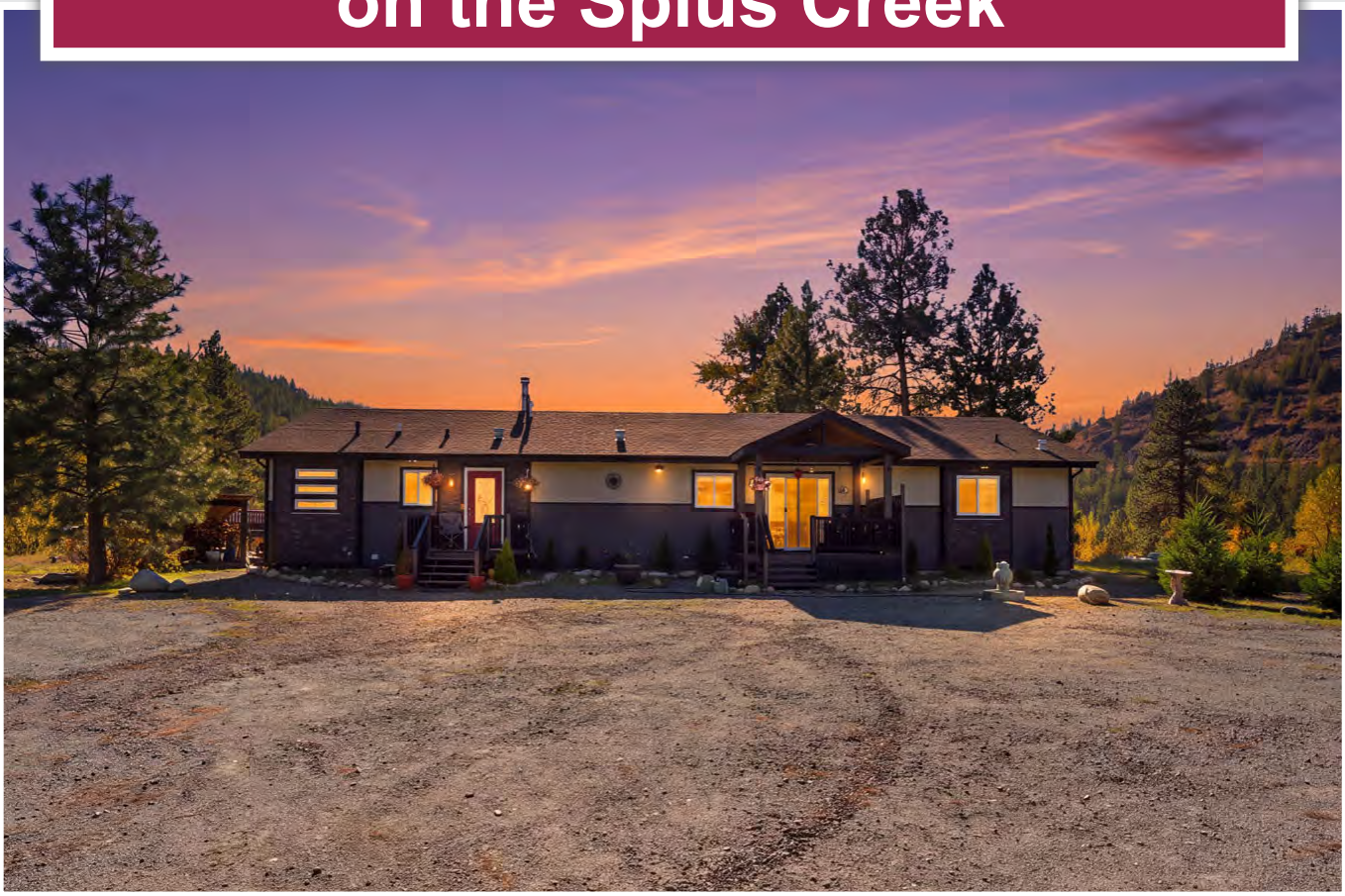
LANDQUEST
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9.8-Acre Private Country Retreat on the Spius Creek



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Personal Real Estate Corporation
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9.8-Acre Private Country Retreat on the Spius Creek - Merritt, BC

PROPERTY DETAILS

Listing Number:	26253
Price:	$919,500
Taxes (2025):	$1,790.50
Size:	9.8 acres
Zoning:	RL-1

DESCRIPTION

Private Country Retreat on Spius Creek - A Modern Haven of Comfort, Beauty & Opportunity

Welcome to your private country sanctuary—nestled on 9.8 flat, fully usable acres along the gurgling Spius Creek, (sometimes referred as Petite Creek) where recreation, relaxation, and opportunity all meet at your doorstep. This exceptional 2021 modular home rests on a solid 4 ft concrete foundation and combines modern craftsmanship with rural tranquility, offering 1,890 sq. ft. of bright, open-concept living space designed for today's lifestyle.

