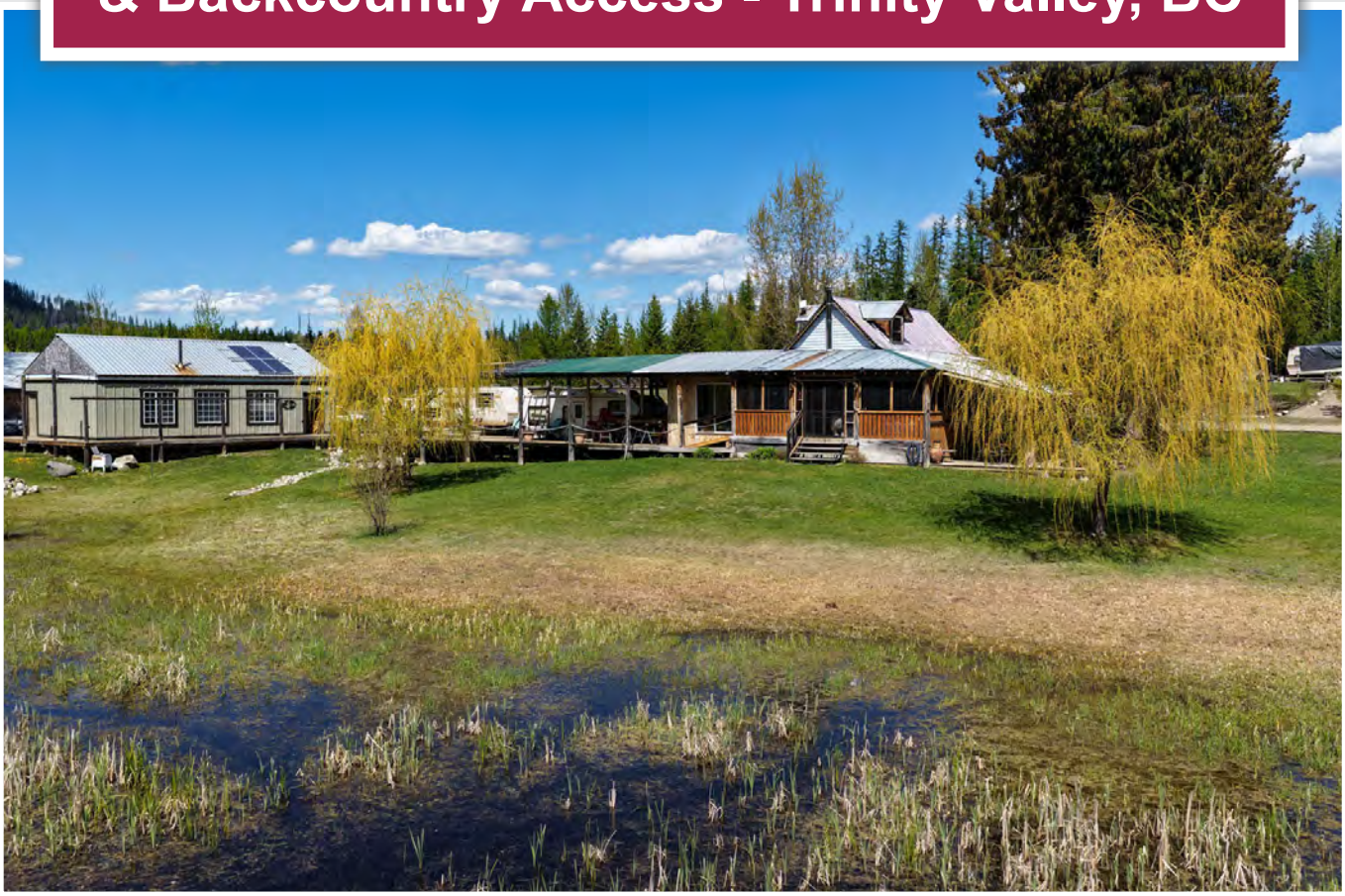
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Private Off-Grid Acreage with Pond Setting & Backcountry Access - Trinity Valley, BC



