



**Luxury 103-Acre Estate with
Panoramic Kettle River Valley Views**



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Luxury 103-Acre Estate with Panoramic Kettle River Valley Views - Rock Creek, BC

PROPERTY DETAILS

Listing Number:	25283
Price:	\$1,550,000 + GST
Taxes (2025):	\$2,985.07
Size:	103 acres
Zoning:	ALR zoning

DESCRIPTION

Set on 103 fully fenced and usable acres, this remarkable rural estate blends modern infrastructure with the best of country living. Located just 40 minutes from Osoyoos, it offers a more affordable option than the Okanagan while maintaining easy access to amenities, services, and recreation. Between 2019 and 2021, the property underwent extensive upgrades including 400-amp power with a 20-kW propane backup generator and automatic switching gear, a new septic system, and a 730-foot-deep water well with variable frequency pump, water softener, dual stage filtration, and infrared purification delivering 20 gallons per minute. The property also includes a professional surveillance system with a terabyte DVR, a Lutron exterior lighting system, and the proposed 100 x 100 ft garden area is roughed in with game fencing, new water and 110 power outlets.

The 3-bedroom main residence, originally built in 1988, was completely rebuilt in 2019 by journeyman trades and now presents as a near new home. The structure was taken down to the exterior walls

and reconstructed using Rockwool insulation throughout for excellent comfort and energy efficiency. The interior features a custom kitchen with quartz countertops, three elegant bathrooms with heated floors, and a propane fireplace creating a warm and inviting atmosphere. French doors, custom windows, and rich finishes bring natural light and a refined touch to every room. A large pantry, laundry room, stamped concrete walkways, and a covered patio bar enhance both practicality and style, making this home ideal for comfortable year-round living.

Entertaining is effortless here. The expansive stamped concrete deck overlooks the stunning Kettle River Valley and is the perfect setting for hosting parties and gatherings. The outdoor area features a beautiful pool, hot tub, and built-in bar surrounded by panoramic mountain and valley views. The open layout and extensive patio space allow for large events or relaxed evenings by the water, while the generous parking area ensures convenience for guests. Whether it is summer celebrations, family get-togethers, or quiet evenings under the stars, this property provides the ideal backdrop for it all.

Supporting improvements complete this turnkey estate. A new four car garage with a 600 square foot finished office and a permitted machine shed were both constructed in 2020. The custom two-bedroom barn loft was finished in 2021 and includes spray foam insulation, Rockwool walls, a full kitchen with custom cabinetry, luxury vinyl flooring, and laundry hookups. The heated floor horse barn is tied into the main water system and provides exceptional year-round use. The land itself is fully fenced and cross fenced with open pasture, fenced pens, and



a naturally occurring pond. With good access, fertile ground, and potential for hay production, this property is ideal for anyone seeking a peaceful and productive lifestyle in a quiet corner of southern British Columbia.

LOCATION

4520 Highway 3 - Rock Creek, BC

DIRECTIONS

Contact the listing agent.

AREA DATA

The Kettle Valley and Rock Creek region is a picturesque and historically rich area of southern British Columbia, known for its open landscapes, ranching heritage, and relaxed rural lifestyle. Nestled along Highway 3 between Osoyoos and Grand Forks, the area enjoys a mild interior climate with long, warm summers and crisp, dry winters. Rock Creek serves as a small but vibrant community hub with essential amenities including a general store, gas station, post office, restaurants,

and an excellent K–12 school. The surrounding Kettle Valley is defined by rolling grasslands, forested hills, and the winding Kettle River, which provides excellent fishing, swimming, and tubing throughout the summer months.

The area is also a haven for outdoor enthusiasts, offering endless access to Crown land, trails, and recreation sites. Hunting is a major draw, with healthy populations of mule deer, whitetail, elk, and black bear inhabiting the region. The nearby Kettle Valley Rail Trail provides hundreds of kilometres of scenic routes for hiking, cycling, horseback riding, and snowmobiling. Residents benefit from the quiet and privacy of country living while still being within 40 minutes of Osoyoos and its wineries, beaches, golf courses, and shops. The balance of affordability, natural beauty, and outdoor opportunity makes Kettle Valley and Rock Creek one of the most desirable rural areas in southern British Columbia.

