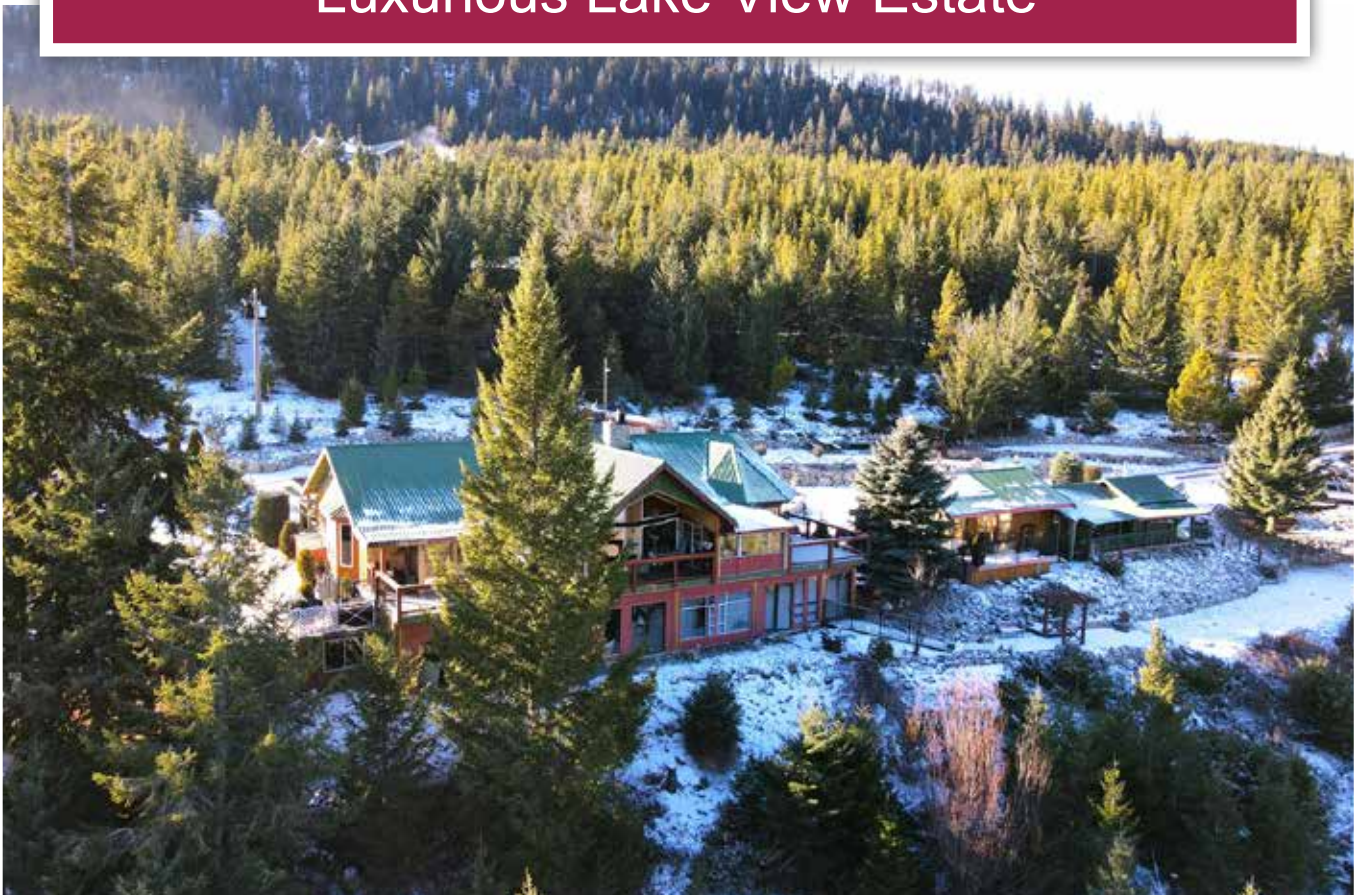




**Jellicoe Station Inn**  
Luxurious Lake View Estate



**Cole Westersund**  
Personal Real Estate Corporation  
cole@landquest.com  
(604) 360-0793



**Chase Westersund**  
Personal Real Estate Corporation  
chase@landquest.com  
(778) 927-6634



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# Jellicoe Station Inn

## Luxurious Lake View Estate

### PROPERTY DETAILS

<b>Listing Number:</b>	23225
<b>Price:</b>	\$1,350,000
<b>Taxes (2023):</b>	\$3,877.22
<b>Size:</b>	51.28 acres
<b>Zoning:</b>	Large Holdings 2 (LH2)

