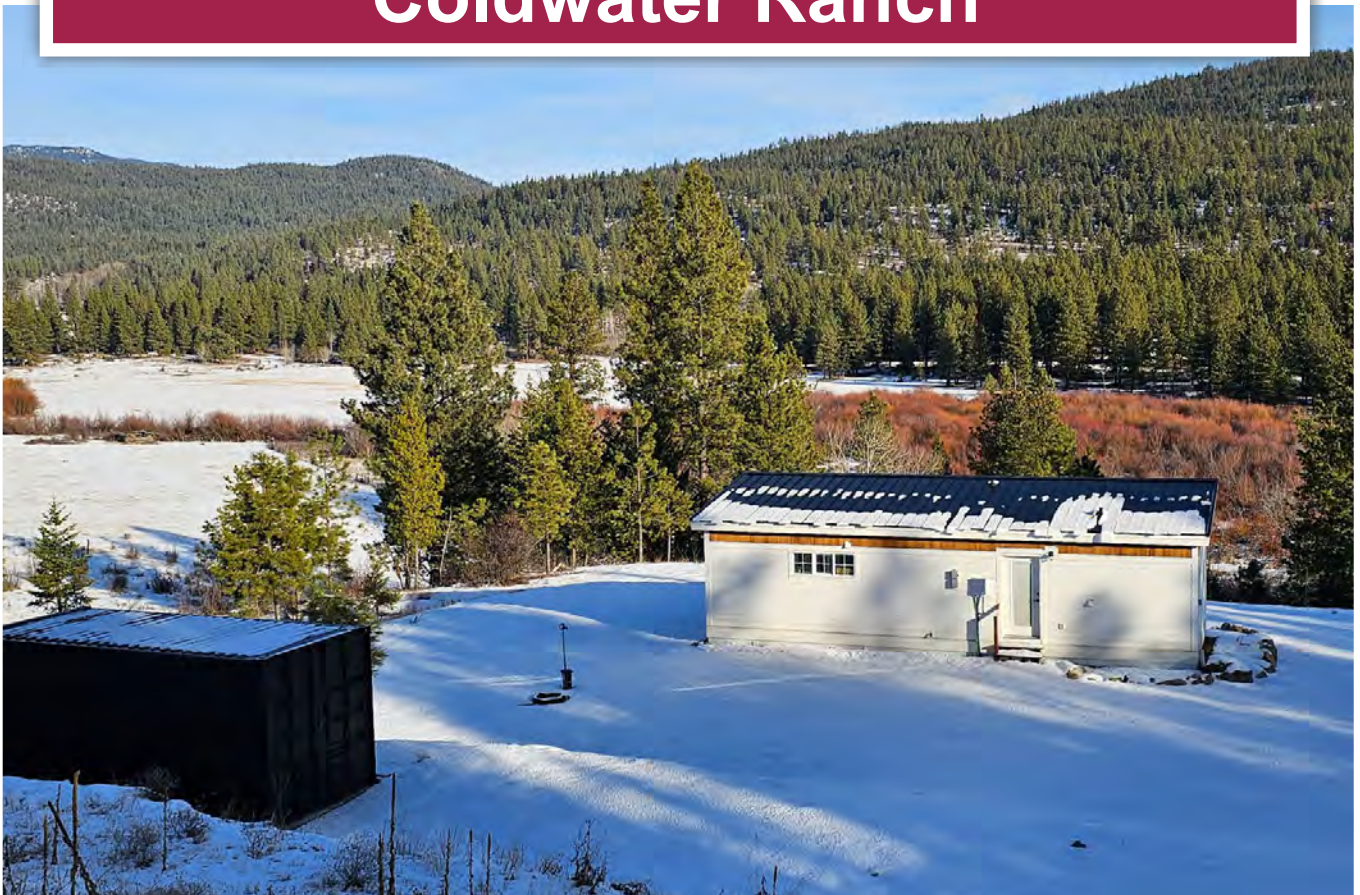




## Private Getaway on the Coldwater Ranch



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# Private Getaway on the Coldwater Ranch