RECREATION

In the summer months, Rock Creek and the Kettle Valley come alive with outdoor adventure and small-town charm. The Kettle River winds lazily through the valley, offering swimming holes, tubing, and kayaking opportunities under golden hillsides. Campgrounds and backroads connect to endless trails for hiking, horseback riding, and ATV exploration, while nearby lakes such as Conkle, Arlington, and Jewel provide warm-water fishing and boating. The historic Kettle Valley Rail Trail, a remnant of early BC rail history, is now a scenic corridor for cyclists and walkers, stretching through meadows, canyons, and shaded riverbanks. Local markets and rodeos bring the community together, celebrating the area's ranching roots and relaxed rural pace.

As autumn turns to winter, the valley shifts into a peaceful landscape of snow and crisp mountain air. Cross-country skiing, snowshoeing, and snowmobiling take over the backroads and highlands surrounding Baldy Mountain Resort, just a short drive away, offering alpine skiing and snowboarding with spectacular views of the Okanagan and Boundary ranges. Spring brings renewal, with wildflowers along the trails and wildlife returning to the riverbanks. The thawing Kettle River again becomes a hub for paddlers and anglers chasing trout, while hikers and cyclists rediscover the trail networks that connect Rock Creek to Midway, Beaverdell, and beyond, making the region a year-round playground for those who love unspoiled nature and outdoor freedom.

MAP REFERENCE

49° 3'16.76"N and 119° 0'48.25"W



SERVICES

- Septic
- Well
- Hydro
- Propane

IMPROVEMENTS

- Main residence
- Machine shop
- 4-car garage and office
- "Goat barn" with 2-bedroom suite above
- 4-stall horse barn
- Storage sheds
- Hay barn
- Exterior fencing and cross fencing
- 100 x 100 ft game fenced garden
- Pool

LEGAL

THAT PART OF DISTRICT LOT 1144S
SIMILKAMEEN DIVISION YALE DISTRICT
WHICH LIES TO THE EAST OF THE EASTERLY
LIMIT OF PLAN H722

PID 014-978-661







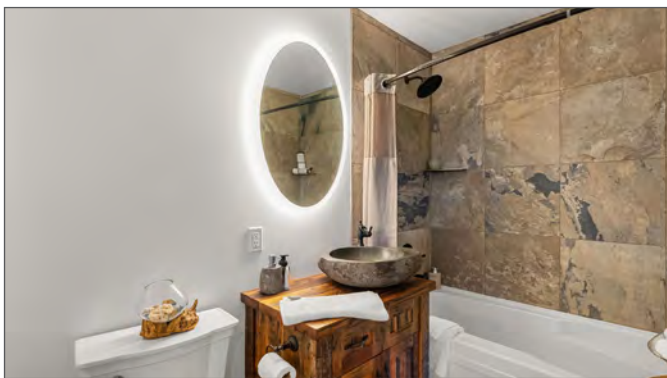
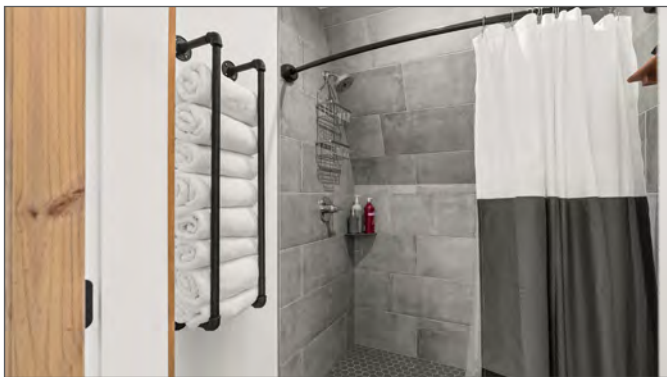




