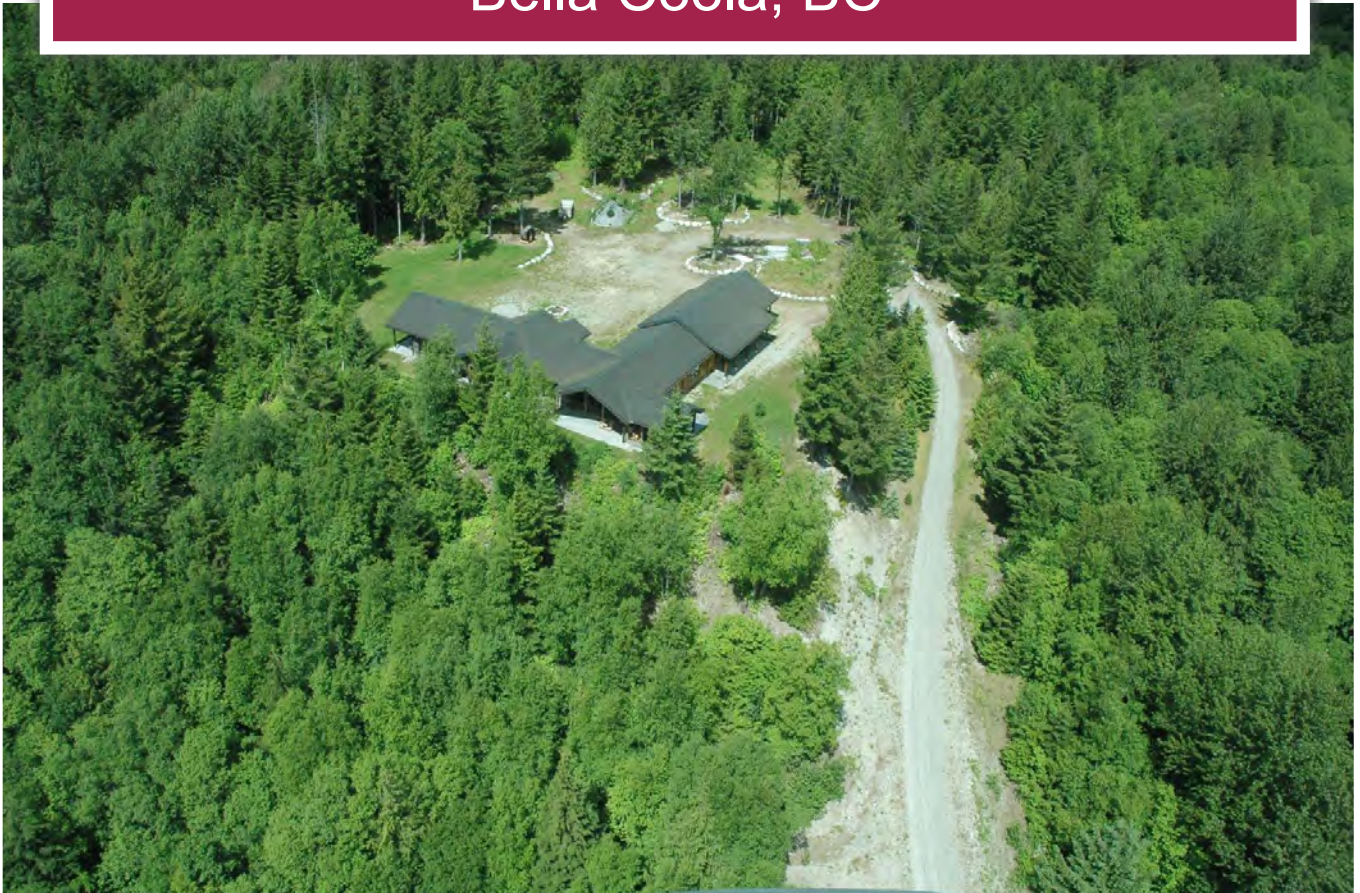




**Large Estate Property**  
Bella Coola, BC



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# Large Estate Property

Bella Coola, BC

## PROPERTY DETAILS

|                        |             |
|------------------------|-------------|
| <b>Listing Number:</b> | 25055       |
| <b>Price:</b>          | \$1,200,000 |
| <b>Taxes (2024):</b>   | \$6779.82   |

## SIZE

198 acres ~ 3 titles

4,670 sq. ft. home/lodge structure

## DESCRIPTION

This property offers a true wildlife paradise with ponds, waterfalls, over 400 metres of Saloompt River frontage, towering timber, and breathtaking mountain views. This property was once a meticulously designed private estate but has been left unattended in recent years, allowing nature to reclaim parts of its beauty. Overgrown fields, aging structures, and encroaching wilderness now add a sense of mystery, yet with vision and effort, this extraordinary property could easily be restored to its original splendor.

