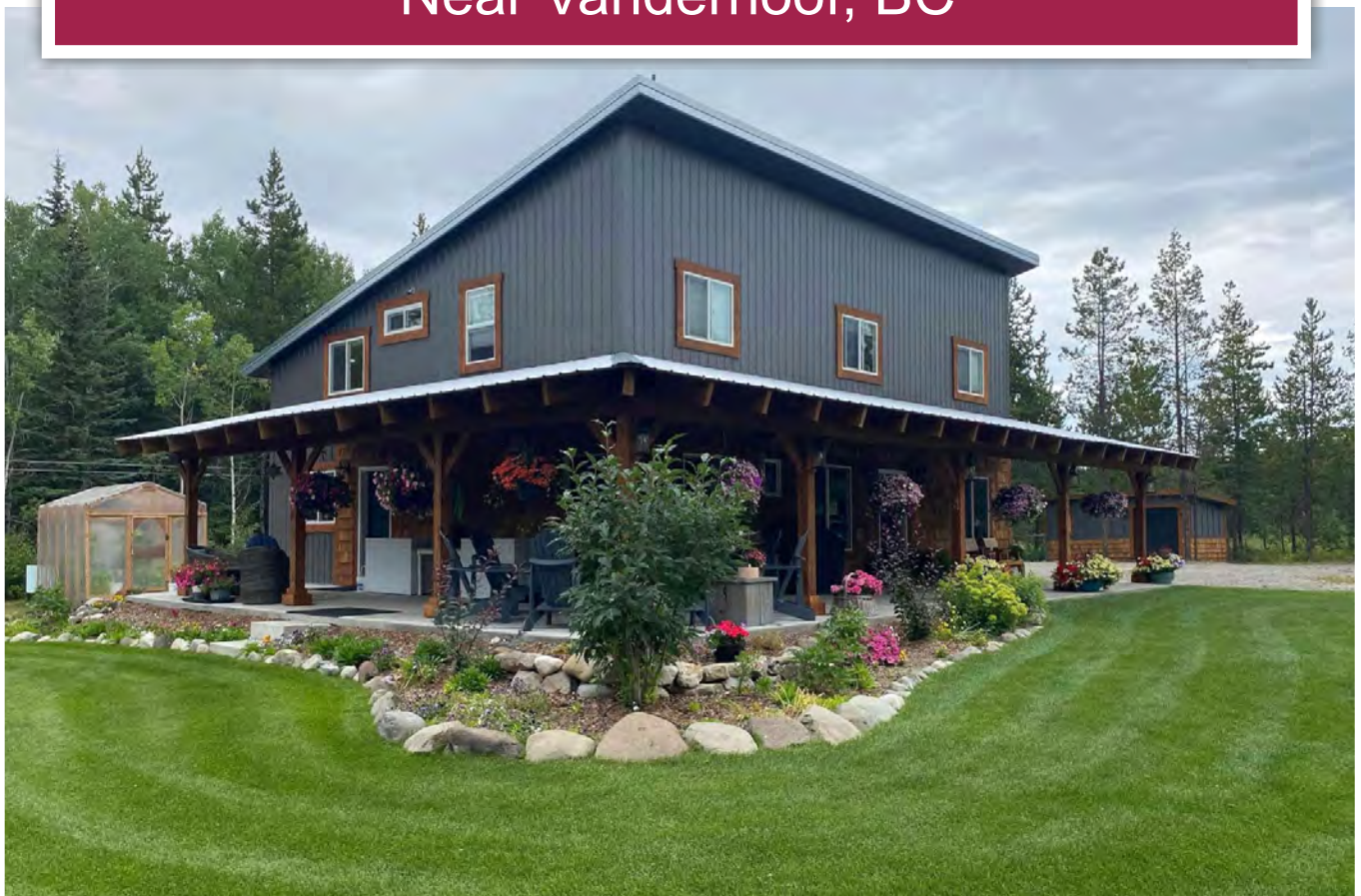




Custom Home on 11 Acres
Near Vanderhoof, BC



Chase Westersund
Personal Real Estate Corporation
chase@landquest.com
(778) 927-6634



Cole Westersund
Personal Real Estate Corporation
cole@landquest.com
(604) 360-0793



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Custom Home on 11 Acres

Near Vanderhoof, BC

PROPERTY DETAILS

Listing Number:	25149
Price:	\$635,000
Taxes (2025):	\$3,442
Size:	11.69 acres
Zoning:	H1

DESCRIPTION

Experience the best of rural British Columbia with this thoughtfully designed, off-grid retreat just outside Vanderhoof. Built in 2020, this spacious 5-bedroom, 2-bathroom custom home sits on 11 peaceful acres surrounded by nature. A seasonal creek runs through the property, adding to the sense of serenity and privacy.