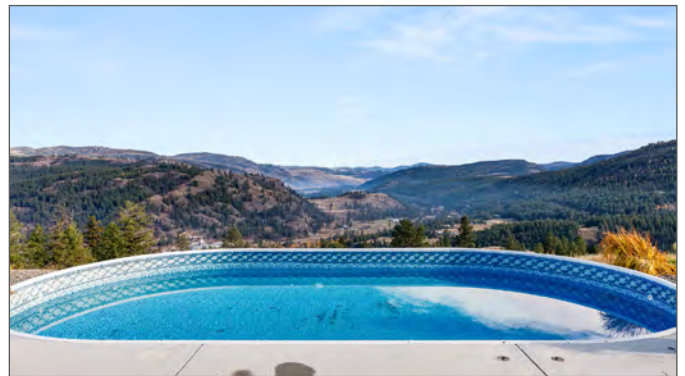
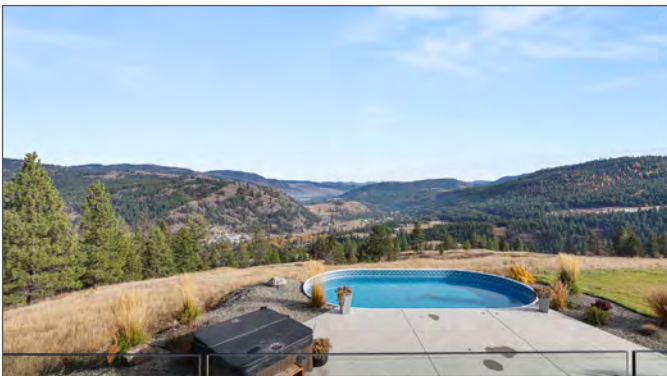
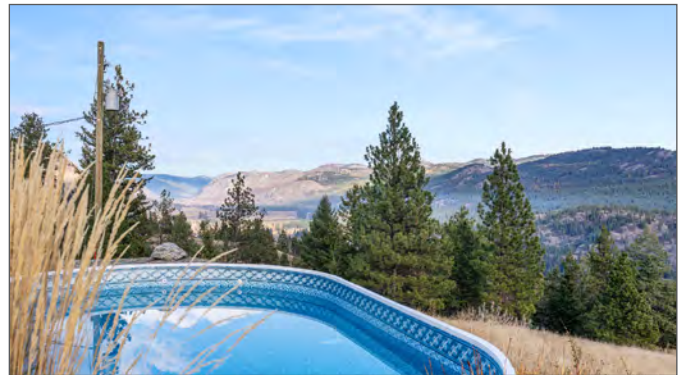