As you approach the property, the lower boundary follows the road to your right, with the pristine Saloompt River weaving through the old-growth forest. Turning onto Egan Road, you pass through large gates that open to an expansive landscape. Even through the overgrowth, the beauty of the majestic mountain views, rolling fields, and natural features remains undeniable. The lower fields include a large fenced garden area and numerous ponds, the most impressive of which features an

island with a log platform, zipline, and a towering log structure with a dock and diving platform.

A winding road leads to the top of the hill, where carefully planned tree stands enhance the natural setting. At the summit, overlooking the lower fields, sits the 4,650 sq. ft. unfinished rancher. Once a grand vision in the making, the home now stands at 50% completion, showing signs of time and neglect but offering limitless potential for the right buyer. Whether envisioned as a private retreat, fishing lodge, heli-ski lodge, or eco-tourism destination, this property is a rare canvas for a dreamer with the passion to bring it back to life.

Designed in an L-shape to maximize natural views and sunlight, the home features 15 rooms and 4 covered patios, each with a purpose. The main entrance opens into a dramatic 30' x 15' living room and an adjacent 18' x 15' library, both illuminated by massive 6' x 8' windows framing spectacular valley and river views. The library flows seamlessly into a 30' x 22' kitchen, where more large windows capture the rivers cascading from the mountains. Throughout the home, soaring 19' walls with exposed clear cedar beams create a sense of grandeur and warmth.

The private wing of the home includes two bedrooms, one of which is a massive 17' x 28' master suite with an ensuite bath and direct access to a covered patio—the perfect place to enjoy morning coffee while taking in the fresh mountain air. Additional planned spaces include a cold storage room, mudroom connected to the garage, mechanical room, utility room, attached yard storage room, and three bathrooms.

From the polished cement floors to the copper roof, eaves, and gutters, every aspect of the home was designed with dramatic style and durability in mind. Though time has taken its toll, the foundations of an exceptional estate remain. With dedication, this property can once again become the spectacular retreat it was meant to be.

For those with the vision to restore and enhance a truly unique wilderness sanctuary, this is an opportunity like no other.

### LOCATION

2712 Egan Road - Saloompt Road, Bella Coola BC

### DIRECTIONS

Contact the listing agent for access .

### AREA DATA

Bella Coola and its surrounding region are situated within the traditional territory of the Nuxalk Nation. This area holds a deep cultural and historical significance, with the Nuxalk people maintaining a strong presence and vibrant traditions. For more information on the history of the Nuxalk First Nations and the Bella Coola Valley, visit [www.bellacoola.ca](http://www.bellacoola.ca).

The Bella Coola community is remote, with a population of approximately 2,000 residents. The geography of the area is defined by a long, narrow valley, with the community primarily distributed along the Chilcotin Highway 20. This highway stretches from the Government Wharf on the Pacific Ocean through the populated sections of the valley, passing through Hagensborg and Firvale before ascending to the Chilcotin Plateau. Nearly all residents live along or near this roadway, making it the central artery of the region.



Bella Coola and Hagensborg provide essential services to residents and visitors. These include grocery and hardware stores, gas stations, repair shops, Canada Post offices, gift shops, and locations to obtain fishing and hunting licenses. Financial services are available at the Williams Lake & District Credit Union in Bella Coola, with ATMs located at the Hagensborg Shop Easy, the Credit Union, and the Bella Coola General Hospital.

The Bella Coola General Hospital offers medical services, including a walk-in clinic and a pharmacy. Recreational and cultural amenities in the area include an outdoor skating rink, a public outdoor pool, an organic market, Nuxalk Art Gallery and a veterinary clinic. Additionally, Bella Coola and Hagensborg are home to numerous artisan shops, gift stores, and coffee houses, contributing to the area's unique character and charm.

### VEGETATION

The property features a mix of coastal cedar, spruce, and hemlock, with cottonwood near the pond. Open fields contrast with dense forest areas where moss carpets the ground.

## RECREATION

This breathtaking property offers an unparalleled connection to nature, with over 400 metres of pristine riverfront on the Saloompt River—perfect for salmon fishing right from your own land. Watch wildlife from the comfort of your windowed solarium overlooking the expansive landscape, or challenge yourself with epic rock climbing on the rugged rock face at the back of the property.

Located in the stunning Bella Coola Valley, this property is surrounded by an abundance of fresh water, clean air, and thriving wildlife. Outdoor enthusiasts will find endless year-round recreation: winter brings cross-country skiing, snow machining, and skating at the outdoor rink, while summer is ideal for hiking scenic trails, kayaking, fishing in the rivers and ocean, horseback riding, or cooling off in the river's natural pools.