Step inside and be greeted by vaulted ceilings, expansive windows, and abundant natural light that frame stunning views of the surrounding countryside. The gourmet kitchen is a chef's dream—complete with stone countertops, a massive island, pantry, and stainless-steel appliances—perfectly flowing into the spacious living and dining areas for effortless entertaining.

The primary suite is a peaceful retreat featuring a walk-in closet and a spa-inspired ensuite with a luxurious jetted tub. With three bedrooms, two bathrooms, and a bonus family room opening directly onto a huge back deck, this home is designed for both comfort and connection. Unwind in the hot tub, take a dip in the 18 x 33 ft above-ground pool, or simply soak up the serenity of your surroundings.

Built in 2021, this home is still under warranty, offering peace of mind and the benefits of modern efficiency, including superior insulation, a heat pump with propane backup, and a cozy wood stove for those crisp evenings. Large windows capture endless light and picturesque views, while the open layout enhances the sense of space throughout.

Outdoors, the possibilities are endless. Over half of the property enjoys beautiful creek frontage, complete with sandy beaches and private spots perfect for fishing, swimming, or picnicking. The land is flat and fully usable, ideal for hobby farming, gardening, or expanding your outdoor living space. There's even a developing Christmas Tree Farm, with 600 Douglas fir trees granting the property farm status and added income potential.

Practical amenities abound—a 20 x 30 ft detached carport, two large Costco sheds, a 12 x 20 ft insulated equipment shed with a concrete floor, plus an implement shed in the lower field provide exceptional storage and workspace. The drilled well delivers an impressive 30 gpm and includes a UV filtration system for pristine water year-round.

Located just 20 minutes from Merritt, this retreat offers the best of both worlds—a private, quiet setting in one of the valley's most desirable areas, yet close enough for convenient access to town.



Enjoy year-round recreation, from hiking, ATVing, and fishing to snowshoeing in winter, all right from your doorstep.

Whether you're seeking a peaceful full-time residence, an investment property with income potential, or a stunning weekend escape, this property truly offers it all—modern luxury, rural beauty, and endless opportunity.

LOCATION

3020 Prospect Creek FSR, Canford - Nicola Valley, Merritt, BC

DIRECTIONS

From Merritt, take Highway 8 and head West towards Spences Bridge for 18 km. Turn left onto Sunshine Valley Road, continue for 1.3 km continue onto Spius Creek Road, then keep right over bridge onto Prospect Creek Road. Property is on the left.

AREA DATA

Tucked in the heart of the sun-soaked Nicola Valley, the Prospect Creek area near Canford, BC is where wide-open country meets tranquil creekside living—just 20 minutes from Merritt and only a short drive to Nicola-Canford Elementary School.

Picture waking up to endless blue skies, golden grasslands swaying in the breeze, and the gentle sound of Spius Creek flowing nearby. The landscape feels like something out of a western painting—rolling meadows sprinkled with Ponderosa pine and Douglas fir, soft sandy creekbanks perfect for morning coffee strolls, and distant hills that glow amber at sunset. It's quiet, it's private, and it's absolutely stunning.

The land here is wonderfully alive. In spring, wildflowers bloom across the open fields, while tall grasses dance in the warm valley wind. You'll find shady groves along the creek where willows and alders dip their roots into the cool water, and the air carries the clean scent of pine. It's the kind of place

where evenings are spent around the firepit under a billion stars, and mornings start with birdsong echoing through the valley.

Because of its dry, sunny climate, this region is perfect for people who love being outdoors—gardening, horseback riding, or exploring right from your own backyard. The flat, usable land makes everything easy, whether you dream of growing your own food, planting more trees, or just having room to roam.

The forested slopes nearby offer shady hiking spots, while the creek invites summer dips and lazy afternoons by the water. And when you need to head into town, Merritt's shops, restaurants, and amenities are just minutes away, making it easy to enjoy both country peace and modern convenience.

