



**Lakeside Luxury with This
Custom-Built Waterfront Home**



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Lakeside Luxury with This Custom-Built Waterfront Home - Nicola Lake

PROPERTY DETAILS

Listing Number:	25295
Price:	\$3,250,000
Taxes (2025):	\$5,947.36
Size:	0.99 of an acre
Zoning:	LR-1

DESCRIPTION

Experience unparalleled lakeside luxury with this custom-built waterfront residence on Nicola Lake. Crafted in 2022 by renowned Mettler Construction and thoughtfully planned as the ultimate lake home, this turnkey masterpiece blends modern sophistication with serene natural beauty. Fully integrated with the Control 4 Whole Home Smart Automation System, every element—temperature, lighting, blinds, music, security and more—can be intuitively managed from anywhere, offering an effortless living experience throughout all connected spaces. Designed with 4 bedrooms plus an impressive 4 queen bed bunk room and 6 beautifully appointed bathrooms, this home is an absolute showstopper.

The main level welcomes you with a grand entry and, soaring vaulted ceilings, and an entire rear wall of glass sliders framing sweeping views of Nicola Lake and the rolling hills of Douglas Lake Ranch. The open living and dining areas are anchored by a stunning floor-to-ceiling rock fireplace, large mounted 85" TV, custom built-ins, and tasteful interior-designed furnishings including a beautiful

large solid wood dining table with seating for 8-10—all included. The chef's kitchen is a work of art, featuring custom Mill Creek Cabinets millwork, granite counters, an expansive 12' x 5' island with seating for six, a Wolf 6-burner gas range with handcrafted hood and pot filler, oversized Sub-Zero refrigerator and freezer, and a fully equipped chef's pantry—every appliance and piece of kitchenware is ready for use.

The main floor hosts two luxurious primary suites, each with expansive sliders to the lakeside deck, 65" mounted TVs, spa-inspired en suites with custom tile work, Toto toilet fixtures, double vanities, and generous walk-in closets with built-ins. A stylish 2-piece powder room with TOTO toilet, and a spacious laundry room with large sink and large storage room complete this level.

The spacious upper deck spans the entire length of the home, with lots of room for outdoor lounge sets and seating offering a perfect entertainment area over looking panoramic views. It is outfitted with glass railings, a gas BBQ and custom automatic Phantom screens which create a beautiful year-round outdoor living space protected from wind, sun, and mosquitos, heated with a high end built in outdoor propane heater.

On the lower level, 10 ft ceilings and enhanced soundproofing set the stage for exceptional entertaining. Full daylight sliders open to the large covered lakefront patio, while the custom wet bar—with granite counters, dishwasher, sink, and fridge perfectly designed to compliment the 5' x 9' pool table and recreation area featuring built-ins, mounted 85" TV, fireplace and tasteful furnishings. A second laundry with attached powder room adds



convenience, while a third primary bedroom with a 65" wall TV offers patio access, a lavish custom en suite, and walk-in closet. Another bedroom with a 65" wall TV with sliders to the patio for guests and a beautifully designed 4-queen bunk room with individual power stations, an additional 4-piece bathroom, and a storage/office area round out this level.

The home is serviced by a state-of-the-art mechanical system, including an electric boiler providing radiant in-floor heat to the lower floor, a two-stage propane furnace with heat pump for the main level, and an Avion 4 tankless hot water system with water softener. Next to the mechanical room is the Tech room, which houses the associated electrical equipment including the Control 4 system.

The 1,450 sq. ft., three-bay garage is insulated and independently climate-controlled with two ductless mini-split heat pumps, and finished with soft mat flooring, custom tool benches, extensive storage, additional power outlets, 11 ft ceilings, and a fully

outfitted gym with a wall mounted 85" TV—all included.

Outside, the property continues to impress with a fully paved driveway, ample parking with room for your boat and trailer and vehicle access to the back beach. Enjoy the finest dock on the lake, complete with boat lift and generous lounging space, outfitted with power and water. Professionally installed artificial turf at the front, side and back provides lush, zero-maintenance greenery, while a custom aluminum lockable storage unit keeps kayaks and paddleboards organized, secure and handy to the lake. Topped with a stylish metal roof and clad in Hardie siding with rich timber accents, this home's exterior is as stunning as its interior.

Offered fully turnkey, this exceptional executive home invites you to arrive with nothing but your suitcase and step into the world of effortless, luxurious lakefront living on beautiful Nicola Lake.

