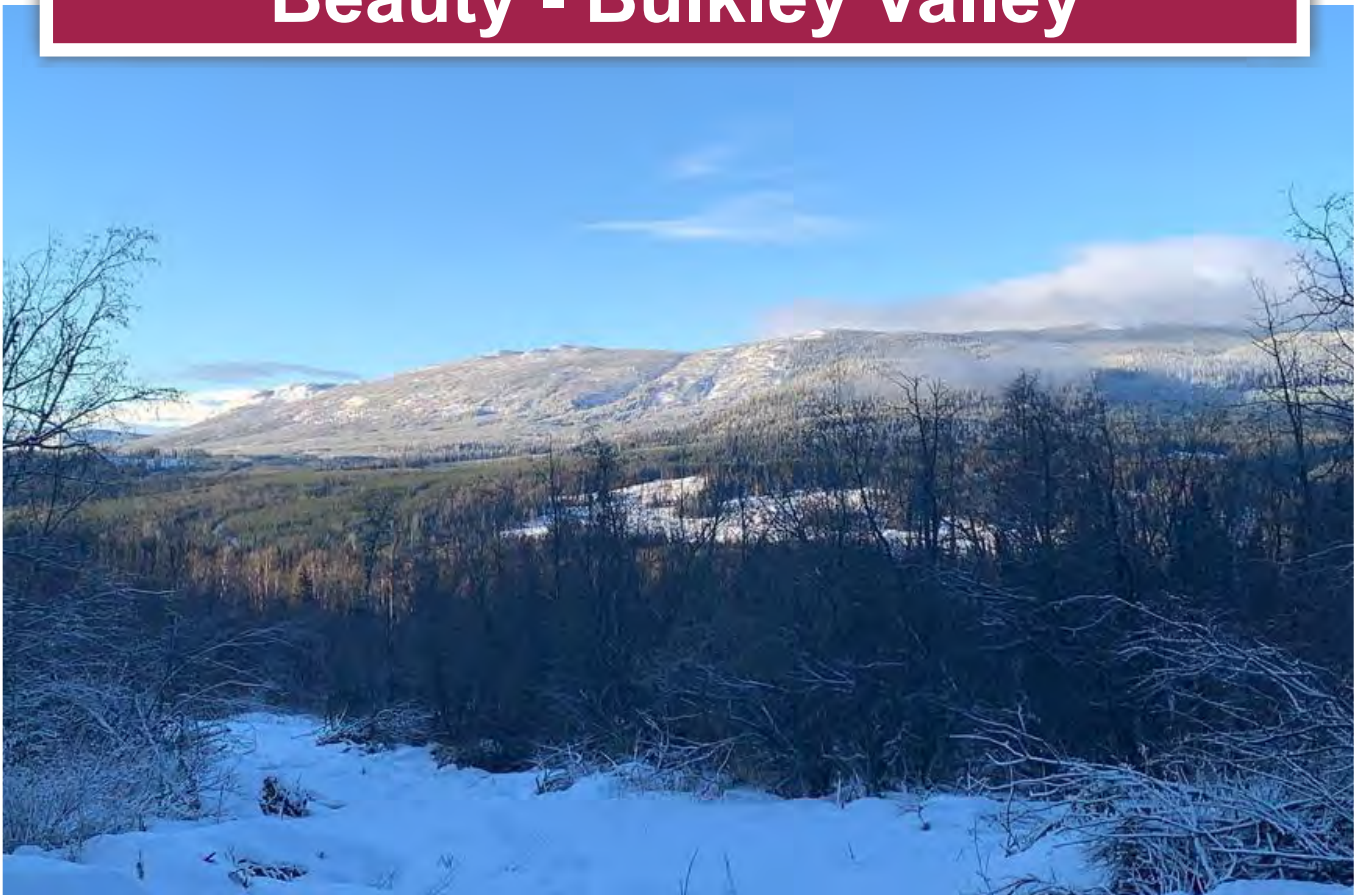




**Private 5.5 Acres with Scenic  
Beauty - Bulkley Valley**



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**Valerie Kynoch**

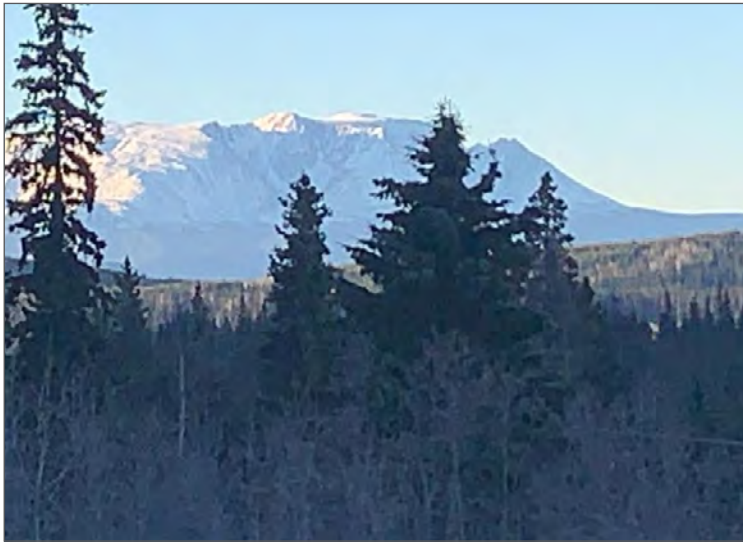
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# Private 5.5 Acres with Scenic Beauty

## Bulkley Valley

### PROPERTY DETAILS

<b>Listing Number:</b>	25006
<b>Price:</b>	\$180,000
<b>Taxes (2024):</b>	\$400
<b>Size:</b>	5.54 acres
<b>Zoning:</b>	H1

### DESCRIPTION

A perfect opportunity to own 5.5 acres with stunning landscapes in the Bulkley Valley. Located at the end of Westview Estates Road, just 5 minutes south of Houston, this property has it all. Good year-round road access, lush forest, mountain views, cleared building site, direct access to Crown land and is surrounded by mountains and numerous rivers and lakes. Enjoy crystal clear spring well water, producing approximately 10 gpm and power is on site at the driveway entrance. Current H1 zoning allows for a 2-family dwelling, however, a zoning change is set for January 23rd to allow 2 separate family dwellings on site, which makes it very affordable and ideal for multi family living or friends looking to create the perfect recreational getaway with separate cabins. Currently there is a structure on site—sold As Is Where Is—and could be used as a hunting cabin or temporary shelter while building.

### LOCATION

1850 Westview Estates Road, Houston, BC

### DIRECTIONS

#### From Houston, BC

Starting from Houston's central area, drive west along BC Highway 16 (Trans-Canada Highway). Turn onto Westview Estates Road. After a short drive on Highway 16, look for the turn-off leading to Westview Estates Road. Take the left turn onto Westview Estates Road.

Approximate Drive Time: About 5 to 10 minutes. Total Distance: Less than 5 kilometres (approximately 3 miles).

### AREA DATA

Westview Estates is located 5 minutes south of the town of Houston, which is in the Bulkley Valley region of northern British Columbia, approximately 300 km west of Prince George. The area is known for its natural beauty, with surrounding forests, rivers, and mountainous terrain.

