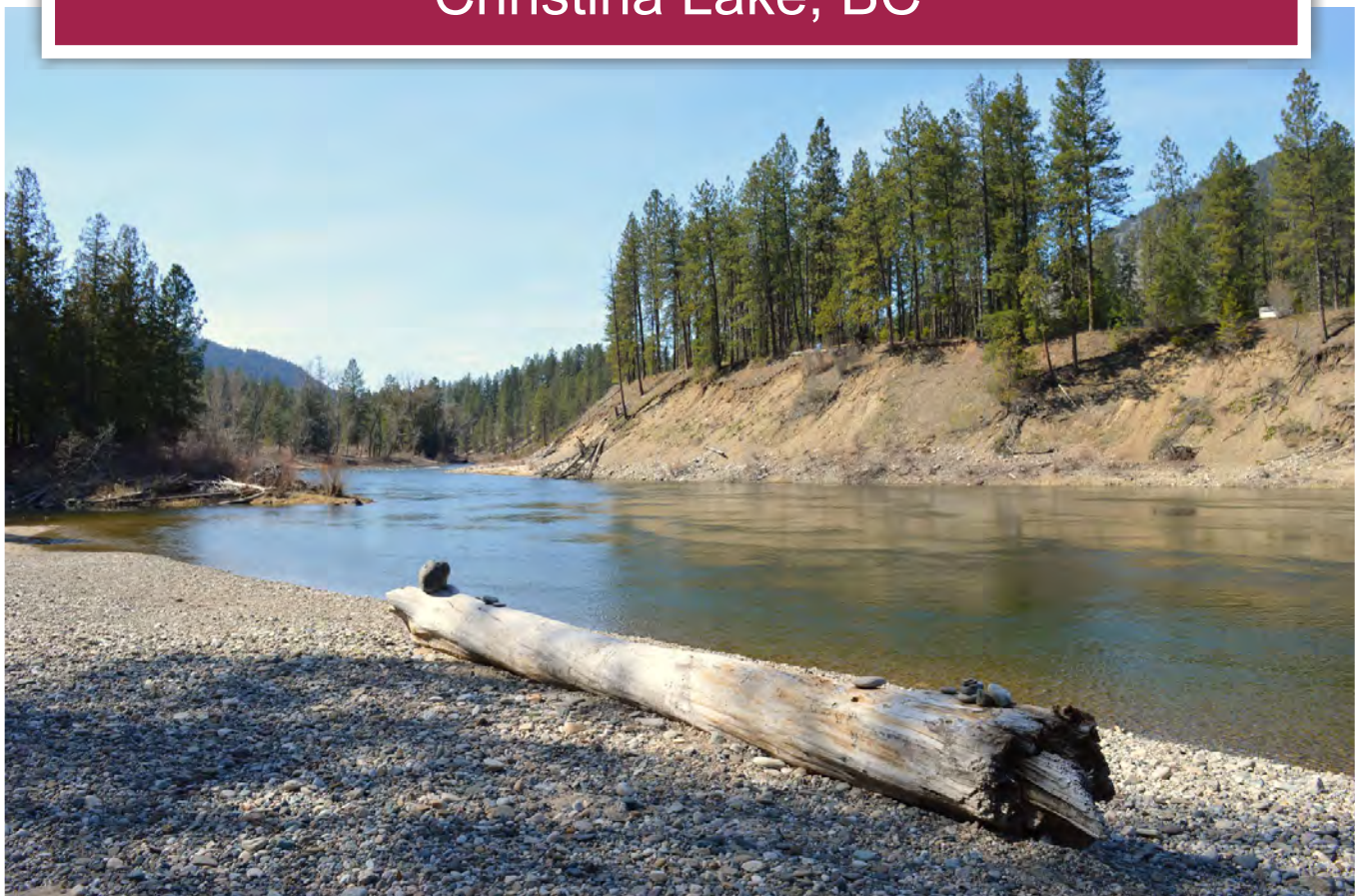




**“Ponderosa” Riverfront Ranch**  
Christina Lake, BC



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# “Ponderosa” Riverfront Ranch

Christina Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	25101
<b>Price:</b>	\$1,399,000
<b>Taxes (2024):</b>	\$2,328.83
<b>Size:</b>	250 acres ~ 2 titles
<b>Zoning:</b>	RUR1

## DESCRIPTION

Unique 250-acre ranch with over 1.9 km of outstanding frontage on the beautiful Kettle River. Located at the end of the road, this riverfront oasis feels like you are in the wilderness, but in fact you're only 10 minutes from Christina Lake and 5 minutes from the Christina Lake Golf Club. Bordered by one of the most beautiful stretches of the Kettle River to the north and the US border to the south, this acreage is the epitome of privacy. The climate in the area is one of the most desirable in British Columbia with sunny skies and growing conditions that allow you to produce almost any crop. The owner has grown many different varieties of fruits and vegetables over the years, most recently he has generated additional income through a U-pick raspberry operation. With water from springs on the hillside and a well this could be the ultimate property for self-sufficient living.