Designed for year-round comfort and sustainable living, the home is powered by a robust solar system complemented by a 2020 Kubota diesel generator, offering complete energy independence. In-floor heating provides efficient warmth, while a private in-law suite with a separate entrance creates space for guests or multigenerational living. A wraparound, covered concrete porch invites outdoor living and entertaining in all seasons.

The beautifully landscaped yard features a greenhouse, garden, and multiple storage sheds—perfect for those seeking a more self-reliant lifestyle. The heated attached garage and large multi-vehicle carport offer ample space for vehicles, equipment, and recreational gear.

Located in the Vanderhoof region, this property offers a rare combination of privacy and access to community amenities. Vanderhoof is known for its rich agricultural heritage, strong community spirit, and access to vast outdoor recreation. Surrounded by lakes, forests, and trails, it's a haven for fishing, hunting, hiking, and wildlife viewing—yet remains a growing hub for families, entrepreneurs, and remote workers seeking a high quality of life in a close-knit rural setting.

Whether you're looking for a full-time residence or a peaceful getaway, this well-built, self-sufficient home offers the perfect base to embrace the lifestyle Northern BC is celebrated for.

LOCATION

14900 Langston Road - Vanderhoof, BC

DIRECTIONS

Contact listing agent.

AREA DATA

Located in the heart of British Columbia, Vanderhoof is a thriving agricultural and resource-based community nestled along the Nechako River. With a population of approximately 4,500 and serving a surrounding rural population of over 10,000, Vanderhoof acts as a key service hub for Central BC. The region is renowned for its fertile farmland, strong ranching traditions, and access to vast Crown land and wilderness.

The local economy is supported by agriculture, forestry, mining, and growing tourism. Vanderhoof



offers full amenities including schools, a hospital, airport, and a variety of shops and services, making it an ideal blend of rural lifestyle and convenience. Outdoor recreation abounds—residents enjoy fishing, hunting, hiking, and boating with countless lakes and trails nearby, including the popular Sinkut Lake and Stuart River systems.

Known for its community-minded spirit, affordable land prices, and self-reliant culture, Vanderhoof continues to attract families, farmers, investors, and those seeking a quieter, more sustainable way of life in Northern BC.

MAP REFERENCE

53°53'24.96"N and 124° 0'26.07"W

SERVICES

- Septic
- Water - drilled well
- Off-grid electricity (solar and diesel generator)
- In-floor heating (outdoor wood boiler)

IMPROVEMENTS

- 2020 custom-built, 5-bedroom, 2-bathroom home
- In-floor heating throughout the home
- Private in-law suite with separate entrance
- Wraparound, covered concrete porch
- Heated attached garage
- Multi-vehicle carport
- Landscaped yard
- Greenhouse
- Garden area
- Multiple storage sheds
- Solar panel system
- 2020 Kubota diesel generator