### DESCRIPTION

The Jellicoe Station Inn, a former B&B treasure, is available for purchase. Nestled within a sprawling 51-acre landscape, this property boasts breathtaking views of Chain Lake and the surrounding natural splendor. The main residence, an expansive 4,000± ft<sup>2</sup> abode, features four well-appointed bedrooms and three bathrooms. Its grandeur is further accentuated by luxurious granite floors throughout. The large master suite, located conveniently on the main floor, offers a serene retreat. The home's design is both striking and unique, making it a potential standout as a hunting lodge or a luxurious rural escape. With ample deck space, residents and guests alike can relish their morning coffee while soaking in the awe-inspiring vistas. The lower level of this home is an entertainer's dream, featuring ample space for a pool table, lounge area and is already equipped with a full bar, ideal for crafting your favorite cocktails. This home embraces its uniqueness unapologetically, exuding charm in every nook and cranny. Indeed, it's a perfect embodiment of style and comfort, making it an exceptional living space.

Recreational opportunities abound in this idyllic setting. You do not have to travel far to enjoy world class recreation, including the historic Trans Canada Trail, which connects the Pacific to the Atlantic and runs through the property at its base. The property's strategic location near Chain Lake opens up a plethora of outdoor activities. Owners and their guests can engage in fishing, hiking, and sledding right from the backyard, making it an ideal location for those who cherish the great outdoors. The Jellicoe Station Inn stands as a gateway to adventure, offering a perfect blend of tranquility and excitement for nature enthusiasts and thrill-seekers alike.

The accommodation offerings are as diverse as they are luxurious. Across the driveway, there are three additional rooms equipped with six beds, a separate kitchen, and a dining area, perfect for hosting guests or family gatherings. There's also another rental space featuring two bedrooms, one bathroom, a cozy kitchen, and a terrarium-style sitting area, complete with a loft and its own private deck. For larger groups or events, the property includes a substantial 30 x 40 ft shop with 200-amp service, air exchange, welding plugs as well as a comfortable 3 bedroom, 2 bath suite above. Additionally, two other cabins on the property provide private and picturesque lodging options, each with its own unique view. The property is the perfect location for celebrations and has hosted weddings in previous years.

Exploring the Similkameen region, where the Jellicoe Station Inn is located, adds another layer of allure to this property. Known for its lush vineyards, rich agricultural land, and stunning landscapes, the Similkameen Valley offers an authentic and





unspoiled experience of British Columbia's beauty. The region is a haven for outdoor activities, from wine tours to hiking trails, making it an attractive destination for tourists and locals alike. The Jellicoe Station Inn, with its unique design and prime location, presents a rare opportunity to own a piece of this paradise, whether for personal enjoyment or as a lucrative investment in a high-demand area.

## LOCATION

3462 Princeton Summerland Road - Summerland, BC

## DIRECTIONS

Contact Listing REALTOR®.

## AREA DATA

Being located in Jellicoe offers several significant benefits, particularly due to its proximity to the Okanagan region, one of the most picturesque and vibrant areas in the province. Some key advantages include:

## Access to the Okanagan Valley

The Okanagan is known for its stunning landscapes, including lakes, mountains, and beaches. Its climate is one of the warmest in Canada, making it ideal for outdoor activities year-round. Residents of Jellicoe can easily access these natural wonders, enjoying everything from boating and swimming in the summer to skiing and snowboarding in the winter.