Houston is a small town with a population of around 3,000 to 4,000 people. It serves as a hub for forestry, agriculture, and outdoor recreation, including fishing, hiking, and snowmobiling. The town has a friendly community atmosphere, with a mix of residential and rural properties.

Houston has various amenities such as grocery stores, schools, medical services, and local shops. The town is also known for being a gateway to nearby outdoor activities in the Wells Gray Provincial Park, Kispiox River, and other nature reserves.





The climate in Houston is characterized by cold, snowy winters and warm, dry summers. Average winter temperatures can fall below freezing, with snow accumulations common. Summers are typically mild with temperatures ranging from 15°C to 25°C (59°F to 77°F).

Houston is accessible via Highway 16 (Trans-Canada Highway), which runs through the town and connects it to major centers like Prince George, Smithers, and Vanderhoof.

## VEGETATION

The vegetation in and around Houston is typical of the Sub-Boreal Spruce Zone, a region found in the central interior of British Columbia. The area's climate and geographic location contribute to its rich mix of forest types, wetlands, and grasslands.

The forests around Houston are dominated by coniferous species, especially spruce (mainly Sitka spruce and white spruce), pine (particularly lodgepole pine), and Douglas fir. These species thrive in the cool and moist climate of the region. You will also find tamarack, western hemlock, and

black spruce in some areas, especially in wetter zones. Along with the coniferous trees, there are also deciduous species in the area. Aspen and poplar trees (such as black cottonwood) are common, especially in the lower and more disturbed areas like riparian zones (areas near rivers and streams). The forest understory is filled with various shrubs like salal, huckleberry, blueberry, and rhododendron. In the wetter areas, you might find willows and alder.