LEGAL

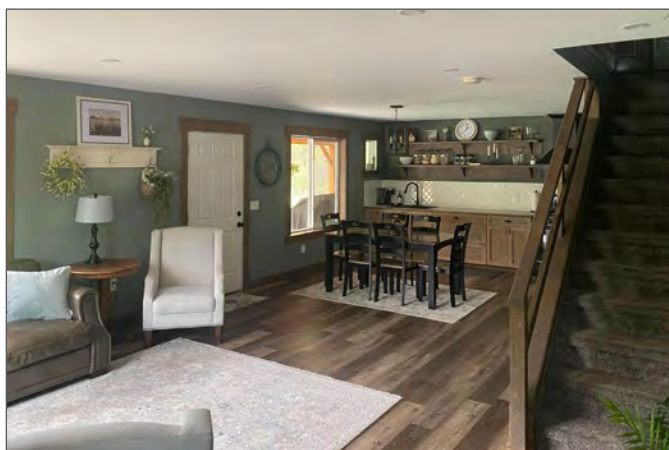
LOT 22, PLAN PRP10341, SECTION 28,
TOWNSHIP 7, COAST RANGE 4 LAND DISTRICT

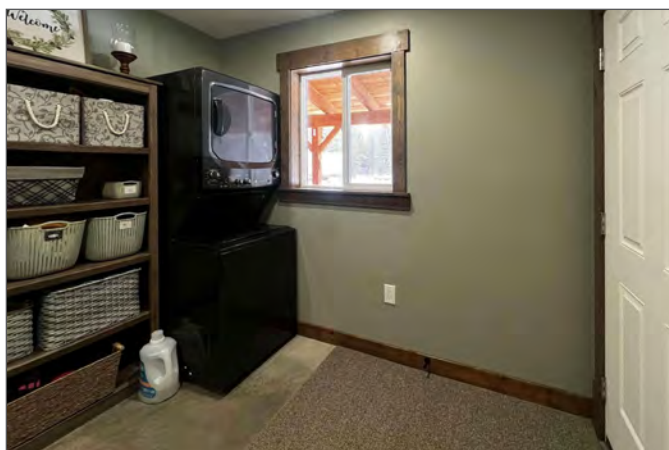
PID 005-357-985

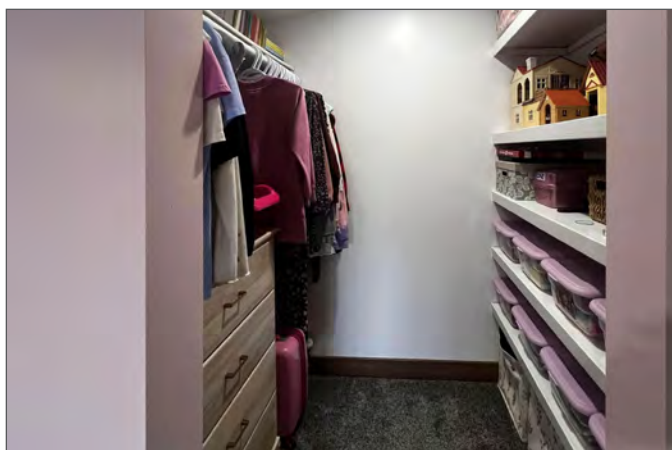
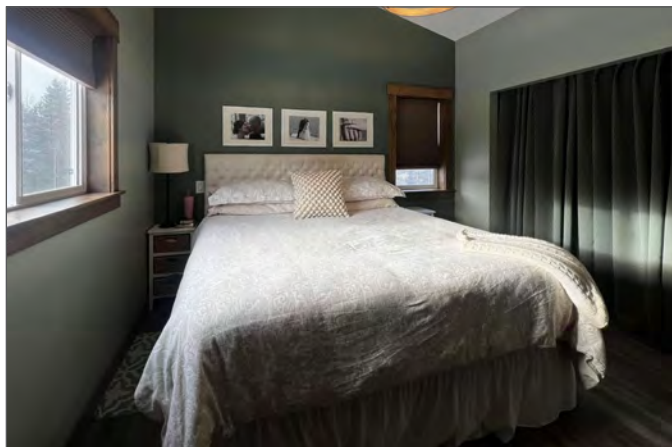


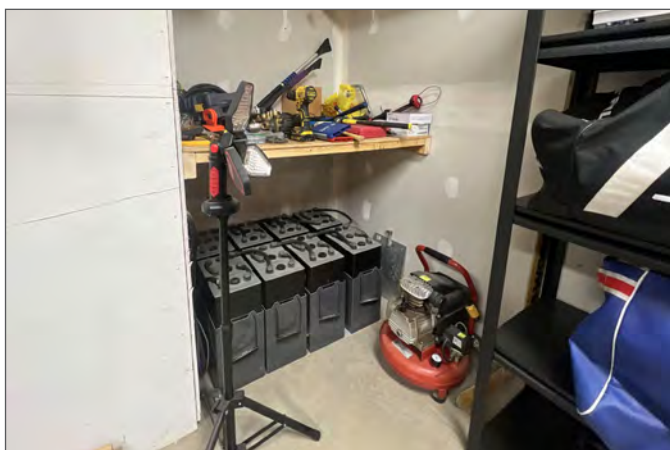
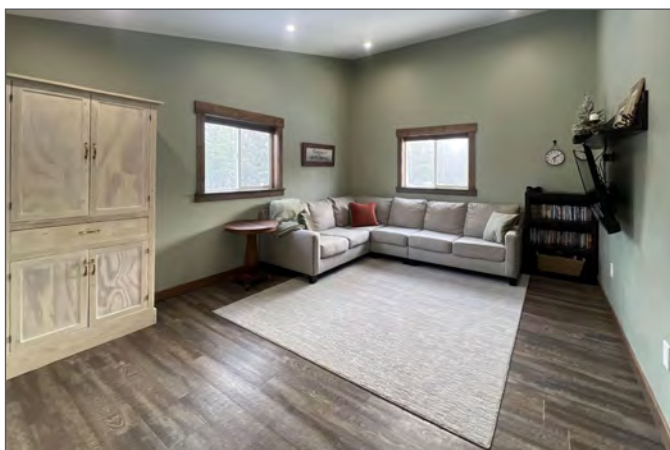