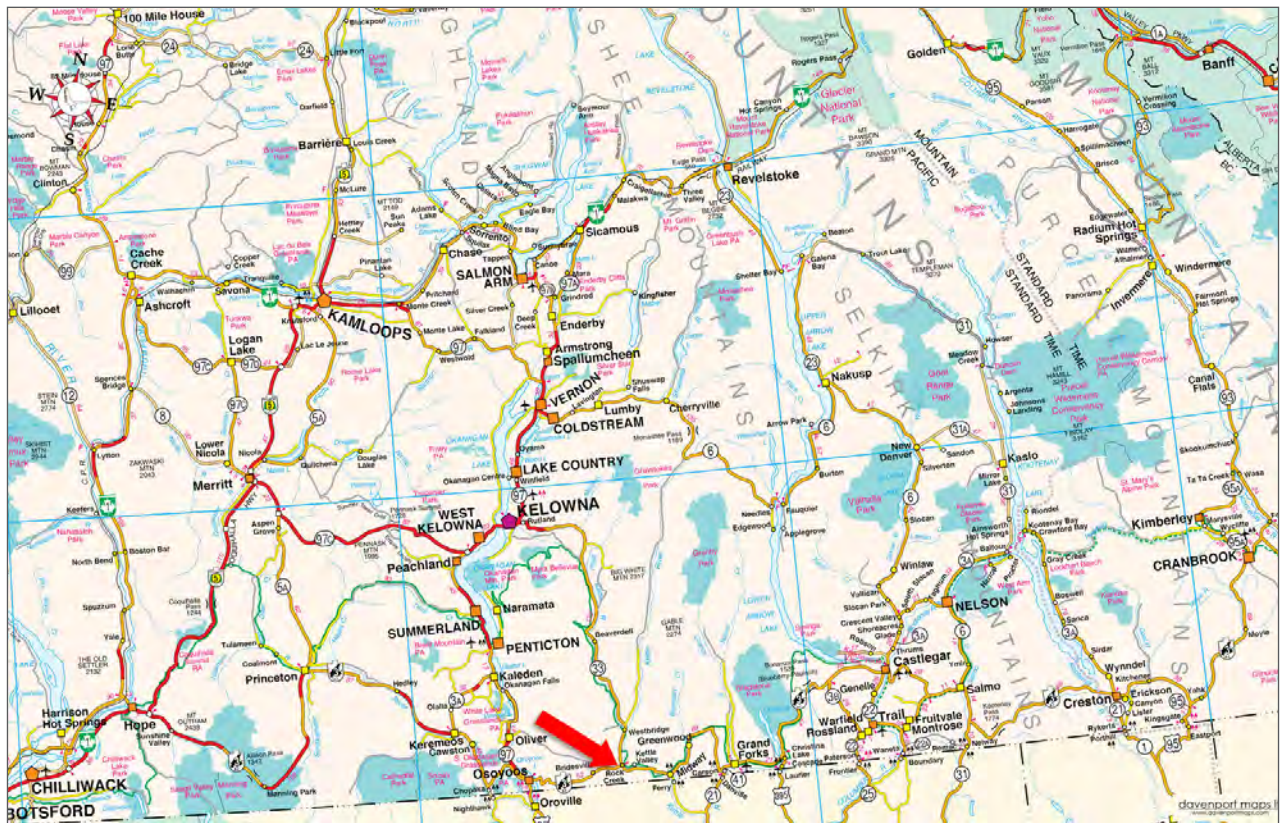
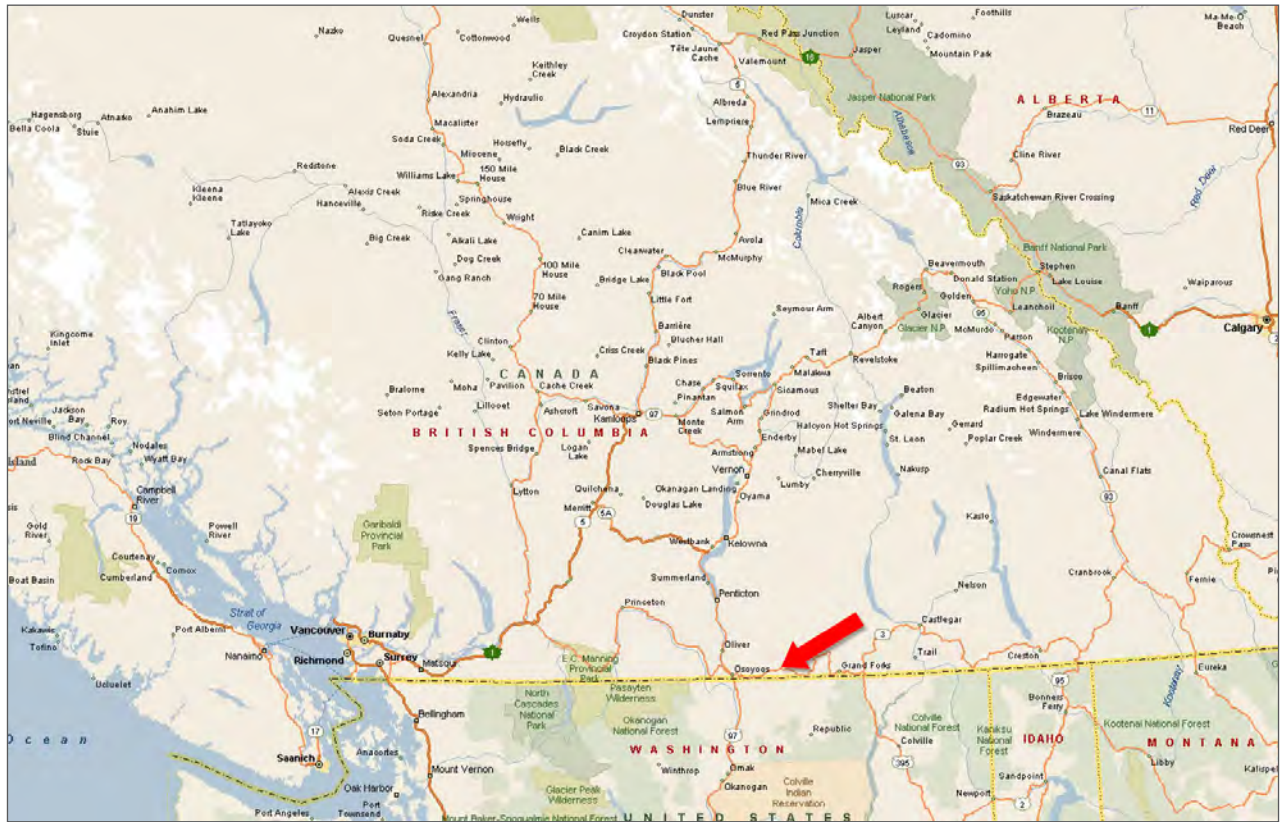


