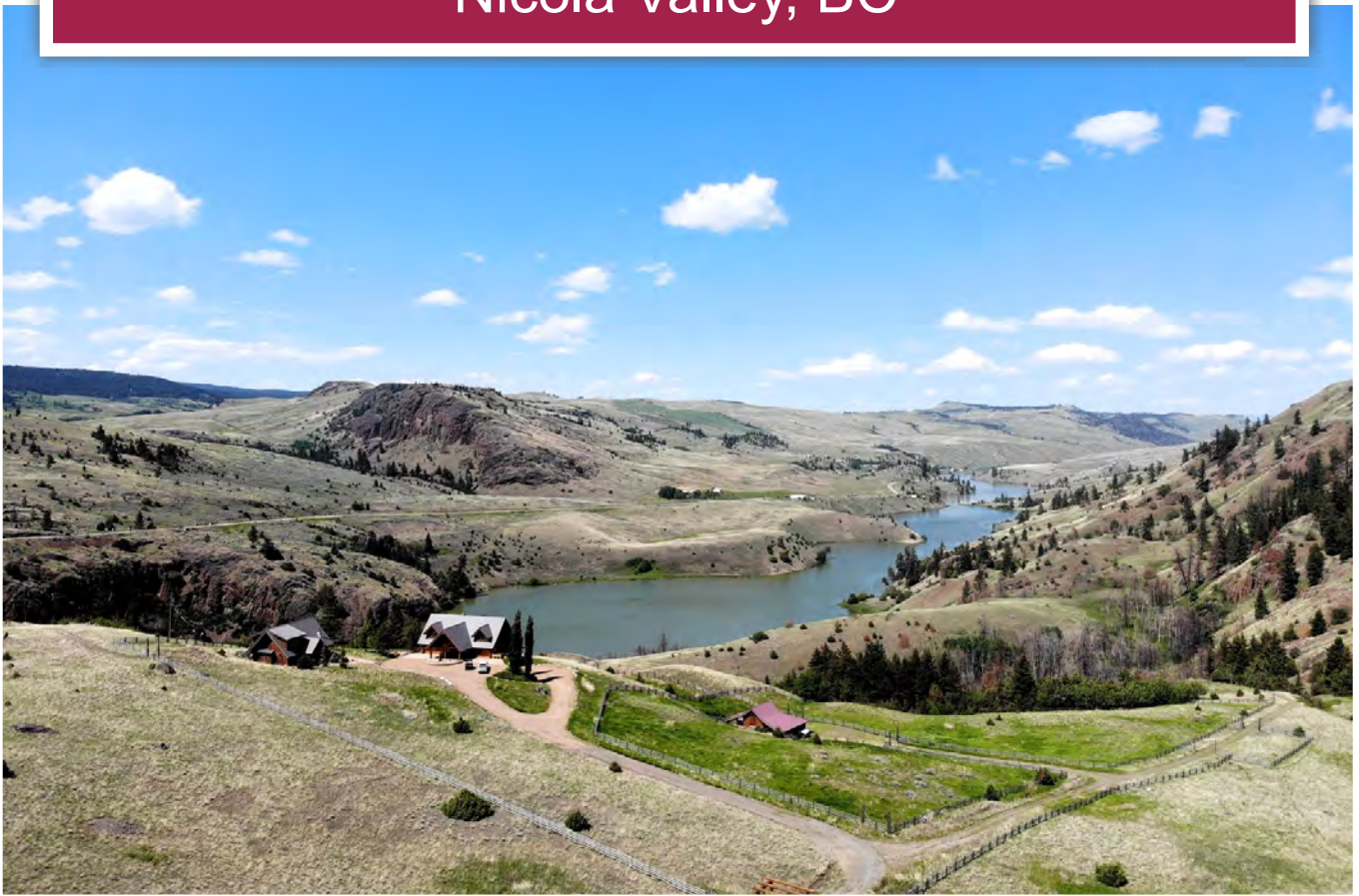




Napier Hills Ranch

Nicola Valley, BC



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Nicola Valley, BC

PROPERTY DETAILS

Listing Number:	25092
Price:	\$3,250,000
Taxes (2024):	\$4,990
Size:	264+ acres

DESCRIPTION

An amazing and rare property just 3 hours to Vancouver. Detailed description below, but some quick highlights:

- 264+ acres
- The utmost in privacy
- Custom designed log house
- Post and beam guest house
- Horse barn and equestrian setup
- 2,600 ft of lakeshore
- Creek
- Ecologically special grassland

. . . stunning!

Main House

An exquisite and well-designed log home with 3,864 square feet of living space plus a double car garage and covered carport. As you enter the house you will be taken back by the high vaulted ceilings and the open and bright floor plan. The foyer itself has double closets on both sides with direct and convenient access to a powder room. Looking ahead is the large great room with a central floor to ceiling rock fireplace with rock

mantle/TV stand off to the side. You then have double doors out to the large 1,000 ft² wrap-around deck that over looks the lake. Glass paneling was used for unobstructed views out to Napier Lake. To one side of the great room is a large master suite with en suite bath and walk-in closet. The master bedroom also has direct access out to the deck. On the other side of the great room is an open kitchen and dining room tucked in behind the central rock fireplace for added character. The kitchen itself features an island, stainless steel appliances, granite counter tops, pantry, solid wood cabinetry and small details like on brand western themed wall plates and the conveniences of floor vents to easily sweep away dust and debris. The flooring on the main floor is a mix of high-quality wide plank wood floors (kitchen and great room), large tiles in the foyer and powder room, and soft underfoot carpet in the master bedroom with tile in the en suite.

