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Stunning 160-Acre Off-Grid Estate with Luxury Log Home



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Stunning 160-Acre Off-Grid Estate with Luxury Log Home

Chilcotin

PROPERTY DETAILS

Listing Number:	26303
Price:	$1,049,000
Taxes (2026):	$3,036.41
Size:	160 acres

DESCRIPTION

Exceptional craftsmanship, historic details, and an extensive new solar power system set this remarkable off-grid estate apart. Situated on 160 private acres at 20101 Highway 20 in Kleena Kleene, the 5,062 sq. ft. log home overlooks the McKlinchy River and surrounding valley, offering privacy, expansive views, and room to pursue a self-sufficient rural lifestyle.

The three-level, 3-bedroom, 3-bathroom home combines impressive architecture with warm, handcrafted interiors. Vaulted ceilings and expansive custom windows fill the living spaces with natural light, while green jade stone tile flooring, intricate wood finishes, and hand-built rock masonry carry throughout the home. Each level features a fireplace, with a soaring 25 ft stone fireplace forming the centrepiece of the main living room.

Distinctive heritage pieces connect this Chilcotin retreat to Vancouver's past. A chandelier from the old banquet room of the third Hotel Vancouver adds character to the interior, while two original street lamps from University Boulevard, dating to the early 1900s, illuminate the grounds. In the kitchen, an elegant early-1900s Fawcett wood cookstove complements handcrafted cabinetry and LED-lit stained glass.

Occupying the upper floor, the spacious primary suite features its own fireplace, private walkout sundeck, soaker tub, pink jade porcelain tile, and a custom stained glass and carved wood door. This peaceful retreat offers a beautiful vantage point for watching wildlife and taking in the valley views. A central vacuum system adds everyday convenience throughout the home.

With a separate entrance, the lower level provides flexible accommodation for visiting family, guests, or a caretaker. It includes a large living room with fireplace, a bar sink and counter, a full bathroom, a bedroom, and an additional open sleeping area. The layout also offers potential for a self-contained suite, subject to any required approvals.

Recent improvements significantly enhance the property's off-grid infrastructure. A brand-new solar system features twenty 420-Watt bifacial panels, providing an 8.4 kW array, paired with eight Volthium 100 Ah batteries offering a combined 41.6 kWh of storage and a Luxpower 12 kW hybrid inverter. New bulk fuel storage includes a 2,500-litre diesel tank and a 1,000-litre gasoline tank.

The grounds are well equipped for homestead living, with a large shop, barn, woodshed, root cellar, and greenhouse with a built-in water supply. The greenhouse has been upgraded with replacement glazing and wood heat, extending its usefulness through the growing seasons. Additional improvements include raised garden beds, driveway work, a replacement barn door, and work on a woodshed expansion.



A rustic 1940s guest cabin adds another layer of history and offers potential for guest accommodation or short-term rental use, subject to applicable requirements. Substantial standing timber further complements the acreage, while the home's brushed log exterior and metal roof complete its distinctive rural character.

With year-round road access approximately 2.5 hours from Williams Lake, this exceptional property brings together handcrafted log construction, upgraded off-grid systems, and a striking Chilcotin setting. Whether envisioned as a private country estate, family retreat, or working homestead, it offers space, character, and the infrastructure to embrace life off the grid.

LOCATION

20101 Chilcotin Highway 20 - McKlinchy/Kleena Kleene, BC

DIRECTIONS

Contact the listing agent.

AREA DATA

The Nimpo Lake, Kleena Kleene, and Tatla Lake area lies in the heart of British Columbia's Chilcotin Plateau, west of Williams Lake along Highway 20. This remote region is part of the Cariboo Regional District and is known for its rugged natural beauty, low population density, and vast wilderness.

Nimpo Lake is the most developed of the three communities and serves as a small service center for outdoor tourism, with floatplane access, lodges, and outfitters catering to fishing and adventure tourism. The lake itself sits at about 3,700 feet elevation and is known for its clear waters and excellent trout fishing. It has year-round residents, but the population swells in summer with seasonal visitors and part-time residents.
Kleena Kleene, located west of Nimpo Lake, is even more remote and sparsely populated. It's a gateway to the backcountry and alpine areas surrounding the Coast Mountains, and is often used as a base for wilderness adventures, heli-hiking, and wildlife viewing. It offers very few services but exceptional access to pristine land and backcountry trails.

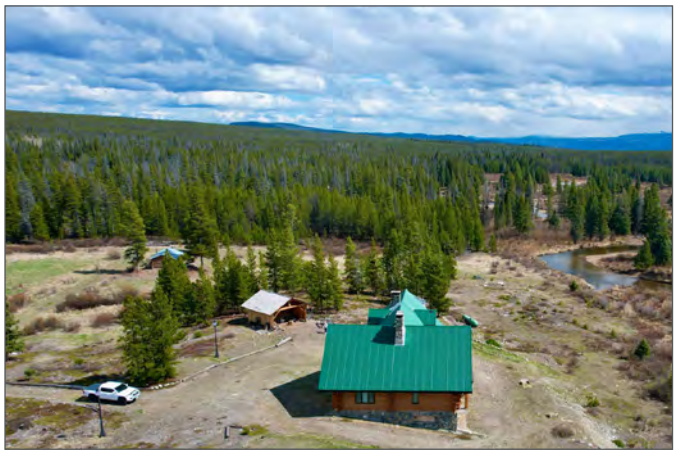
Tatla Lake, situated east of Nimpo, is a ranching and farming community with a modest population and limited commercial development. It has a school, post office, and a few local businesses. The landscape here opens up to rolling grasslands, lakes, and forests, with stunning views of the nearby Itcha and Ilgachuz Mountains.