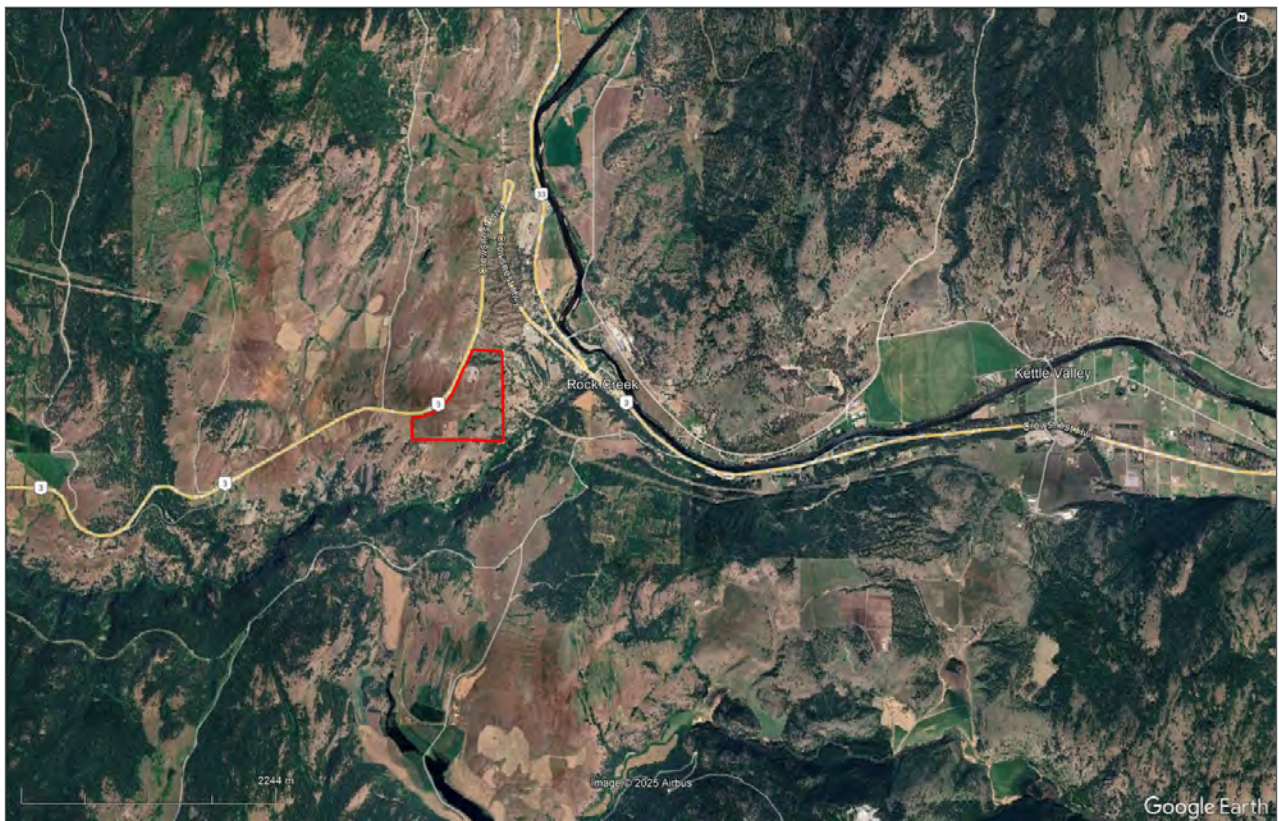
