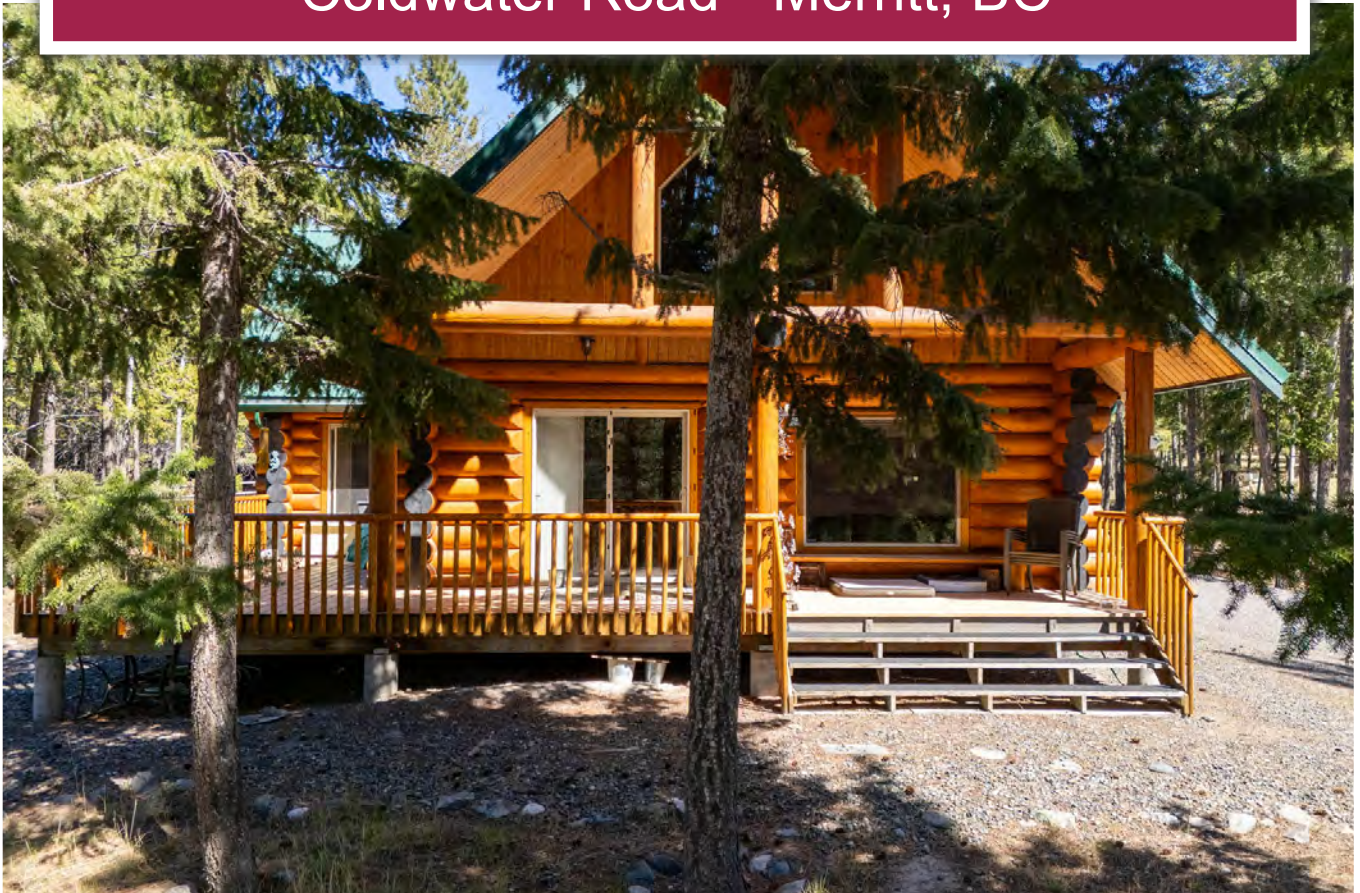




Log Home and Equestrian Estate
Coldwater Road - Merritt, BC



www.landquest.com

Valerie Kynoch

Personal Real Estate Corporation

val@landquest.com

(250) 280-0994



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Log Home and Equestrian

Coldwater Road - Merritt, BC

PROPERTY DETAILS

| | |
|------------------------|-------------|
| Listing Number: | 25091 |
| Price: | \$1,199,000 |
| Taxes (2024): | \$2,727.36 |
| Size: | 12.99 acres |
| Zoning: | RL-1 |