LOCATION

6564 Monck Park Road - Merritt, BC

DIRECTIONS

Just 2.5 hours from the Lower Mainland, take the second exit 290 onto Highway 5A North, stay right and go 8 km, turn left onto Monck Park Road. In 13 km the property will be on the right.

Once you pass through Hope, the breathtaking Coquihalla Highway opens up before you—an unforgettable drive through sweeping mountain scenery and wide-open skies. As you descend into the Nicola Valley, you roll past the storied grounds of Nicola Ranch, where beautiful historic buildings mark the site of the region's earliest settlement. From there, the home is an easy 15-minute drive from the turn onto Monck Park Road, taking you along a newly paved, gently winding route. You'll pass the lakeside community of Harmon Estates and continue past the popular Monck Provincial Park and RV campground, enjoying lake views and natural beauty the entire way.

The City of Kamloops is conveniently just about an hour from 6564 Monck Park Road, with two great routes to choose from. You can take the fast, scenic drive north through Merritt and along Highway 5A, enjoying rolling ranchlands and lake views the whole way. Or, head east toward the Coquihalla and connect to Highway 5 for a smooth, high-speed route straight into Kamloops. Either way, you're only about 60 minutes from full city amenities—shopping, dining, healthcare, and everything else Kamloops has to offer.

The City of Kelowna is also just about an hour from 6564 Monck Park Road, with two easy and scenic routes to choose from. You can head south through Merritt and connect to the Okanagan Connector for a smooth, direct drive into Kelowna, or take Highway 5A toward Aspen Grove and join Highway 97C for a gorgeous mountain route. Either way, you're only about 60 minutes from Kelowna's vibrant urban amenities—and just moments from world-renowned wine country, with dozens of

award-winning vineyards and tasting rooms waiting to be explored.

AREA DATA

Nicola Lakeshore Estates is a hidden gem, coined as the Valley's "Millionaire Row" where the sun shines over 2,000 hours each year upon Merritt and the Nicola Valley. Experience grasslands, rolling hills, historic ranches and year-round recreation. From the deck you look out to Canada's largest working cattle ranch, the Douglas Lake Ranch, established in 1884, with over half a million acres and running 12,000 head of cattle.

This community is located along Nicola Lake on a no through year-round maintained paved road, enjoying mainly local traffic only. Filled with beautiful homes and fantastic safe and fun neighbourhood, you will enjoy year-round recreation and adventures. ATV or bike right from your driveway to the crown land above and enjoy endless trails and exploring. Winter time brings snowmobiling and ice fishing. Nicola Lake is approximately 22 kilometres long, making it one of the largest lakes closest to Vancouver, offering unlimited boating and watersport activities. The fishing is awesome with the most popular species caught being rainbow trout, kokanee, and northern pikeminnow.

Each lot in the Nicola Lakeshore Estates is approximately an acre in size and is serviced by the Community Water Utility, taking away the headache of having to maintain your own services. The Utility includes potable water, sewer treatment, garbage, recycling. There are 15 fire hydrants in the development fully charged and fed from 70,000-gallon reservoirs (a second 70,000 gallon and 35,000 reservoirs can be brought into line) there is a volunteer firefighter resident group.

Telus fiber is available to each strata lot via subscription which offers excellent high-speed connectivity for work or entertainment.

Merritt is the closest full-service community to Nicola Lake, offering a welcoming small-town vibe with a population of just over 7,000. Set at the crossroads of Highways 5, 5A, and 97C, the city enjoys a sunny semi-arid climate and serves as the commercial and recreational hub of the Nicola Valley. Merritt provides a wide array of parks and outdoor amenities, including Central Park with its sports fields, playground, and skatepark; Bench Park with tennis courts and a nine-hole disc golf course; the Rotary Bike Park; and scenic walking paths along the Coldwater River. Just minutes away is Monck Provincial Park on Nicola Lake, offering camping, swimming, boating, and lakeshore trails through volcanic rock formations.

The city also supports strong recreation facilities such as the Nicola Valley Aquatic Centre, the Nicola Valley Memorial Arena, and the Merritt Civic Centre, which hosts community programs and events year-round. Local clubs include the Merritt Curling Club, pickleball groups, disc golf leagues, and the fully renovated Merritt Bowling Centre with active youth, adult, and seniors' leagues.

