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Hayes Creek Country Estate with Legal Suite on 14.68 Acres - Princeton, BC



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PROPERTY DETAILS

Listing Number:	26290
Price:	$1,186,000
Taxes (2026):	$4,263.85
Size:	14.68 acres

DESCRIPTION

This 14.68-acre property along Hayes Creek offers a custom-built country home with plenty of space and flexibility. It is a place for an extended family, a home with built-in income, or a hobby farm with room for animals, gardens and equipment, all 25 km from the services of Princeton and minutes from Chain, Link and Osprey lakes.

The Home

The two-storey farmhouse was built in 2000 and offers approximately 3,849 sq. ft. of finished living space, with 2,089 sq. ft. on the main floor and 1,760 sq. ft. upstairs. There are 5 bedrooms and 5 bathrooms in total. The main floor is bright and open, with a large kitchen built around a generous island, a walk-in pantry and a commercial-grade refrigerator, a living room and family room for relaxing, and a sunroom that fills with natural light. Upstairs, the spacious primary bedroom has walk-in closets and a five-piece en suite with a soaker tub and separate shower, and the large games room includes a bar and kitchenette with a fridge and sink, ideal for entertaining or for guests who want their own space. Two offices give room to work from home. New flooring, fresh paint and updated vanities brighten the main floor.

The home is heated by an efficient geothermal system with propane backup and has central air conditioning and three propane fireplaces.

Suites and Income

A legal one-bedroom suite was built with the house and is currently rented at $1,500 per month. The tenants would prefer to stay, giving a new owner income from day one.

Attached to the shop is a second suite that is nearly complete: two bedrooms, a full bathroom, a kitchen and a cozy wood stove are already in place. With some finishing work it becomes a second rental, a guest house, a home for parents or grown children, or a private studio. T wo suites plus the main house make this a rare opportunity for multi-generational living or added income.

The Land

The property is gently sloped and parklike, with lawns, gardens, mature trees and Hayes Creek running along the parcel. The land is fenced and cross-fenced and has been used for cattle, and it suits horses, small livestock, poultry or larger gardens. Trails lead from the back of the property onto Crown land for riding, hiking and exploring.

Outbuildings

A detached shop, detached garage, carport, a 36 x 24 ft covered storage area and multiple storage sheds provide plenty of room for vehicles, equipment and projects, with RV parking on site. The outbuildings are serviced.

Water and Services

A drilled well produces approximately 52 gallons per minute of good-quality water, and is tested regularly. The septic system was pumped in 2025. Hydro and telephone service are in place. The property is accessed year-round directly from the paved Princeton-Summerland Road.

LOCATION

2397 Princeton-Summerland Road - Princeton, BC

DIRECTIONS

From Princeton, follow the Princeton-Summerland Road north-east for approximately 25 km. The property is on the right side of the road at civic address 2397.

Approximate Driving Distances

- Princeton: 25 km
- Summerland: 75 km
- Penticton: 90 km
- Merritt: 115 km
- Kelowna International Airport: 188 km
- Vancouver: 315 km

AREA DATA

Home to about 2,894 residents, Princeton sits where the Similkameen and Tulameen rivers meet, on Highway 3 between the Okanagan and the Lower Mainland. It is one of the sunniest communities in Canada, with more than 2,000 hours of sunshine a year, warm dry summers and crisp, clear winters. Highway 3 leads west to Manning Park, Hope and Vancouver and east to Hedley, Keremeos and Osoyoos, while Highway 5A runs north to Merritt and the Princeton-Summerland Road crosses the highlands to the Okanagan.

The town is a full-service community with grocery stores, hardware and building supply, restaurants and cafes, banks, a library, gas stations and professional services. Princeton General Hospital provides emergency and acute care. Recreation facilities include an 18-hole championship golf course, a 700-seat arena, a curling rink, an outdoor pool and 14 parks, and the Princeton Aerodrome serves private aircraft. Schools include John Allison Elementary, Vermilion Forks Elementary and Princeton Secondary School.

Princeton has a lively calendar for a small town, including the Princeton Pro Rodeo, horse racing at Sunflower Downs, the Princeton Traditional Music Festival, the fall fair, the Show and Shine and the Rotary Wine Festival. Downtown features a bronze wildlife sculpture walk and the Princeton and District Museum, known for its fossil collection and pioneer exhibits. The Copper Mountain Mine, forestry and agriculture support a stable local economy.

Beyond town, the Similkameen Valley is known for its orchards, fruit stands, organic farms and wineries around Keremeos and Cawston, and the Okanagan's beaches, wineries, shopping and Kelowna International Airport are a scenic drive over the Princeton-Summerland Road. Closer to home, the Hayes Creek and Bankeir community along the road has a community hall and a friendly mix of full-time residents and lake cabin owners, with gatherings such as winter snow golf, snowmobile poker runs and a Labour Day corn roast.