The region overall has limited infrastructure but excellent gravel and paved road access via Highway 20. It offers full off-grid potential, rich wildlife populations, and unspoiled recreational territory.

The Ulkatcho and Xeni Gwet'in First Nations have strong roots in the Anahim Lake, Nimpo Lake, Tatla Lake, and Kleena Kleene region. The Nimpo Lake, Tatla Lake, and Kleena Kleene area lies within the traditional territories of the Ulkatcho and Xeni Gwet'in First Nations, whose presence in the region spans thousands of years. The Ulkatcho First Nation, part of the Dakelh (Carrier) people, are based in nearby Anahim Lake and maintain a deep cultural, spiritual, and ecological relationship with the land. Their stewardship practices, traditional knowledge, and sustainable use of natural resources continue to shape the region today.

To the southeast, in the Tatlayoko and Nemiah Valley region, lies the ancestral home of the Xeni Gwet'in First Nation, one of six communities within the Tsilhqot'in Nation. The Xeni Gwet'in have long governed and protected their territory with resilience and pride. In 2014, they made history by winning a landmark Supreme Court decision, granting Aboriginal Title to approximately 1,800 square kilometres of their traditional territory—the first such recognition in Canadian history. Many community members continue to speak their language and uphold traditional practices, maintaining a strong connection to the land.

These Indigenous Nations play a vital role in the cultural fabric and stewardship of the Chilcotin



Plateau. Visitors to the region are encouraged to recognize and respect these lands as the enduring homes of the Ulkatcho and Xeni Gwet'in peoples.

VEGETATION

The vegetation around Nimpo Lake, Tatla Lake, and Kleena Kleene is characteristic of BC's Interior Plateau and Chilcotin region—a mix of forest, grassland, and wetland ecosystems shaped by elevation, soil, and climate.

Forests are dominated by lodgepole pine, hybrid spruce, and subalpine fir, with pockets of Douglas fir and trembling aspen, especially at lower elevations or along the river valley. In wetter areas near the lakes and streams, you'll find black cottonwood and willows.

RECREATION

The Nimpo Lake, Tatla Lake, and Kleena Kleene region offers some of the most spectacular year-round outdoor recreation opportunities in British Columbia. Known as the "Floatplane Capital of BC," Nimpo Lake is a hub for water-based adventures, including fishing, kayaking, canoeing, and boating. Anglers come from all over for the lake's exceptional rainbow trout fishing, particularly in the spring and fall months. In summer, warm



days and clear skies invite paddleboarding, swimming, and exploring the lake's many hidden coves and islands.

The surrounding wilderness is a haven for wildlife enthusiasts and hunters alike. Vast tracts of unspoiled Crown land provide exceptional opportunities for big game hunting—moose, mule deer, black bear, and mountain goat are common in the area. Wildlife viewing is equally rewarding, with frequent sightings of eagles, loons, beavers, and even grizzly bears. Birdwatchers will appreciate the diversity of waterfowl and songbirds that thrive in the wetlands and forests around the lakes.
Winter transforms the region into a snowy playground, ideal for cross-country skiing, snowshoeing, and snowmobiling. Backcountry enthusiasts enjoy exploring the alpine terrain, while frozen lakes offer opportunities for ice fishing and skating. With few crowds and an abundance of untouched nature, the Nimpo Lake, Tatla Lake, and Kleena Kleene area is perfect for anyone seeking solitude, adventure, and a deep connection to the outdoors in every season.

MAP REFERENCE

52° 7'13.08"N and 125° 2'48.32"W

INVESTMENT FEATURES

This property offers exceptional investment potential as a turnkey wilderness retreat, eco-lodge, or specialty resort, with its expansive acreage and fully furnished luxury log home. Its location, year-round access, and unmatched natural beauty make it ideal for tourism development, rental income, or long-term land value appreciation.