The wetlands around Houston support a variety of aquatic plants and riparian vegetation, such as cattails, sedge, and bulrushes. These plants thrive in the moist, lowland areas and along riverbanks and lake shores. Along rivers such as the Bulkley River, you may also find willow and birch groves.

In more open areas, particularly in the valley bottoms and along disturbed sites, you'll encounter grasslands. These regions are often populated by native grasses like bluebunch wheatgrass, needle-and-thread grass, and fescue. Wildflowers, such as goldenrod and lupine, can be abundant in the warmer months.

The cooler and shaded areas, particularly in the dense forests, support an abundance of mosses and lichens. These are common on tree trunks, rocks, and the forest floor, especially in the more humid parts of the region.

Spring and summer bring a variety of wildflowers to the region, including species such as Indian paintbrush, fireweed, purple aster, lupine, and violet. These wildflowers often thrive in disturbed or open areas where sunlight is abundant.

## RECREATION

Houston is surrounded by stunning natural landscapes and offers a wide range of outdoor recreation activities. The area's diverse ecosystems, including forests, rivers, and lakes, make it a year-round destination for outdoor enthusiasts.

Mile 52 Hiking Trail is a popular hiking route offers a scenic, moderate-to-strenuous hike through forested areas and provides views of the Bulkley Valley. It's a great way to explore the local flora and fauna.

Silvern Lake Trail is a beautiful and relatively easy trail that leads to Silvern Lake, perfect for a short hike with views of the surrounding mountains and peaceful lake.

Morice Mountain has several trails, ranging from easy walks to more challenging hikes. Hikers can explore the forested slopes and enjoy panoramic views of the valley.

Located right in Houston, the Houston Nature Trails offer a range of easy walking routes that allow visitors to enjoy the local flora, fauna, and wildlife.

The Bulkley River, running near Houston, is a renowned fishing destination, famous for its steelhead trout, salmon, and rainbow trout. Anglers can enjoy fishing from the banks or from boats in the river's many accessible spots.



The Morice River, a tributary of the Bulkley, offers excellent fishing opportunities, particularly for salmon and trout.

Silvern Lake is known for its rainbow trout and lake trout, Silvern Lake is a great spot for fishing, especially during the summer months. This is a popular spot for swimming during the summer months. The cool, clear waters offer a refreshing dip after a day of hiking or fishing.

The area around Houston is dotted with many smaller lakes and streams that offer more intimate fishing experiences for those looking to get away from the crowds.

The picturesque Silvern Lake is ideal for canoeing, kayaking, or boating. The calm waters and beautiful surroundings make it a relaxing spot to enjoy the outdoors.

Many lakes and rivers around Houston are accessible by small boats for fishing or leisurely paddling. You can bring your own boat or rent one in town if available.

Silvern Lake Provincial Park is a popular camping area is located near Silvern Lake and offers both tent sites and RV-friendly spots. The park is well-known for its peaceful environment and proximity to hiking trails, fishing, and swimming.

The area around Morice Mountain offers various mountain biking trails that range in difficulty. The forested trails provide a great way to enjoy the outdoors while getting some exercise.

The town of Houston has a few local bike trails suitable for recreational cycling, and the surrounding areas provide scenic routes for longer biking adventures.

While Houston itself does not have a large ski resort, there are cross-country skiing opportunities in the surrounding forests, such as the Houston Nordic Ski Club. For downhill skiing or snowboarding, travelers can visit resorts in nearby areas, like Hudson Bay Mountain Resort near Smithers. Houston's forests and snow-covered trails provide ideal terrain for snowshoeing in the winter months. Popular trails include those near Morice Mountain or along the Bulkley River.

The area is known for excellent snowmobiling opportunities. The nearby Morice Mountain and Silvern Lake areas are popular for snowmobilers, offering wide open spaces and well-maintained trails.

Houston is located in a region where hunting is popular, with species such as black bear, moose, deer, and waterfowl available. Hunting is regulated by local authorities, so it's important to be aware of hunting seasons, regulations, and licenses.

There are numerous off-road trails surrounding Houston that are perfect for ATVing and dirt biking. These trails can take you deep into the forests and offer a thrilling way to explore the landscape.