DESCRIPTION

Only 2 hours from the Lower Mainland and just 25 minutes from Merritt, this stunning equestrian property offers the perfect blend of privacy, functionality, and natural beauty. Tucked into the timber at the end of a long, winding driveway, the charming log home features vaulted ceilings, a cozy loft primary bedroom with en suite, and an open-concept kitchen, living, and dining area bathed in natural light from expansive windows. A second spacious bedroom and full bath on the main level provide comfortable accommodations, while a wood stove and large view deck create the perfect year-round retreat.

Step outside to take in panoramic views of the acreage, barn, and horses grazing in the pasture. The 36' x 48' architecturally designed barn is truly exceptional—offering a drive-through layout with a 12' alleyway, six matted stalls (each with Dutch doors), a heated wash bay, insulated tack room, grain room, and a full hay loft. Two good producing wells—one conveniently located by the barn and another near the house—ensure a reliable water supply for both residential and agricultural needs.

Six fenced paddocks open onto pasture with two run-in shelters, and a professionally built 120' x 220' outdoor arena with metal panels and an adjacent livestock corral complete this turnkey horse facility.

Backed by Crown land with the Coldwater River and the Kettle Valley Rail Trail just below, this property is more than a horse lover's dream—it's a four-season recreational paradise. With total privacy, exceptional infrastructure, abundant water, and breathtaking views, this is a rare opportunity to own a one-of-a-kind legacy property in the heart of BC's interior.

LOCATION

2721 Coldwater Road South - Merritt, BC

DIRECTIONS

From the Lower Mainland, take the Coldwater Road exit from the Coquihalla Highway, the property is 6 minutes north from the exit.

From Merritt, take the Coldwater Road, about 23 minutes.

AREA DATA

The Coldwater River area, just south of Merritt, is known for its pristine natural beauty, rolling ranch lands, and rich history in cattle and recreation. The nearby Kane Valley is a beloved four-season playground offering cross-country skiing, hiking, and wildlife viewing in a peaceful, alpine setting. Also nearby is Brookmere, a small historic community nestled in the mountains, is surrounded by Crown land and trails, making it a hidden gem for outdoor



enthusiasts, horseback riders, and snowmobilers. Together, these areas offer a rare combination of privacy, recreation, and access to nature—ideal for those seeking a rural lifestyle.

VEGETATION

The property is tucked into mature Douglas fir, ponderosa pine, and some lodgepole pine, which are common in this elevation and climate. You may also find the occasional spruce or aspen in moist or shaded areas.

Expect a mix of native shrubs like snowberry, saskatoon (serviceberry), and wild rose, along with low-growing plants like kinnikinnick, grasses, and mosses in shaded forested areas.

The usable, flat land and pasture will likely support brome grasses, fescues, and other dryland forage species—great for grazing horses and livestock. Along the Coldwater River and wetter drainages, you'll see willows, cottonwoods, and lush grasses that thrive in moist soils—supporting healthy ecosystems and offering great wildlife habitat.

This blend of forest and open land not only creates privacy and beauty but also provides ideal conditions for horses, recreation, and sustainable rural living.

RECREATION

This exceptional property offers a true four-season lifestyle, with endless recreational opportunities right at your doorstep. In spring, the surrounding Crown land comes to life, perfect for trail riding, hiking, and ATV exploration. The nearby Coldwater River offers excellent spring fly fishing, while the return of migratory birds and wildlife makes it an ideal season for nature lovers and photographers.