SERVICES

- Starlink Satellite
- Well water
- Septic tank
- Off-grid - brand new solar array ft 8.4 kWh bifacial 420W panels (x 20), Volthium 100ah 5.2kWh (x 8 for total of 41.6kWh storage), and Lux Power industries 12kWh hybrid inverter
- Heat - wood and propane

IMPROVEMENTS

- 5,062 sq. ft. home
- 12' x 26' greenhouse
- 18' x 18' woodshed
- 24' x 40' shop with 10' x 14' electrical room and a 32' x 13' covered area

ZONING

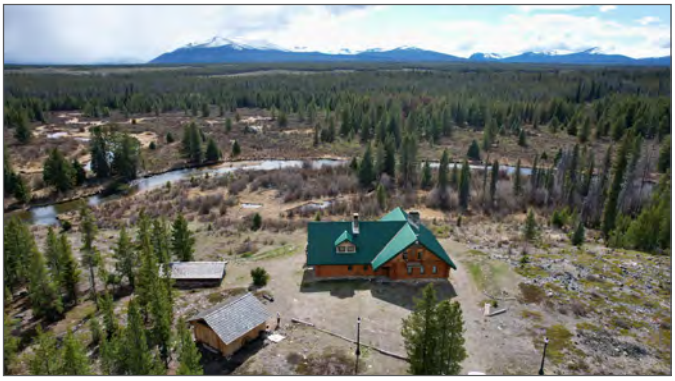
R/A Resource Agricultural Cariboo Regional District