From the great room, a stunning log staircase takes you up to an open loft/landing area where high vaulted ceilings with wood panelling continue with the warm wood theme. On one side of the landing is a large bedroom with walk in closet and private deck. A dormer adds to the character of the room. Just outside this bedroom is spa-like bathroom with massive stand-up shower. On the other side of the landing is a massive open office/family room with its own little deck. If one were inclined, a third bedroom could easily be added . . . but remember there is still a modern 2-bedroom post and beam guest house.

The lower level of the home has a couple walk out options, either out from a large rec/games rooms to the back side of the house and under the deck

(great covered storage area) or into the double car garage and then out the side of the house. The garage also connects to the laundry room which can serve as a great mudroom after a day spent out on the quads, mountain bikes, or down on the lake. There is lots of storage on the lower level for gear and out of season items. Also on the lower level is a powder room, utility room and the aforementioned laundry room with a set tub.

This main house was designed by Ron Dirkson Design Services, log work by Neville Log Homes, and the build was by Biltrite Construction.

Guest House

The current owners who also had the main log home built, added a post and beam guest house in 2015. Here there is 1,672 ft² of living space with 2 additional bedrooms for friends and family when they come visit. The main floor of this home has a large open living/dining and kitchen area with high vaulted ceilings, kitchen island bar, and a wood stove for added ambiance and of course all looking out to the lake. On the lakeside of the house is a sun deck with the same spectacular views as the main house. Also on the lower level is a bedroom, 4-piece bathroom, and a laundry/mudroom with rear door, built in cabinetry and a utility closet. Similar to the main house a beautiful log staircase takes you upstairs to a comfortable landing area/den with a second full bathroom and bedroom.

The guest house was designed by Steamile Design Services, log work by Artisan Log Homes and the build was by Meranti Developments.

Barn/Equestrian Setup

Located below the main house is a horse barn with 6 good size stalls (3 on each side of the barn). The lower level of the barn has a covered area to park some equipment and entry to a heated tack room with running water. The upper level and accessed from the back side of the barn is a hay storage area

with a shoot down into the stalls for convenience of feeding. Behind the barn is a large paddock (1 acre) and below and even larger paddock (1.5 acres) with heated waterer, all in all this is the ideal equestrian setup with a variety of riding both on the land and out into the Crown land to the north. In total an area of 6 acres around the home site is fenced off as a local rancher grazes cattle on the land. In exchange for grazing the land has farm status (low taxes—land assessed is only \$34,817) and a few bucks change hands.

Lake/Creek

The land fronts on the south end of Napier Lake with over 2,600 ft of lakeshore. Droppingwater Creek enters the lake through a canyon on the property and provides an ecologically rich environment for turtles and waterfowl. The lake itself has fish but it not known as a fishing lake, with mostly smaller fish, loons, hawks and eagles do most of the fishing. The lake itself is over 3 km long and is ideal for kayaks, canoes, and standup paddleboarding. Access to the lake is via a quad road down from the elevated home site down to the lake where one could launch a kayak, canoe, etc.

Landscapes

The eastern portion of the land has some very scenic hillside and rocky outcrops with pockets of trees creating excellent wildlife shelter/habitat. In spring the wildflowers add to this majestic setting. Being mindful of the migratory birds nesting amongst the grassland there is an amazing potential for hiking, horseback riding, and mountain biking on this portion of the land and in winter some intriguing snowshoeing and cross-country skiing. To the west of the home site is a nice walk out past the well shed and over to where Droppingwater Creek/canyons cuts into the land. The cliffs along here are a favorite hang out or hawks and eagles. The canyon also serves as the perfect barrier from the highway—people may see the house from the road but they would have no idea how to get there.

Grazing Lease

The owner has arranged a grazing lease with the adjacent ranch land allowing cattle to graze through the grasslands. Cattle are fenced away from the home site, fence maintenance covered by Lessor. Benefits in addition to fencing are good stewardship of the land, having farm status which greatly lowers the property taxes (land is only assessed for \$33,717), and the terms being 50 cents for animal excluding calves/day.

LOCATION

All showings by appointment only.

Old Princeton Kamloops Road (Highway 5A)

The property is located between Stump Lake and Napier Lake. Access is via a 1.8 km long easement through Stump Lake Ranch and a section of the Frolek Ranch.

Notable Distances

- Merritt: 46 km
- Kamloops: 36 km
- Kelowna: 185 km
- Chilliwack: 229 km
- Vancouver: 325 km

AREA DATA

Nicola Valley

The Nicola Valley is a picturesque region located in the southern interior of British Columbia. It is named after the Nicola River, which flows through the valley and is a tributary of the Thompson River. Highway 5A travels through the valley connecting Merritt and Kamloops, this property is located about 20 km north of Nicola Lake, a popular boating lake just outside Merritt. The valley is known for its stunning landscapes, rich history, and diverse recreational opportunities. Merritt, the largest town in the region, serves as the economic and cultural

hub of the area. It offers a range of amenities, including shops, restaurants, accommodations, and recreational facilities although Kamloops is closer to the property than Merritt (30 minutes away). The valley is surrounded by rolling hills, lush forests, and snow-capped mountains, creating a stunning backdrop for outdoor activities. The Nicola Valley is also known for its rich Indigenous history first inhabited by First Nations communities thousands of years ago, and their cultural heritage is deeply intertwined with the land.

The region is a haven for outdoor enthusiasts, offering a wide range of recreational activities. For those who enjoy fishing, the Nicola River and its tributaries are renowned for their abundance of trout and salmon. In addition to its natural beauty, the Nicola Valley hosts several annual events and festivals that attract visitors from near and far. The Merritt Mountain Music Festival, held every summer, showcases renowned country music artists and draws music lovers from all over. The Nicola Valley Rodeo, a longstanding tradition in the area, celebrates the region's cowboy heritage and features exciting rodeo events.