Prospect Creek isn't just a location; it's a lifestyle. It's where you trade traffic for trails, streetlights for starlight, and deadlines for downtime. Whether you're sipping wine on your deck, tending a garden, or cooling off in the creek, this is the kind of place that makes every day feel like a weekend getaway—close to everything, yet a world apart.

VEGETATION

The Prospect Creek area near Canford lies within the beautiful Nicola Valley, part of BC's Southern Interior Plateau. This region is known for its semi-arid climate, open skies, and diverse mix of grassland and dry forest ecosystems. The valley bottoms and flat lands along Prospect and Spius Creeks are typically covered in native bunchgrass and shrub-steppe vegetation, including bluebunch wheatgrass, Sandberg's bluegrass, and a variety of hardy wildflowers and forbs. Scattered Ponderosa pines and Douglas firs punctuate these open fields, adding a classic interior-grassland character to the landscape. The soils here are generally well-drained and rich in mineral content, formed from glacial and lacustrine deposits that support both natural grassland and cultivated areas.

Moving upslope from the creek, the vegetation transitions into open forests of Douglas fir and Ponderosa pine, adapted to the region's dry summers and cold winters. These stands are typically park-like, with grassy understories and occasional shrubs that thrive in the well-lit, dry conditions. Along the creeks themselves, riparian vegetation forms a lush contrast to the surrounding dryness. Streambanks are lined with willows, alders, cottonwoods, sedges, and moisture-loving grasses that stabilize the banks and provide shade for fish and wildlife. These green corridors add texture and ecological richness to the valley.

Because the area experiences warm, dry summers, wildfire resilience is a natural consideration—grasslands and pine forests here are fire-adapted ecosystems, and local land management plans emphasize careful vegetation maintenance. For property owners, this means balancing open space with well-kept native growth. The environment is well suited to drought-tolerant landscaping, small-scale agriculture, and tree planting, such as the Douglas firs already established on the property. Overall, vegetation in the Prospect Creek area offers a mix of scenic grasslands, mature evergreens, and vibrant riparian zones, creating a landscape that is both ecologically diverse and visually striking.

RECREATION

Owning property along Prospect Creek near Canford means stepping into a lifestyle built around year-round adventure, nature, and relaxation. Every season here offers something new to explore, right from your own backyard. In spring, the valley comes alive with color—perfect for hiking, horseback riding, or wandering along your own stretch of Spius Creek, where you can fish for trout, skip stones, or picnic on the sandy



beaches. The open acreage is ideal for gardening, tree planting, and watching the local wildlife—deer, eagles, and songbirds are regular visitors.

Summer is where this property truly shines. Long sunny days invite swimming or floating in the creek, relaxing in the pool or hot tub, and outdoor entertaining on the expansive deck. ATV and dirt-bike enthusiasts can hit endless backcountry trails right from the property, while hikers and bikers can explore the nearby hills and ridges for panoramic valley views. Evenings are best spent around a crackling firepit, watching the sunset fade into a canopy of stars with no city lights to dim the sky.

As autumn arrives, the Nicola Valley transforms into a painter's palette of golds and reds—perfect for photography, hiking, and cozy nights by the wood stove. Hunters, anglers, and outdoor lovers will find countless opportunities nearby, with abundant wildlife and pristine waters just minutes away. Winter brings its own charm, with peaceful snowfalls turning the property into a private wonderland. Go snowshoeing, cross-country skiing, or sledding right from your land, then warm up by the fire or enjoy a soak in the hot tub under a clear, starry sky.

Living here means never running out of ways to enjoy the outdoors. Whether it's creekside relaxation, off-road exploration, or simply breathing in the crisp country air, this property offers recreation for every season—a true four-season playground in the heart of the Nicola Valley.

MAP REFERENCE

50° 8'5.99"N and 121° 1'54.24"W

INVESTMENT FEATURES

There is a developing Christmas Tree Farm, with 600 Douglas fir trees granting the property farm status and added income potential. Sellers have advertised on HipCamp and hosted a dry campsite by the creek.