Merritt, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24002
<b>Price:</b>	\$579,000
<b>Taxes (2023):</b>	\$2,249
<b>Size:</b>	10.11 acres
<b>Zoning:</b>	RL-1 Rural Residential

## DESCRIPTION

This beautiful home sits on 10 private acres located in Coldwater Estates Ranch. 2.5 hours to Vancouver and 25 minutes to Merritt. Total privacy and great views makes every day feel like a vacation. Enjoy the comforts of everyday life in a cabin atmosphere, featuring 10-foot tongue and groove pine ceilings and trim made from 100-year-old reclaimed barn wood. This home is built to a super high standard and is quality throughout. 480 square feet with a 90 square foot loft on a 5 ft crawl space with lots of windows for natural light, 10 ft ceilings, great R-Values, full size master closet, quartz countertops, custom built slow close cabinets from Newcastle Cabinets, electric heating and A/C system and electric fireplace with custom mantle surround. There is a sea can with a 3-piece bath with a 200 amp service. Great hunting, ATVing and sledding in the area.

The Coldwater Ranch makes various amenities available to its strata lot owners. The ranch features a stocked lake for catch and release fly-fishing for rainbow trout, dedicated trails for hiking, biking and horseback riding. There are horse boarding

facilities, and best of all, access to thousands of acres of Crown land and endless trails for you to explore.

Called the listing REALTOR® today for more information a time to go by for a look!!

## LOCATION

1438 Boston Bar Trail

Located within the Coldwater Ranch estates gated community 25 minutes south of Merritt, BC

## DIRECTIONS

Please see mapping section for detailed location.

## AREA DATA

Nestled in the heart of the Nicola Valley, Merritt (population: 7,000) offers an active and unique lifestyle amid the incredible scenery of British Columbia's southern interior. Wind erosion has created unique formations in the walls of Windy Canyon near Merritt, and ancient shorelines of 10,000-year-old glacial lakes are visible in the surrounding grasslands where cattle graze undisturbed. Located 278 km (168 mi) from Vancouver, Merritt's rolling hills and cattle ranches, resort lodgings and fishing lakes combine a rich culture and history with outdoor adventure.

You can stay at a ranch that preserves the cowboy culture and history of Merritt and the surrounding Thompson Okanagan region. Douglas Lake Ranch is a working cattle ranch, Canada's largest, that offers fishing on one of their 11 private lakes. A-P





Guest Ranch has buildings that are originals of a 1911 homestead ranch, while Quilchena hotel and ranch offers unique accommodation in a period-style house.

Merritt's ranching tradition is carried on at rodeos held throughout the spring, summer, and fall. Most of these rodeos feature professional competitions, but several are designed for youth and high school students.

## RECREATION

From the property there are countless miles of logging roads and various other trails to explore on horseback, on foot, by ATV or snowmobile. In fact, each winter hundreds of people enjoy the amazing snowmobiling in the nearby high country. The owner of the property has consistently caught large rainbow trout right on the property. The river also has populations of steelhead and salmon during the right time of year. Horseback riding is also fantastic in the hills surrounding the property.

Other popular activities include:

- Fishing
- Hunting
- Horseback riding
- AVTing
- Snowmobiling
- Boating
- Windsurfing at Nicola Lake
- Biking
- Cross-country skiing

## HISTORY

For years the Merritt area was used as a gathering place by local settlers First Nations groups and a transportation route by early pioneers. The grasslands eventually drew the attention of settlers interested in ranching, and the first ranches were staked in the mid-19<sup>th</sup> century.

In the 1880s three ranches located at the confluence of the Nicola and Coldwater Rivers, owned by William Voght, Jesus Garcia and the John Charters Estate, became the focus of a farming community

knows as "The Forks." With the completion of the Canadian Pacific Railway through British Columbia in 1885, interest increased in the coal deposits south of The Forks.