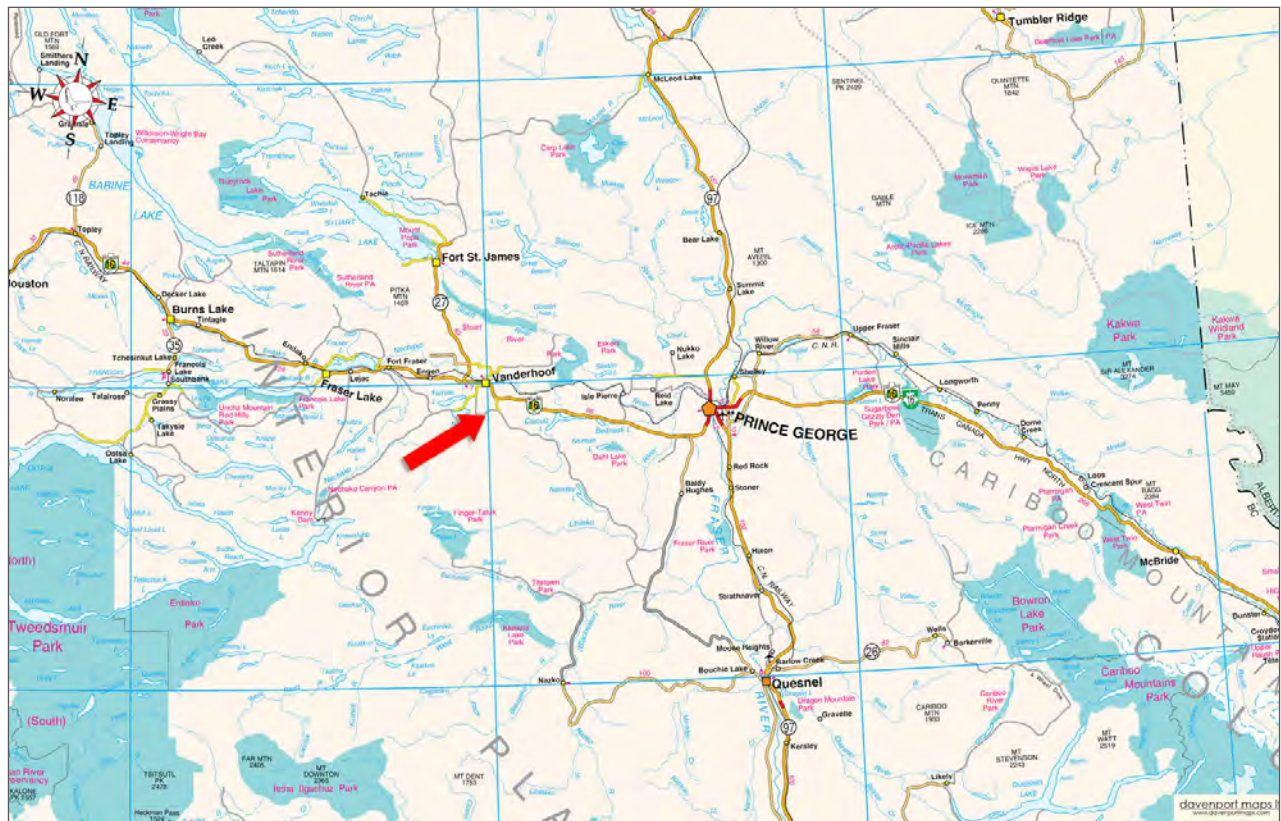
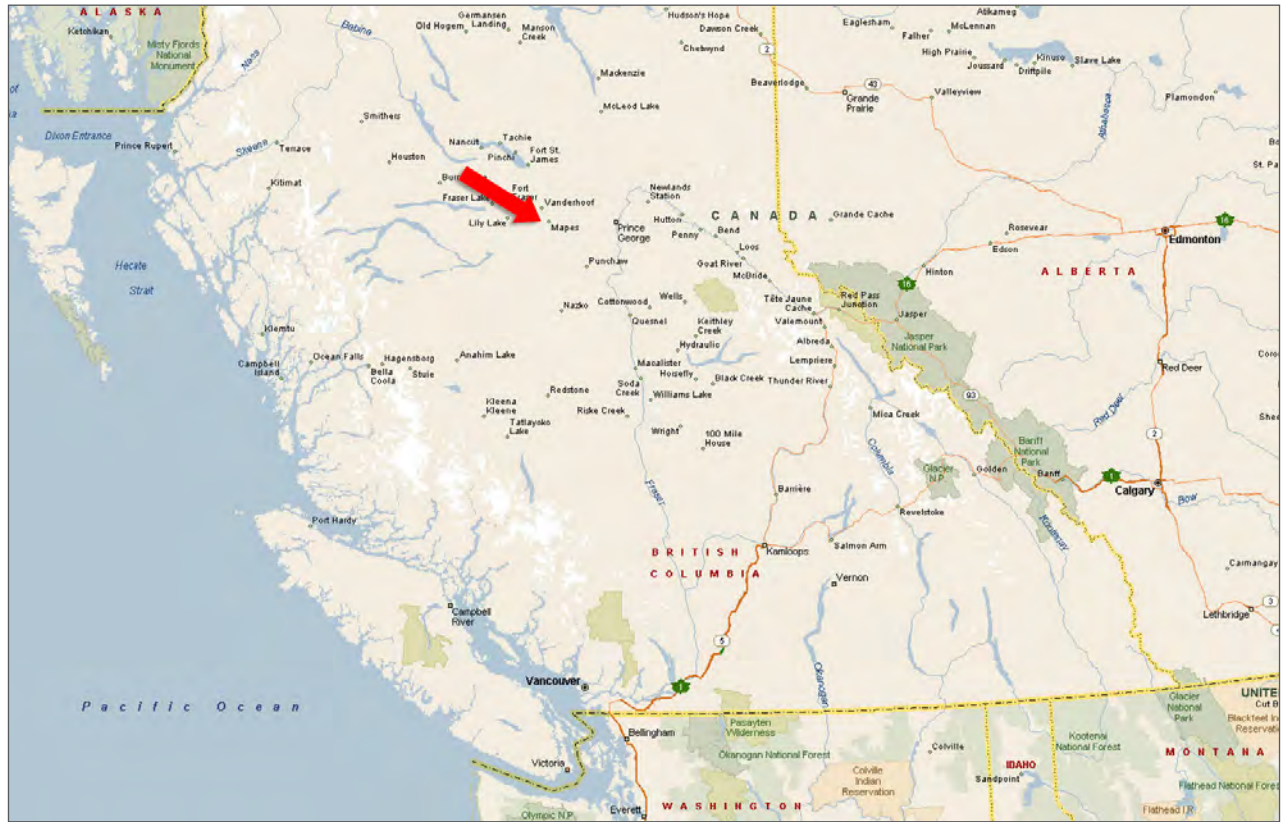