As summer sets in, the property becomes a private oasis for equestrians and outdoor enthusiasts alike. With direct access to the Kettle Valley Rail Trail and a fully equipped professional arena, you can enjoy horseback riding, mountain biking, or simply relaxing on the spacious deck overlooking the barn and pasture. The Coldwater River below the property is a refreshing spot for wading, floating, or

enjoying the soothing sounds of water under the summer sun.

Fall brings cooler temperatures and a brilliant display of color through the surrounding forest. It's a prime season for horseback riding, wildlife watching, and photography. For those who hunt or forage, the Crown land offers great opportunities. It's also a wonderful time to visit Merritt's seasonal rodeos and community events that celebrate the area's strong western heritage.

In winter, the area transforms into a snowy playground. Snowmobilers can connect to hundreds of kilometres of groomed trails maintained by the Merritt Snowmobile Club, including those at Thynne Mountain. Nearby Kane Valley provides cross-country skiing and snowshoeing trails for all skill levels. Back at home, the wood stove creates a cozy retreat after a day of winter adventure, with a nearby wood shed stocked for the season.

Whether you're into riding, fishing, snowmobiling, or simply enjoying nature in peace, this property offers the ideal balance of recreation, comfort, and natural beauty all year long.

MAP REFERENCE

49°55'52.22"N and 120°55'0.40"W

INVESTMENT FEATURES

- 12.99 flat usable acres
- Not in the ALR

SERVICES

- Hydro
- Wood and electric heat
- Sewerage system
- 2 wells
- Strong cell service
- High speed Internet



IMPROVEMENTS

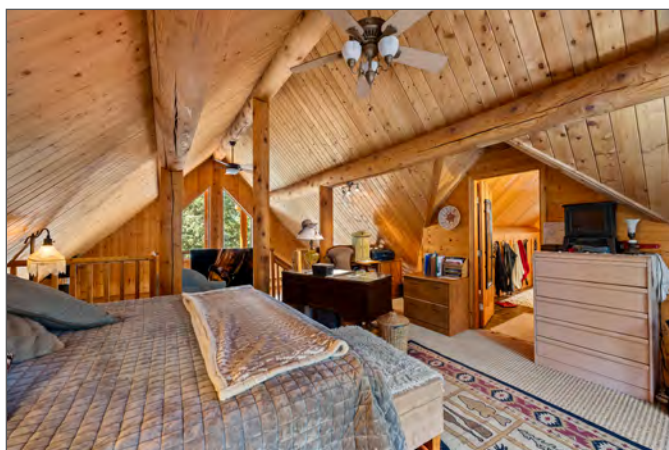
- 36' x 48' barn
- 120' x 220' arena - perfect equestrian training facility

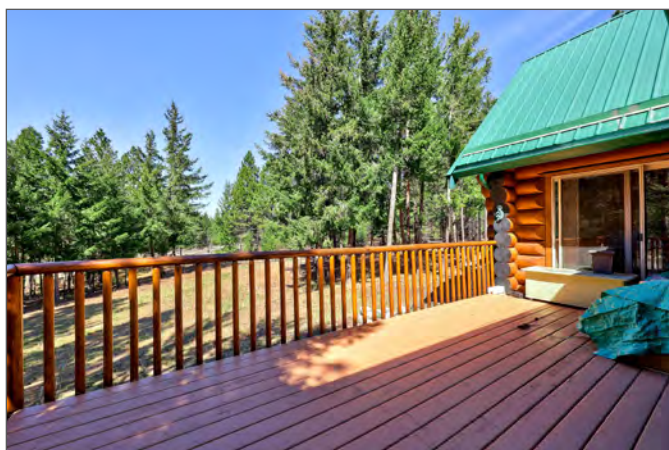
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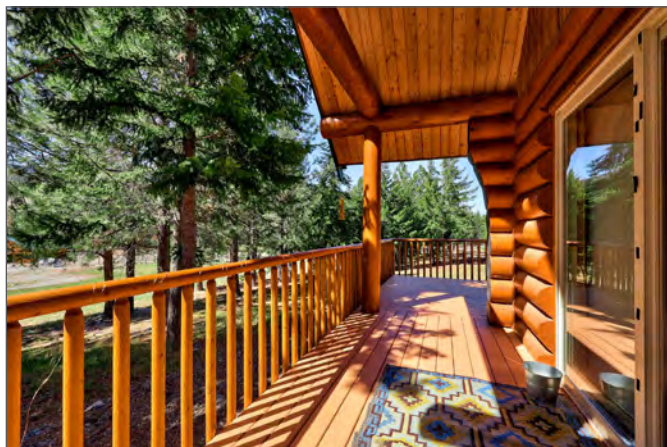
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DISTRICT PLAN KAP55681