LEGAL

THE SOUTH EAST 1/4 OF DISTRICT LOT 569 RANGE 3 COAST DISTRICT

PID 014-157-080







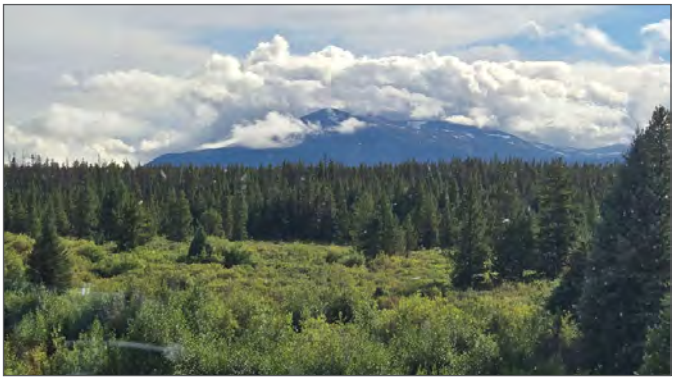


































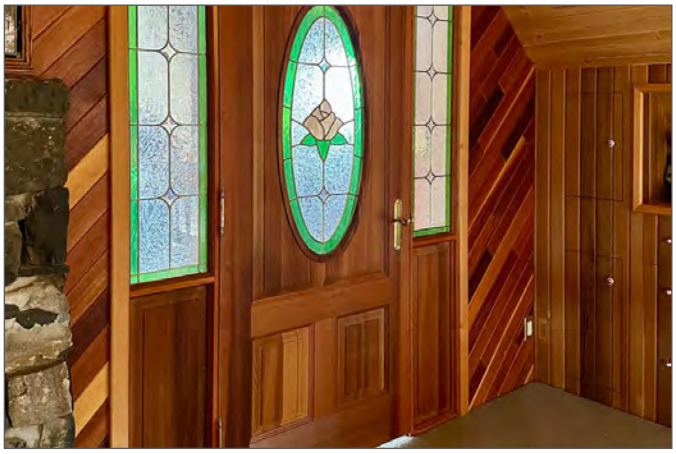




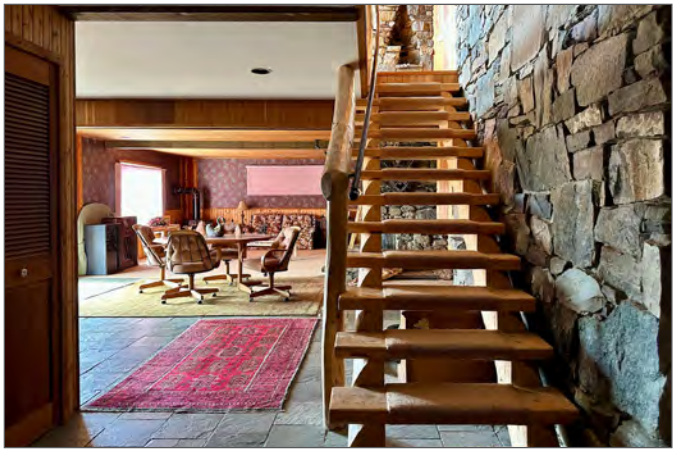








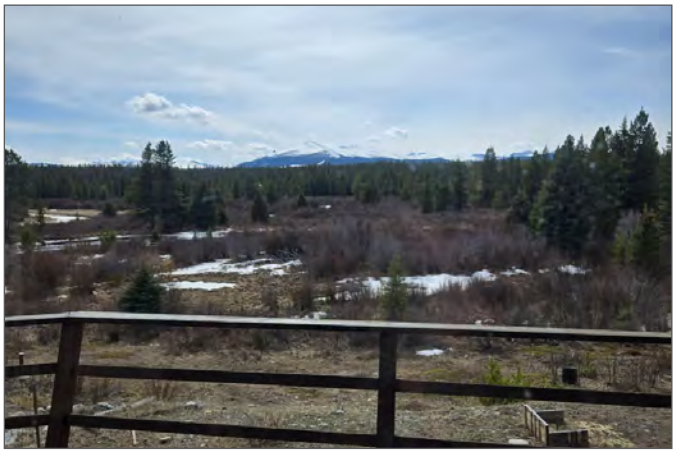






























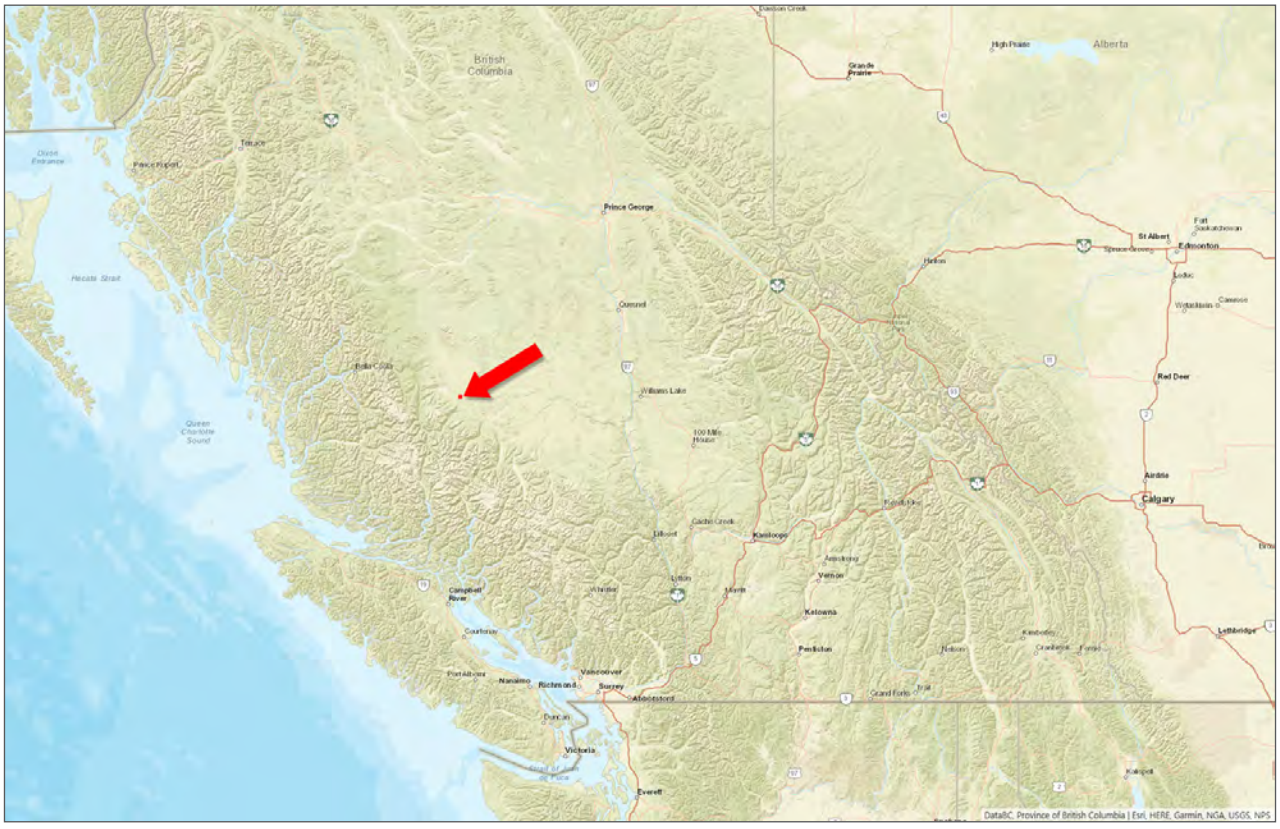








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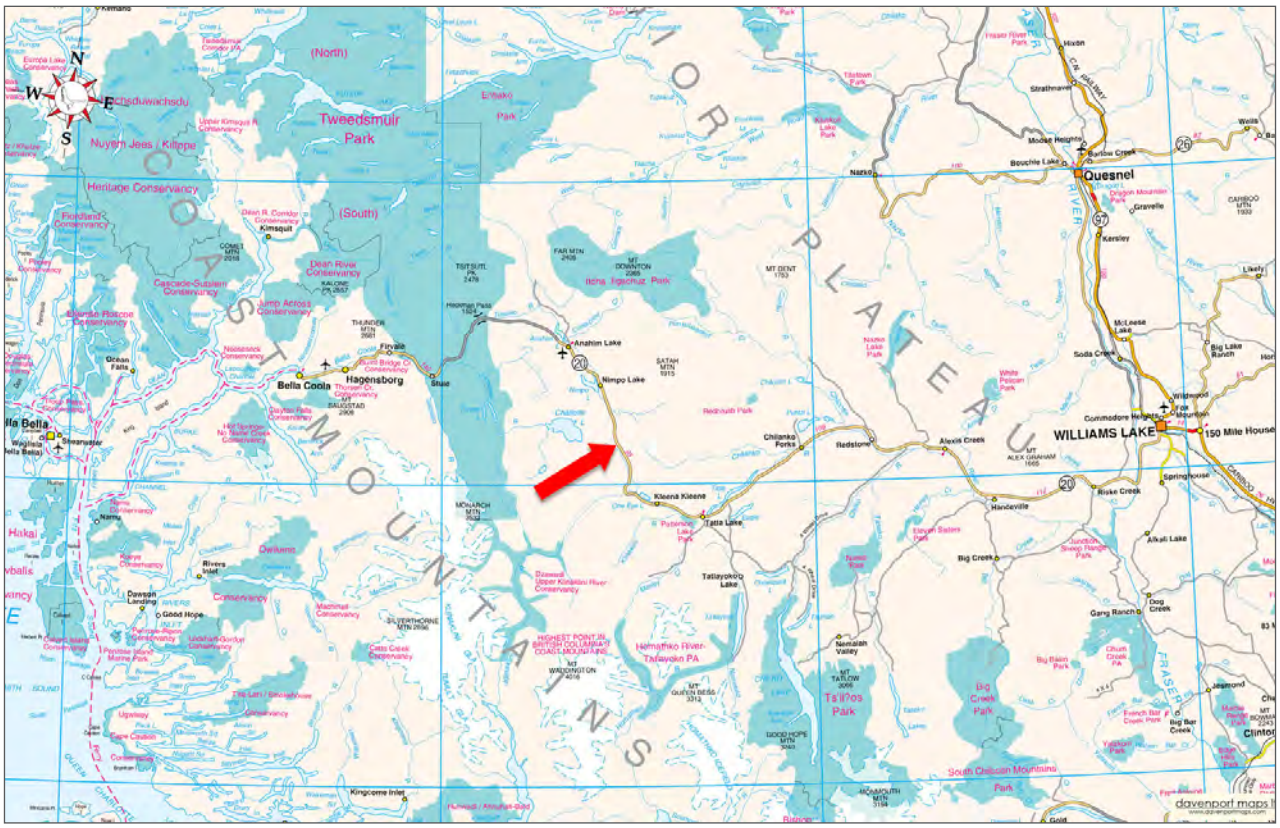