Just a short distance away, BC Parks has established the Belarko Bear Viewing Station, a prime spot for observing grizzly bears feeding along the Atnarko River from mid-August to mid-October. The property is also nestled within the legendary Great Bear Rainforest, one of the world's last intact temperate rainforests, home to coastal wolves, black bears, grizzlies, and the rare Kermode "Spirit Bear."

For adventure seekers, the dramatic mountains surrounding the Bella Coola Valley have become a world-renowned destination for heli-skiing, attracting professional film crews and thrill-seekers from around the globe. Bella Coola Heli Sports has been named the World's Best Heli-Ski Operation for the past three years, offering access to an incredible 1.5 million acres of skiable terrain.

This property is a gateway to one of British Columbia's most spectacular wilderness areas—a rare opportunity to own a true eco-paradise.

## MAP REFERENCE

52°24'29.92"N and 126°32'1.83"W

## INVESTMENT FEATURES

Prime location to develop a wilderness wildlife retreat, fishing lodge, heli-ski lodge or other eco-tourism destination.

## SERVICES

- Well Water
- BC Hydro at lot line
- Septic Tank
- Cell Service

## ZONING

The three titles encompass 3 different zones; the home is within the R1 zone; the lower fields and the Saloompt River are within the A1 zone and the attached 40 acre parcel is in the F1 zone.

## LEGAL

LD: Coast Range3 (12); Section: 17; Township 4; Range 3; narrative Part SW ¼ of SW1/4.

PID 000-842-800

LD Coast Range 3 (12); Section 18; Township 4; Range 3; narrative Part E 1/2 SE 1/4

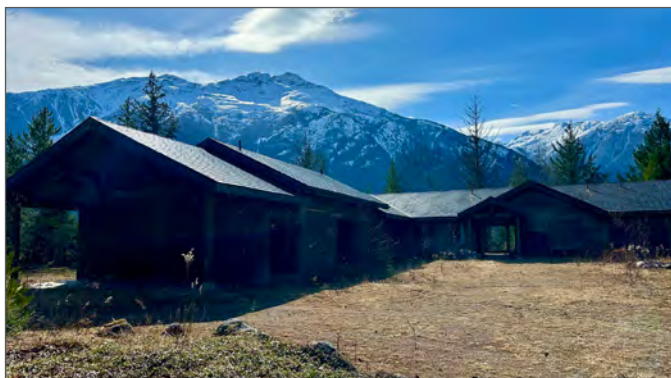
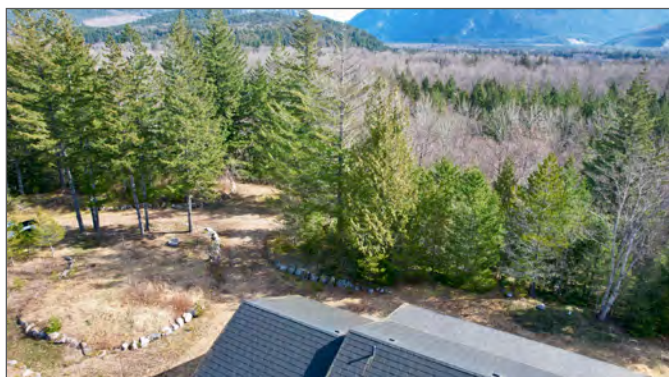
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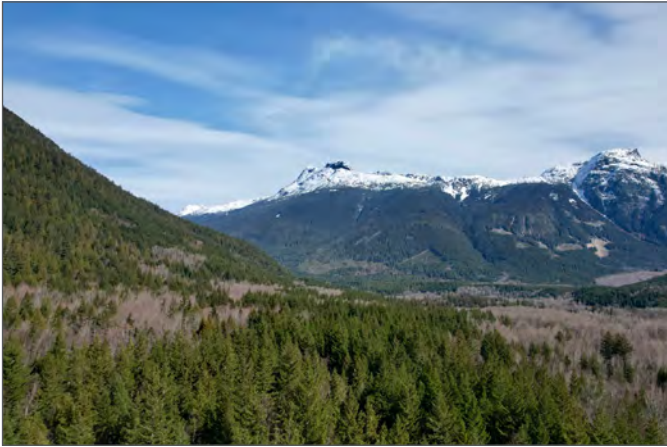
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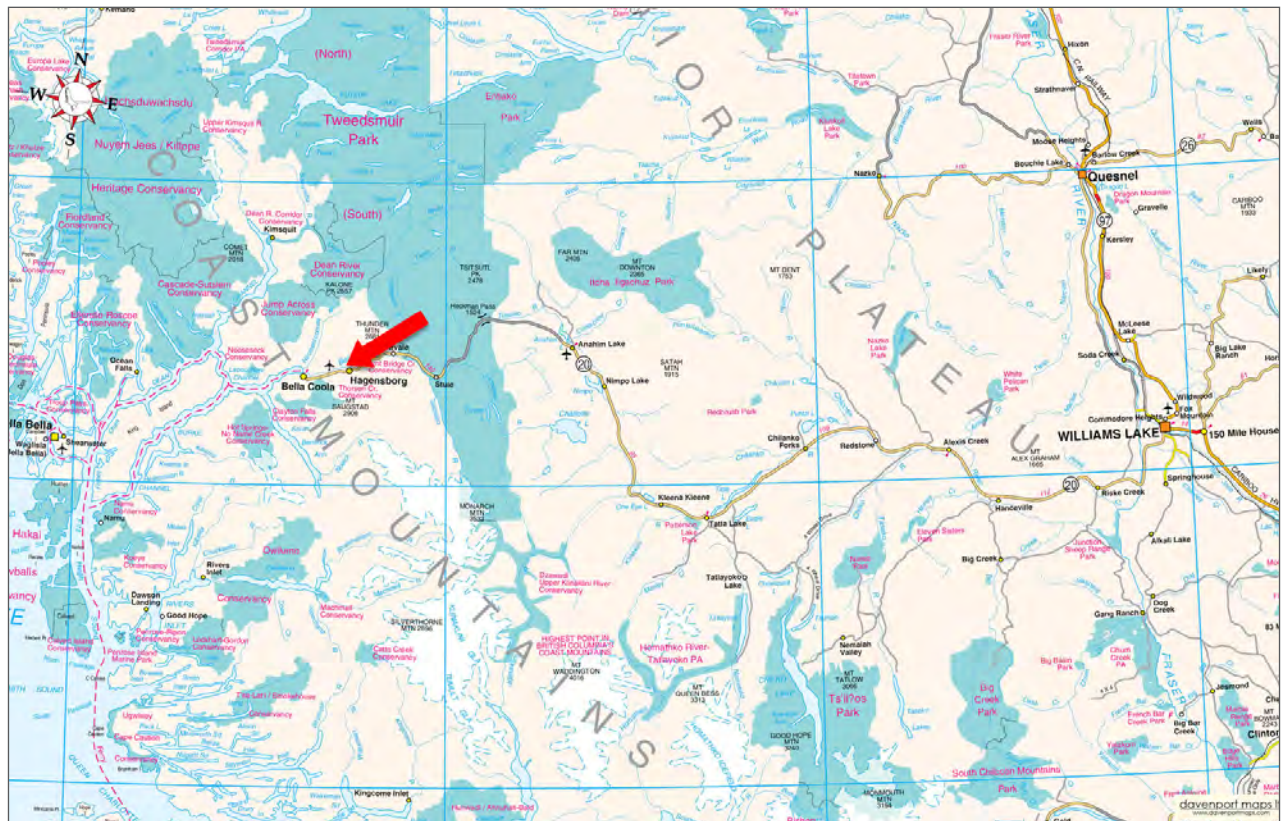