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Private Off-Grid Acreage with Pond Setting and Backcountry Access - Trinity Valley, BC

PROPERTY DETAILS

Listing Number:	26133
Price:	$695,000
Taxes (2025):	$1,603
Size:	115.36 acres
Zoning:	R1

DESCRIPTION

This 80-acre holding in Trinity Valley offers a rare combination of privacy, natural setting, and existing off-grid infrastructure. Set around a scenic pond and wetland area, with mature trees, open sky, wildlife, and access to surrounding backcountry recreation, the property has the feel of a true rural retreat while remaining within practical driving distance of Lumby.

The property is zoned Large Holding (LH) and designated Large Holdings under the OCP, and it sits outside of the Agricultural Land Reserve. The floor area of the main dwelling is approximately 1,152 sq. ft. The property's value is best understood through the combination of land, setting, water rights, and infrastructure. This is an off-grid acreage with meaningful improvements already in place.

The entire property runs on solar power, backed up by a generator, making it fully functional and independent from the grid. Running water, propane connection, and a collection of outbuildings round out an infrastructure package that would cost significantly more to replicate today. Whether the vision is full-time off-grid living, a recreational retreat, or a rural homestead with flexibility for the future growth, bring your ideas to life here!

The surrounding area offers extensive backcountry recreation opportunities, and where permitted from the property area, activities such as horseback riding, hiking, quadding, and snowmobiling are all within reach. At the same time, Lumby is nearby; striking a practical balance between rural living and accessibility.

LOCATION

650 Trinity Valley Road - Regional District of North Okanagan, British Columbia

DIRECTIONS

From Lumby, travel east on Highway 6 toward Cherryville. Turn onto Trinity Valley Road and proceed to the subject property on the left. Approximate driving time from Lumby is 25-30 minutes.

Distances from Trinity Valley

- Lumby: approx. 25-30 minutes
- Vernon: approx. 45-50 minutes
- Kelowna: approx. 1 hour 45 minutes

AREA DATA

Trinity Valley

Trinity Valley is a quiet, rural community situated North of Lumby in the North Okanagan region of British Columbia. It is defined by wide open spaces, forested hillsides, and a pace of life that stands in contrast to the city. Properties here are

characterized by their size and separation, and the proximity to backcountry and Crown land makes the area a natural fit for those who value outdoor space and rural independence.

The Village of Lumby

Lumby, with a population of approximately 2,000, offers a full complement of day-to-day services including grocery stores, fuel, automotive services, financial institutions, and building supplies. It is the primary service hub for residents of Trinity Valley and the surrounding rural areas. Lumby is also internationally recognized as a premier destination for hang gliding and paragliding, owing to its exceptional thermal conditions and established launch infrastructure.

The City of Vernon

Vernon serves as the commercial centre of the North Okanagan, with a population approaching 50,000. The city provides comprehensive retail, medical, and professional services, along with a strong cultural and recreational offering. Vernon is approximately 45-50 minutes from the subject property and accessible for anything requiring a larger centre.

VEGETATION

The property and surrounding area support a mixed forest environment typical of the North Okanagan interior. Coniferous species including Douglas fir, lodgepole pine, and spruce are present, along with deciduous species and riparian vegetation around the pond and wetland areas. Mature trees on the property contribute to the natural setting and provide a strong sense of privacy.

RECREATION

Backcountry recreation is a defining part of the appeal of this area. Horseback riding, hiking, quadding, snowmobiling, and wildlife exploration are all available in the surrounding region, with access to backcountry recreation nearby and, where permitted, from the property area. The on-property pond and wetland setting support waterfowl activity and draw wildlife throughout the seasons.