Napier Lake & Napier Lake Conservation Area

In the heart of the Nicola Valley, Napier Lake is a 3+ km long lake along Highway 5A. The property is located at the south end of Napier Lake where Droppingwater Creek enters the lake. On the west side of the lake is the Napier Lake Ranch Conservation Area encompassing a mosaic of iconic native grassland habitats. Gently rolling hills covered in swaths of tall grasses hide the abundance of birds and other small animals that flourish on and around the property. Easier to spot are the hawks and falcons that circle in the sky above, searching for movement in the waving grasses below. The sloping hillsides in the area give way to cliffs and rock outcrops, a favorite habitat for hibernating snakes and bats. Pockets of trembling aspen woodlands grow in the gullies here, providing shade and habitat for wildlife. This

is an important transition zone from mid-elevation grasslands to Douglas fir forests. The variety of habitats provide movement corridors for animals shifting between summer and winter ranges. This broad area around Napier Lake is also strategically located along a flyway for many species of birds. It connects to other conservation properties both to the north and south across the Douglas Plateau. This large area is designated as an Important Bird Area for its diversity.

HISTORY

Highway 5A - A Brief History

Human history in this region goes back 8,000 to 10,000 years to when the Interior Salish, ancestors of the First Nations people, first arrived here. Their trails were later used by the fur traders when they arrived in the region in 1813. The traders turned the route into a "highway" used by the Hudson's Bay Company to transport the furs and bring in trade goods a few times a year. Later, the road was used by miners heading north to the Cariboo Gold Rush. In the 1880s ranchers drove their cattle over the historic trails to the markets. The first wagon road connected Kamloops to Merritt in the 1880s. There was little change regarding the route over the next century. But then, Expo 86 was important enough to have a new road built over the plateau, the current freeway Highway 5 (Coquihalla).

MAP REFERENCE

50°24'15.32"N and 120°18'23.55"W

SERVICES

- Water source for main house and guest cabin is a drilled well approximately 250 ft deep
- Both the main house and the guest house have reverse osmosis water filtration systems for drinking water and ultraviolet light treatment for all water

- Main house has a forced hot air furnace supplied by a heat pump as well as a wood burning fireplace
- Guest house has electric baseboard heat as well as a heat recovery unit, the wood stove provides supplementary heat
- Barn has electric baseboard heat
- Running water in barn.
- Electric boiler provides heat to melt weather on the concrete pad in front of main house
- Each house has an electric hot water tank
- Each house has hard wired smoke/carbon monoxide detectors on each level
- Main house has 400 amp service with a 200 amp panel and the guest house has 200 amp service with a 200 amp panel
- Each house has its own septic
- Satellite Internet/TV
- Landline phone service

IMPROVEMENTS

- 3,864 ft² log house, double car garage, 1,000 ft² wrap around deck, covered carport entry (2 bedrooms)
- 1,672 ft² post and beam house + sun deck (2 bedrooms)
- 1,400 ft² barn with 6 stalls
- Fenced paddocks
- Well shed
- 6 acres around the home site is fenced off allowing open grazing of cattle on the remainder

ZONING

AF-1 (TNRD), property is also in the ALR.

LEGAL

The Fractional South 1/2 of Section 5 as Shown on a Plan of the Southwest ¼ of Said Township Dated at Ottawa 14/11/1919; Township 17 Range 17 West of the 6TH Meridian Kamloops Division Yale District Except Plans KAP64235 and KAP72020 PID 014-508-931



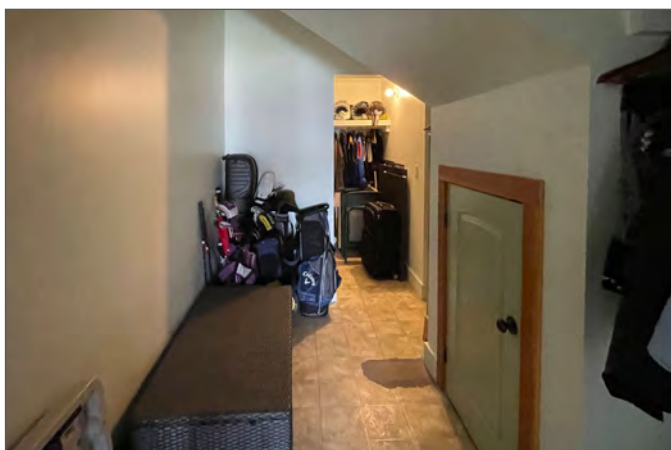
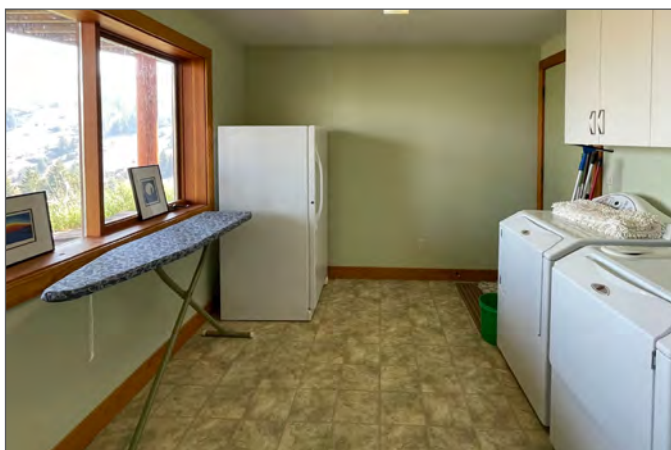