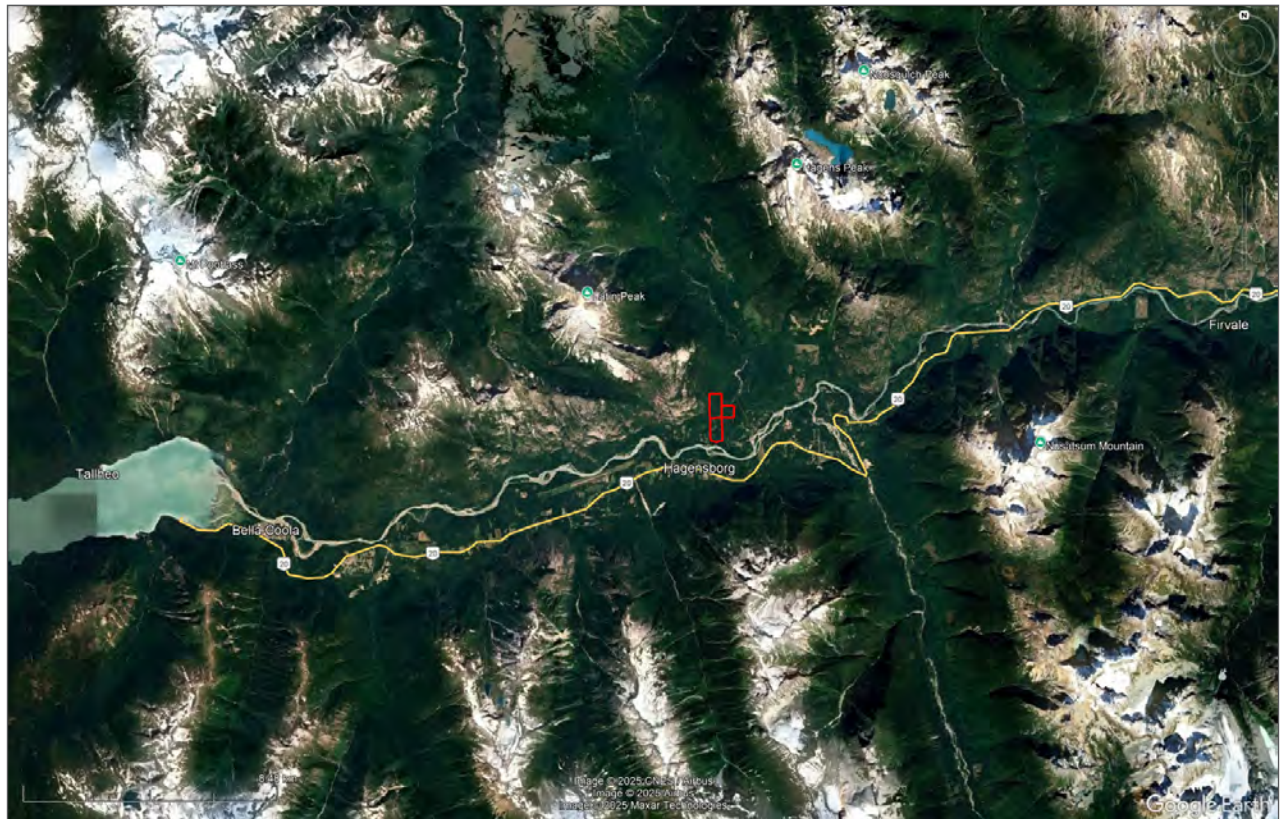
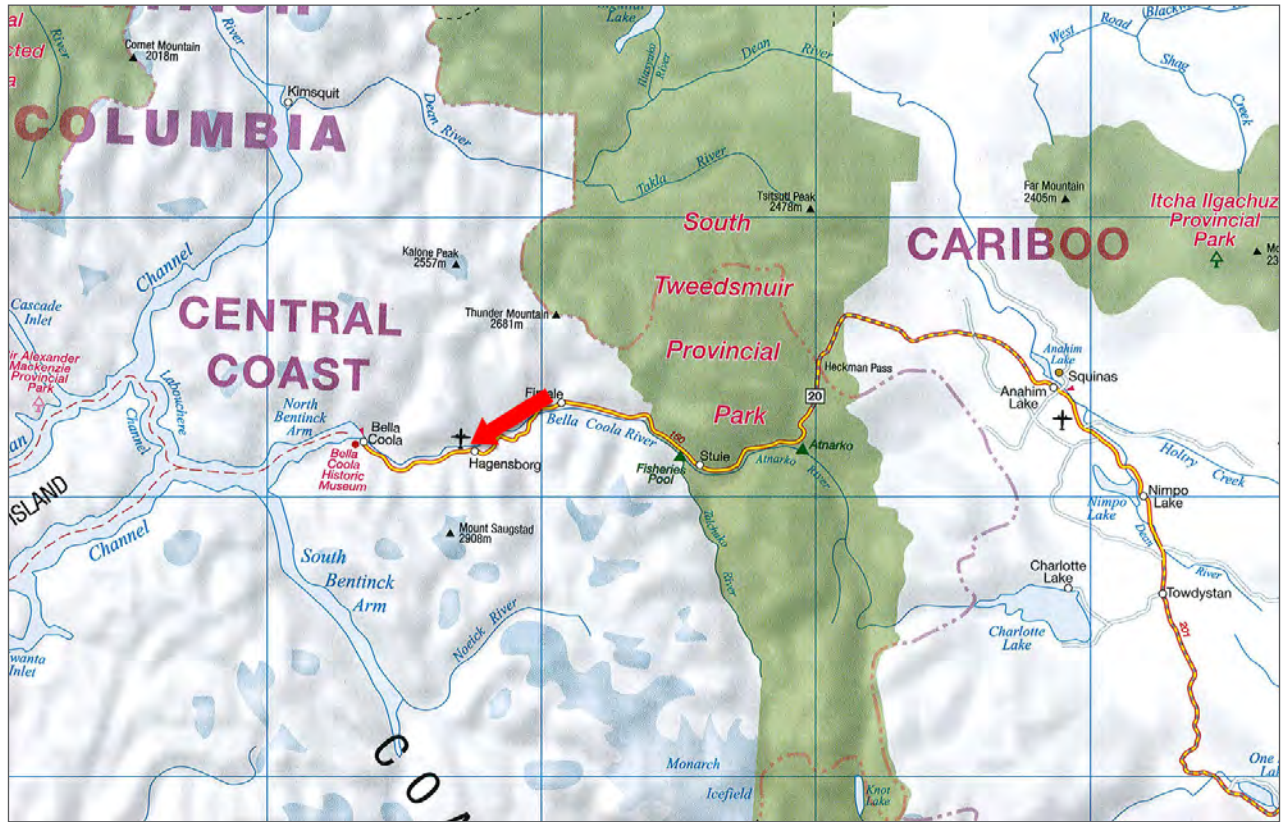