Part of the ranches owned by Voght, Garcia and Charters was surveyed in 1893 for the townsite of Forksdale, but the name did not catch on with locals. Instead, the name was changed in 1906 to honour William Hamilton Merritt, a mining engineer and railway promoter. By 1907, the coal mines were in operation and with the completion of the railway from Spences Bridge, government and other offices starting moving from Nicola west to establish Merritt as the major settlement in the Nicola Valley.

## MAP REFERENCE

49°59'28.01"N and 120°59'4.22"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## SERVICES

- Electricity
- Septic
- Drilled well

## IMPROVEMENTS

480 square feet Tiny Home with a 90 square foot loft on a 5 ft crawl space with lots of windows for natural light, 10 ft ceilings, great R-Values, full size master closet, quartz countertops, custom built slow close cabinets from Newcastle Cabinets, electric heating and A/C system and electric fireplace with custom mantle surround.

There is a sea can with a 3-piece bath with a 200 amp service.



## LEGAL

STRATA LOT 5 DISTRICT LOTS 732, 733, 734 AND 737 YALE DIVISION YALE DISTRICT STRATA PLAN KAS3999 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

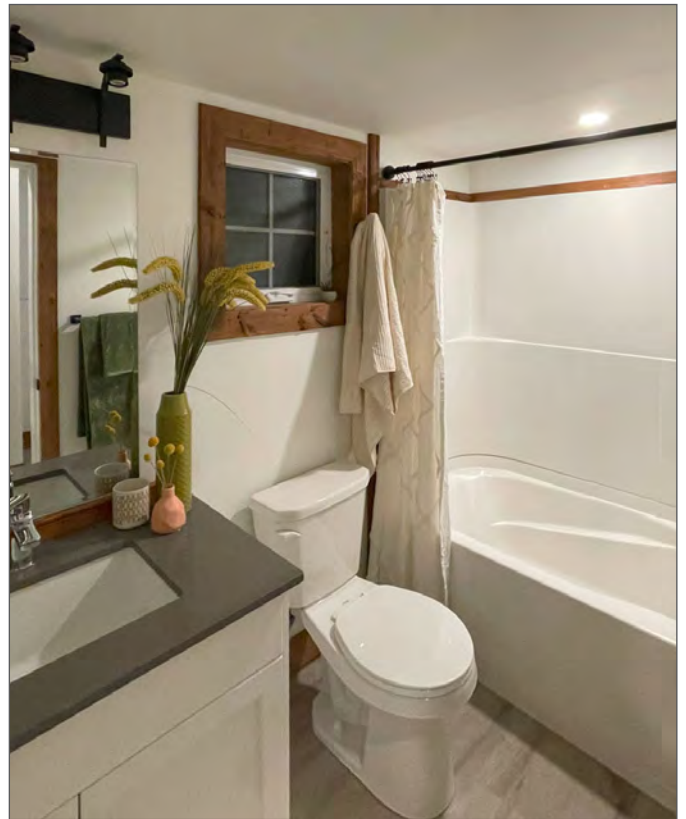
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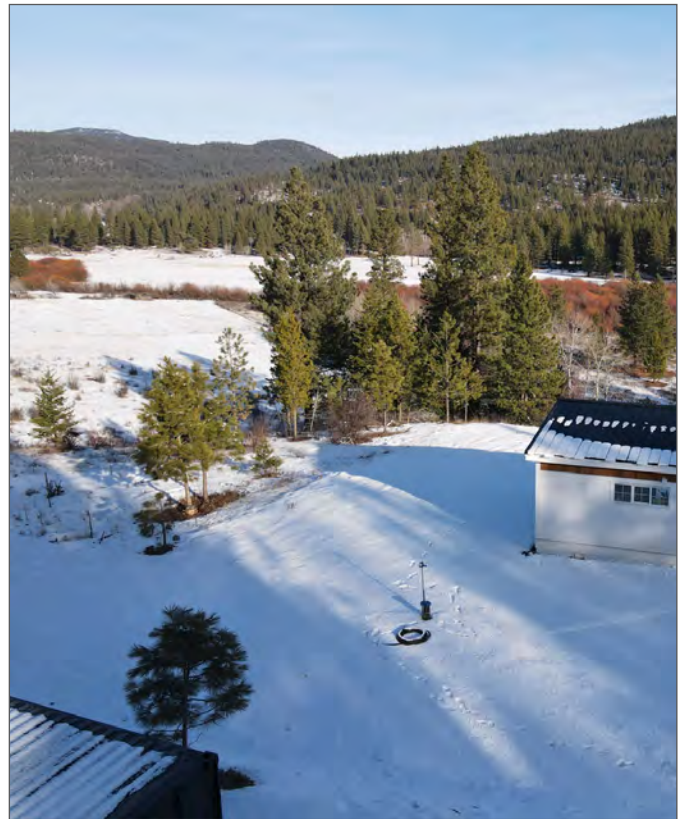
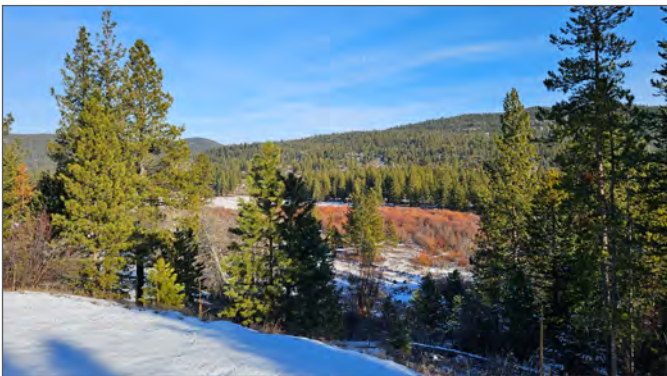