A rail line runs through the property with approximately 75 acres along the riverfront side and 175 acres on the south side extending to the US border. The riverfront area has multiple farm outbuildings and is fenced and cross fenced with paddocks for livestock or a fantastic equestrian

setup. The home is a modest 2,495 ft<sup>2</sup> with main floor and basement built in the early 1980s. Additionally, there's a cabin currently rented with a tenant who wishes to stay.

The river is one of the best-selling features of this property with the resident rainbow trout willing to take a well-placed fly, and the warm summer days will find you swimming in one of the multiple swimming holes. The river frontage has multiple sandy beaches with fire pits. The west end of the property is well-treed with mature pines and has a fantastic camping area along the river with enough space for five or six RVs. The west boundary of the property backs onto a large swath of Crown land that is difficult for the public to access, providing several hundred acres of pristine Crown land to explore on foot, ATV, or horseback.

Each of the four seasons presents its own recreational opportunities. Christina Lake has the distinction of being the warmest tree lined lake in Canada due to hot springs deep in the lake. It has a vibrant summer community with people coming from across BC and Alberta to vacation and enjoy the water sports, boating and fishing the lake has to offer. The hills surrounding the property have elk, turkeys, moose, white-tailed deer, mule deer, bears, and grouse. Anyone interested in hunting or backcountry exploration knows this is some of BC's best.

When properties like this one come on the market you buy them, because it's very difficult to find them twice.

Call the listing agent today for more information or to book a time to go by for a look.

## LOCATION

855 Ponderosa Drive - Christina Lake, BC

Christina Lake is located about half way between the West Coast and Alberta in beautiful Boundary Country, just east of junction of Highway 395 and Highway 3 (Crows nest). Spokane, WA is a 2.5-hour drive from the lake on Highway 395 and Calgary and Vancouver are 8 and 7 hours by car respectively. Castlegar Airport is a 45-minute drive east.

## DIRECTIONS

### From Vancouver, BC

Take Highway 1 east to Highway 3 outside of Hope (about 1.5-2 hours). Follow Highway 3 to Grand Forks. From there continue another 20 minutes east to Christina Lake. The entire trip is about 7 hours. Call listing representative for detailed directions to the property.

### From Kelowna, BC

Take Highway 33 to Rock Creek. Turn left onto Highway 3 to Grand Forks. From there continue another 20 minutes east to Christina Lake. This trip is about 2.5 hours. Call listing representative for detailed directions to the property.

### From Castlegar, BC

Head west on Highway 3 over the Paulson Pass to Christina Lake. This trip is approximately an hour. Call listing representative for detailed directions to the property.

### From Spokane, WA

Take Highway 395 north to the Canadian border (approx. 2.5 hours). Continue on 395 until it meets Highway 3. Turn right on Highway 3 and go just about 3 miles to Christina Lake. Call listing representative for detailed directions to the property.

## Notable Distances

- Vancouver: 522 km
- Kamloops: 368 km
- Kelowna: 203 km
- Osoyoos: 126 km
- Calgary, AB: 726 km
- Spokane, WA: 205 km

## VEGETATION

The vegetation surrounding Christina Lake is characterized by diverse forests dominated by coniferous trees like Douglas fir and western red cedar, interspersed with deciduous species such as cottonwood and trembling aspen. Shrubs and understory plants like Oregon grape and huckleberry flourish beneath the forest canopy, while riparian vegetation such as willows and alders line the shores of the lake and its tributaries. Throughout the area, especially in spring and summer, vibrant wildflowers like lupine and Indian paintbrush adorn the landscape, contributing to the region's biodiversity and scenic beauty, while also providing habitat for wildlife.

## RECREATION

Christina Lake offers a range of recreational activities for visitors to enjoy, particularly in its stunning natural surroundings. There are numerous provincial parks on the lake such as Gladstone, Christina Lake, Boundary Creek, Cascade Cove Bloom and Gilnockie Provincial Parks. Cascade Falls Trail and China Ridge Trail offer a network of hiking trails and panoramic views.