SERVICES

- Wi-Fi
- Cell service
- BC Hydro
- Propane
- Drilled well
- Septic
- Heat pump

IMPROVEMENTS

- 2-car garage
- 1 large deck
- 2 porches
- 1 equipment/workshop insulated, concrete
- 2 Costco sheds
- Implement shed in lower field by the trees

LEGAL

LOT A SECTION 35 TOWNSHIP 13 RANGE 23 WEST OF THE 6TH MERIDIAN KAMLOOPSDIVISION YALE DISTRICT PLAN KAP92923

PID 029-026-580


















The Sandilands











































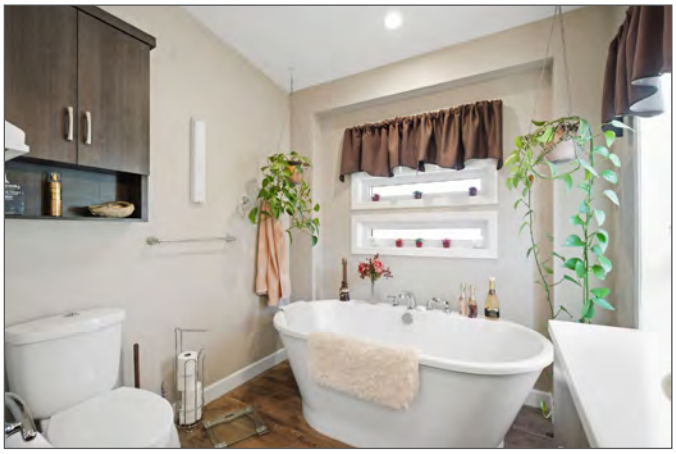
















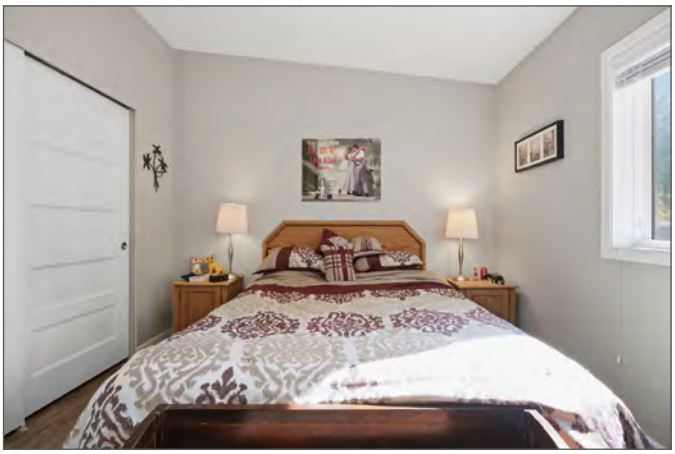


















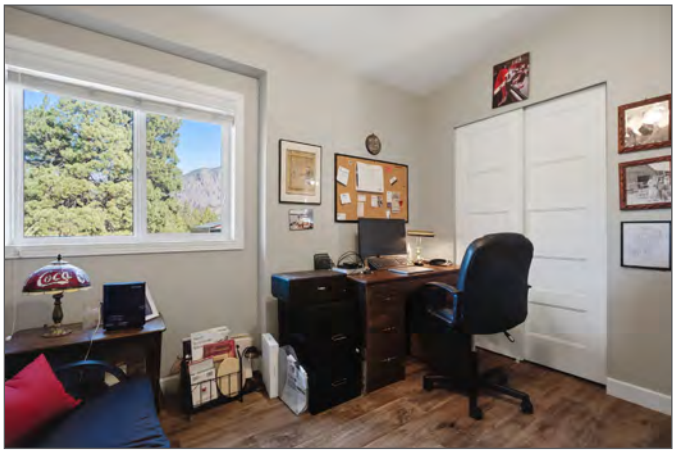

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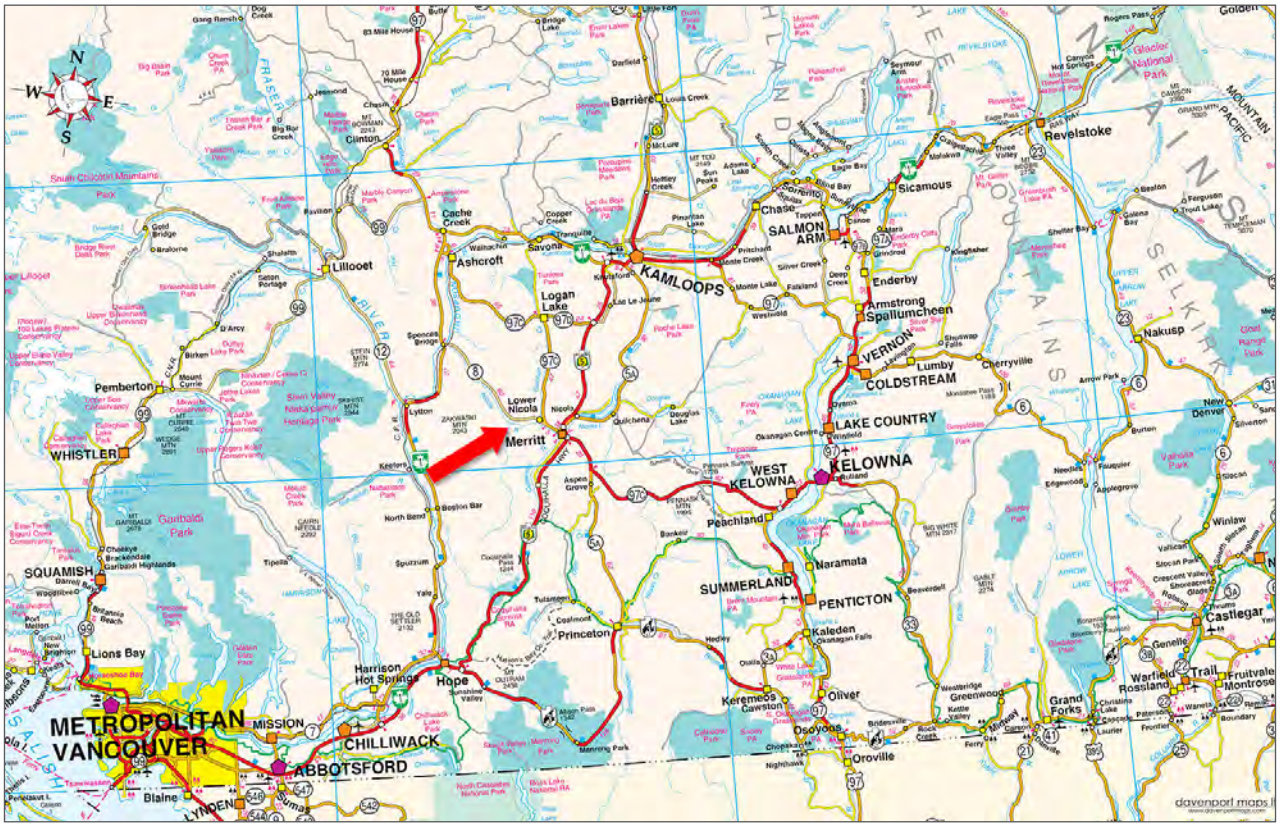