Nearby lakes including Sugar Lake, Mabel Lake, and Keefer Lake offer boating, kayaking, paddle boarding, swimming, and fishing. The Monashee Mountains provide exceptional backcountry skiing, heli-skiing, and winter recreation. Silver Star Mountain Resort is within a reasonable drive and offers year-round mountain activities.

The Highway 6 corridor is a well-regarded motorcycle route and draws travellers and outdoor enthusiasts from across the region. Lumby's hang gliding and paragliding community adds another dimension for those drawn to the area.

HISTORY

Trinity Valley is part of the broader North Okanagan and Cherryville area, a region with roots in the gold rush era of the 1860s. Prospectors drawn by reports of gold and silver along Cherry Creek established early settlements, and the subsequent development of road access from Lumby in the late 1800s facilitated family settlement and agricultural development. Over time, the region transitioned to an economy centred on agriculture and forestry, and today retains its rural character while remaining within reach of modern services.

MAP REFERENCE

50°20'52.85"N and 118°57'26.34"W

BOUNDARIES

The property is bounded in significant part by Crown land, contributing to a strong sense of privacy and proximity to surrounding backcountry recreation opportunities.

INVESTMENT FEATURES

80.03 acres of Large Holding (LH) zoned land, outside the ALR, with OCP designation of Large Holdings. Existing off-grid solar infrastructure, outbuildings, and shop represent meaningful installed value. Adjacent Crown land contributes to a strong sense of privacy. Flexible use potential for a variety of rural lifestyle or recreational purposes, subject to applicable approvals and buyer due diligence.

SERVICES

- Well
- Water Licence C060416 on Moonshine Creek—authorizes domestic, livestock/ stockwatering, and private irrigation use; appurtenant to the land and transfers to a new owner on sale
- Solar power with generator backup
- Propane
- Septic

IMPROVEMENTS

Main Residence (1,152 sq. ft.)

The main residence is one-and-a-half-storey home finished with metal roofing and board-and-batten siding that suits its rural surroundings. T he layout includes a solarium, living and dining areas, a functional kitchen, bathroom, primary bedroom, and upper-level bedroom. The view from the deck toward the pond and wetland setting is a feature in its own right.

Cabin-Style Guest Accommodation

A separate 40 ft x 23.5 ft outbuilding on the property is currently used as cabin-style guest gathering space and office. The building is serviced with running water, a propane connection, and solar power, and includes a wood-burning heat source, bathroom, storage pantry, and a common living area. Two sides of the structure are surrounded by a wraparound deck and patio. The solar battery bank for the property is also housed within this building. This structure is not classified as formal residential square footage.

Additional Structures and Improvements

40 ft x 30 ft shop/storage building—wood frame construction on a concrete slab foundation with metal roofing, connected to the property's solar system. A substantial and versatile structure suitable for equipment storage, a workshop, or a variety of other uses.

Combined Storage/Wood Shed/Chicken Coop Structure

Wood-frame construction with metal roofing, including a 15 ft x 12 ft storage area, 10 ft x 15 ft covered firewood storage area, and 12 ft x 22 ft covered chicken coop with fenced enclosure.

Storage Shed

Storage shed for backup generator.

All dimensions are approximate and should be verified in important.

TAXES (include tax year)

$1,603 (2025)

ZONING

LH - Large Holding
OCP Designation: Large Holdings

Not within the Agricultural Land Reserve (ALR)