PID 023-205-083



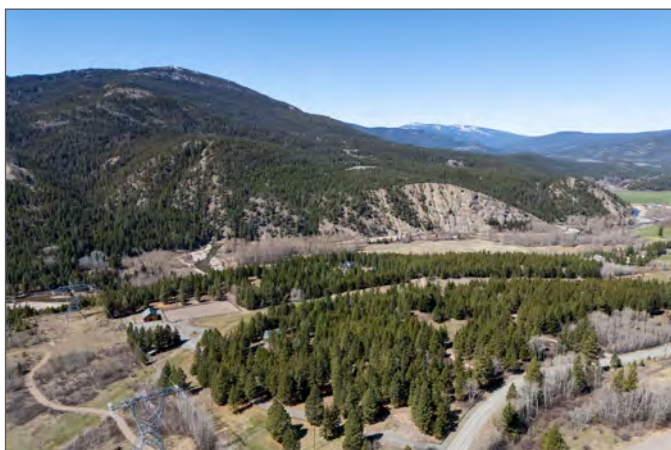






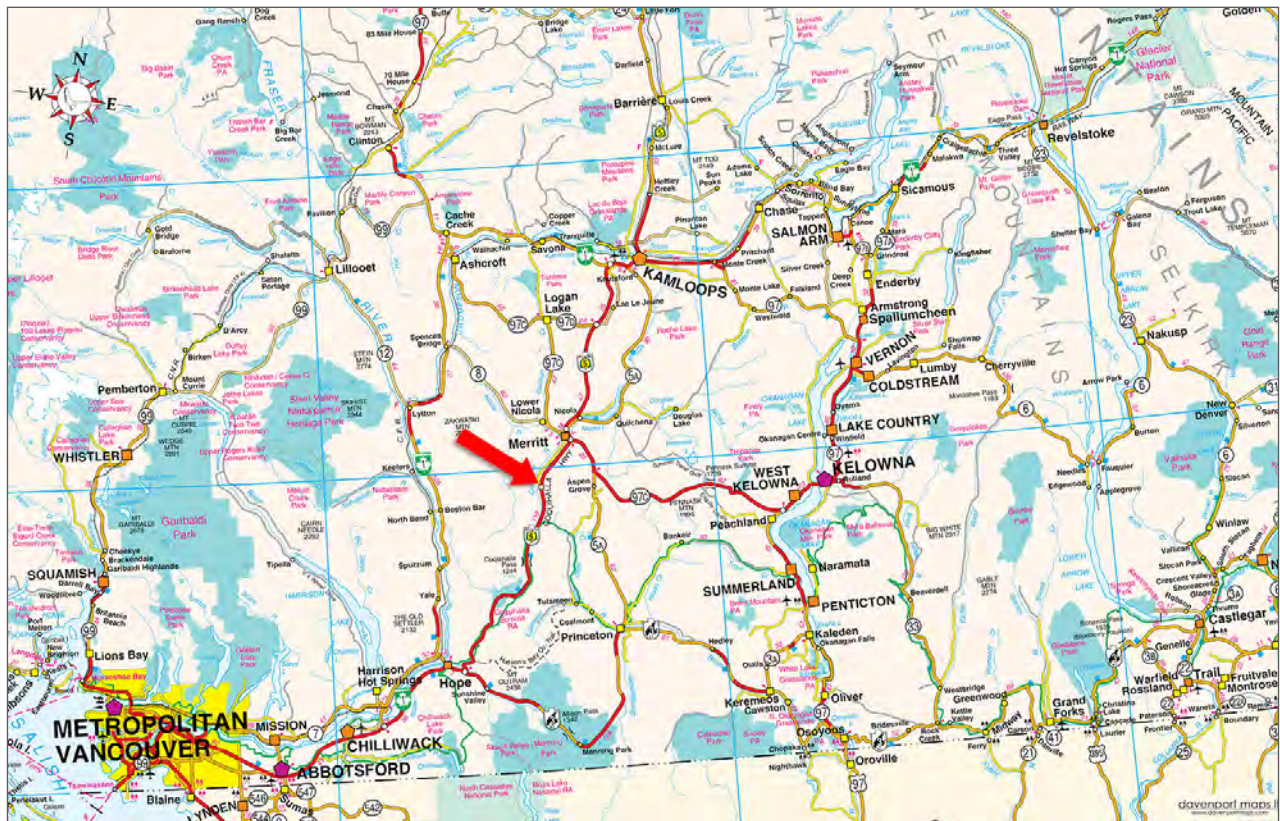