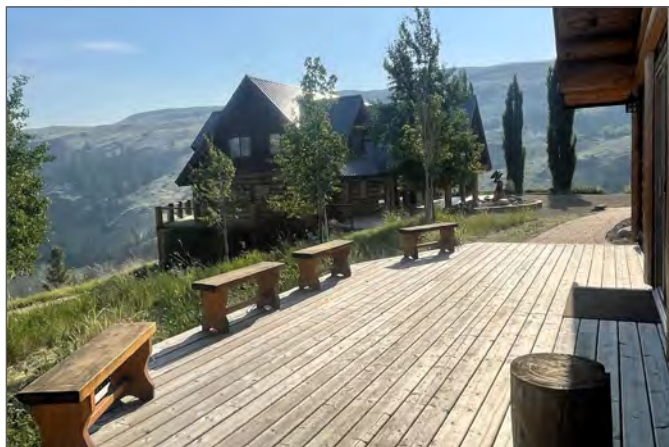






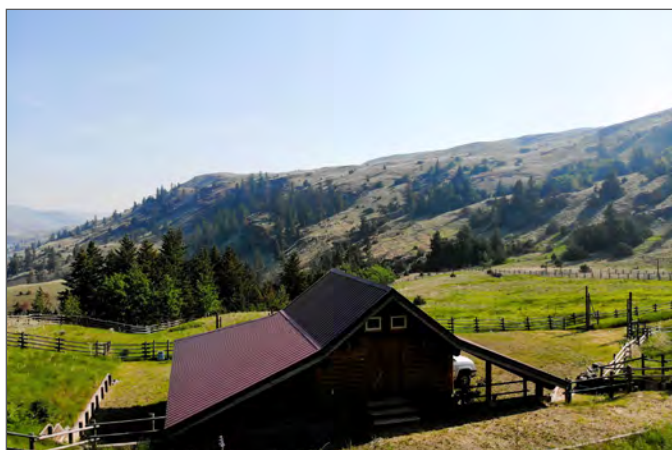




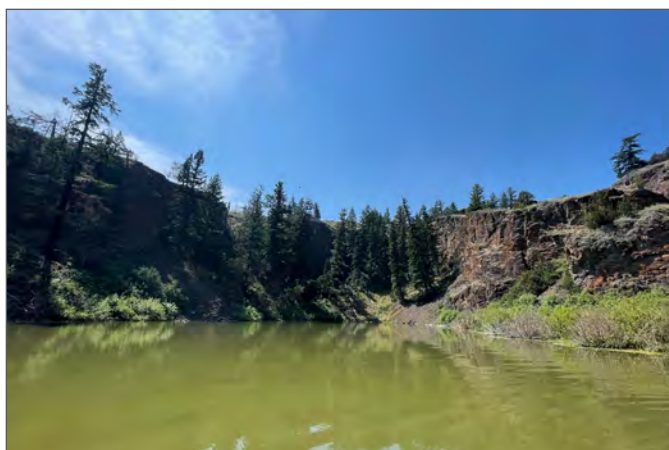
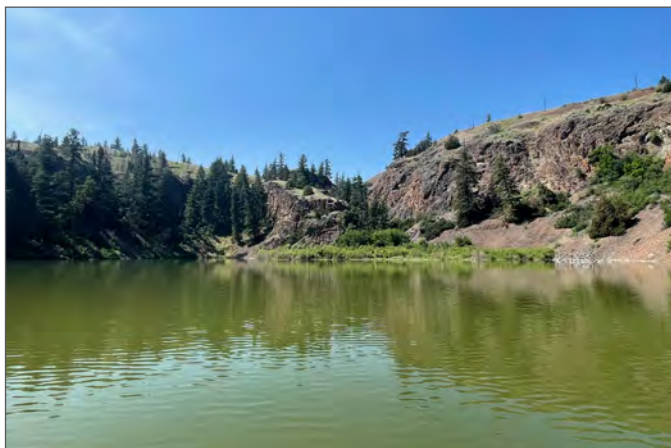
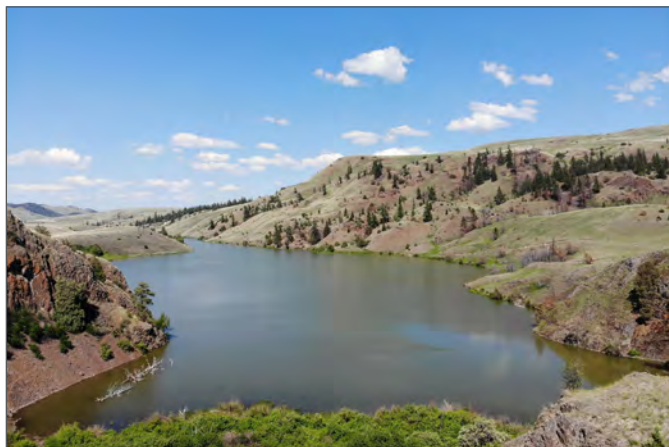