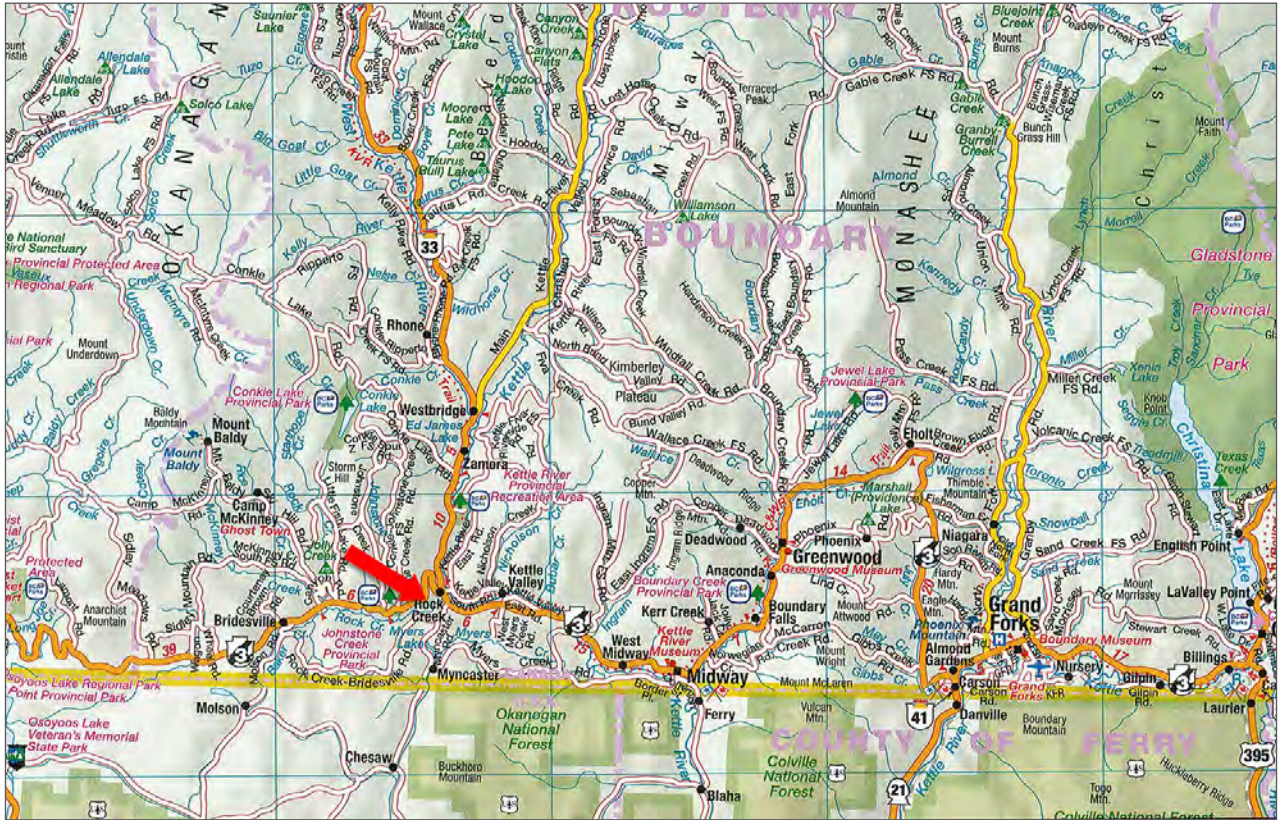