### Swimming and Beach Activities

Christina Lake is known for its crystal-clear waters, making it ideal for swimming, sunbathing, and beach volleyball.

### Boating and Water Sports

Boating enthusiasts can enjoy activities such as kayaking, paddleboarding, water skiing, and wakeboarding on the lake.

### **Fishing**

Fishing is popular on Christina Lake, known for its abundant kokanee salmon and rainbow trout. Anglers can try their luck from the shore or by boat.

### **Hiking and Nature Trails**

Explore the surrounding wilderness through a network of hiking and nature trails. Trails range from easy strolls to more challenging hikes, offering beautiful views of the lake and surrounding mountains.

### **Cycling**

Cyclists can enjoy scenic rides along paved roads or explore off-road trails in the area.

### **Golfing**

Golf enthusiasts can tee off at the nearby Christina Lake Golf Club, which offers a challenging course amidst picturesque landscapes.

### **Birdwatching and Wildlife Viewing**

Keep an eye out for the diverse wildlife that calls the Christina Lake area home, including birds, deer, and even bears.

### **Exploring Local Attractions**

Take time to visit local attractions such as Cascade Falls, which offers a refreshing waterfall hike, or explore the nearby communities for shopping and dining experiences.

### **Winter Activities**

In the winter months, visitors can enjoy activities such as snowshoeing and cross-country skiing in the surrounding snow-covered landscapes.

### **Camping**

Texas Creek Campground is a popular camping spot situated on the northern shore of Christina Lake and provides easy access to the lake for swimming and water skiing.

### **HISTORY**

The origin of the lake's name is attributed to Father Jean-Baptiste Bolduc, a Catholic missionary who named it after his mother, Christina, in the late 19<sup>th</sup> century.

Christina Lake, nestled in British Columbia's Kootenay region, has a storied history shaped by Indigenous presence, European exploration, and economic development. Indigenous peoples, including the Sinixt and Ktunaxa, inhabited the area for thousands of years, utilizing the lake's resources for sustenance and trade. European explorers and fur traders arrived in the late 18<sup>th</sup> century, followed by gold prospectors during the Fraser River Gold Rush of the 1850s, laying the groundwork for increased settlement and development.

The construction of the Dewdney Trail in the 1860s and the arrival of the railway in the late 19<sup>th</sup> century facilitated further access to the region, leading to the establishment of logging camps and farms. The lumber industry boomed in the early 20<sup>th</sup> century, shaping the local economy and attracting settlers to the area. Over time, Christina Lake evolved into a popular tourist destination, known for its pristine waters and recreational opportunities, fostering a vibrant community that celebrates its natural beauty and cultural heritage to this day.