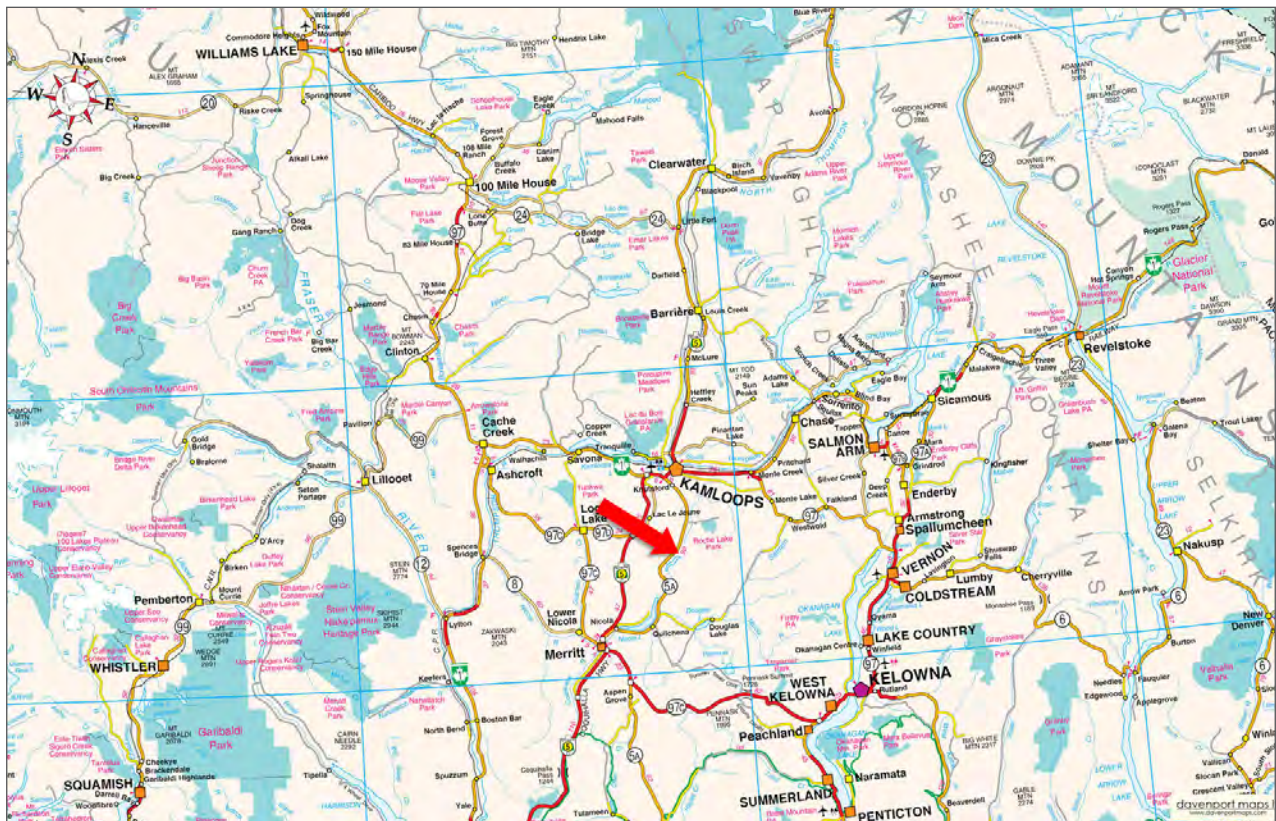
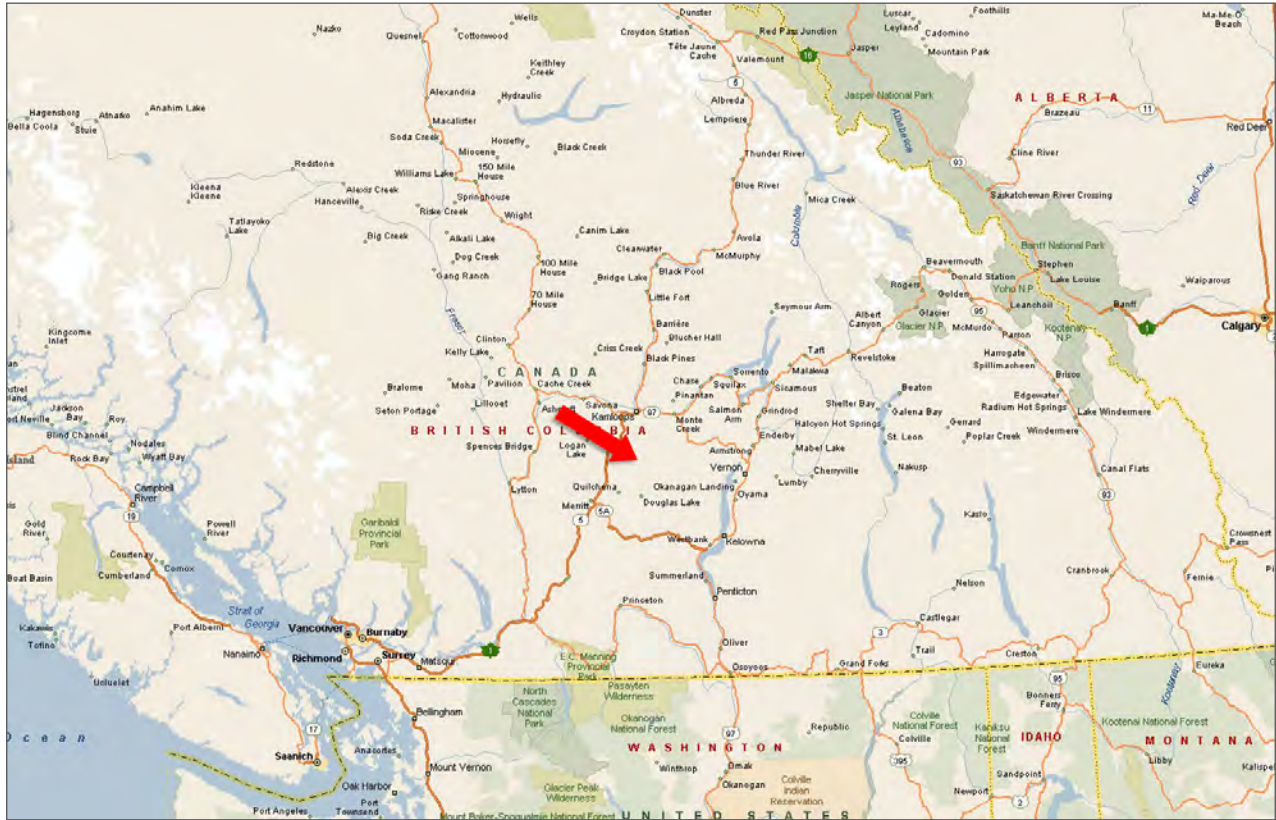