The Merritt Golf and Country Club is a welcoming 9-hole public course located at 1450 Juniper Drive in Merritt, offering a scenic and relaxed golfing experience right in the heart of the Nicola Valley. Playing to a par of 72 over two sets of tees, the course stretches to just over 6,200 yards and is known for its beautiful setting along the Nicola River, which comes into play on six of the nine holes. Golfers enjoy a mix of open fairways, strategically placed bunkers, elevated greens, and memorable features—including a par-5 with an island green that serves as the club's signature challenge. The course is walkable and affordable, with carts available, making it popular among locals and visitors alike. Facilities include a fully stocked pro shop, CPGA professional instruction, a driving range, a putting green, and a short game practice area. The clubhouse offers about 2,400 sq. ft. of space with a snack bar, patio, and comfortable

lounges overlooking the course. Known for its friendly atmosphere, active leagues, and regular tournaments, the Merritt Golf and Country Club provides an enjoyable, community-oriented golf experience suited to players of all ages and skill levels.

Shopping in Merritt is convenient and includes major retailers such as Save-On-Foods, No Frills, Walmart, Canadian Tire, Home Hardware, Dollarama, and a variety of independent shops and local businesses, supported by a commercial community of over 600 enterprises. Merritt also boasts a rich cultural scene and is widely known as the Country Music Capital of Canada, with attractions such as the Canadian Country Music Hall of Fame, the Walk of Stars, and dozens of outdoor murals. Visitors and residents enjoy the Nicola Valley Museum and Archives, the historic Coldwater Hotel, the Baillie House Visitor Centre, and annual events including the Bass Coast Music Festival, the Nicola Valley Pro Rodeo, car shows, fall fairs, and the Pacific Forest Rally. With its mix of outdoor recreation, amenities, golf, shopping, and culture, Merritt provides everything needed for comfortable living while retaining the charm, space, and natural beauty that define the Nicola Valley.

VEGETATION

The vegetation around Nicola Lake is characteristic of very dry, warm bunchgrass and sagebrush ecosystems, transitioning into open forest zones. You'll find extensive grassland plains dominated by blue bunch wheatgrass, June grass, and drought-tolerant shrubs like big sagebrush and rabbitbrush.

Scattered through this grassland are open stands of ponderosa pine and interior Douglas-fir, especially on higher or slightly moister ground. Riparian areas along the lake and its tributaries support black cottonwood and shrub thickets, while pockets of emergent wetland vegetation grow along the shoreline.



RECREATION

Nicola Lake is a playground for water lovers and outdoor adventurers. On the lake's shore, you can swim, picnic, camp, canoe or kayak, and explore. The lake's warm, dry climate and consistent winds make it a favorite for windsurfing and sailing, and there are three private resident boat launches for speedboats and general boating.

Fishing is a big draw, too—anglers target kokanee, rainbow trout, and more, and the nearby Nicola River offers excellent spin-casting and fly-fishing opportunities.

Beyond the lake, there's a wealth of activities on surrounding Crown land. The broader Nicola Valley gives access to rustic camping sites maintained by Recreation Sites and are ideal for those who want a more remote, natural experience. Hiking and mountain biking are popular, with trails winding through dry open forest and grassland terrain, and horseback riding.

For golf enthusiasts, Sagebrush Golf Club is a standout. Perched on the hills above Nicola Lake, this 18-hole public course is widely regarded as BC's top public golf course. Its minimalist, links-style design blends beautifully into the rugged ranch land landscape, offering wide fairways, large greens, and sweeping lake and mountain views. At the heart of Sagebrush's food experience is the Ranch House—the main clubhouse and gathering place. Enjoy the menu at Sagebrush which is shaped by a deep understanding of regional ingredients, blending culinary craft with local insight. Each dish reflects the land, the season, and the spirit of the surrounding landscape.

HISTORY

European settlement around Nicola Lake began in the mid-1800s, when ranchers were drawn to the valley's rich grasslands and reliable water. One of the earliest and most influential operations was Nicola Ranch, founded in the 1860s and later expanded by pioneering rancher Joseph Guichon, who purchased the property in the late 1800s. By the 1890s the ranch had evolved into

a major agricultural hub, supplying cattle, hay, and essential goods to mining towns and early settlements throughout the Thompson, Okanagan, and Similkameen regions. Beyond its economic role, the ranch quickly became a social centre—providing work, hosting travellers, and serving as a key waypoint in what was then a sparsely populated frontier.