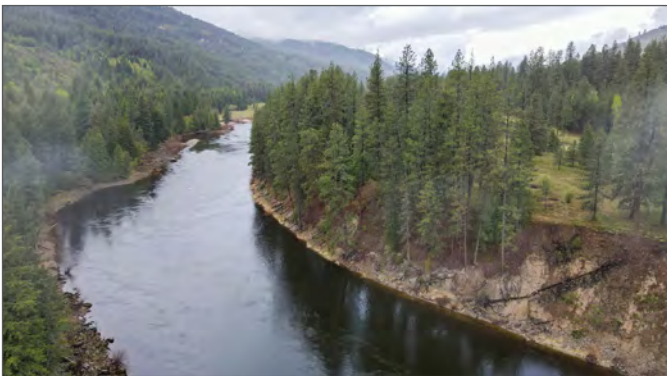
### **MAP REFERENCE**

49° 0'9.42"N and 118°15'45.60"W

### **LEGAL**

DISTRICT LOT 1299S SIMILKAMEEN DIVISION  
YALE DISTRICT EXCEPT PLANS A52 AND A254  
PID 014-905-701

THAT PART OF DISTRICT LOT 1299S SHOWN  
ON PLAN A254 SIMILKAMEEN DIVISION YALE  
DISTRICT  
PID 014-905-663

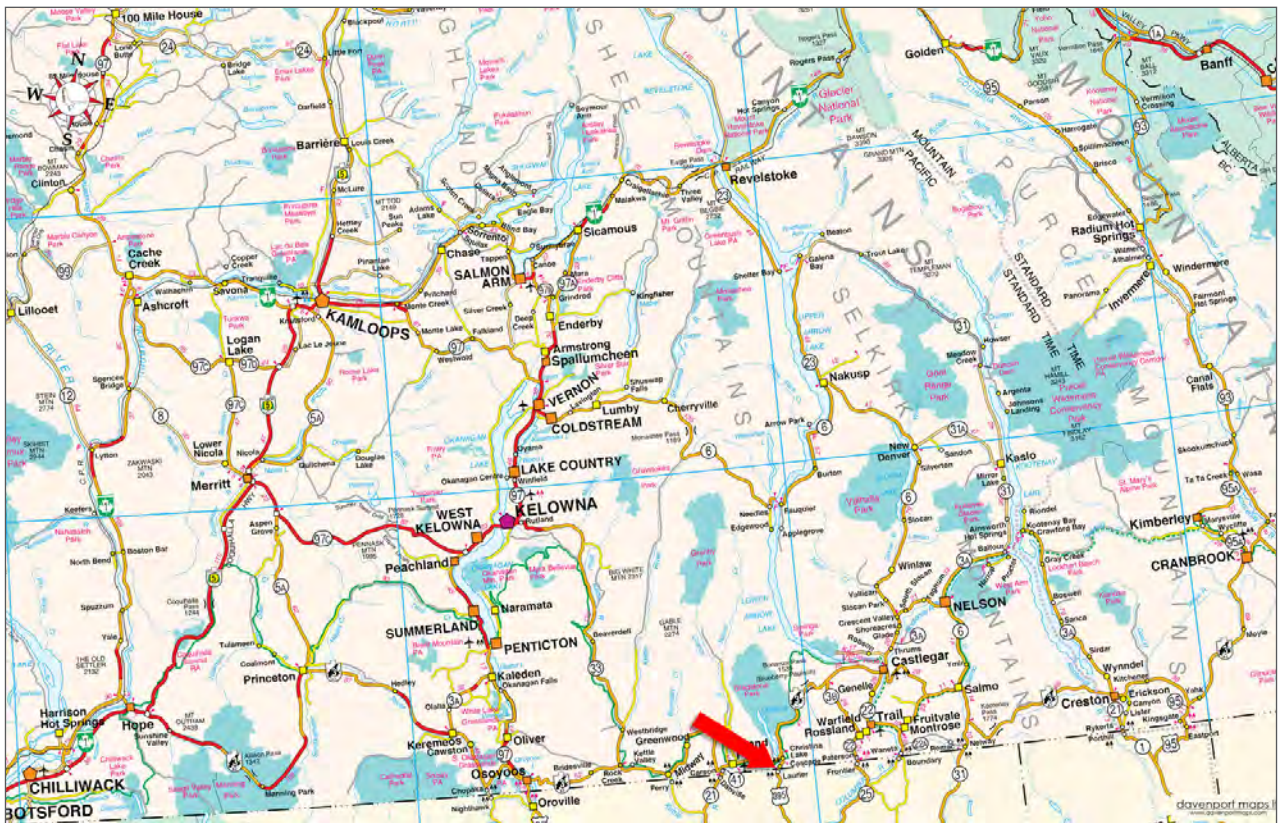