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Soda Creek
WILLIAMS LAKE
150 Mile House
Redstone
Alexis Creek
Tatla Lake
Big Creek
Clinton
Kingcome Inlet
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Good Hope
Rivers Inlet
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Hakai
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Big Creek Park
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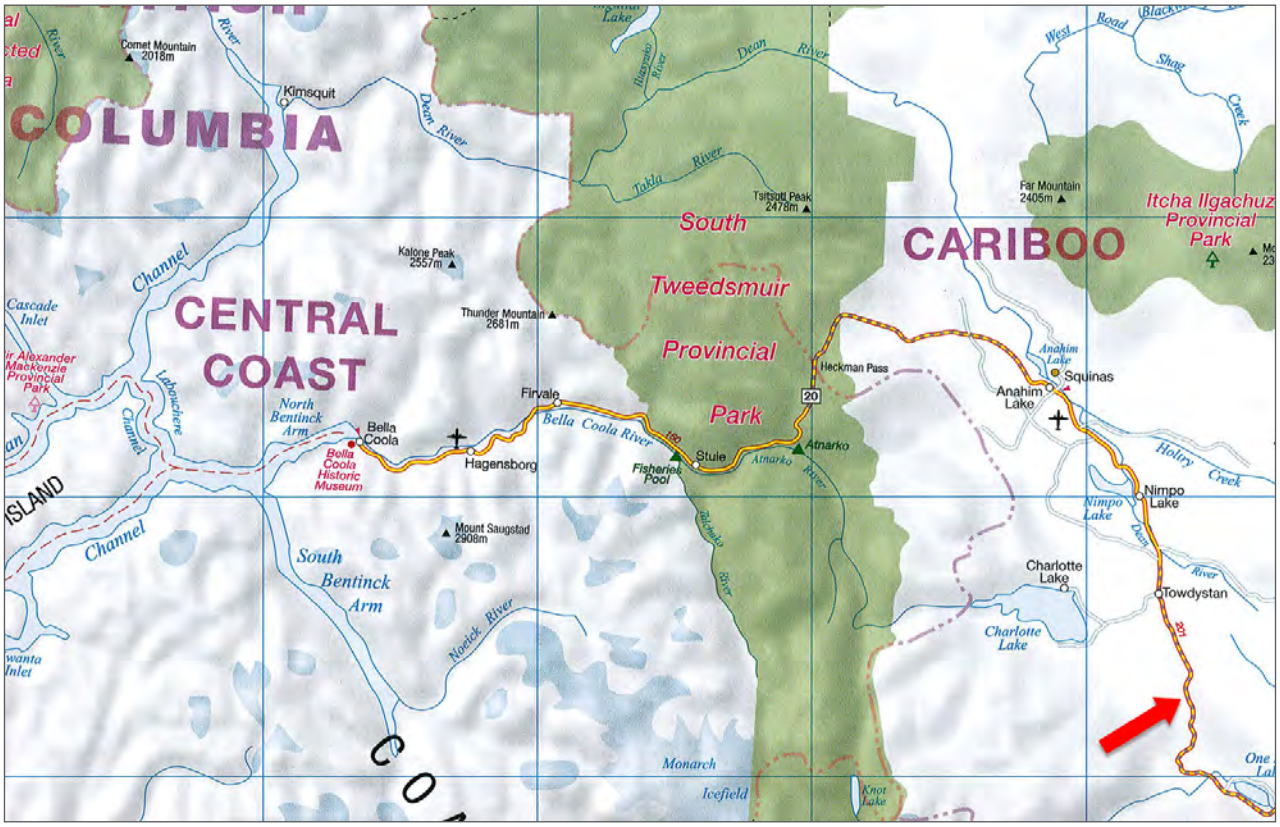
COLUMBIA
CENTRAL COAST
CARIBOO