The village of Nicola developed naturally beside the ranch and the lake, beginning as a small cluster of service buildings supporting ranch hands, travellers, and homesteaders. By the late 1800s and early 1900s, it had grown to include a post office, general store, blacksmith shop, stables, a school, and family housing tied to the ranch and surrounding homesteads. Its close connection to Nicola Ranch shaped its identity, as most residents worked directly for ranching operations or the transportation networks serving them. Nicola Lake's role as an important east–west travel route further established the village as a valued regional stopping point.

As transportation improved through new wagon roads—and later rail lines in nearby Merritt—the Nicola Valley emerged as a key corridor for ranching, logging, and trade. Nicola Ranch remained one of the valley's most prominent agricultural centres, helping anchor the village even as larger communities grew around it. Settlement clustered around Nicola Lake because of its dependable water supply, expansive grassy benches ideal for grazing, natural travel routes linking major regions, and long-established Indigenous trade pathways. Combined with the legacy and influence of Chief Nicola, these factors made the Nicola Lake area one of the most significant early ranching districts in British Columbia.

Just across the lake is the historic Quilchena Hotel which was built in 1908 by Joseph Guichon, a French-Canadian rancher who'd immigrated during the Cariboo Gold Rush and established himself in the Nicola Valley. Designed with “European elegance in a western setting,” the hotel became a stagecoach stop and social hub overlooking Nicola Lake. Business declined during World War I, the rise of the automobile, and Prohibition, and the hotel was closed in 1917. After decades of dormancy, it was lovingly restored and reopened in 1958 by Joseph's grandson. Today it is owned by the Douglas Lake Cattle Company and offer a great place enjoy a beverage and lunch in the saloon.

MAP REFERENCE

50°11'48.18"N and 120°30'8.89"W

SERVICES

- Telus Fibre
- Nicola Lakeshore Water Utility (\$125/month) potable water, sewer treatment, garbage, recycling
- Volunteer Fire Fighting
- Year-round road maintenance
- BC Hydro
- Propane
- 15 fire hydrants
- 3 private boat launches