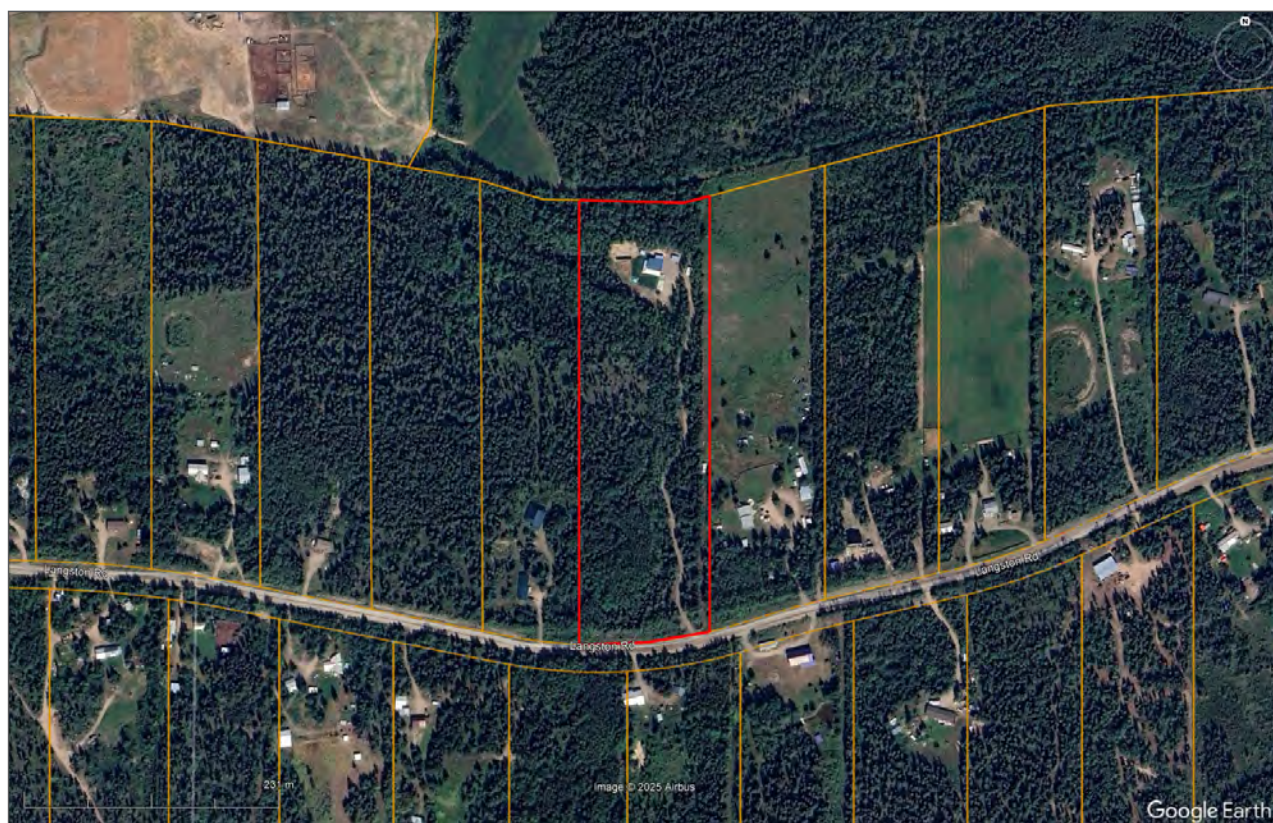