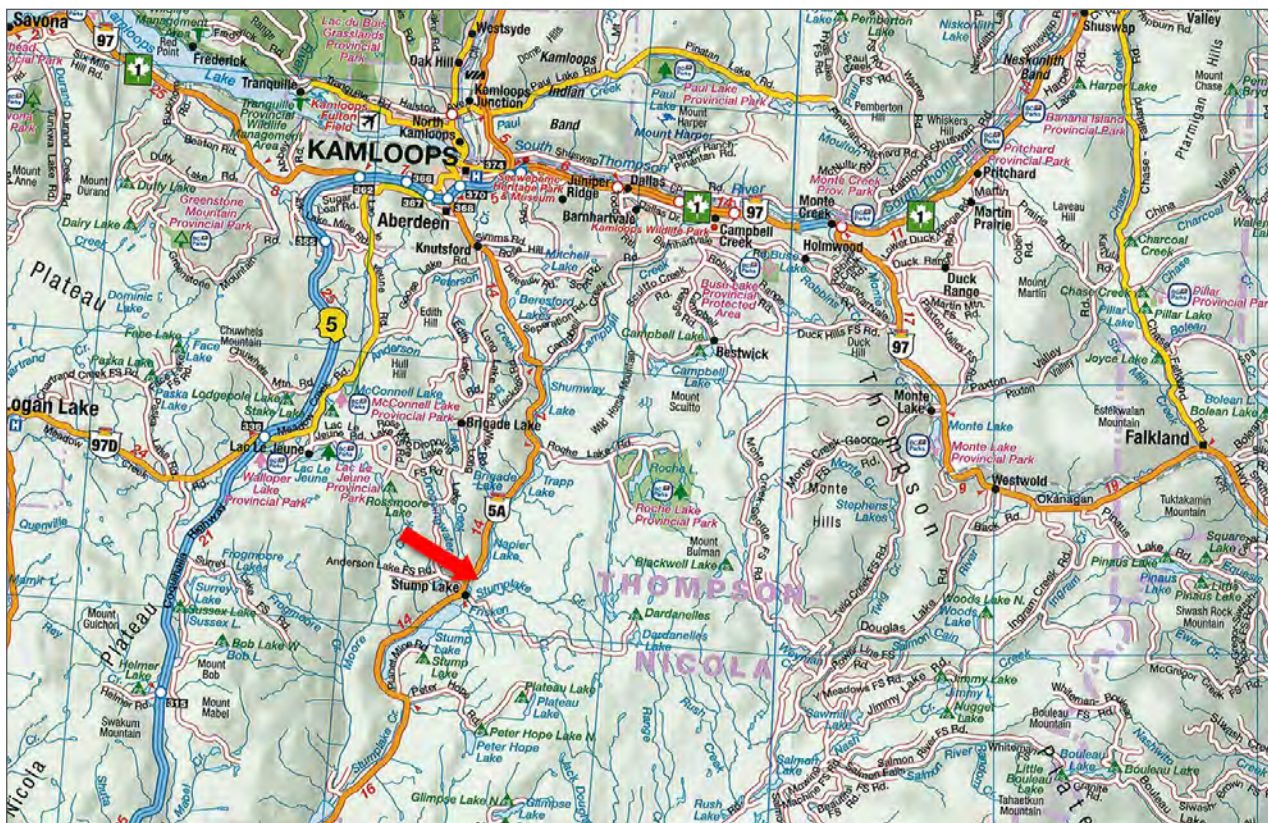


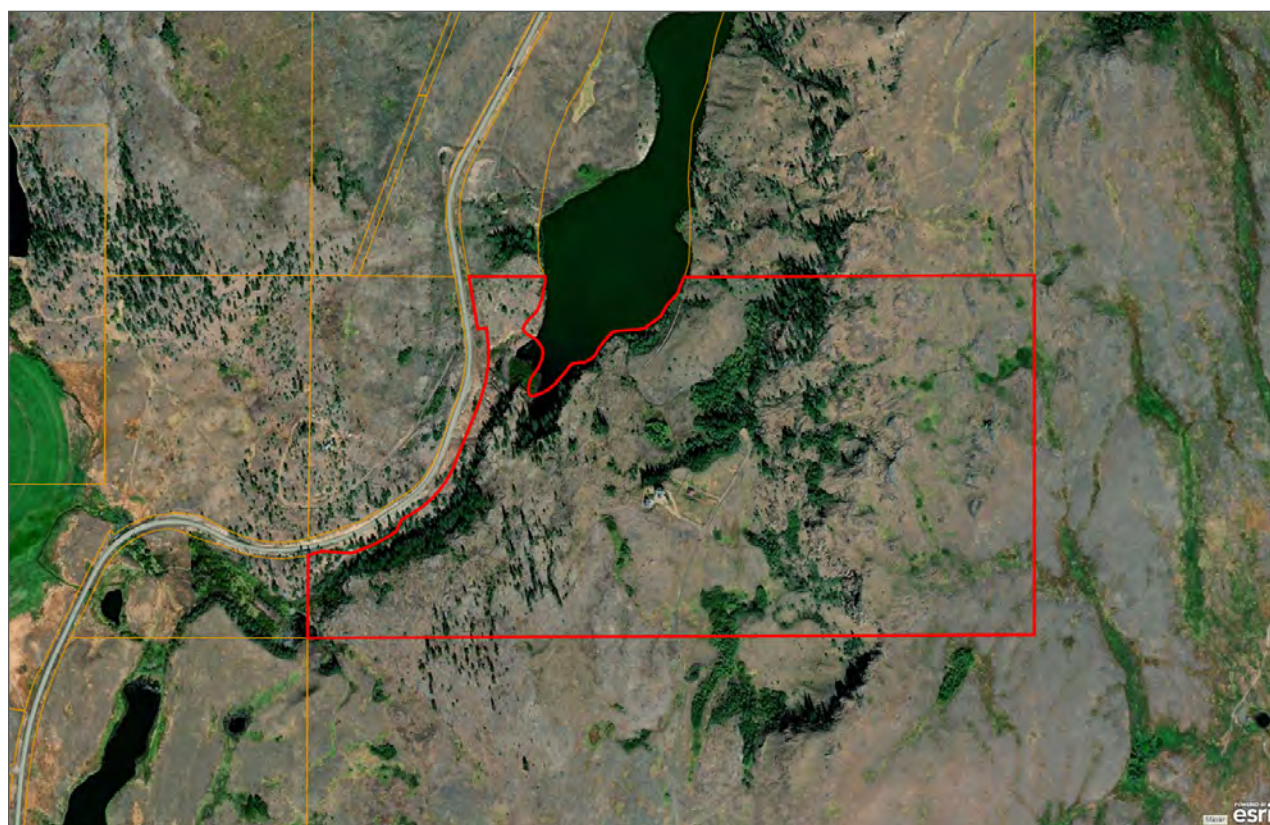