LEGAL

DISTRICT LOT 998 OSOYOOS DIVISION YALE DISTRICT

PID 011-625-333


































20 km/h






BAR SHOP



























































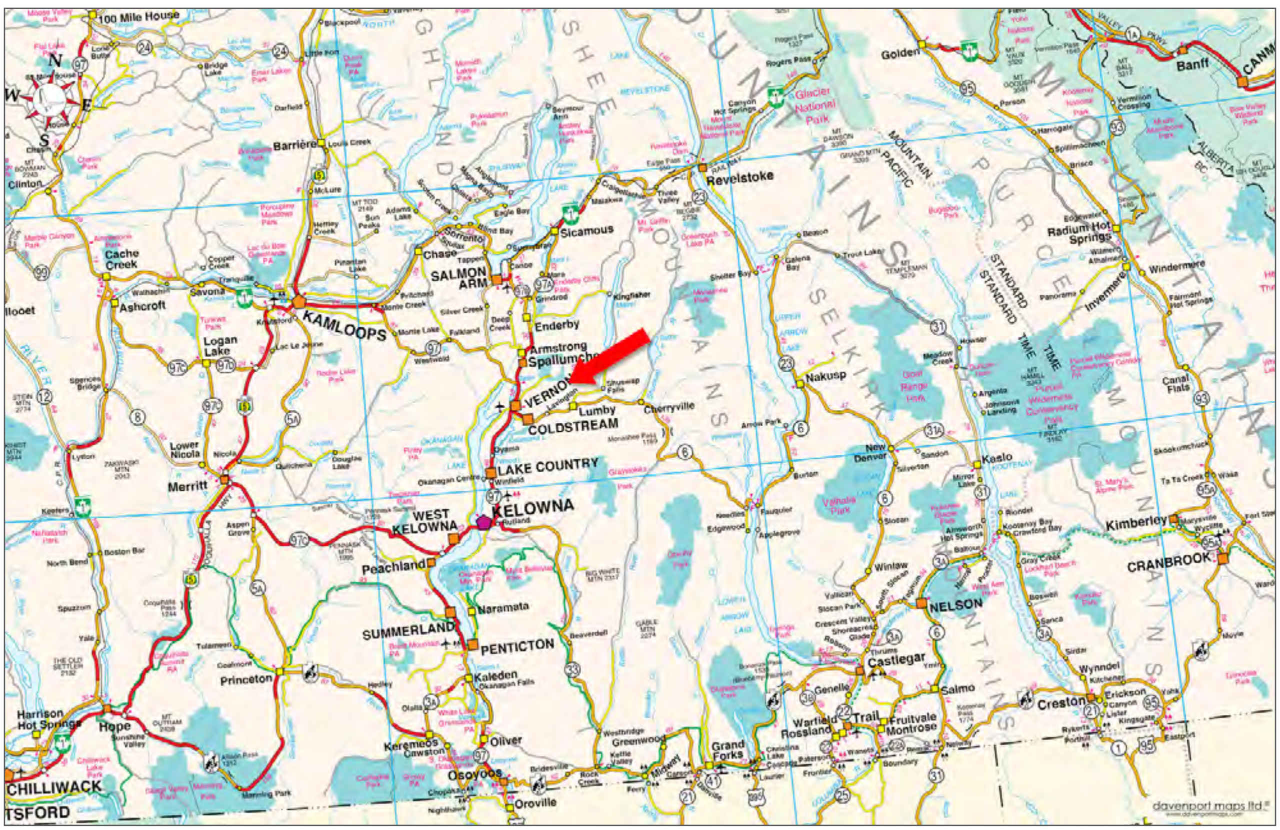


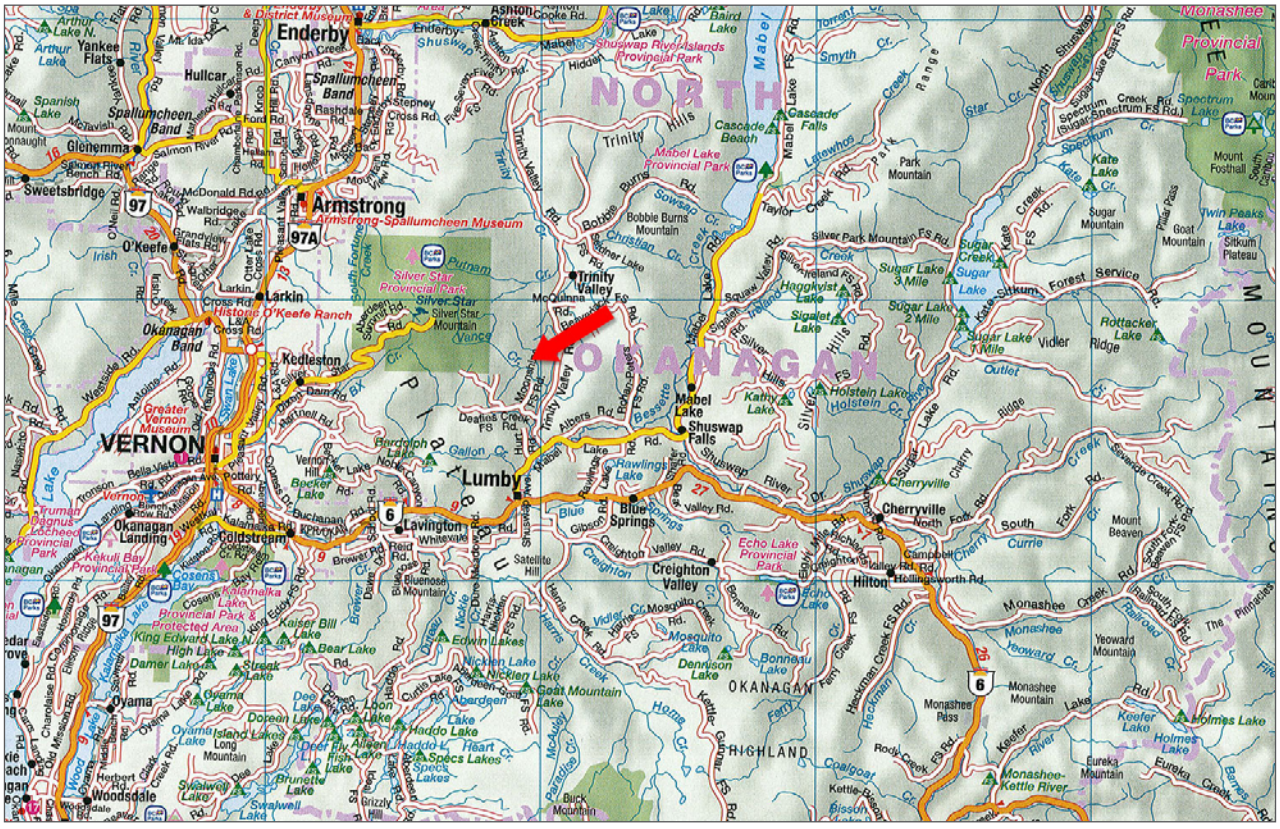





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Sicamous
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Castlegar
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Osoyoos
Oliver
Princeton
Merritt
Williams Lake
Quesnel
Valemount
Golden
Nakusp
Mabel Lake