Houston has a community pool where visitors can swim, especially during warmer weather.

Horseback riding is another activity some people enjoy in the Houston area, particularly for those who enjoy exploring the wilderness on horseback.



There are nearby areas where you can ride through forests, along rivers, and through fields.

Houston's natural surroundings make it a versatile recreation hub year-round, attracting those who enjoy both summer and winter outdoor activities. Whether you're into relaxing activities like fishing or more adrenaline-driven sports like snowmobiling, there's something for everyone!

## MAP REFERENCE

54°16'53.99"N and 126°37'11.08"W

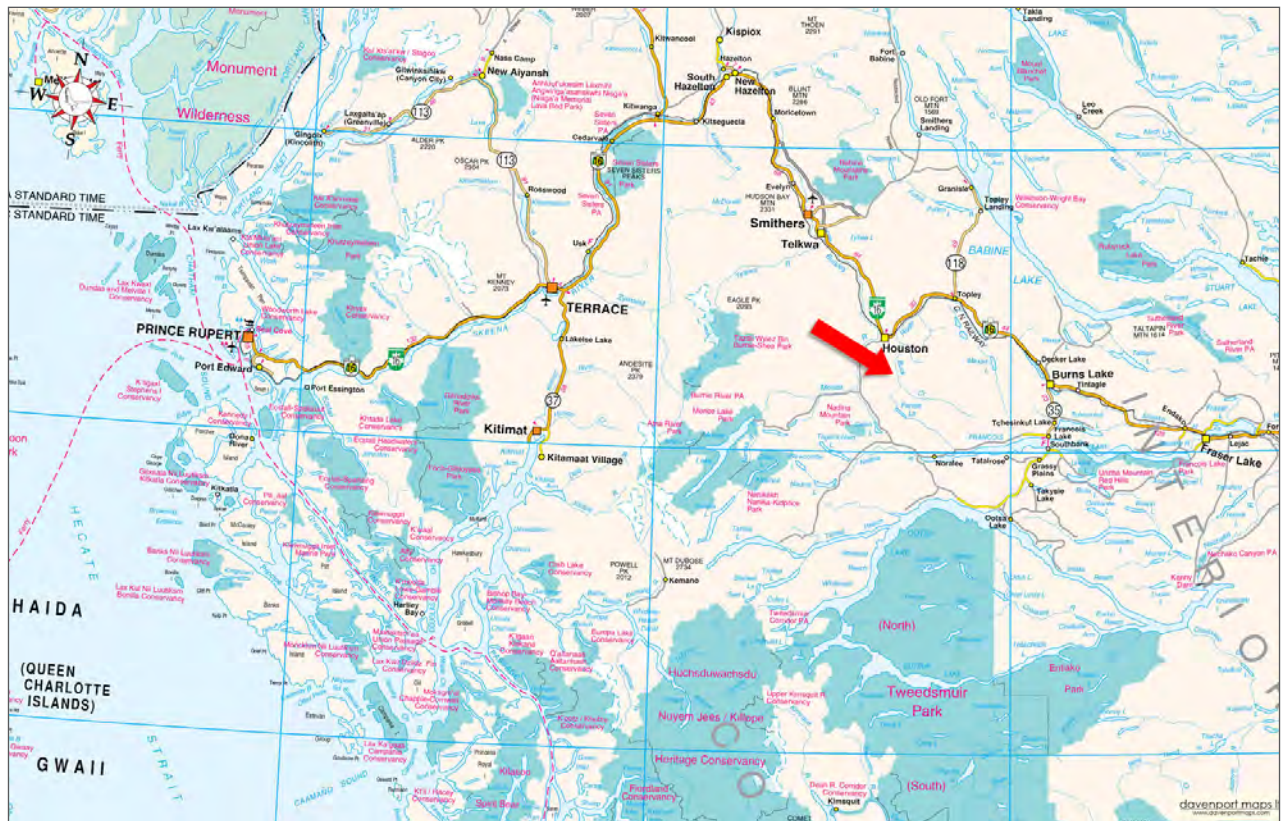
## SERVICES

Property is currently off the grid, but there is a Hydro pole on the property at the driveway entrance.