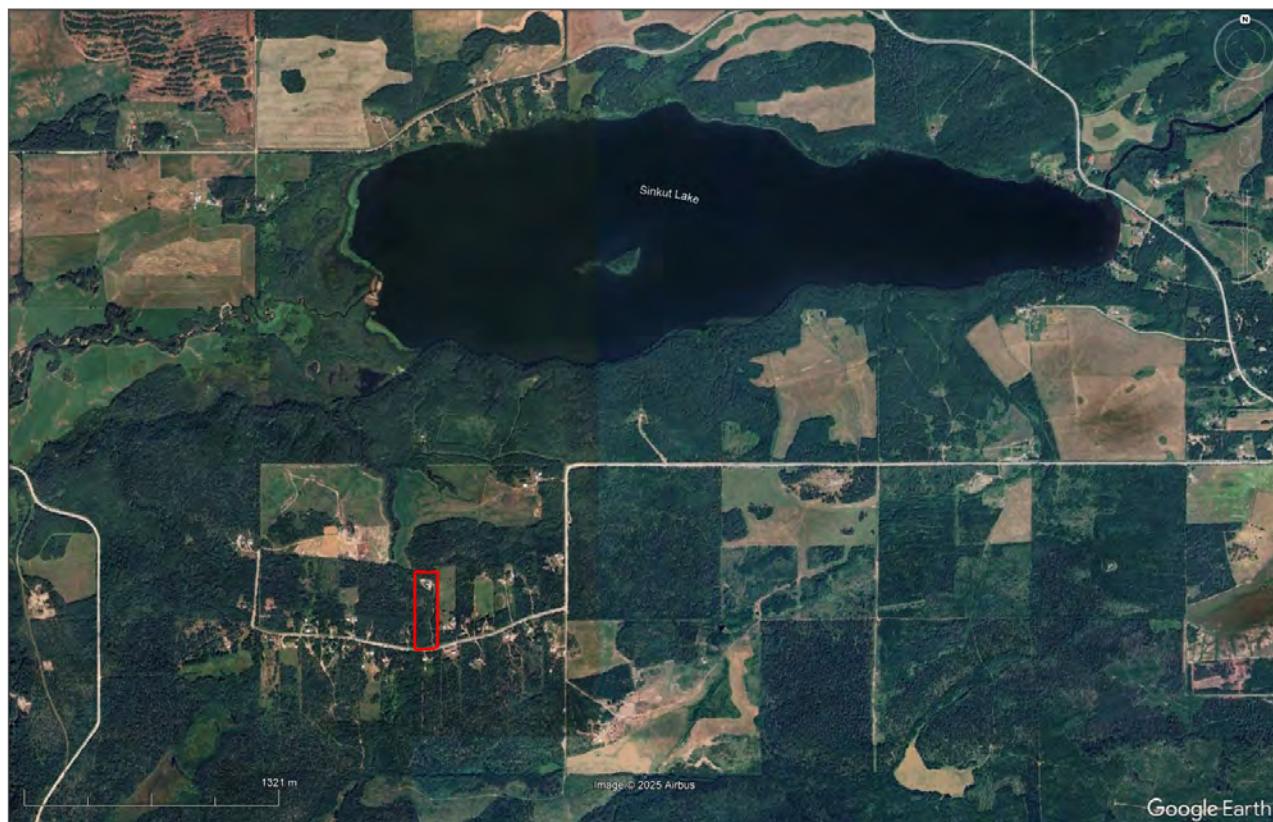