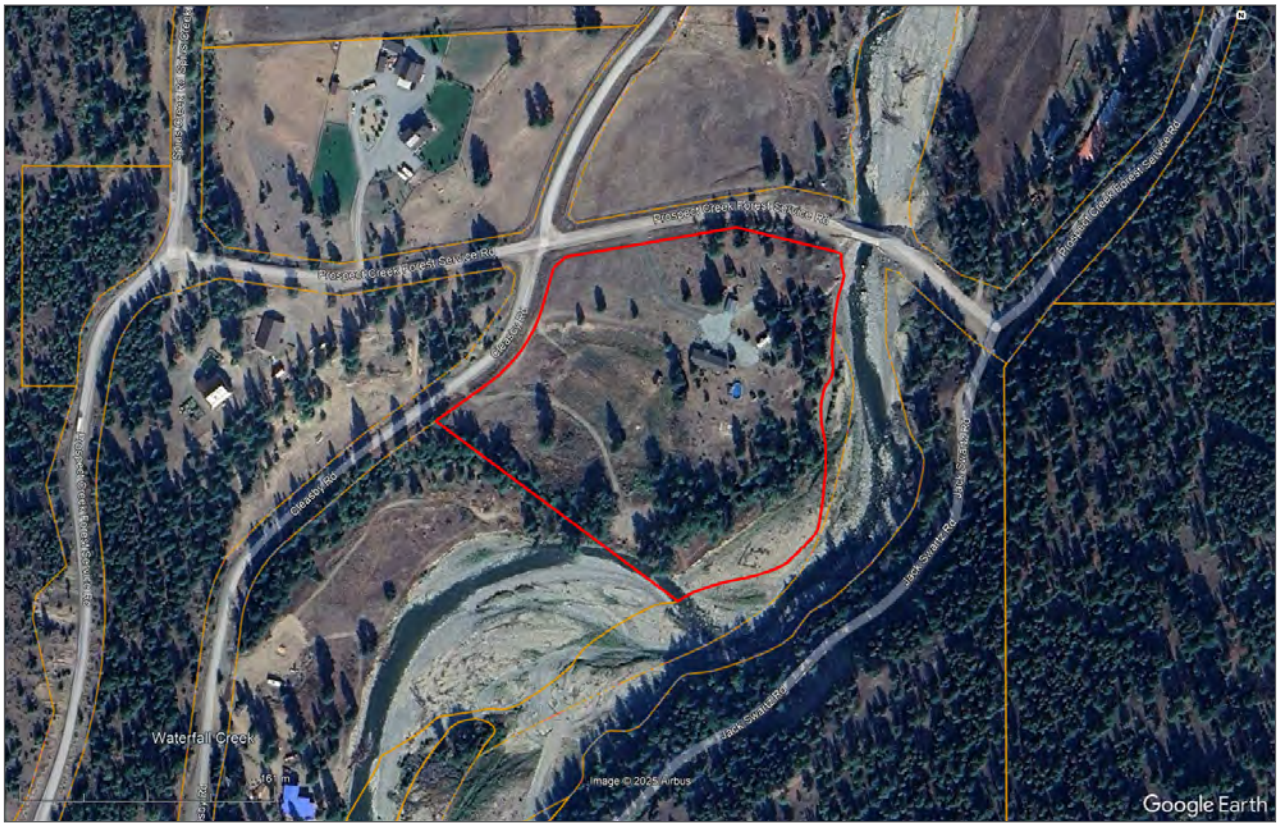


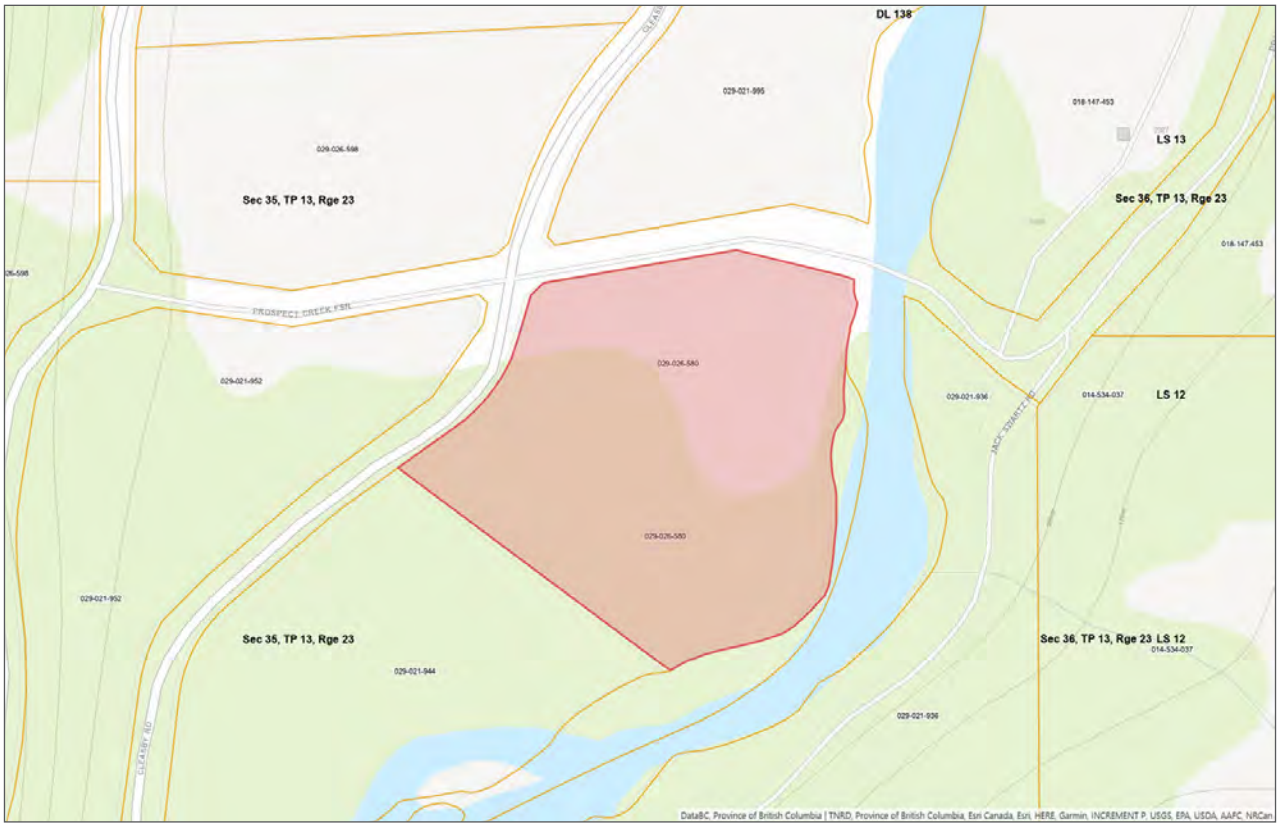

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Revelstoke
Sicamous
SALMON ARM
Chase
Enderby
KAMLOOPS
Ashcroft
Cache Creek
Clinton
Barriere
Lillooet
Logan Lake
Merritt
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
Cherryville
Nakusp
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Oliver
Osoyoos
Oroville
Keremeos
Princeton
Hope
Harrison Hot Springs
CHILLIWACK
ABBOTSFORD
MISSION
METROPOLITAN VANCOUVER
Blaine
Lions Bay
SQUAMISH
WHISTLER
Pemberton
Lillooet
Lytton
Castlegar
Trail
Grand Forks
Greenwood
Rossland
Warfield
Fruitvale
Montrose
Genelle
Winlaw
New Denver
Nakusp
Golden
Glacier National Park
Revelstoke
Monashee Mountains
Selkirk Mountains
Columbia Mountains
Rocky Mountains
Coast Mountains
Cascade Mountains
Fraser River
Thompson River
Okanagan Lake
Shuswap Lake
Kootenay Lake
Arrow Lakes


THOMPSON
NICOLA
Spatsum
Toketic
Martel
Spences Bridge
Cook's Ferry Indian Band
Drynoch
Clapperton
Goldpan Provincial Park
Arthur Seat Provincial Park (Proposed)
Thompson
Pukuali
Gladwin
Nicomen Band
Cascade Mountains
Kanaka Bar Band
Falls Creek
Shackan Indian Band
Nooaitch Indian Band
Lower Nicola
Lower Nicola Indian Band
Shulus
Coyle
Canford
N'Kwala
Merritt
Nicola Valley Museum
