
Falkland
Hullcar
Glenemma
Armstrong
Silver Star Mountain
Mabel Lake
Silver Star Foothills
Shuswap Falls
Vernon
Beachcomber Bay
Lumby
Blue Springs
Cherryville
Lavington
Coldstream Ranch
Creighton Valley
Killiney Beach
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Enderby
Armstrong
Armstrong-Spallumcheen Museum
Spallumcheen Band
Hullcar
Glenemma
Sweetsbridge
O'Keefe
Larkin
Okanagan Band
Kedleston
VERNON
Greater Vernon Museum
Okanagan Landing
Coldstream
Lavington
Lumby
Trinity Valley
Mabel Lake
Shuswap Falls
Blue Springs
Cherryville
Creighton Valley
Hilton
Oyama
Woodsdale
Monashee Provincial Park
Mabel Lake Provincial Park
Silver Star Provincial Park
Kekuli Bay Provincial Park
Echo Lake Provincial Park
Shuswap Highlands Provincial Park
NORTH OKANAGAN
OKANAGAN HIGHLAND
MONASHEE MOUNTAINS
97
97A
6
Monashee Pass
Monashee Mountain
Monashee-Kettle River


Mabel Lake
Trinity Valley
8.97 km
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DL 4272
DL 4382
DL 4382
Sec 32, TP 43
Sec 29, TP 43
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Sec 30, TP 43

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