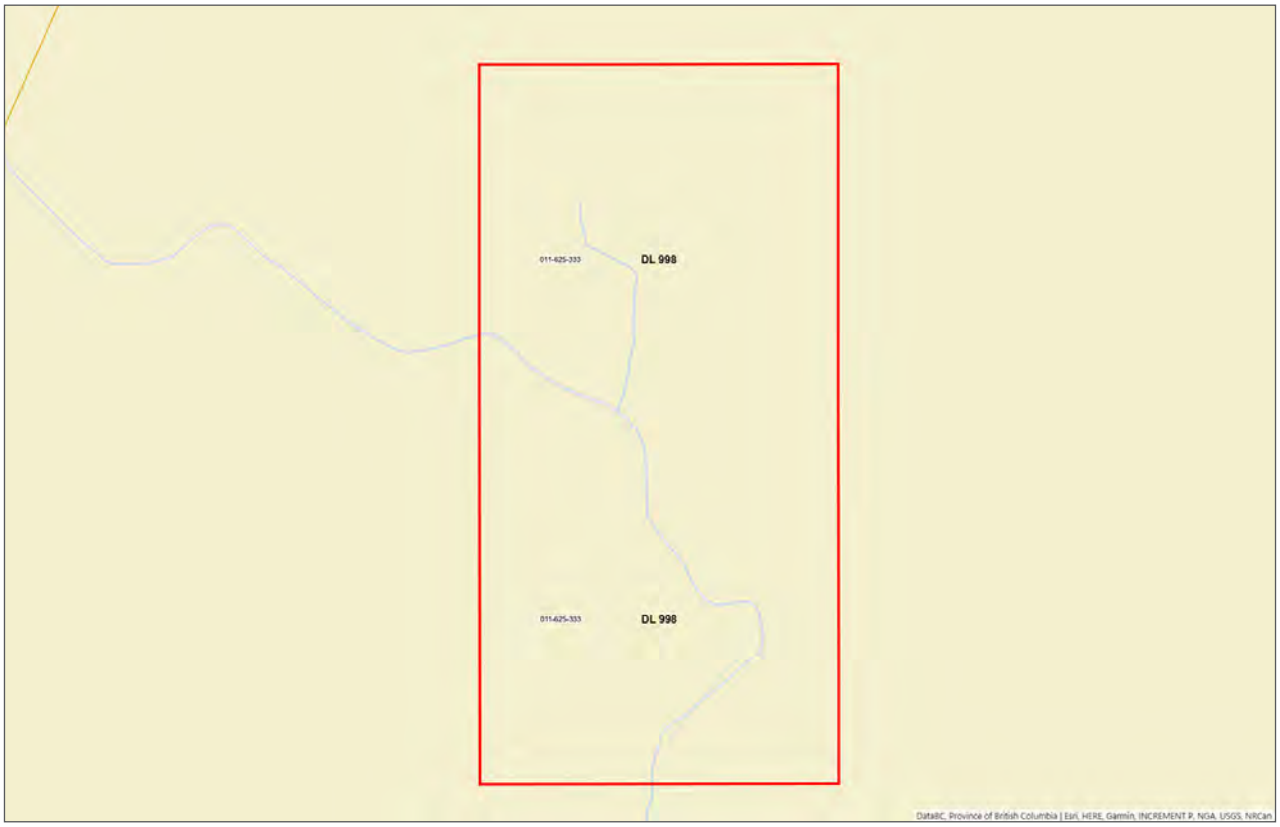

100 Mile House
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Clinton
Cache Creek
Ashcroft
KAMLOOPS
Logan Lake
Merritt
Chase
SALMON ARM
Sicamous
Revelstoke
Golden
Banff
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
Cherryville
COLDSTREAM
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
SUMMERLAND
PENTICTON
Princeton
Hope
CHILLIWACK
Oliver
Osoyoos
Keremeos
Nakusp
Kaslo
NELSON
Castlegar
Trail
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Enderby
Armstrong
VERNON
Lumby
Mabel Lake
Shuswap Falls
Trinity Valley
Silver Star Provincial Park
Silver Star Mountain
Cherryville
Creighton Valley
Lavington
Coldstream
Okanagan Landing
Kedleston
Larkin
Sweetsbridge
Glenemma
Hullcar
Yankee Flats
Spallumcheen Band
Blue Springs
Echo Lake Provincial Park
Monashee Provincial Park
NORTH OKANAGAN
OKANAGAN HIGHLAND
MONASHEE MOUNTAINS


Enderby
Ashton Creek
Yankee Flats
Falkland
Hullcar
Glenemma
Armstrong
Trinity Valley
Silver Star Mountain
Mabel Lake
Shuswap Falls
Silver Star Foothills
Vernon
Beachcomber Bay
Lumby
Blue Springs
Cherryville
Lavington
Coldstream Ranch
Creighton Valley
Killiney Beach
Ewing
Fintry
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Trinity Valley
Silver Star Mountain
Mabel Lake
4.24 km
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Notes

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