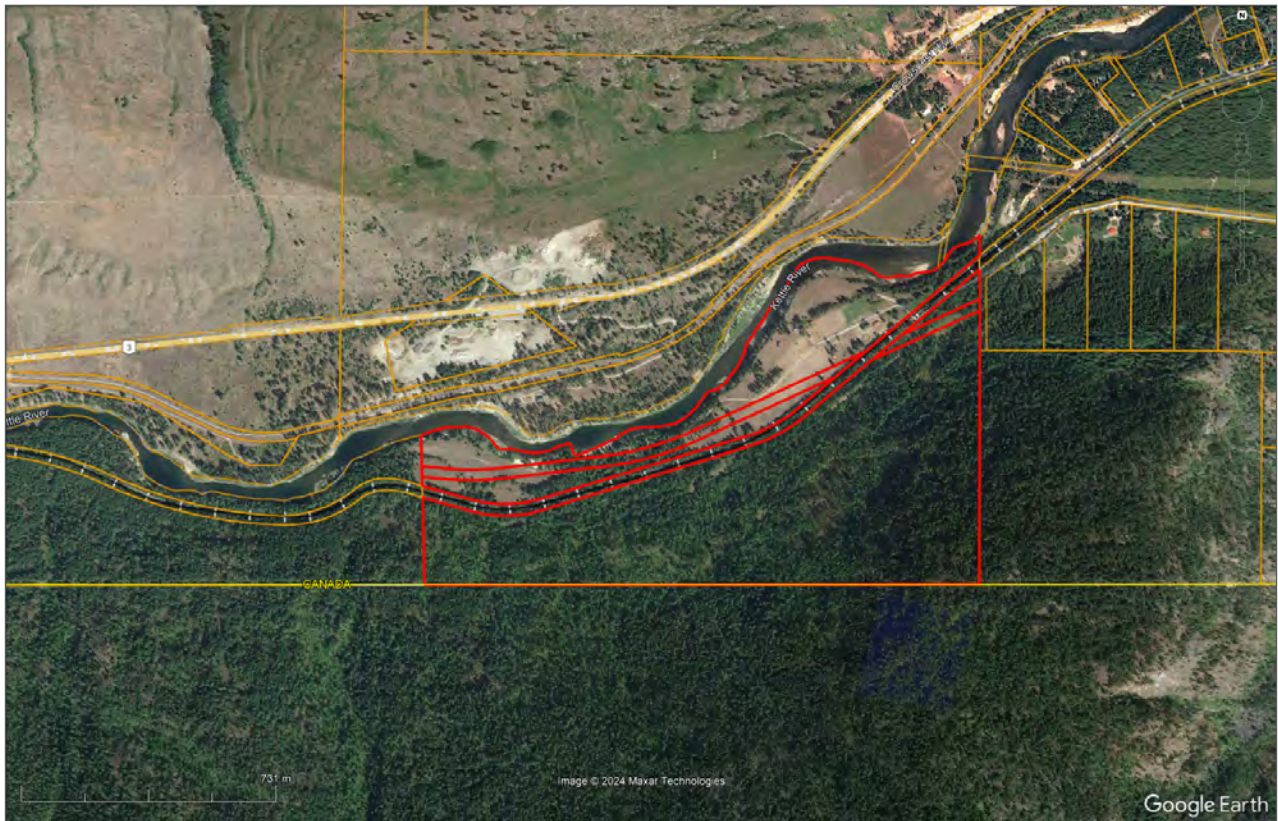


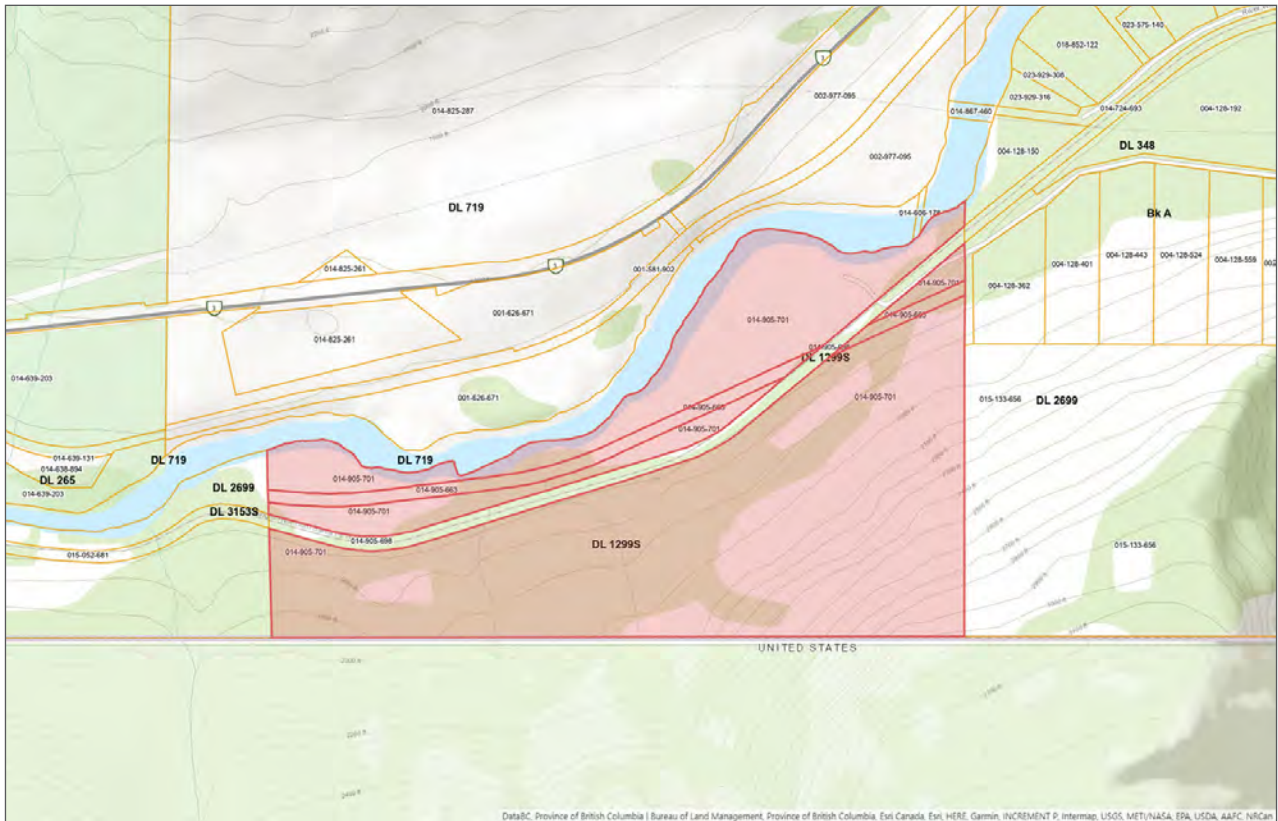
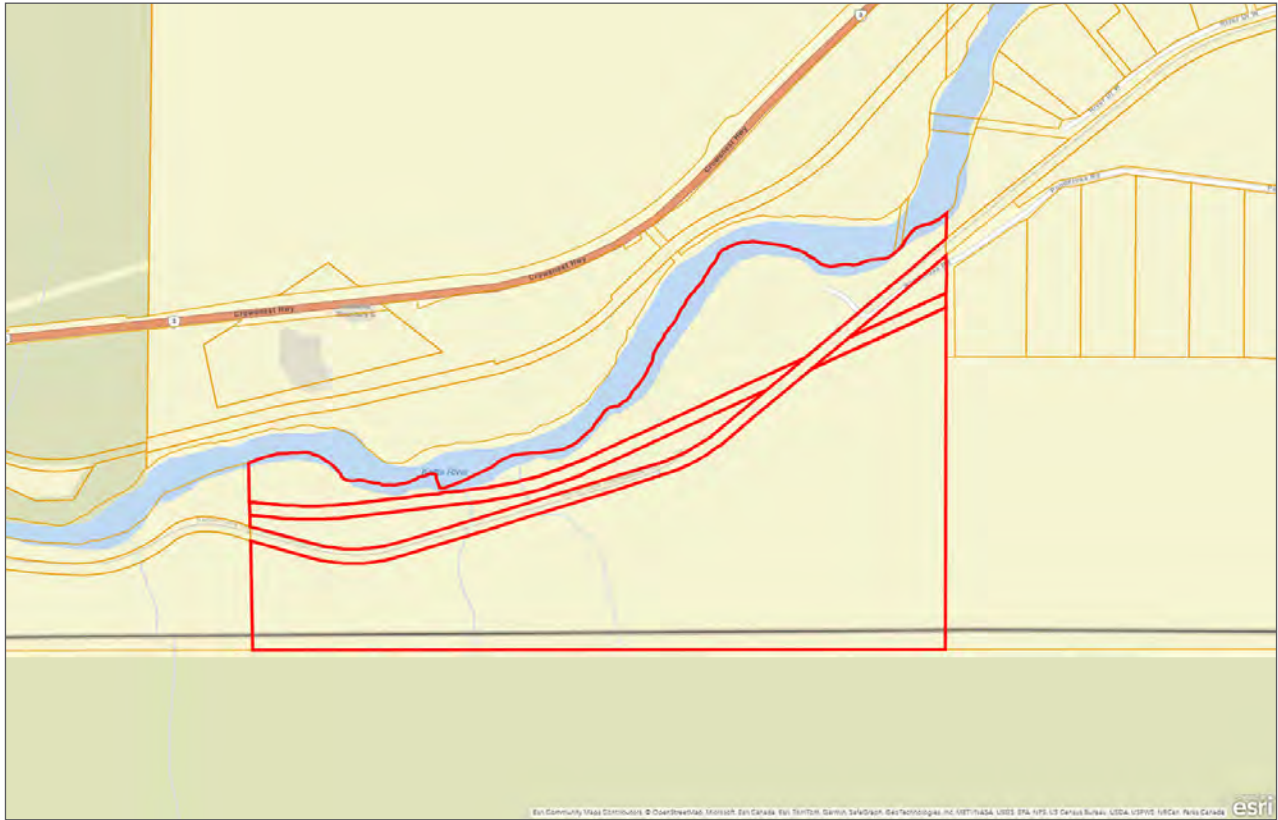
















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