VEGETATION

The Princeton area sits in British Columbia's dry southern interior, where the Similkameen Valley climbs from sunny grasslands to cool upland forest. Around town and on the lower slopes, the Ponderosa Pine and Interior Douglas-fir zones create open, parklike stands of ponderosa pine and Douglas fir over bunchgrass range of bluebunch wheatgrass, rough fescue and junegrass, with big sagebrush, Rocky Mountain juniper, saskatoon, prickly rose, snowberry and kinnikinnick on the open hillsides.



Along the Princeton-Summerland Road the forest changes with elevation. Douglas fir mixes with lodgepole pine, trembling aspen and spruce on the moister slopes, and higher up toward Chain, Link and Osprey lakes, Engelmann spruce, subalpine fir and lodgepole pine take over. Creeks and lakeshores are lined with black cottonwood, aspen, willow, alder and red-osier dogwood, and the wetlands and grassy meadows provide rich habitat for mule deer, elk and moose.

In spring the hillsides come alive with sagebrush buttercup, arrowleaf balsamroot, lupine, Indian paintbrush and nodding onion, while the orchards from Keremeos to Cawston bloom pink and white. To the west, the subalpine meadows of E.C. Manning Park are known for their summer wildflower displays, and each fall the aspen groves across the region turn gold.

RECREATION

Chain, Link and Osprey lakes lie just up the road and are popular for fishing, swimming, paddling and camping, with Recreation Sites BC campsites and day-use areas. The lakes have been stocked with rainbow trout for a century and offer ice fishing in winter. Further along the road, Thirsk Lake, Headwaters Lakes and Trout Creek offer more fishing and quiet camping, and there are roughly 50 quality fishing lakes within 50 km of Princeton.

The Kettle Valley Rail Trail, part of the Trans Canada Trail, follows the old railway grade through the area, with gentle grades, trestles and grassy highlands for hiking, cycling, horseback riding and ATV use. Near Princeton the trail passes the red ochre bluffs, crosses the rivers and runs through a lit 1,000 ft tunnel. The China Ridge trail network, minutes from town, has 55 km of marked trails for mountain biking, hiking, cross-country skiing and snowshoeing, and Swan Lake Bird Sanctuary has 15 km of nature trails.

Surrounding Crown land offers hunting for mule deer, white-tailed deer, elk and moose, along with grouse, and miles of backcountry roads for riding, snowmobiling and exploring. The Similkameen and Tulameen rivers offer fly fishing, tubing, canoeing and spring white water, and gold panning is still popular at Two Rivers Park, as the Tulameen

is one of the few rivers in the world where gold and platinum are found together.
Provincial parks within an easy drive include Bromley Rock, Allison Lake, Otter Lake at Tulameen, Stemwinder near Hedley, Cathedral near Keremeos and E.C. Manning Park, with its lakes, alpine meadows, downhill and cross-country skiing. Princeton Golf Club, established in 1928, offers 18 holes, and the Okanagan's beaches, boating and wineries are about an hour away.

HISTORY

Princeton was first known as Vermilion Forks, after the red ochre bluffs near the meeting of the rivers, where Indigenous people gathered the ochre for paint and trade. John Fall Allison arrived in 1860 during the Similkameen gold rush and pre-empted land here, and a townsite called Prince Town was laid out in honour of the Prince of Wales. By 1900 the town had two hotels, two livery stables, two sawmills, blacksmith shops and government buildings.

Copper was discovered at Copper Mountain in 1883, and coal mining began in the late 1890s. The Vancouver, Victoria and Eastern Railway reached Princeton in 1909 and the Kettle Valley Railway in 1915, opening the Similkameen to the coast and the Okanagan. Underground copper mining ran from 1923 to 1957, open-pit mining followed, and the Copper Mountain Mine still operates today. Princeton was incorporated as a village in 1951 and as a town in 1978.

The Princeton-Summerland Road follows a route shown as an Indigenous trail on an 1827 map, linking the Similkameen to Okanagan Lake. It became a cattle trail in 1874 and a pack trail in 1885, and Hayes Creek, known to early settlers as Five Mile Creek, drew homesteaders and ranchers to its valley in the early 1900s. A short distance from the property, the railway settlement of Jura was built where the steep grade eased and helper engines could be turned.

The Kettle Valley Railway reached Osprey Lake in 1913. The Canadian Pacific Railway cut ice from the lake to cool refrigerated fruit cars, and the stop there, known over the years as Princeton Crossing, Mazama and Osprey Lake, is today called Bankeir. Trout were first stocked in Chain Lake in 1923 and Osprey Lake in 1925. The last freight train ran in 1989, and the rail grade has since become the Kettle Valley Rail Trail.