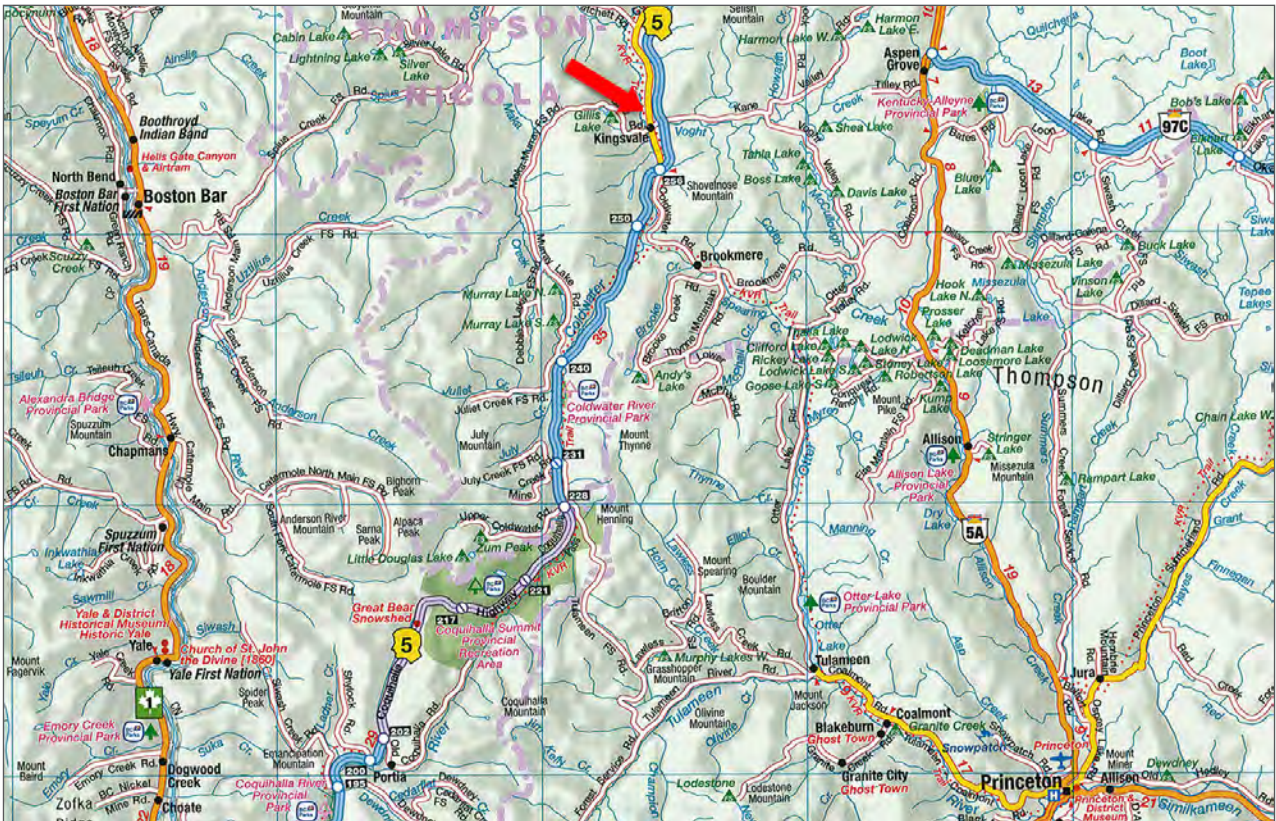


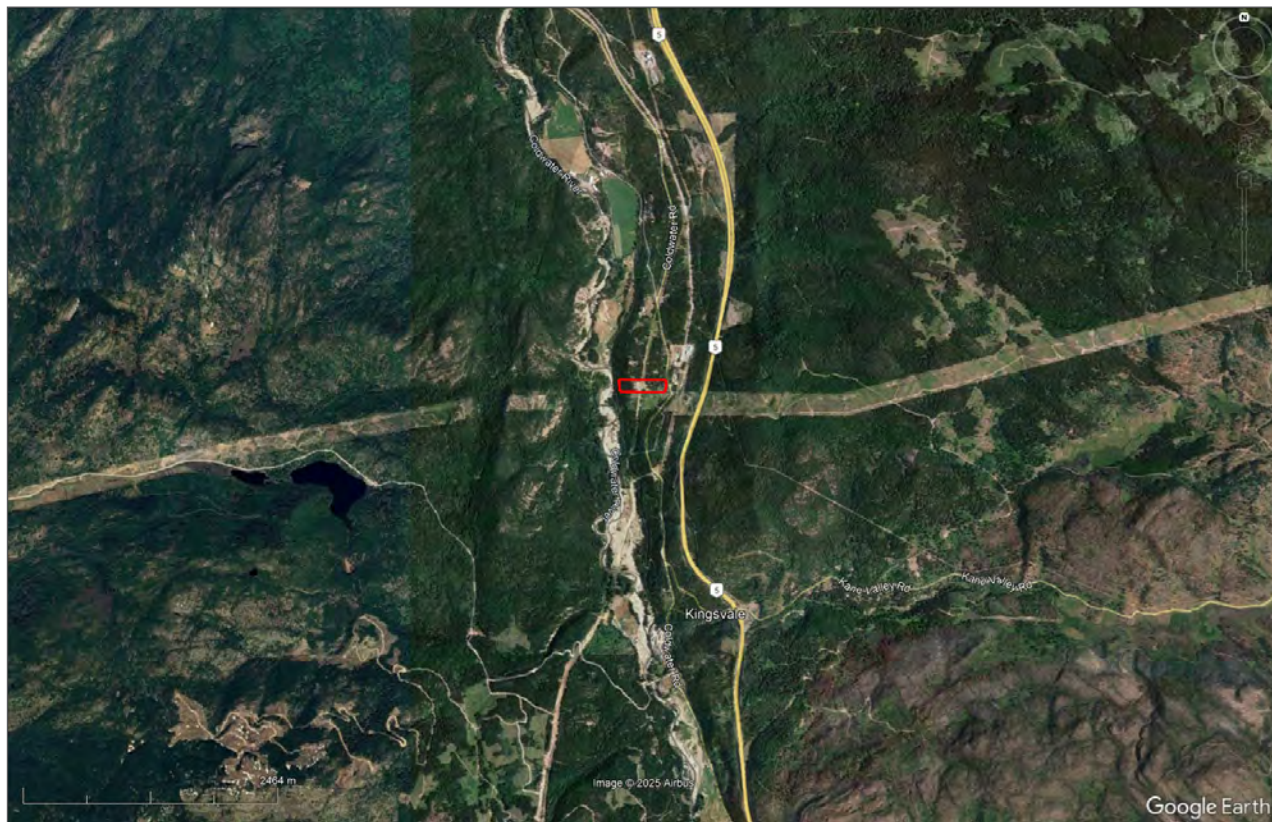


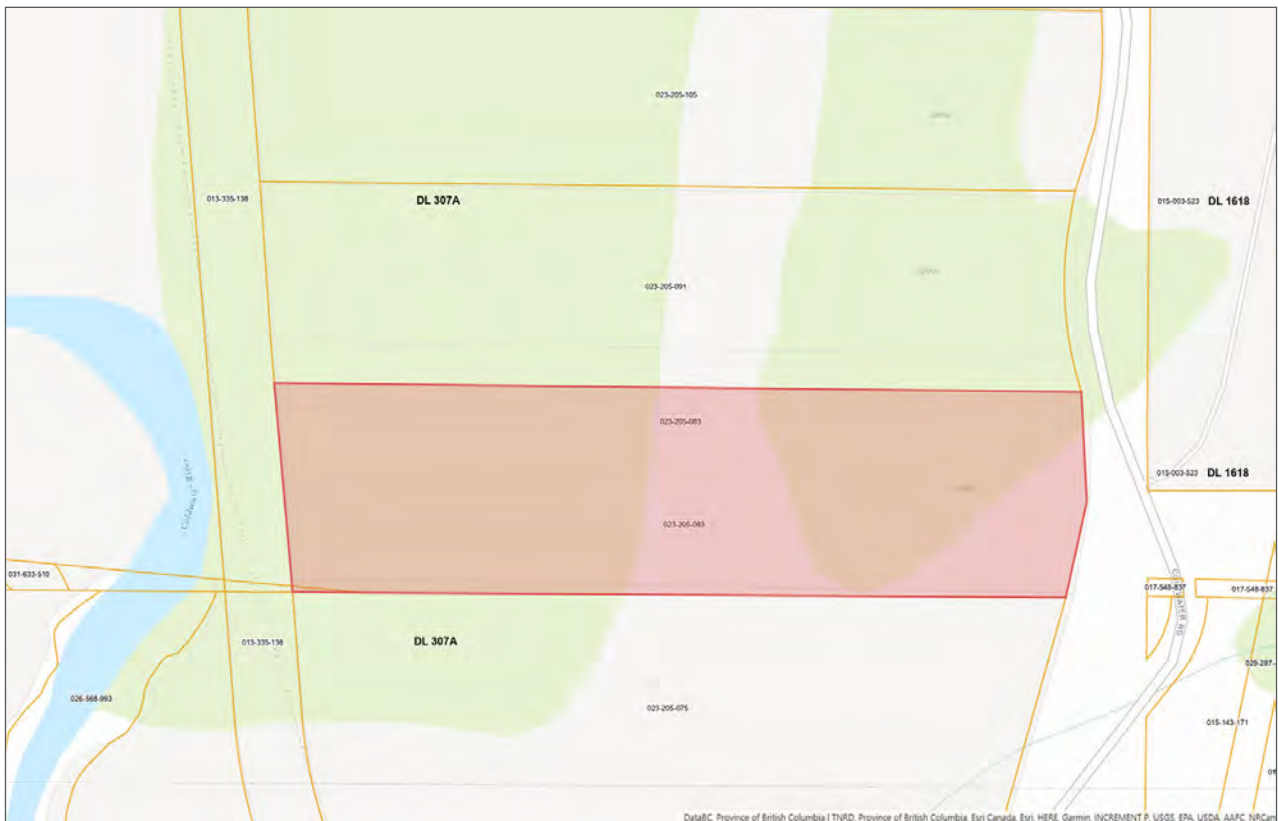