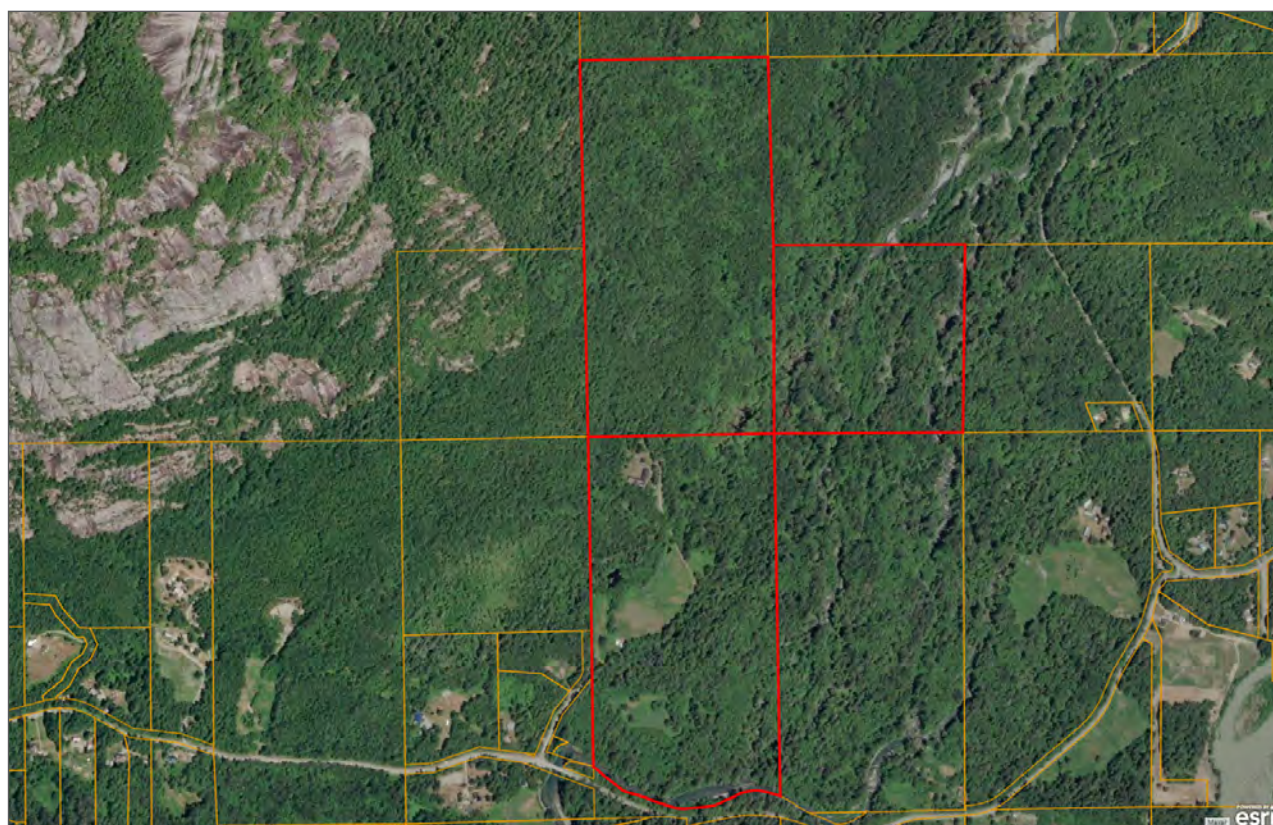
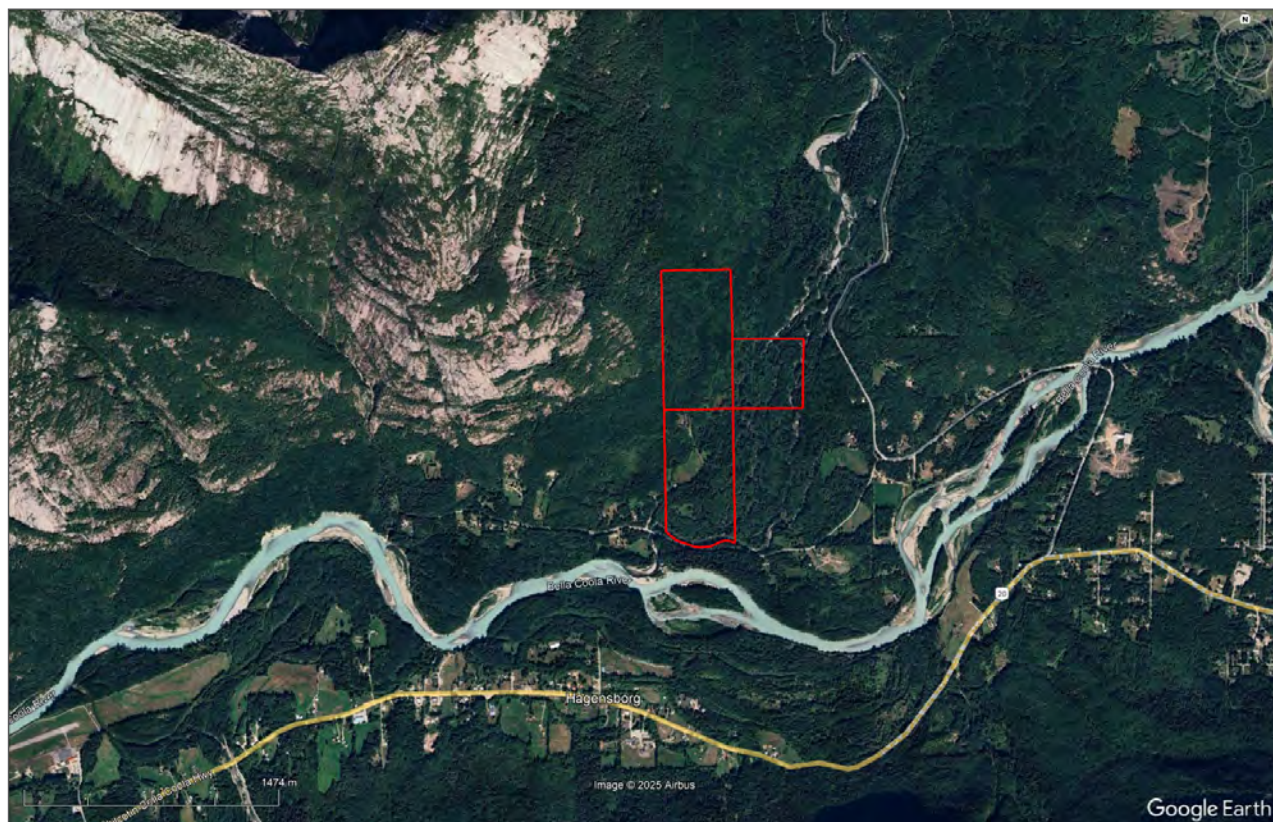