MAP REFERENCE

49°38'26.04"N and 120°21'6.29"W

INVESTMENT FEATURES

- Legal one-bedroom suite rented at $1,500 per month, tenants would prefer to stay
- Nearly finished two-bedroom suite attached to the shop with full bathroom, kitchen and wood stove
- LH2 zoning allows a secondary suite, an accessory dwelling, a bed and breakfast and home occupations
- Not in the Agricultural Land Reserve

SERVICES

- Drilled well (approximately 52 GPM)
- Septic system (pumped in 2025)
- Hydro
- Telephone
- Propane
- Geothermal heating

ZONING

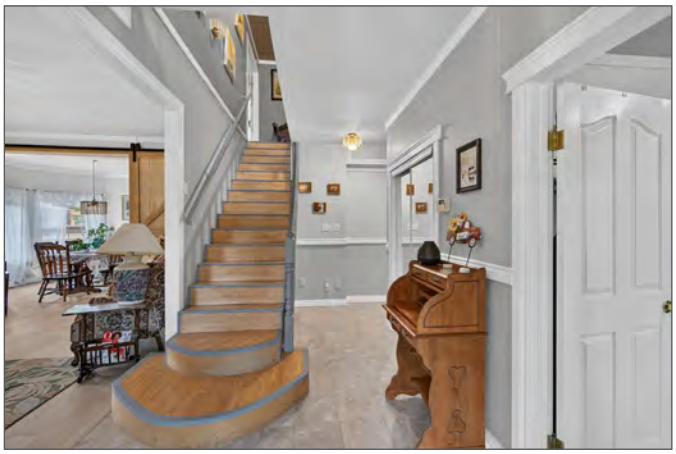
LH2 - Large Holdings Two

LEGAL

Lot A, District Lot 937, Kamloops Division Yale District, Plan KAP91023

PID 028-259-718

















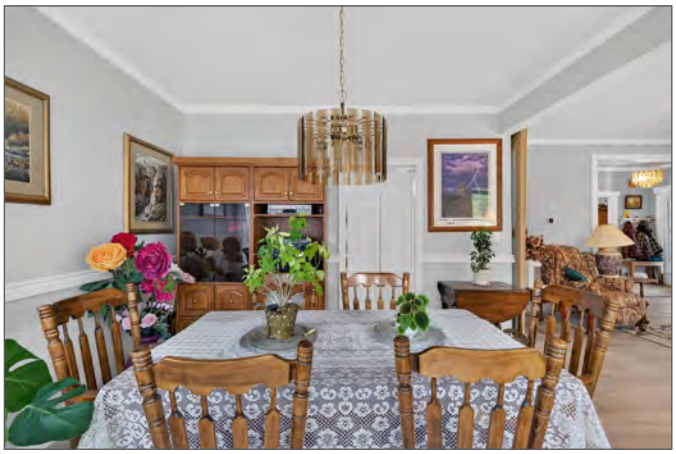


















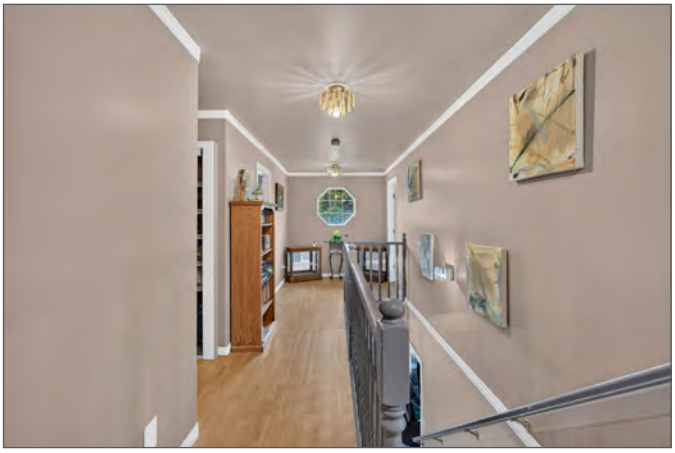




























