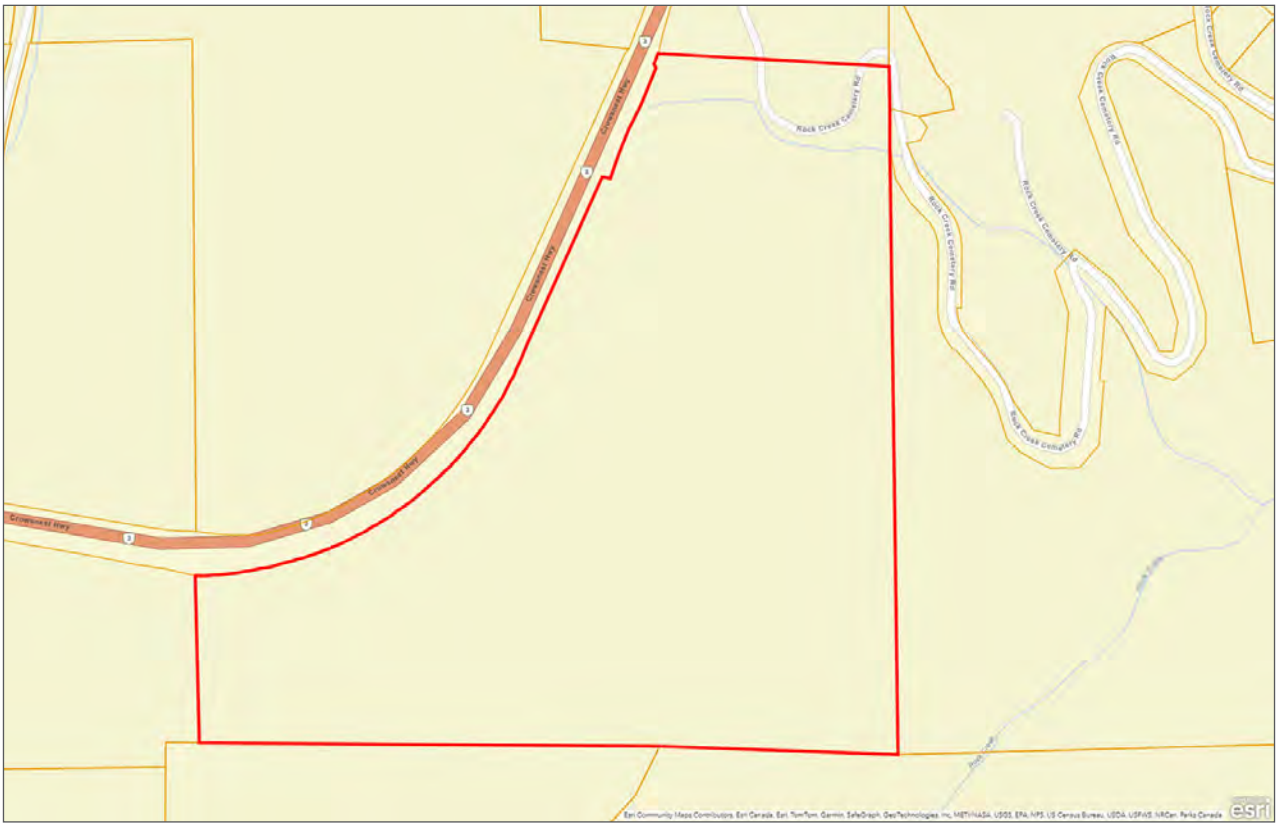


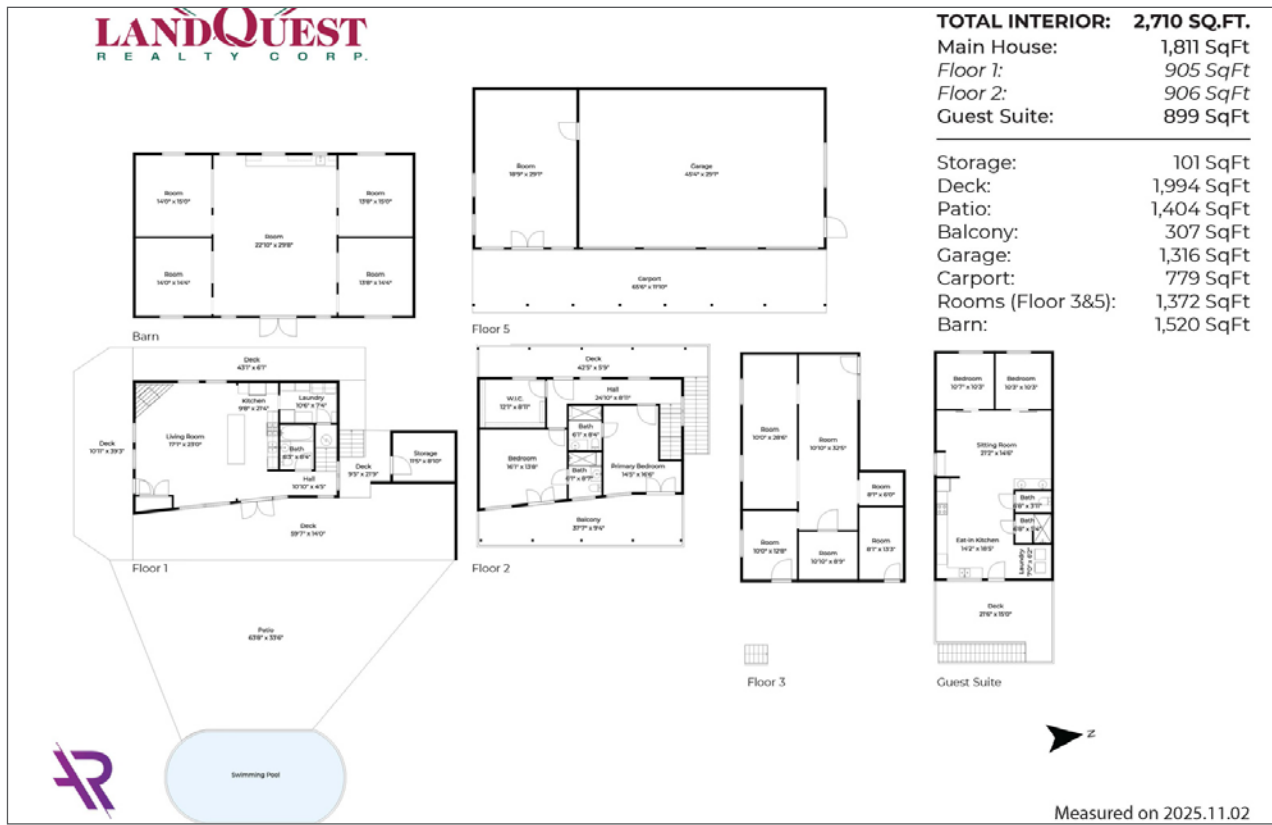