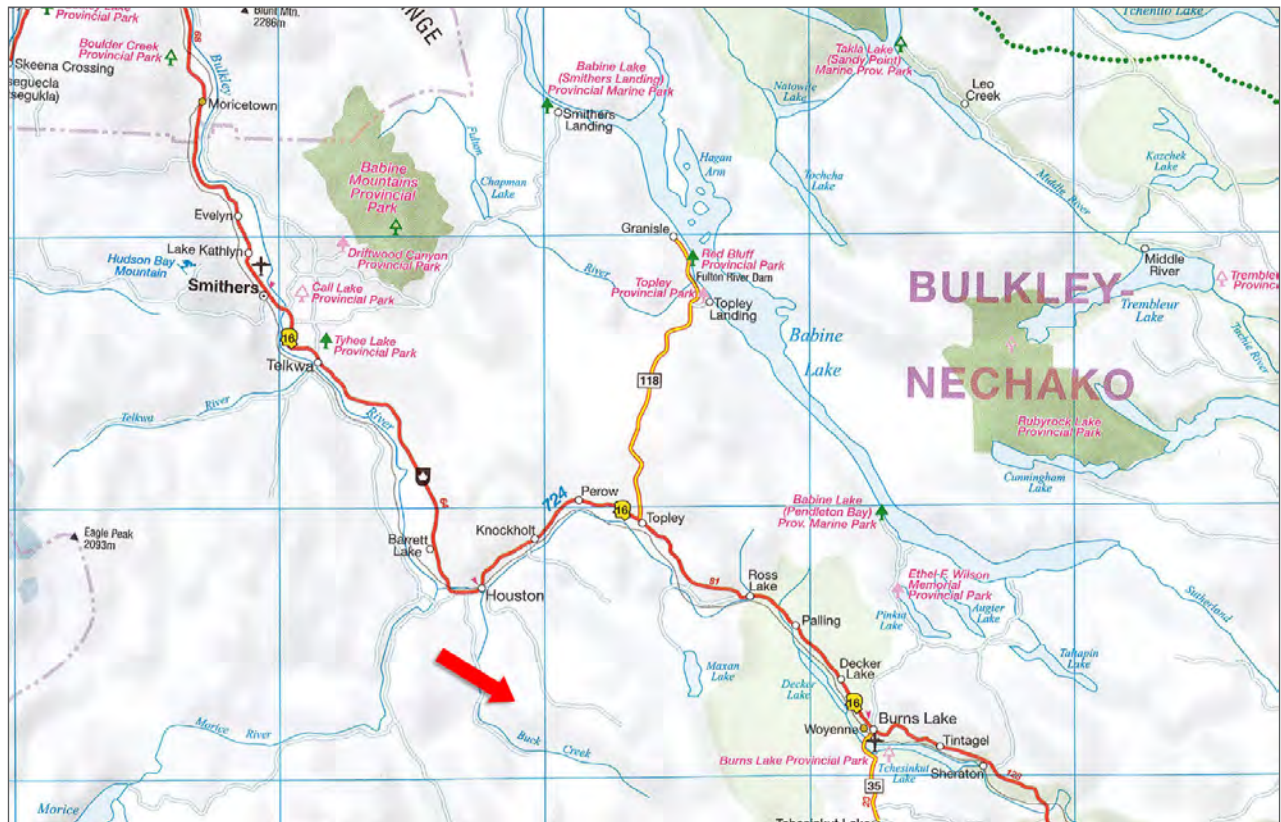
## LEGAL

LOT 6 DISTRICT LOT 5199 RANGE 5 COAST  
DISTRICT PLAN