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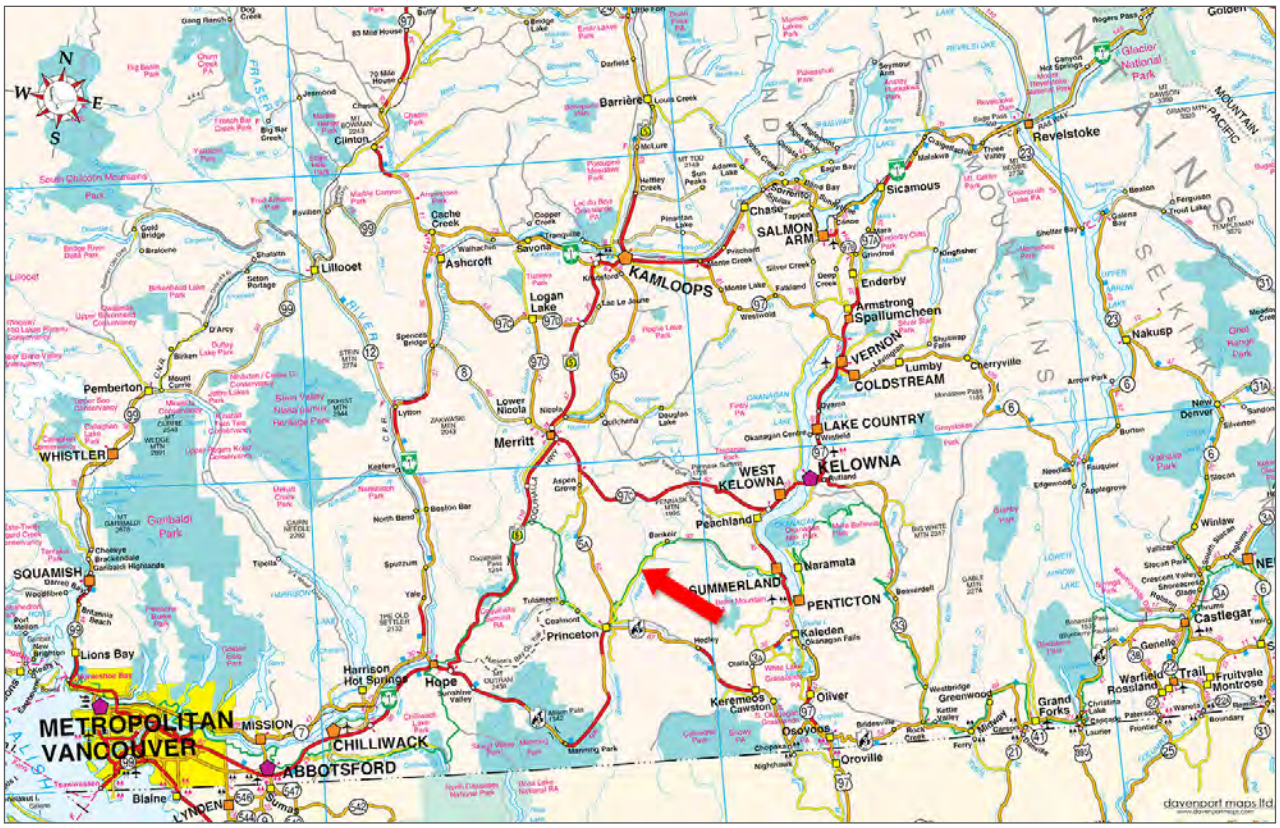
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COLDSTREAM
Cherryville
Nakusp
Pemberton
WHISTLER
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Merritt
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Princeton
Hope
Harrison Hot Springs
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METROPOLITAN VANCOUVER