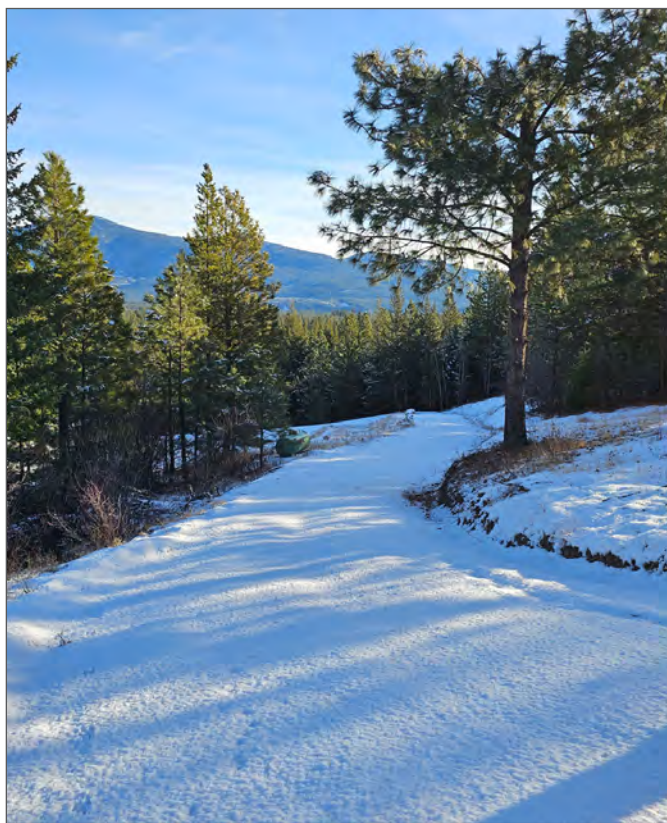
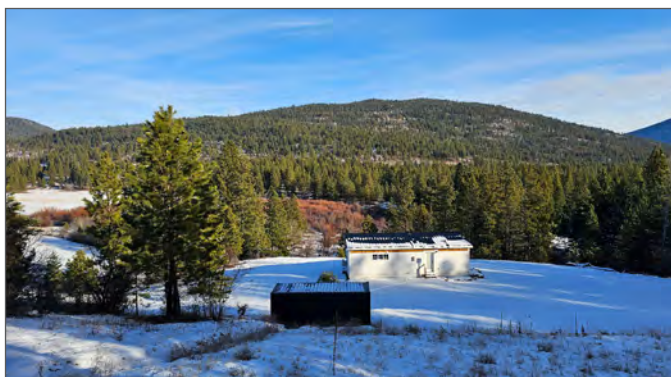