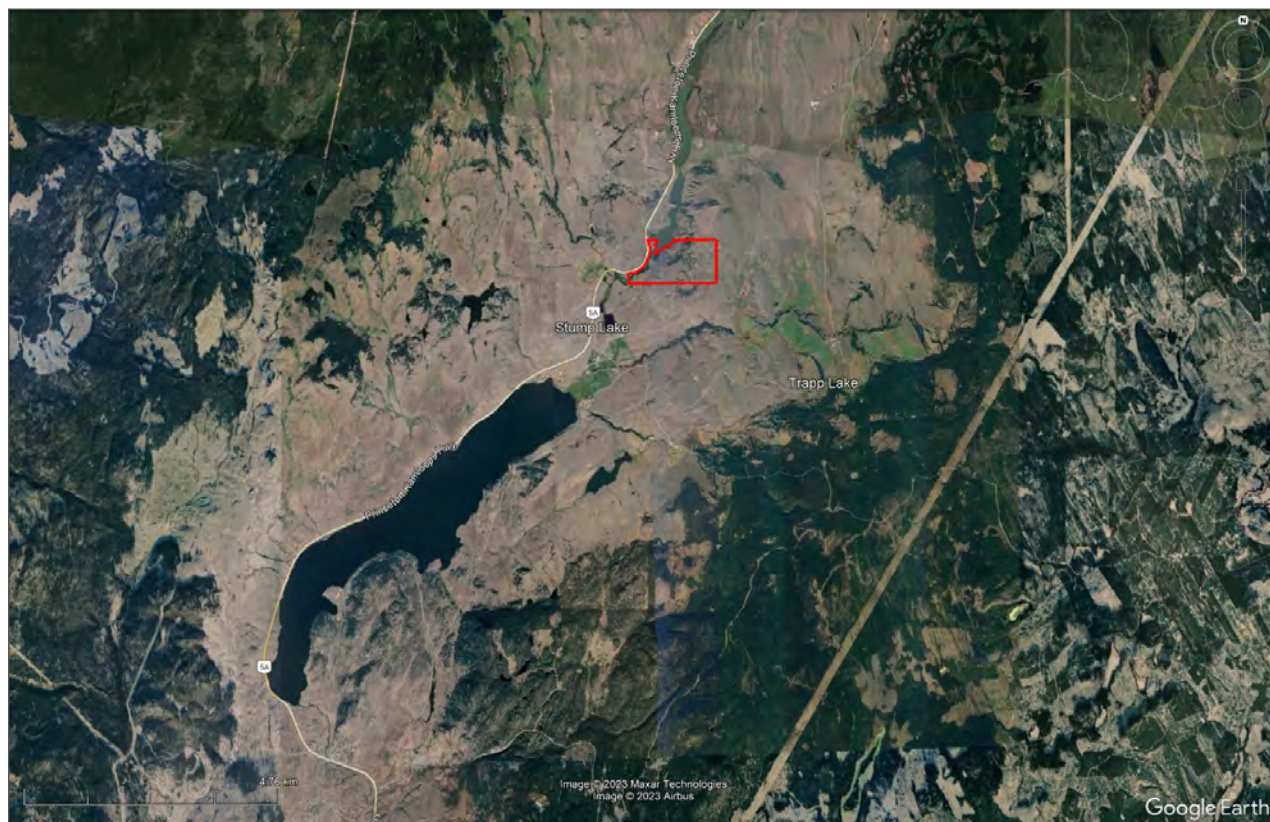