PRP41782 - PID 023-954-426

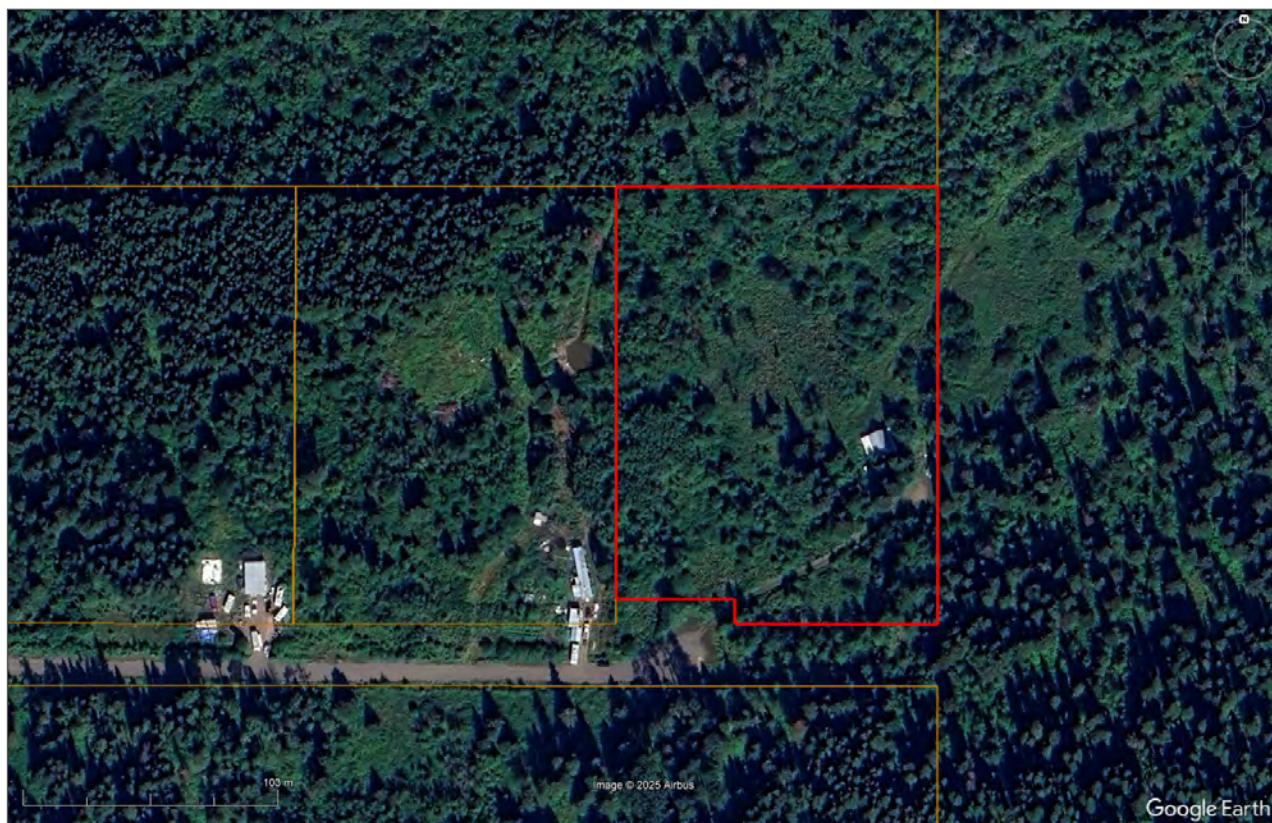
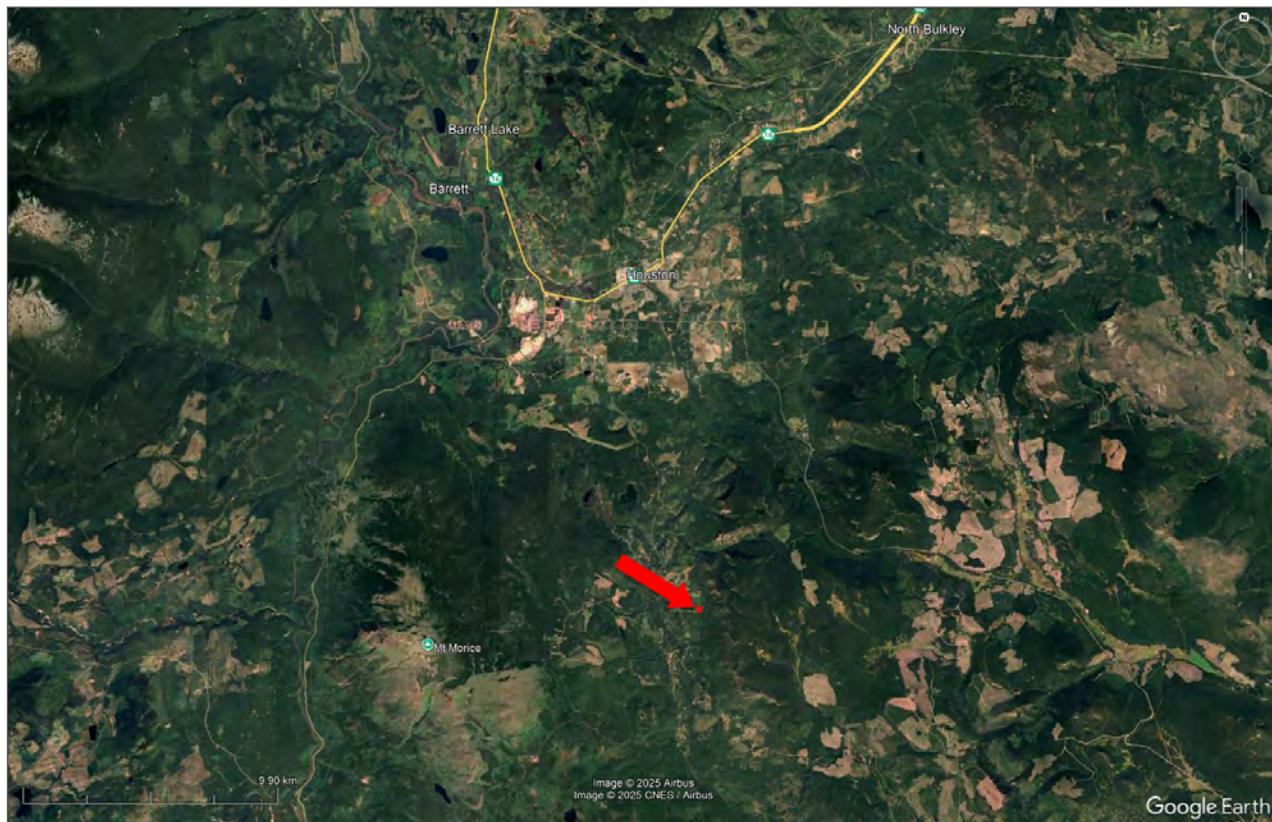