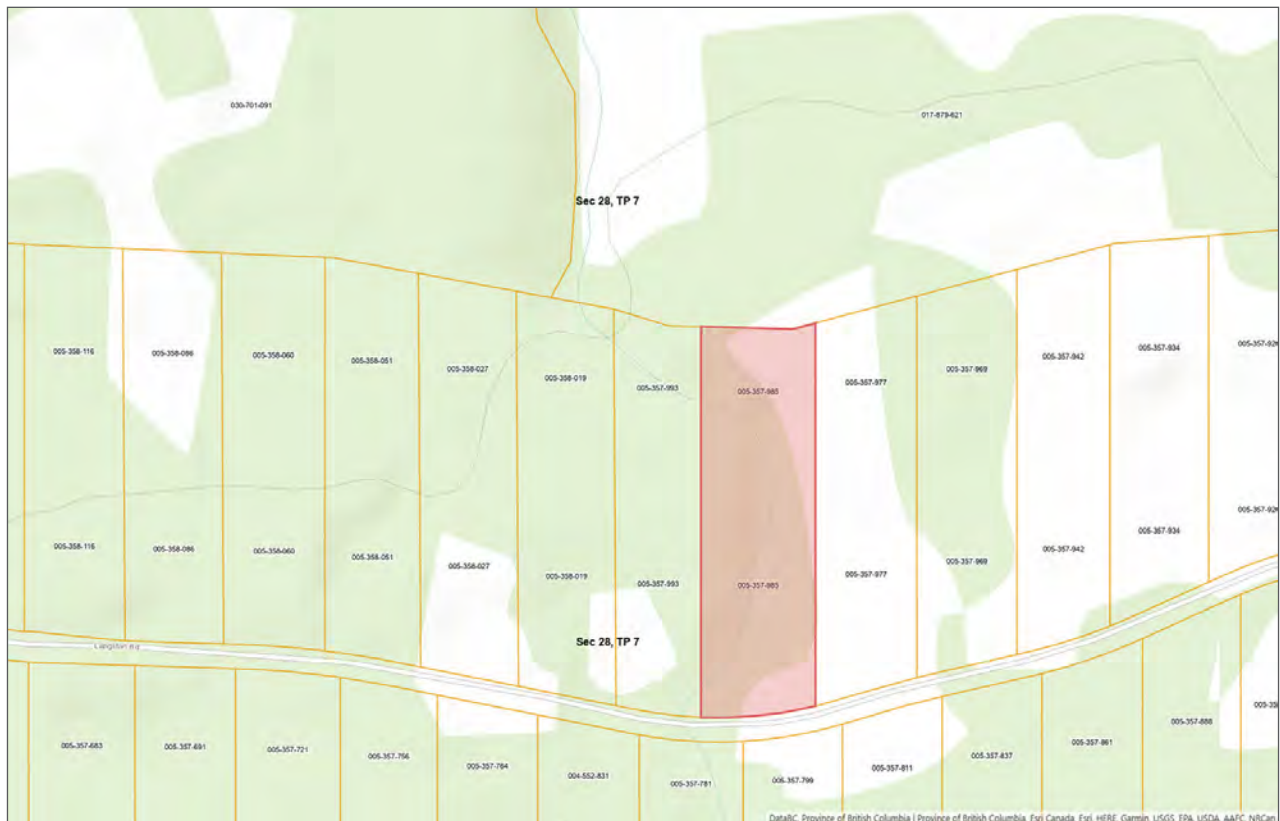
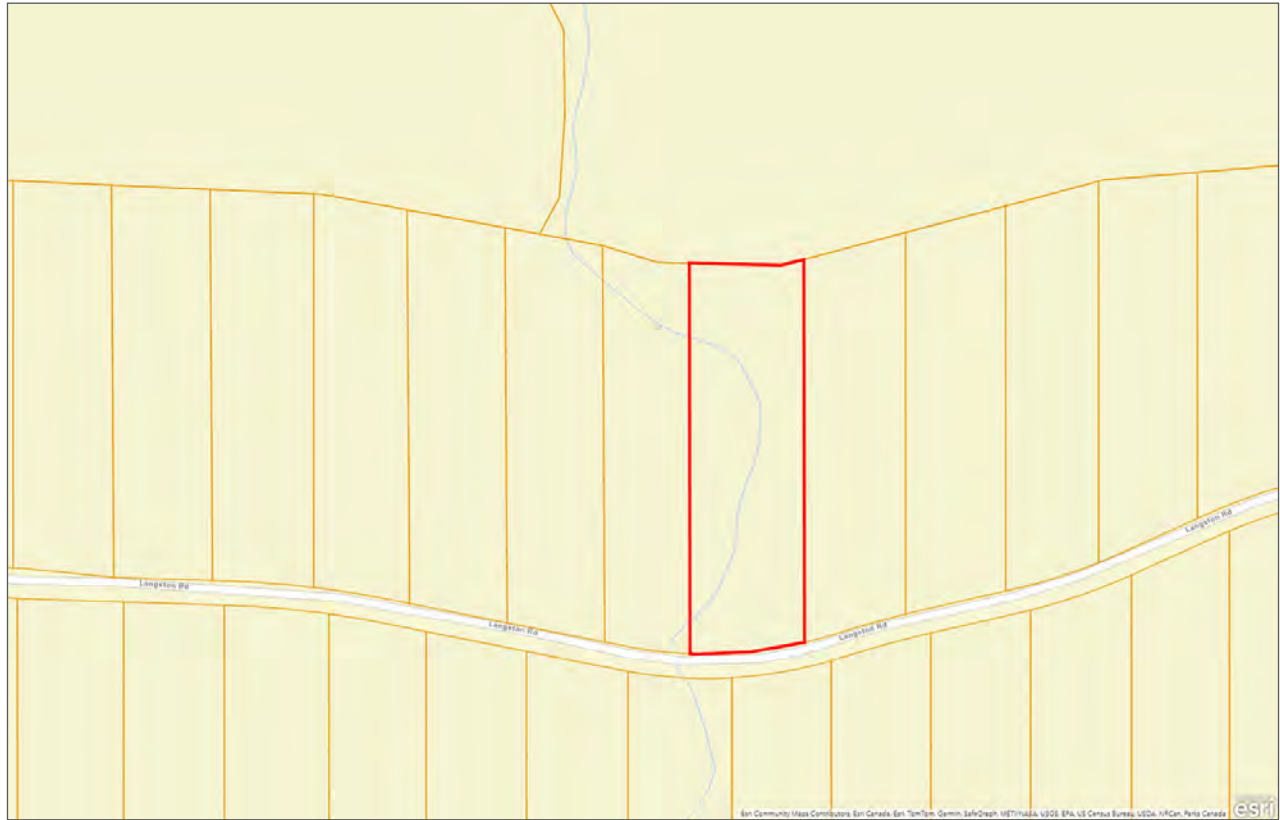












[illegible]



Marketing British Columbia to the World®



www.landquest.com



Chase Westersund

Personal Real Estate Corporation

Representative

chase@landquest.com

(778) 927-6634



Cole Westersund

Personal Real Estate Corporation

Representative

cole@landquest.com

(604) 360-0793



WESTERN LAND GROUP

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)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.