MISSION
CHILLIWACK
ABBOTSFORD
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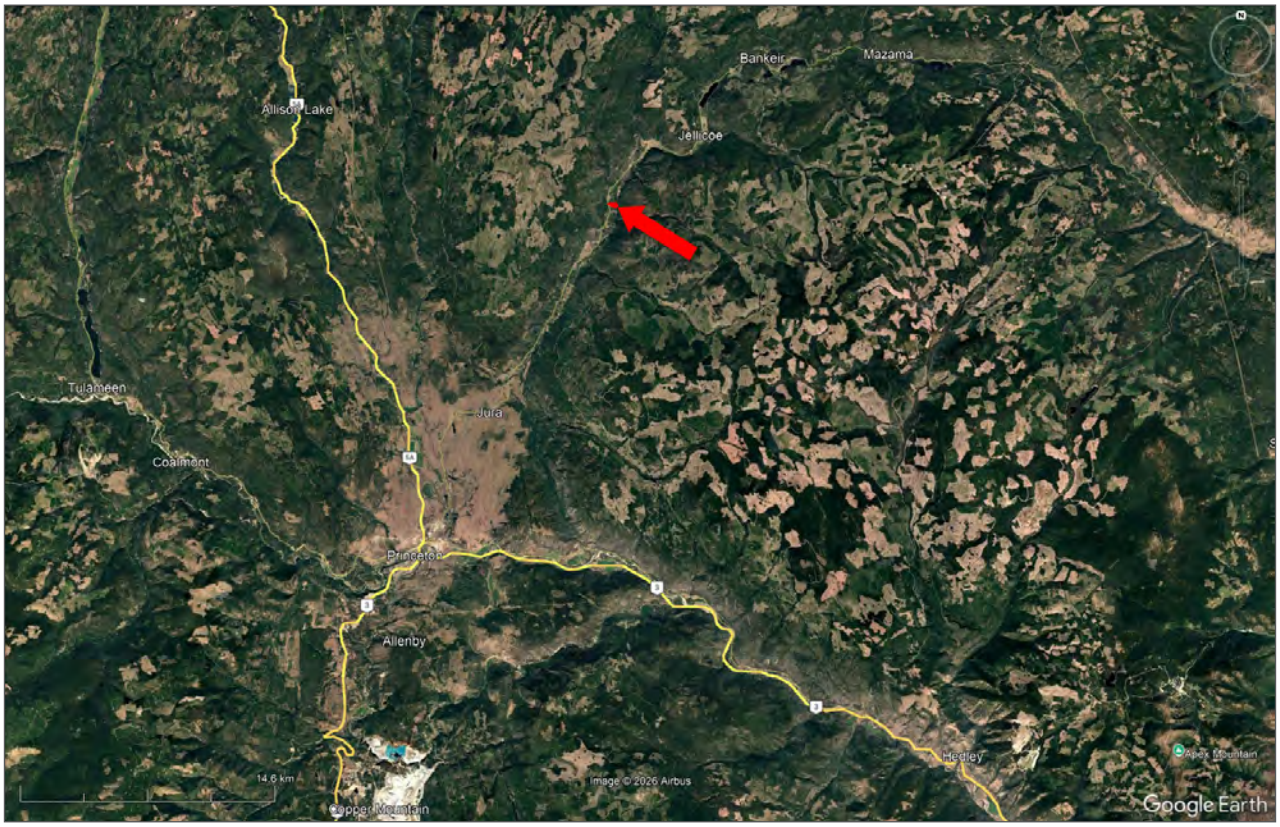
Bankeir
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Copper Mountain
Apex Mountain
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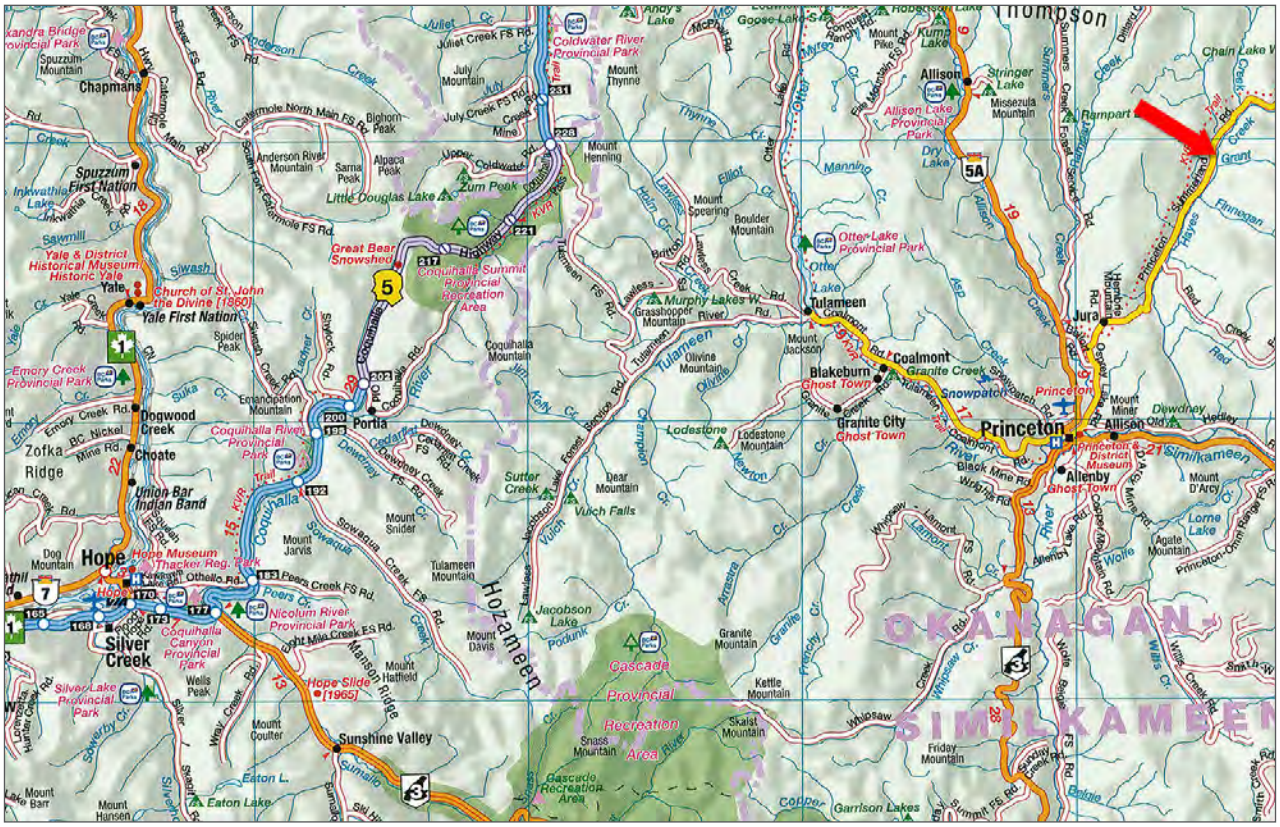
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Hope
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Allison