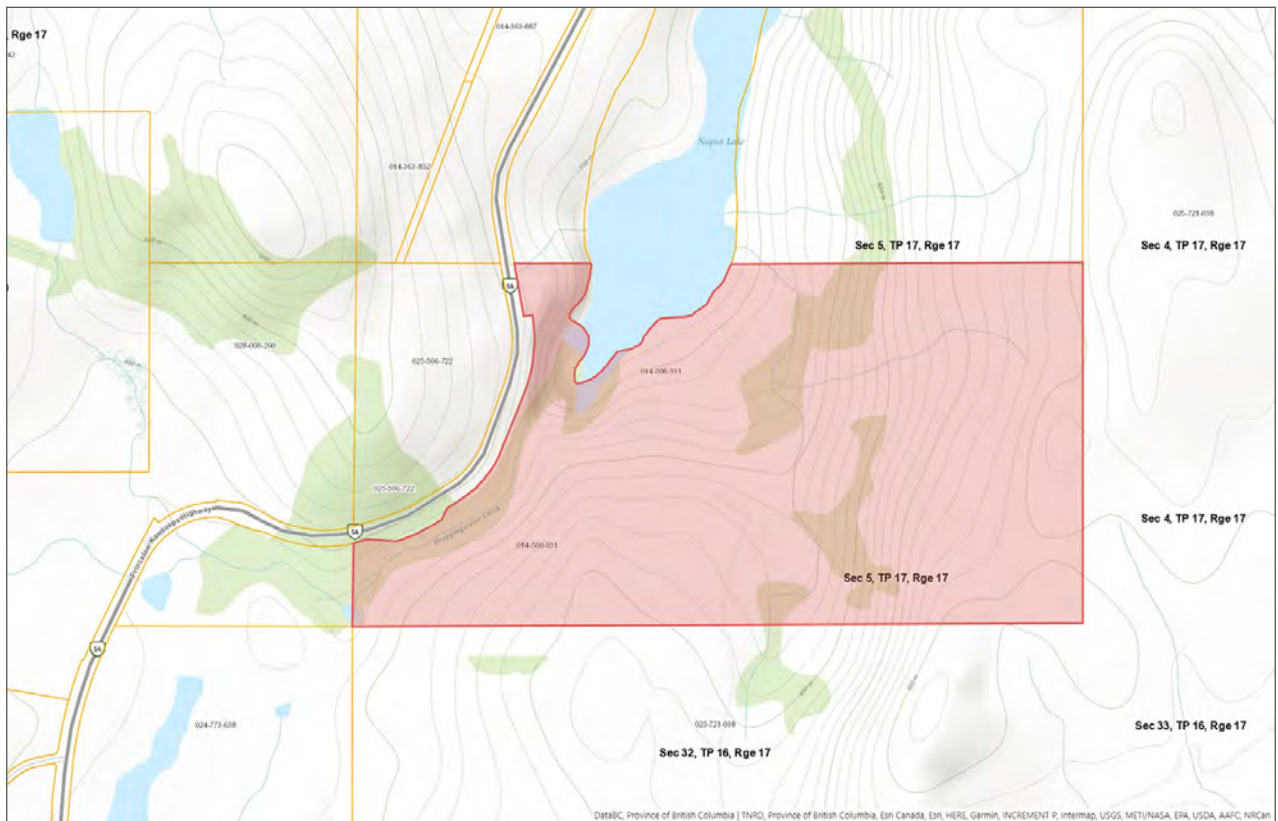
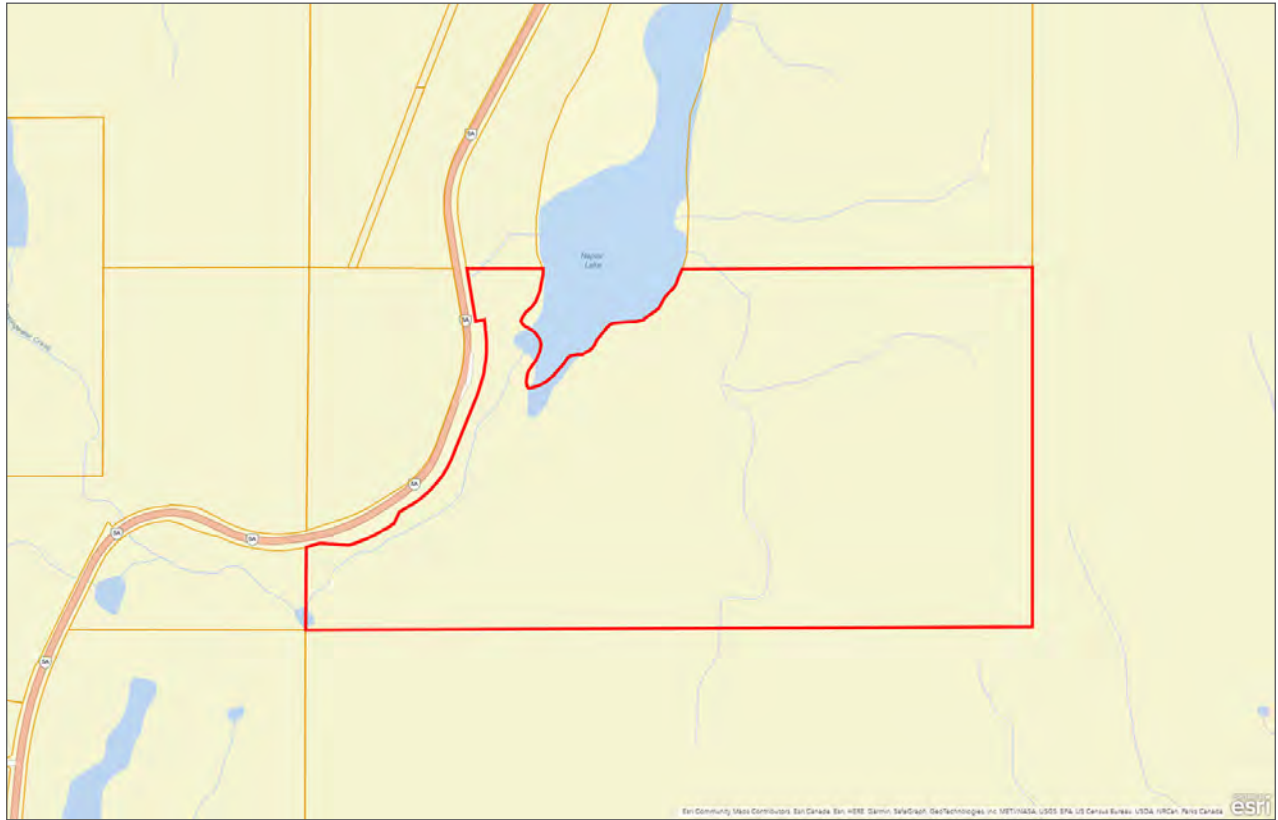














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