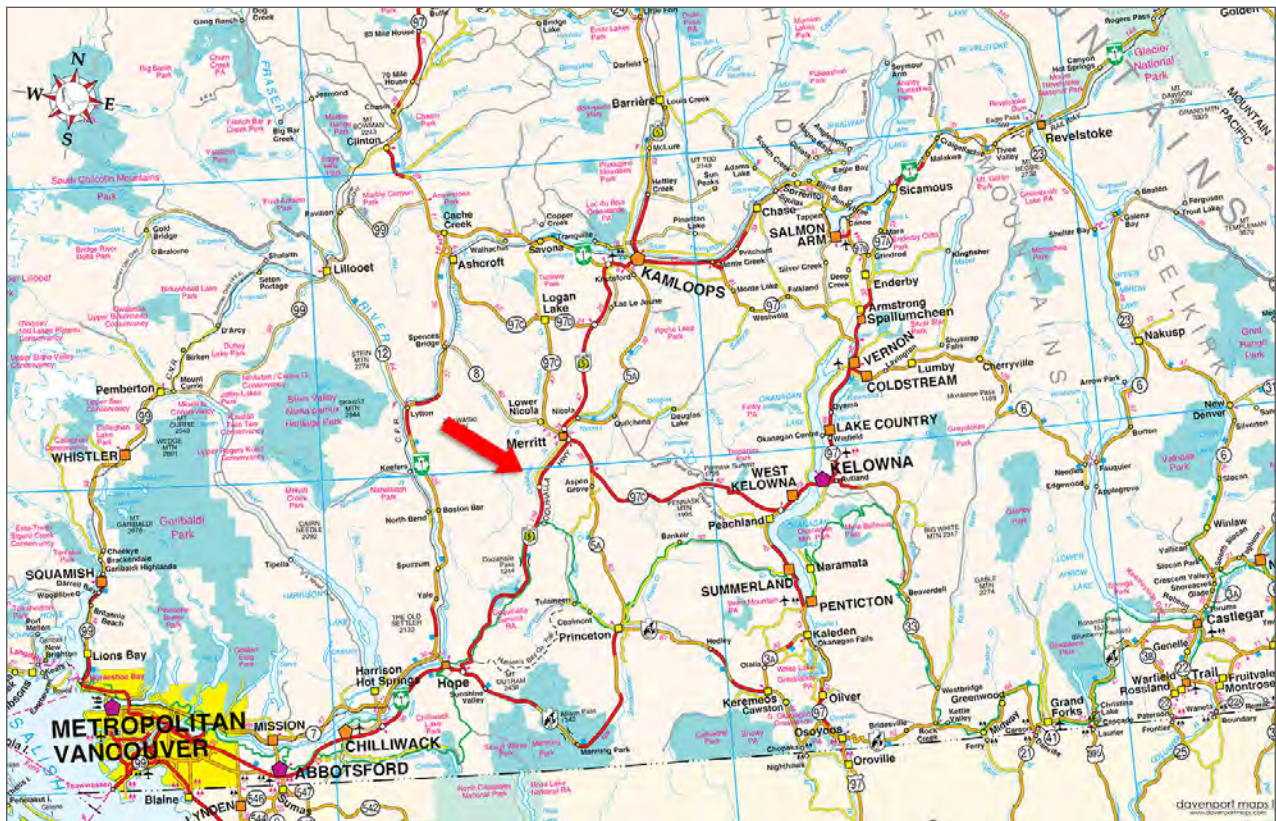