Allison Lake Provincial Park
Tulameen
Coalmont
Blakeburn Ghost Town
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Princeton
Allenby Ghost Town
Jura
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Sunshine Valley
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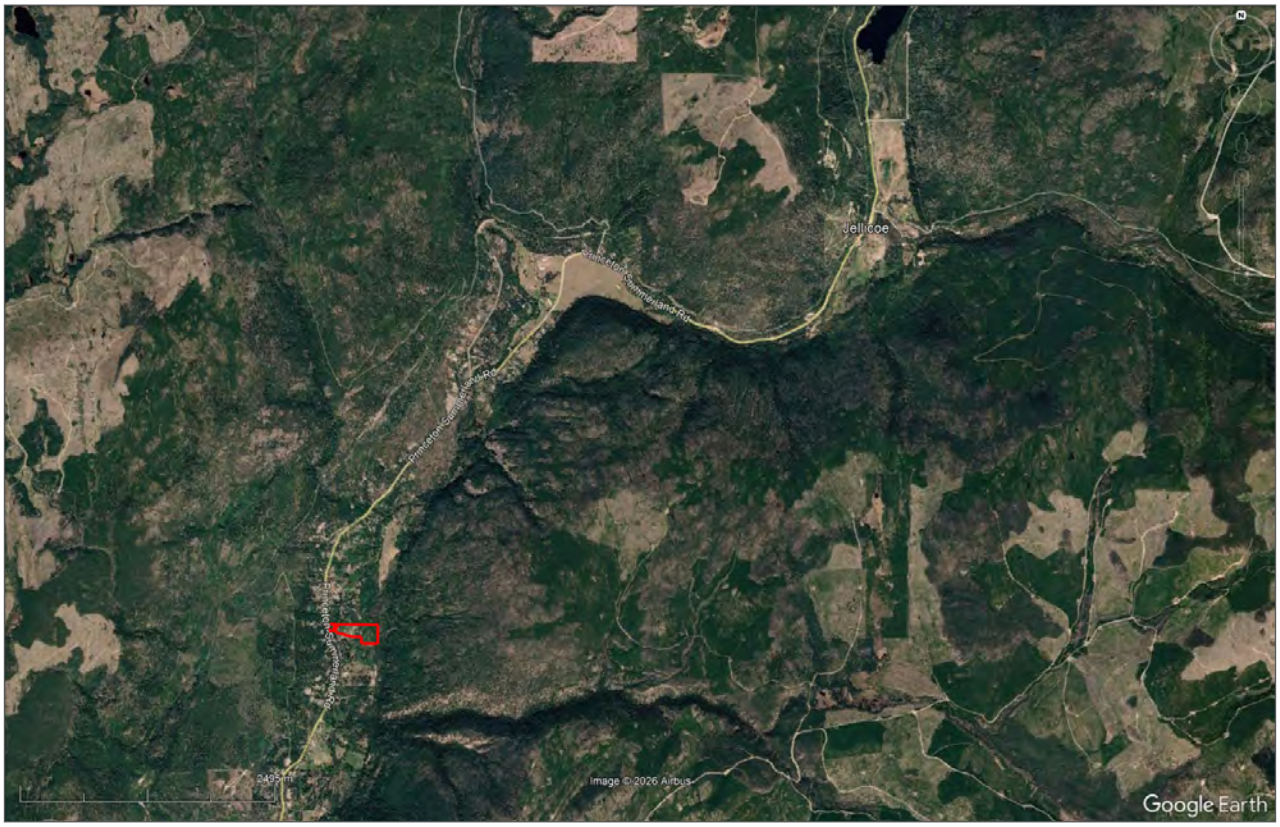
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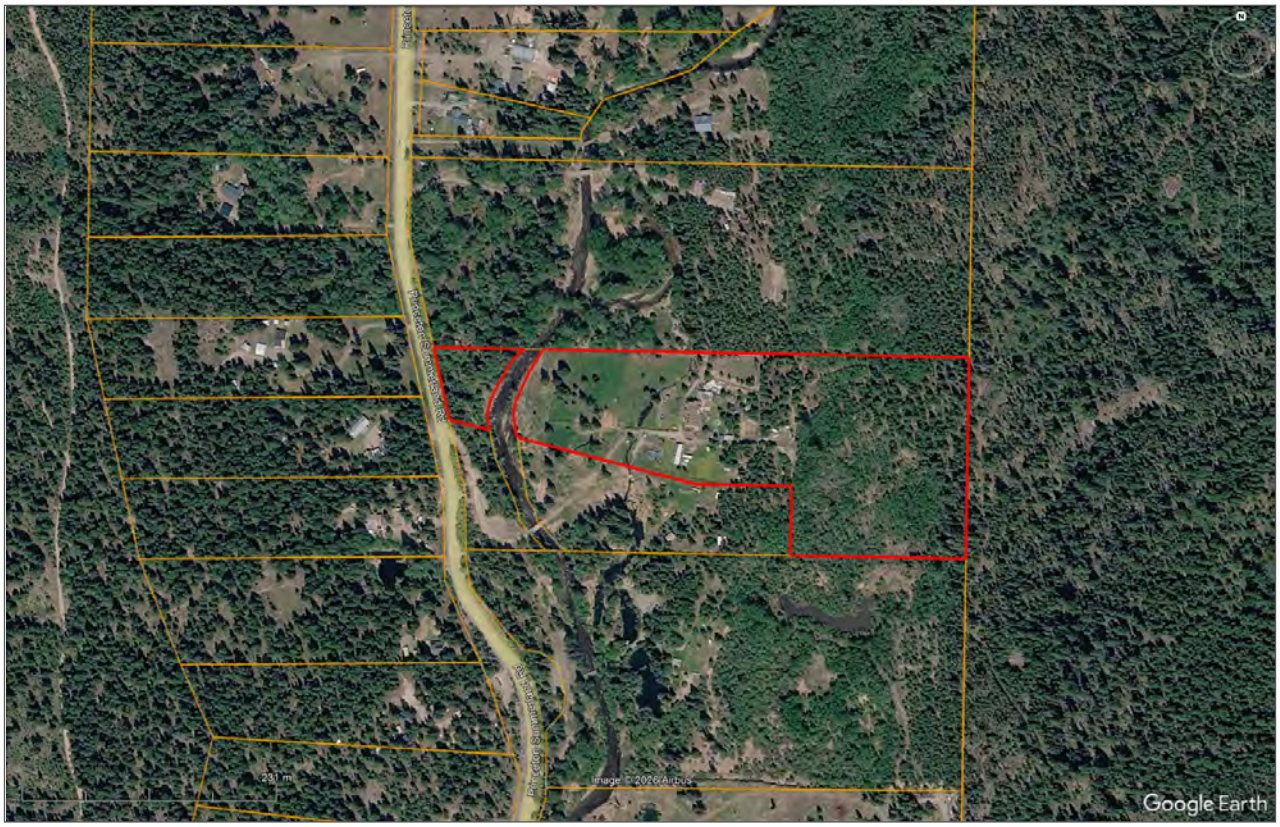