Highland Valley
Logan Lake
Lac Le Jeune
Lac Le Jeune Provincial Park
Wallooper Jeune Lake Provincial Park
McConnell Lake
McConnell Lake Provincial Park
Brigade Lake
Stump Lake
Anderson Lake
Frogmoore Lakes
Surrey Lake
Sussex Lake
Bob Lake
Mount Bob
Mount Mabel
Mount Guichon
Swakum Mountain
Plateau
Monck Provincial Park
Quilchena
Upper Nicola Band
Glimpse Lake
Peter Hope Lake
Douglas Lake
Lundbom Lake
Marquart Lake
Sugarloaf Mountain
Mount Hamilton
Mount McInnes
Mount Lytton
Zakwaski Mountain
Mimenuh Mountain
Skuhun Creek
Nicola River
Coldwater River
Guichon Creek
Highway 97C
Highway 5A
Highway 8
Highway 97D
Highway 5


Agate
Dot
Lower Nicola
Canford
Nicola
COUTLEE
NORTH BENCH
GRANDVIEW
Merritt
DIAMOND VALE
RANCHLANDS
10.3 km
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Image © 2025 Maxar Technologies
Google Earth


Canford
Image © 2025 Airbus
Google Earth


Prospect Creek Forest Service Rd
Cleary Rd
Jack Swartz Rd
Waterfall Creek
Image © 2025 Airbus
Google Earth


DL 138
LS 13
LS 12
Sec 35, TP 13, Rge 23
Sec 36, TP 13, Rge 23
Sec 35, TP 13, Rge 23
Sec 36, TP 13, Rge 23 LS 12
PROSPECT CREEK FSR
CLEARY RD
JACK SWARTZ RD
029-021-995
018-147-453
029-026-598
029-021-952
029-026-580
029-021-936
014-534-037
029-021-944
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