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Itcha Ilgachuz Provincial Park
Kimsquit
Comet Mountain 2018m
Kalone Peak 2557m
Thunder Mountain 2681m
Tsitsutl Peak 2478m
Far Mountain 2405m
Heckman Pass
Firvale
Bella Coola
Bella Coola Historic Museum
Hagensborg
Stuie
Fisheries Pool
Atnarko
Anahim Lake
Squinas
Nimpo Lake
Charlotte Lake
Towdystan
Mount Saugstad 2908m
North Bentinck Arm
South Bentinck Arm
Dean River
Takla River
Bella Coola River
Atnarko River
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Knot Lake
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Labouchere Channel
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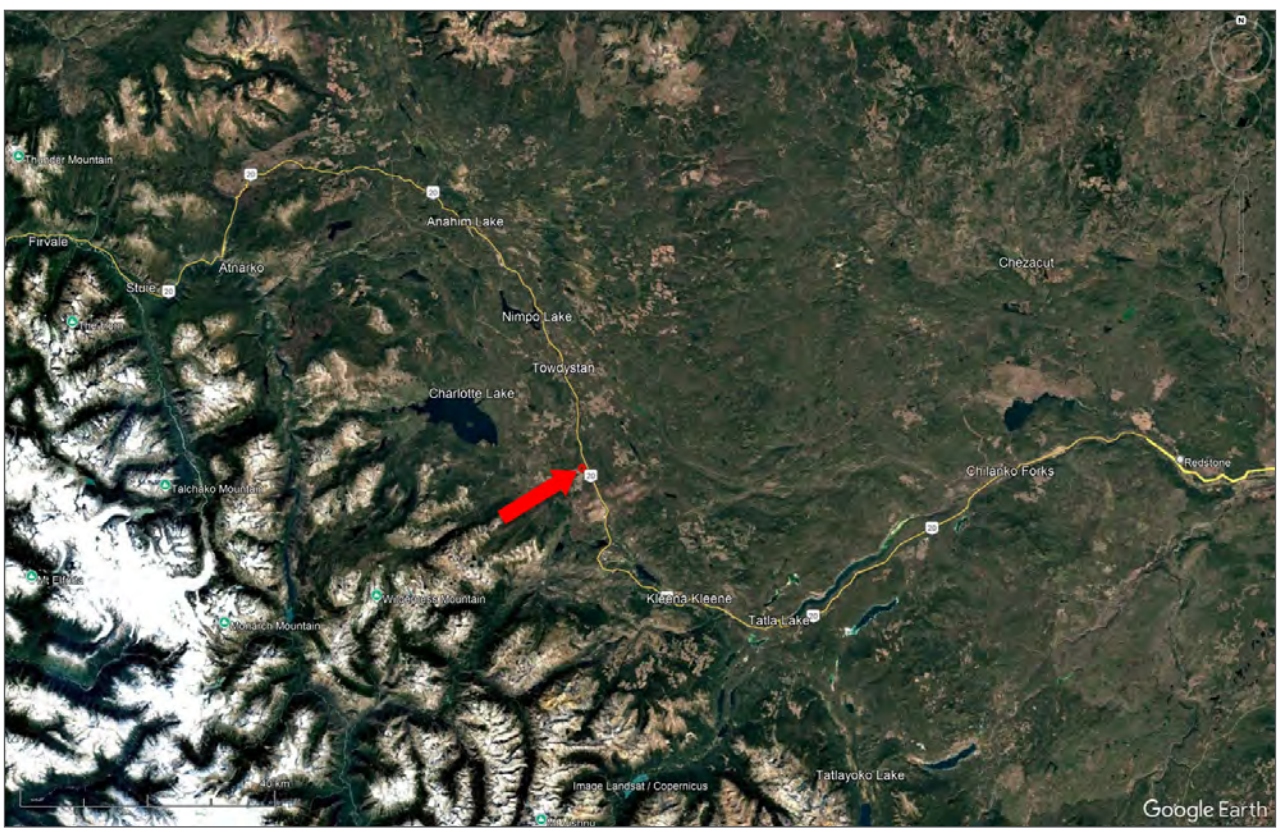
ISLAND
West Road
Shag Creek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Towdystan
Charlotte Lake
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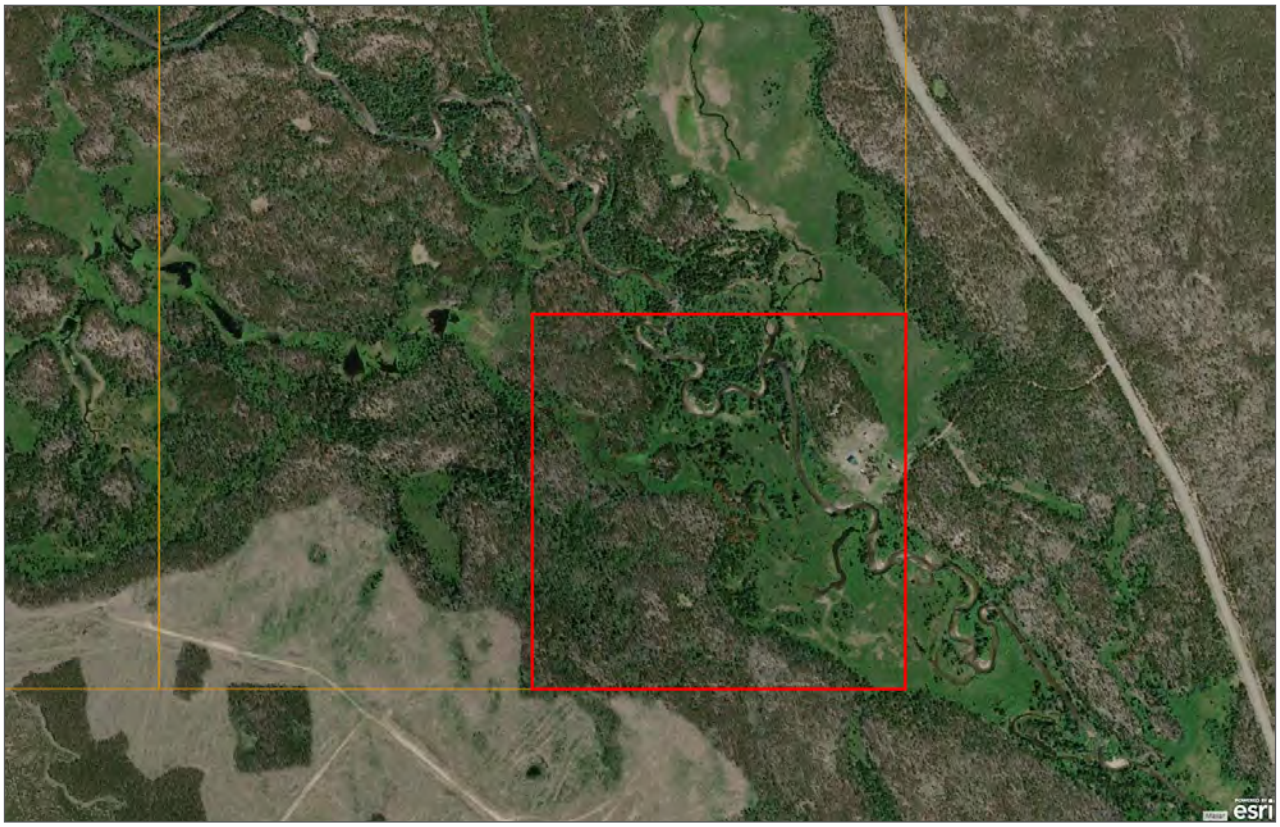
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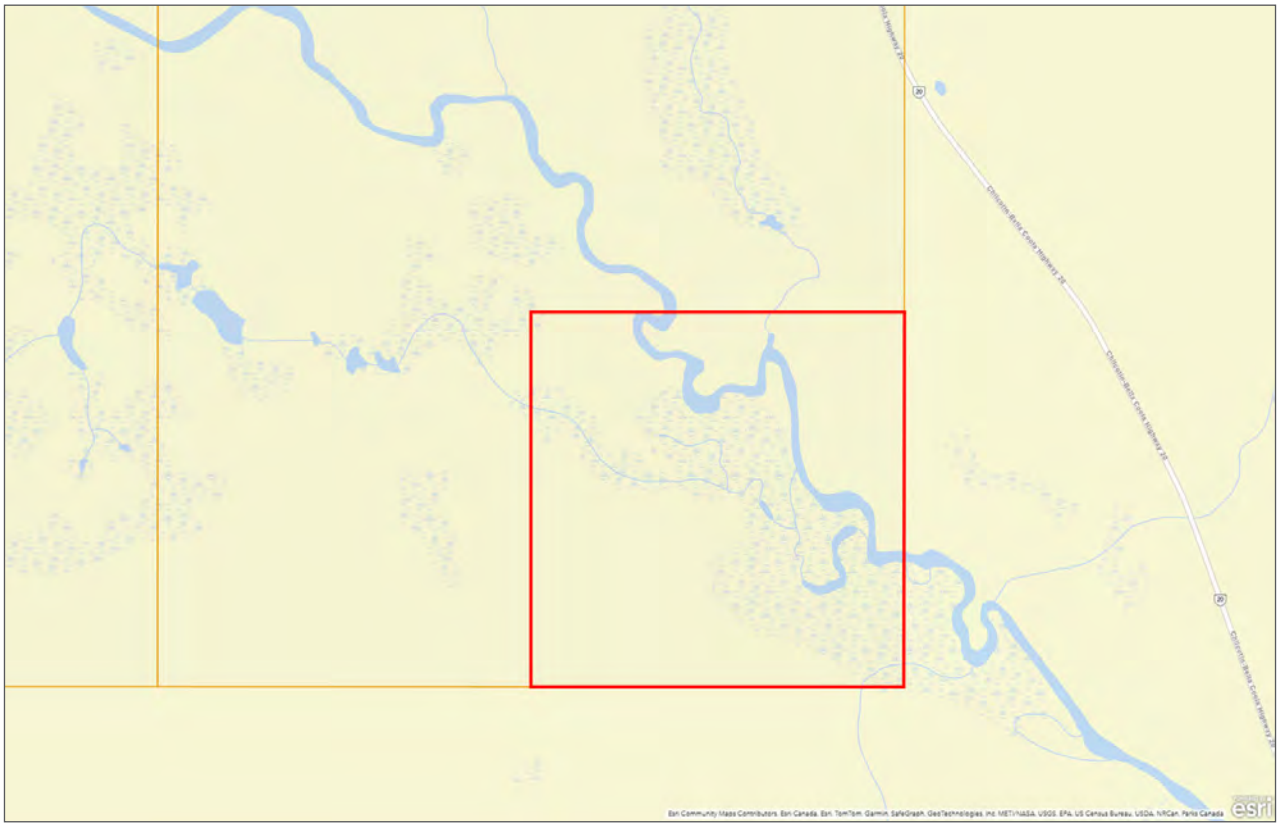