## Thriving Wine Country

The Okanagan Valley is famous for its wine industry, boasting numerous high-quality vineyards and wineries. Living close to this region means easy access to wine tours, tastings, and a variety of wine-related events and festivals, offering a rich cultural experience.

## Recreational Activities

The area around Jellicoe and the Okanagan is a haven for outdoor enthusiasts. Activities like hunting, hiking, mountain biking, fishing, and camping are readily available, providing a healthy and active lifestyle. In winter, the region offers excellent opportunities for skiing and snowboarding.

### **Tourism and Economic Opportunities**

The Okanagan's popularity as a tourist destination can be beneficial for businesses and individuals looking for employment opportunities, especially in the hospitality, retail, and service sectors.

### **Cultural and Community Events**

The Okanagan region is known for its vibrant community life with festivals, markets, concerts, and cultural events happening throughout the year. Living in Jellicoe allows for participation in these community activities, fostering a sense of belonging and enjoyment.

### **Tranquil Rural Living with City Access**

Jellicoe offers the peace and quiet of rural living, away from the hustle and bustle of major urban centers, while still providing accessibility to city amenities in the Okanagan. This balance is ideal for those who appreciate a quieter lifestyle but still want the convenience of urban facilities.

### **Real Estate Investment**

Due to its desirable location near the Okanagan, Jellicoe can be an excellent place for real estate investment. The demand for vacation homes and rentals in this area can be high, offering potential financial benefits.

## **RECREATION**

The Similkameen region in British Columbia offers a variety of recreational opportunities, including:

### **Hunting**

The Similkameen region offers diverse hunting opportunities, with a rich population of wildlife such as deer, elk, and birds, attracting both novice and experienced hunters.

### **Hiking and Trail Exploration**

Numerous trails wind through the picturesque landscapes, offering breathtaking views and encounters with local wildlife.

### **Wine Tours and Tastings**

The region is known for its vineyards, providing opportunities for wine tours and tastings at local wineries.

### **Fishing**

Abundant in rivers and lakes, Similkameen is ideal for both freshwater and fly-fishing enthusiasts.

### **Camping**

There are several scenic spots for camping, allowing visitors to immerse themselves in the natural beauty of the area.

### **Mountain Biking**

The diverse terrain makes it a great destination for mountain biking adventures.

### **Kayaking and Canoeing**

The region's waterways provide excellent opportunities for kayaking and canoeing.

### **Bird Watching**

The varied habitats in the area attract a wide range of bird species, making it a haven for bird watchers.

### **Photography**

The stunning landscapes, including mountains, valleys, and rivers, offer fantastic photography opportunities.

### **Rock Climbing**

Certain areas in Similkameen are suitable for rock climbing, catering to both beginners and experienced climbers.

### **Skiing and Snowboarding**

In winter, the region offers skiing and snowboarding for snow sports enthusiasts.

### **Snowshoeing and Cross-Country Skiing**

During the winter months, these activities are popular in the snow-covered landscapes.

### **Cultural Events and Festivals**

The region hosts various cultural events and festivals throughout the year, reflecting its rich heritage and community spirit.

### **MAP REFERENCE**

49°40'57.34"N and 120°17'7.18"W

### **INVESTMENT FEATURES**

The former Jellicoe Station Inn served as a B&B and hosted guests for many years. The seller's current situation makes it difficult to operate a business, but the property is still ripe for reinstating a B&B and hosting a wide array of clientele looking to take advantage of the seemingly endless recreational opportunities throughout the surrounding region.