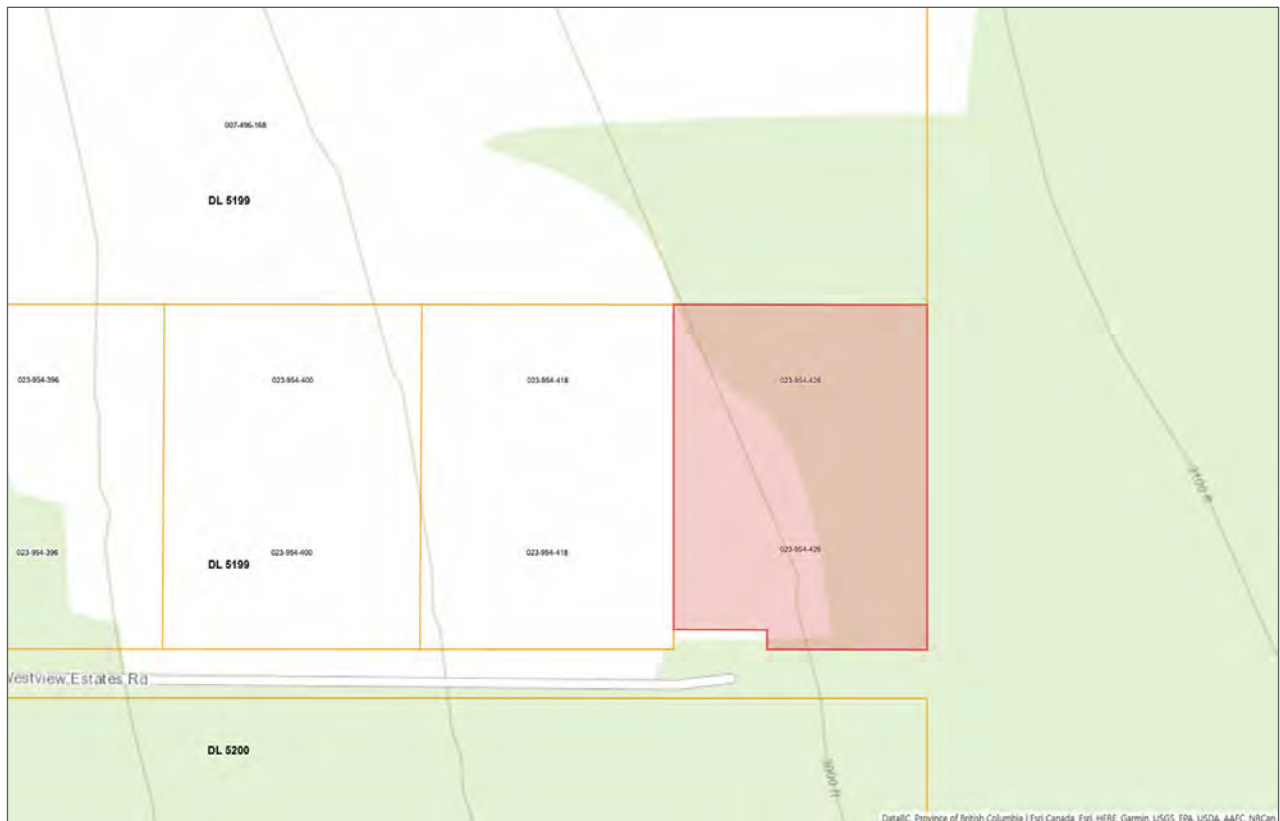
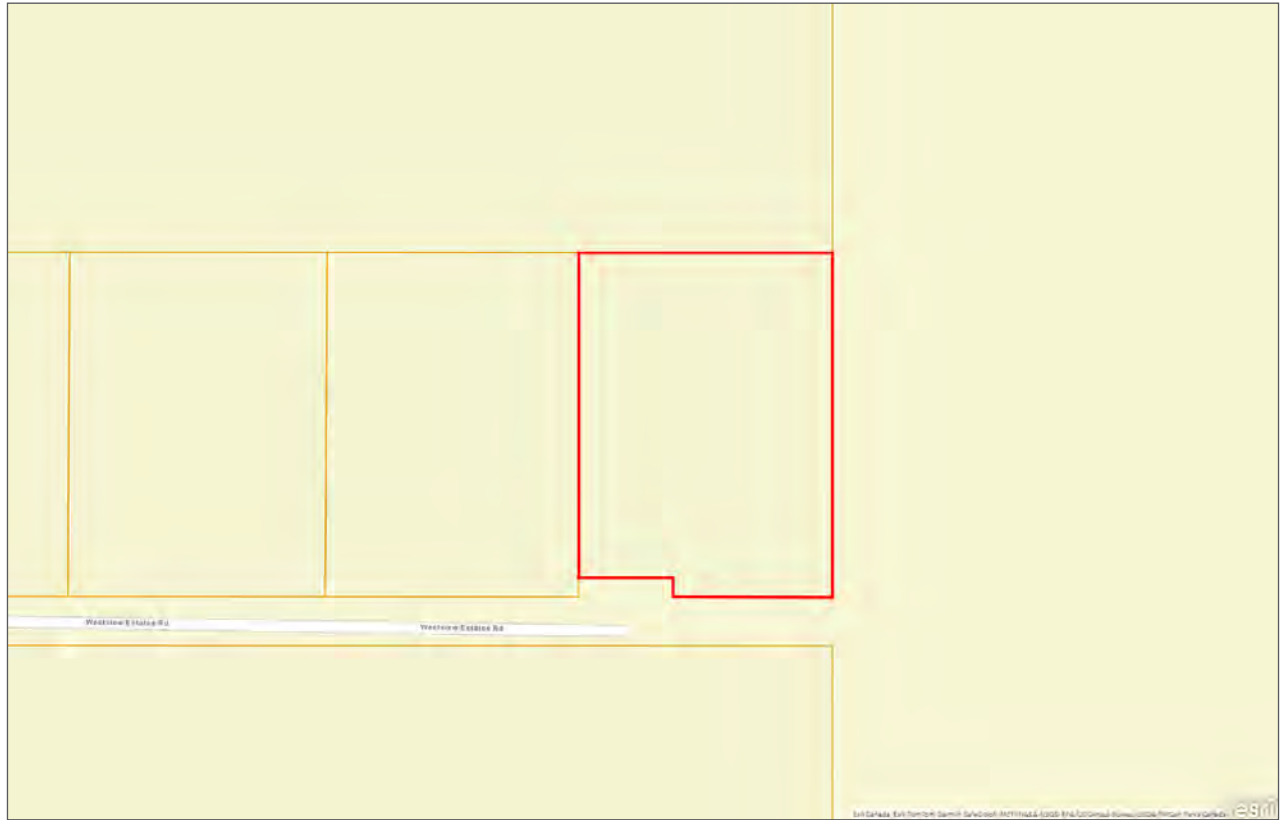














## Notes

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