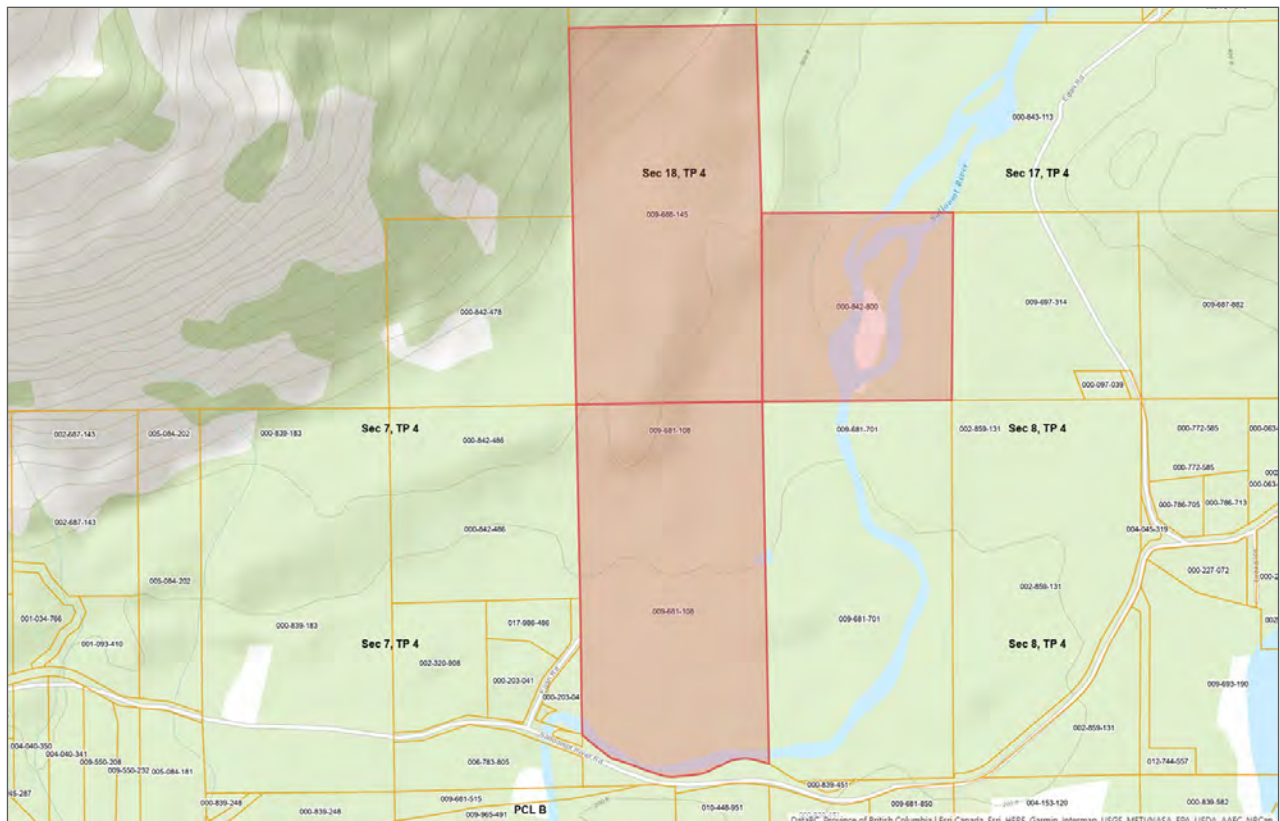
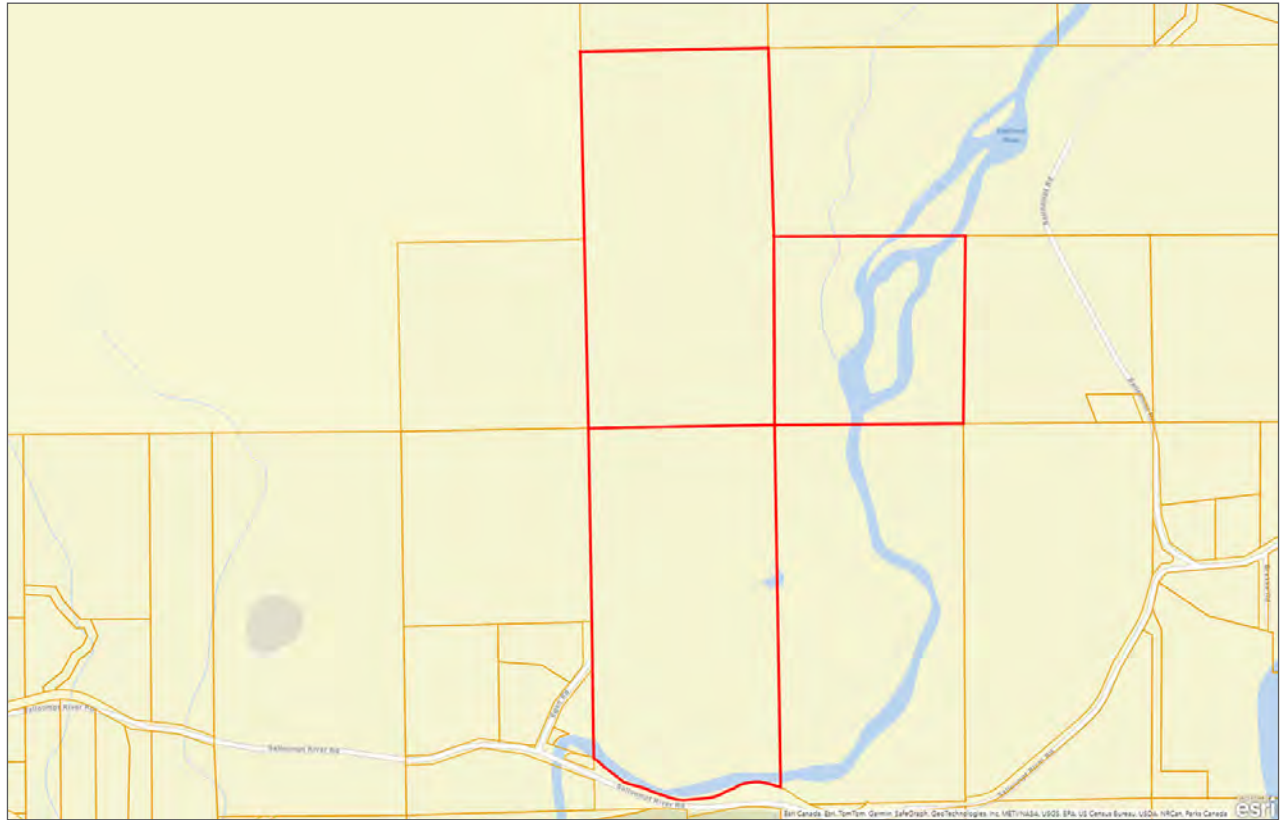












## Notes

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