LEGAL

LOT 67 DISTRICT LOT 530 KAMLOOPS DIVISION
YALE DISTRICT PLAN KAP79399

PID 026-485-613













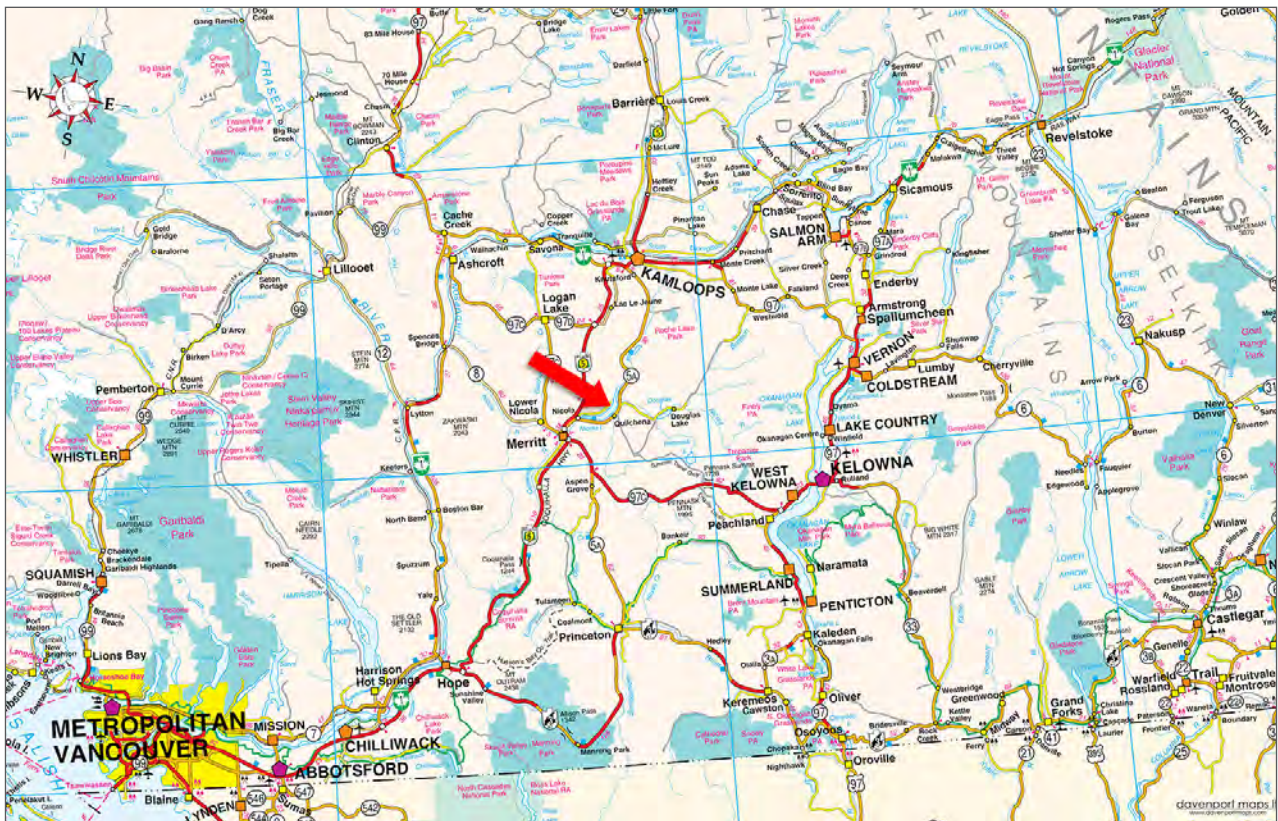


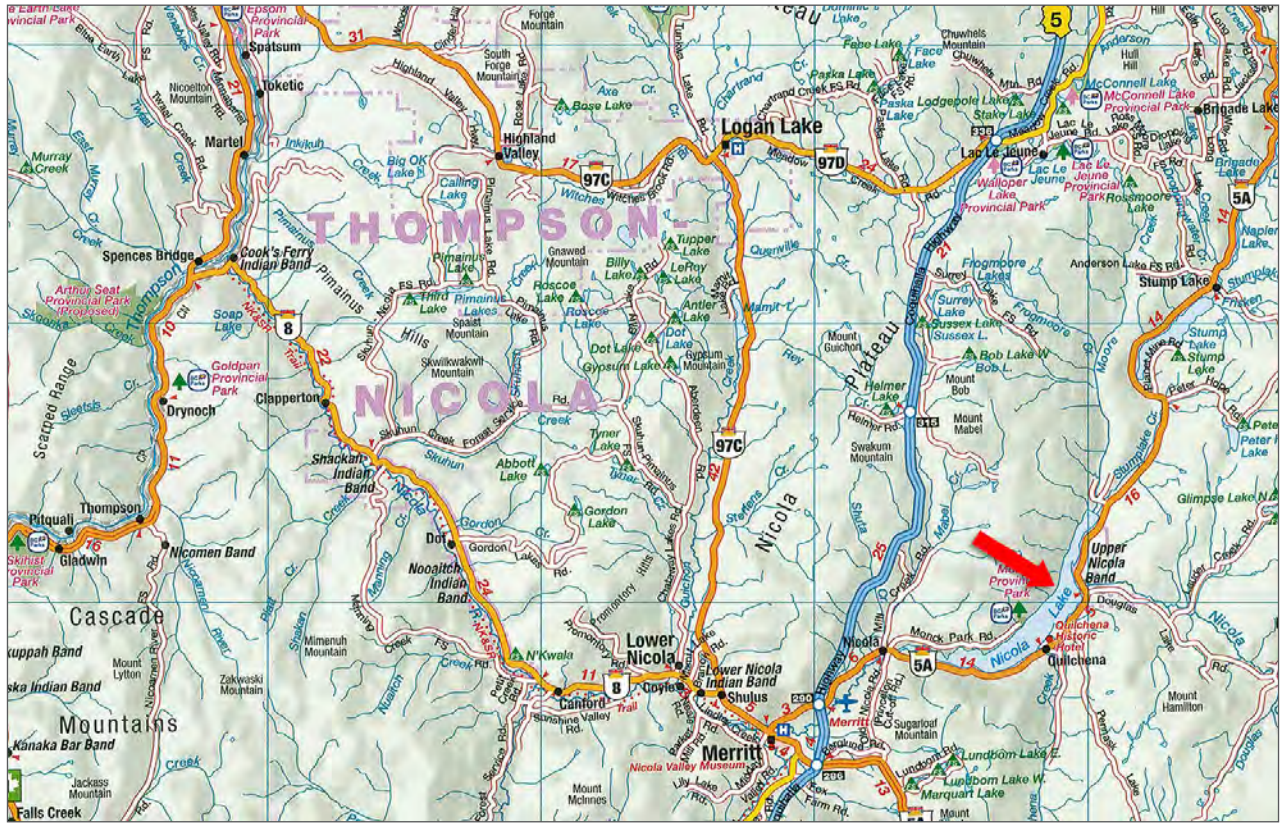


















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