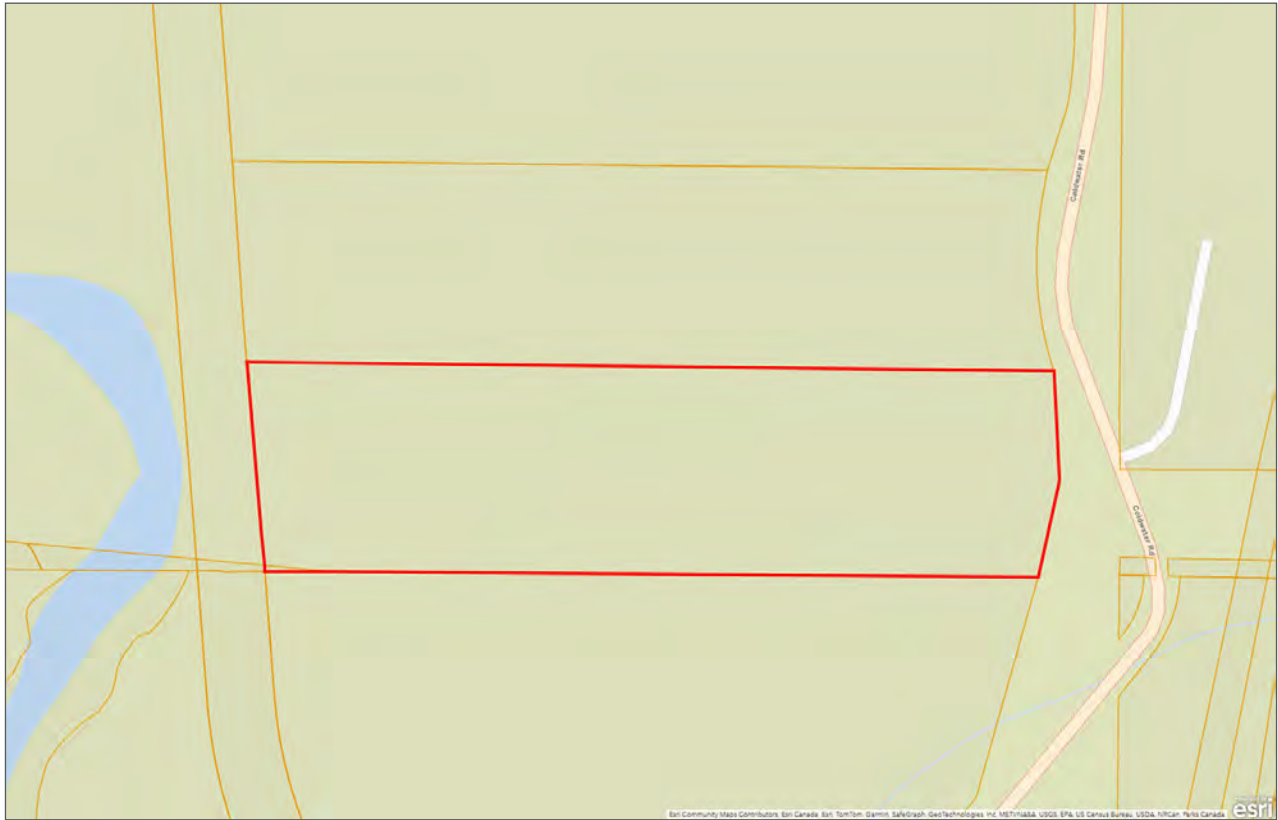












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Valerie Kynoch

Personal Real Estate Corporation

Representative

val@landquest.com

(250) 280-0994

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)

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