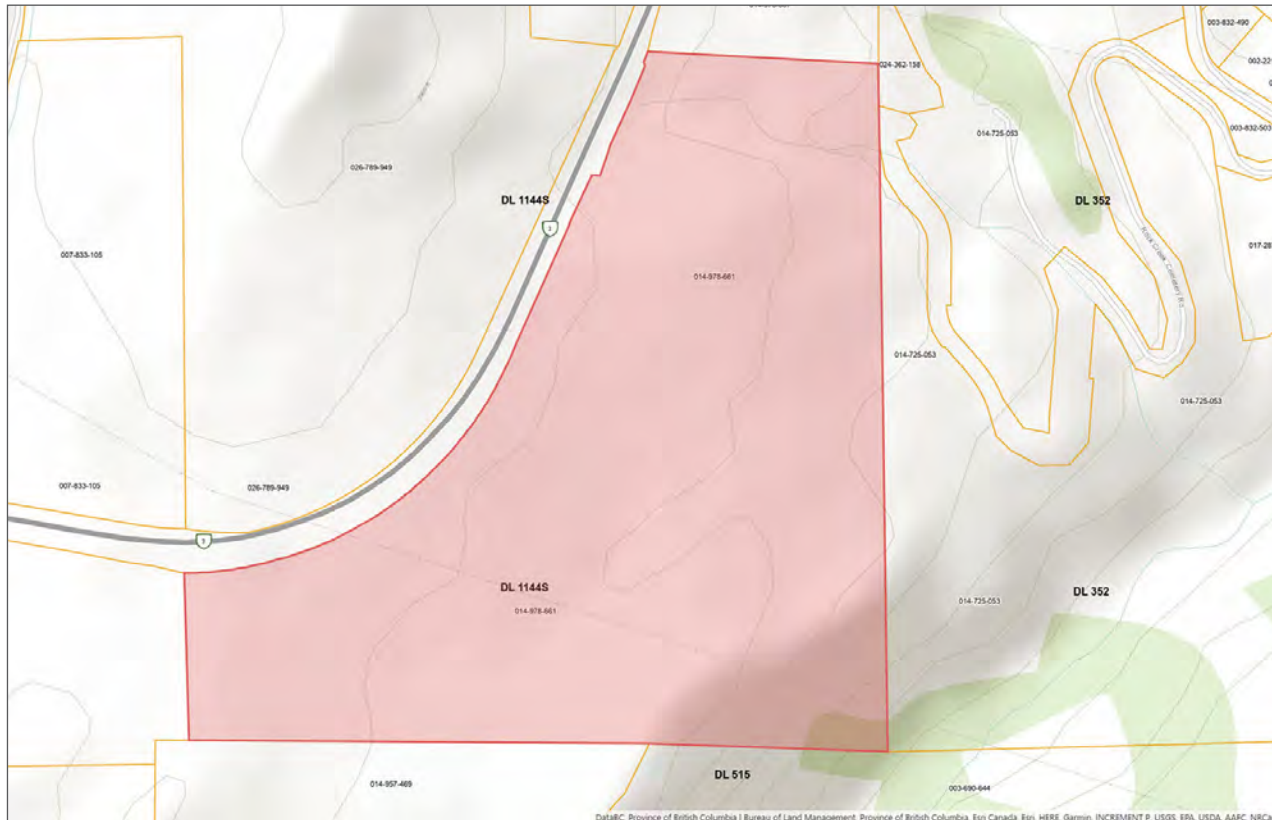














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