The sellers charged:

- \$55 per person per night in the rental suites
- \$125 per person per night in the main house lower-level rooms
- Guest house is currently rented for \$1,000 per month

### **SERVICES**

- Septic system
- Drilled well (est. 10.5 gal/min) with a 3,500-gallon holding tank
- Hydro to each building
- Heating (two pellet stoves, electric baseboard and new heat pumps)



- Domestic Water Licence (#C054446) on Galloway Spring
- Internet via China Creek Internet Ltd.
- Cable and telephone via Telus

### **IMPROVEMENTS**

- Primary residence
- Rental suites (3 bedrooms, 1 bathroom)
- Guest house (2 bedrooms, 1 bathroom)
- Workshop with suite above (3 bedrooms, 2 bathrooms)
- Multiple storage buildings
- Guest kitchen facility
- Additional cabins

### **LEGAL**

DISTRICT LOT 970, KAMLOOPS DIV OF YALE LAND DISTRICT  
EXCEPT PLAN A106 (PCL P) PLANS 27629 KAP77190

PID 013-026-275

















































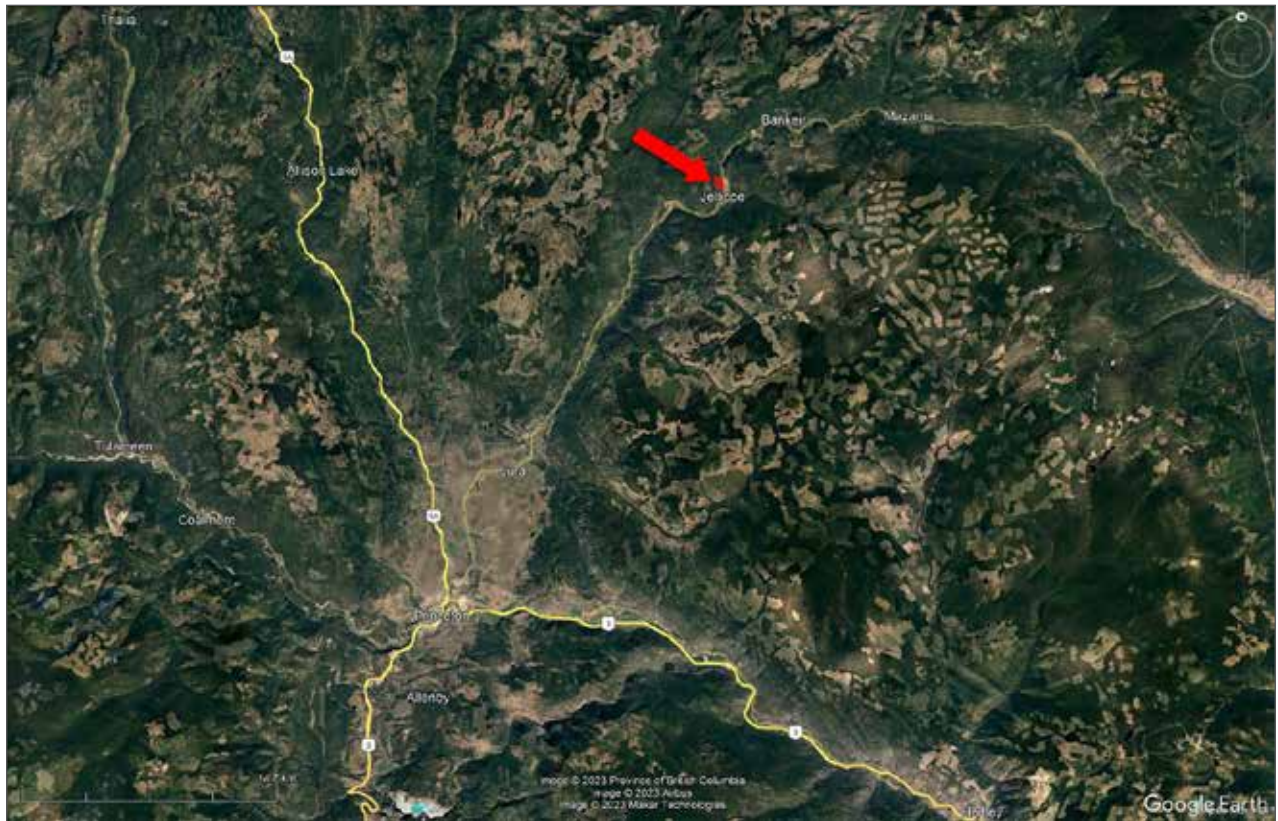
























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WESTERN LAND GROUP

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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)