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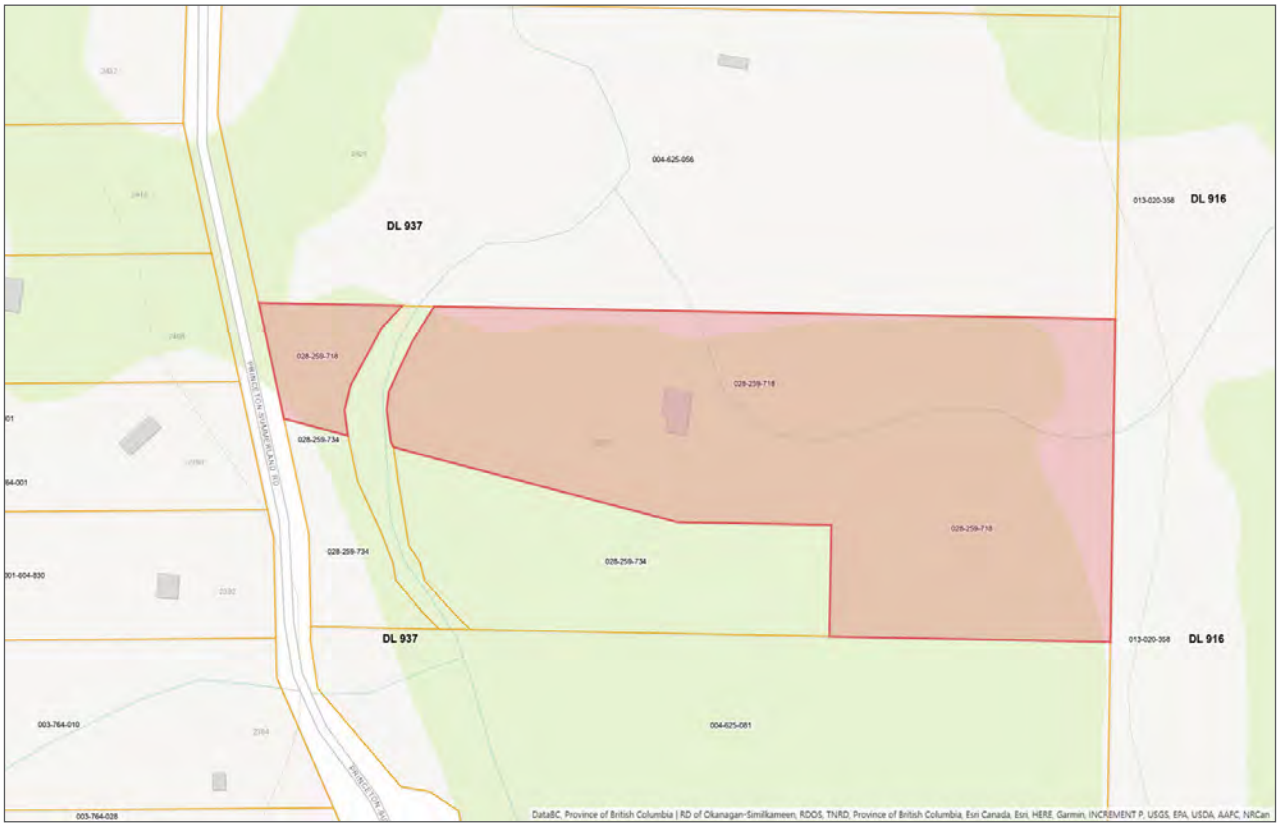
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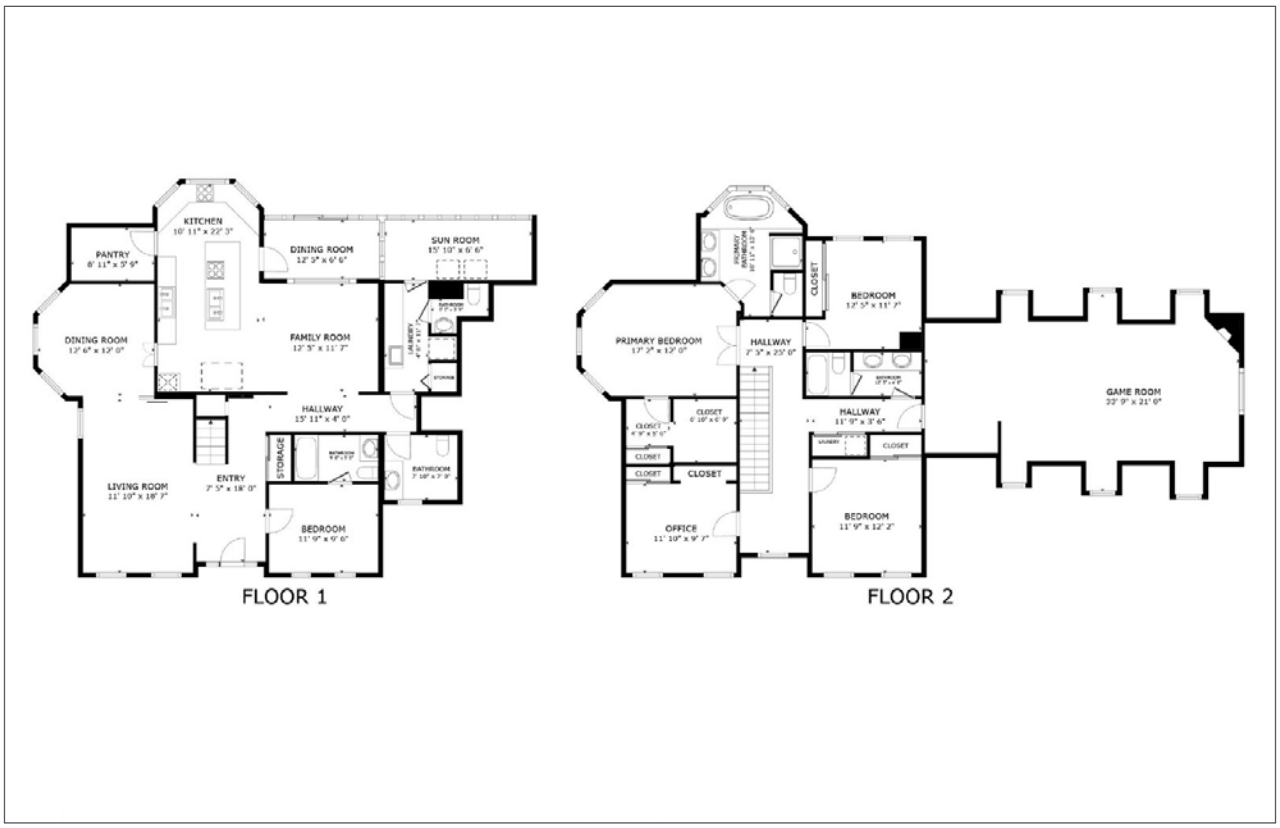
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STORAGE
BEDROOM
FLOOR 1
BEDROOM
PRIMARY BEDROOM
HALLWAY
CLOSET
HALLWAY
GAME ROOM
OFFICE
BEDROOM
FLOOR 2

Notes



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