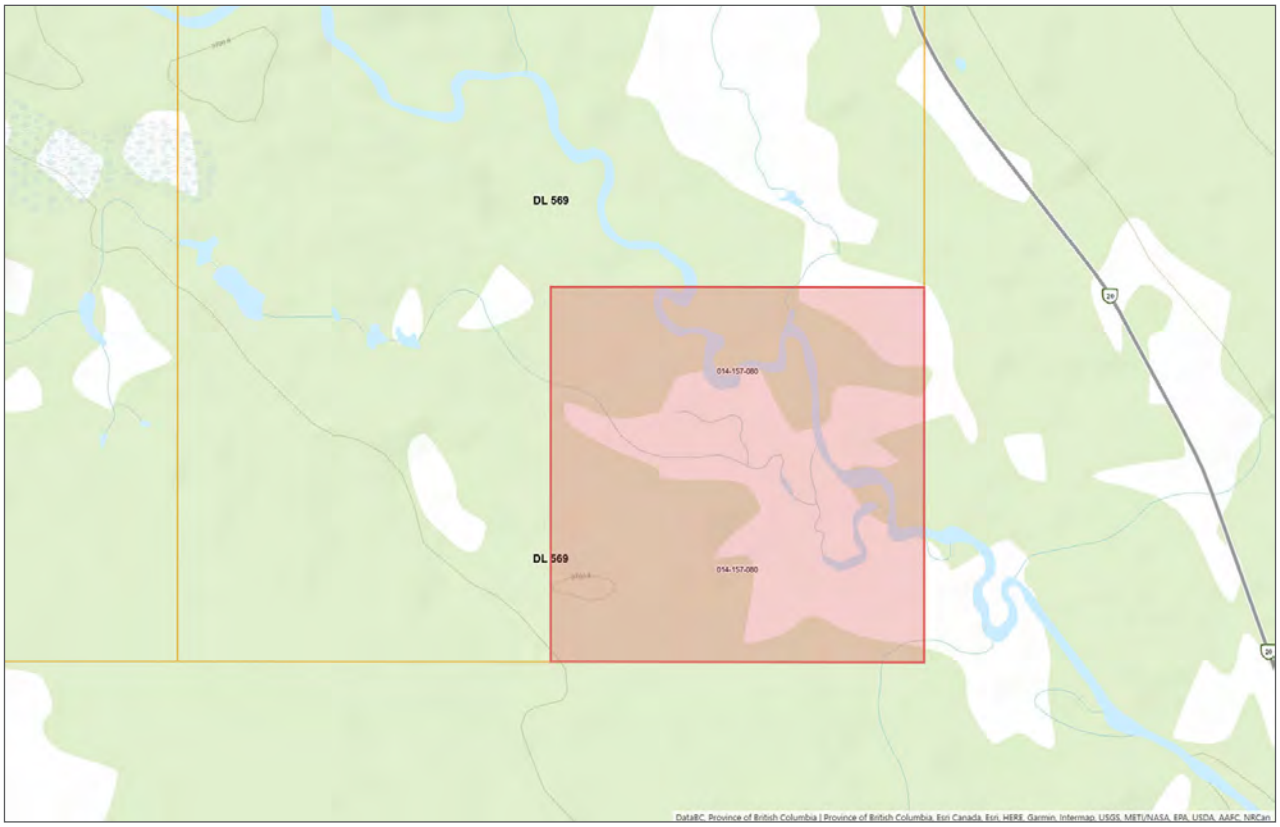
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Notes

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