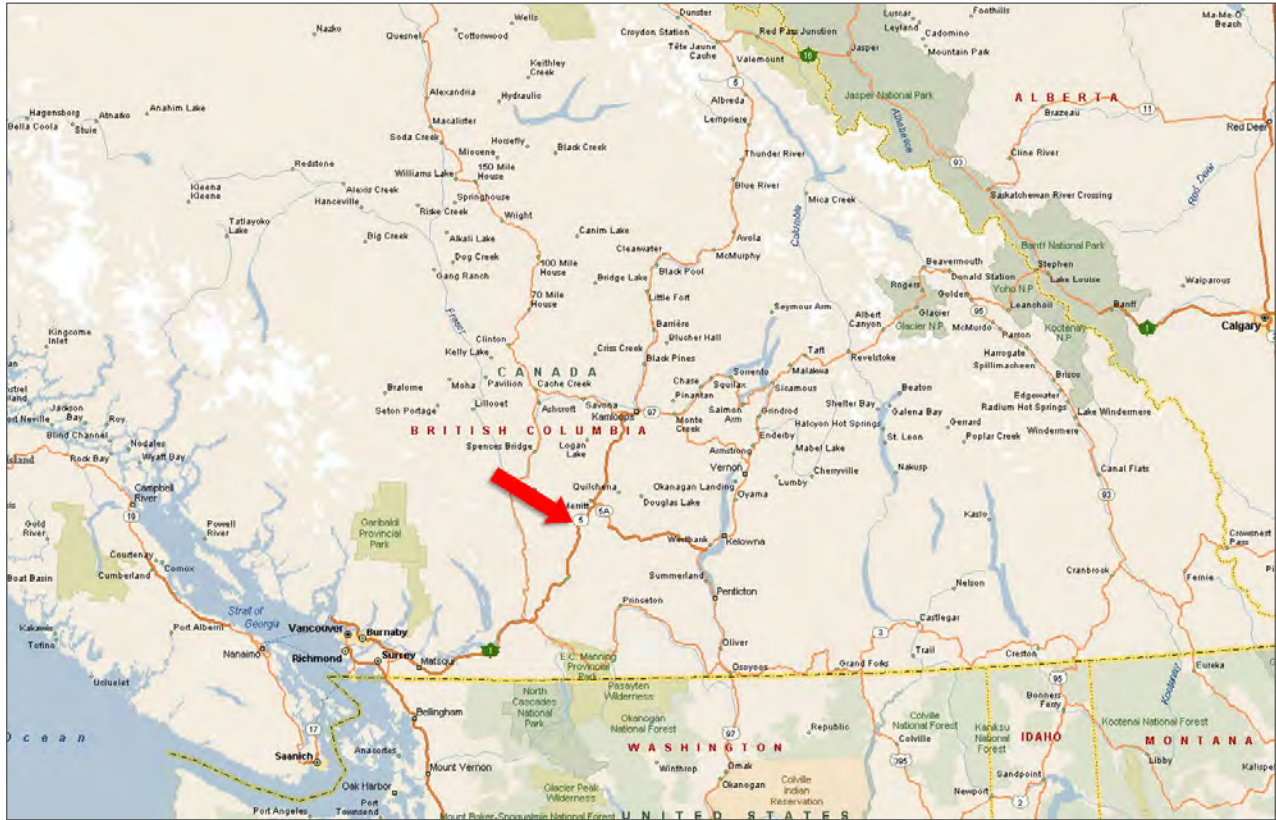




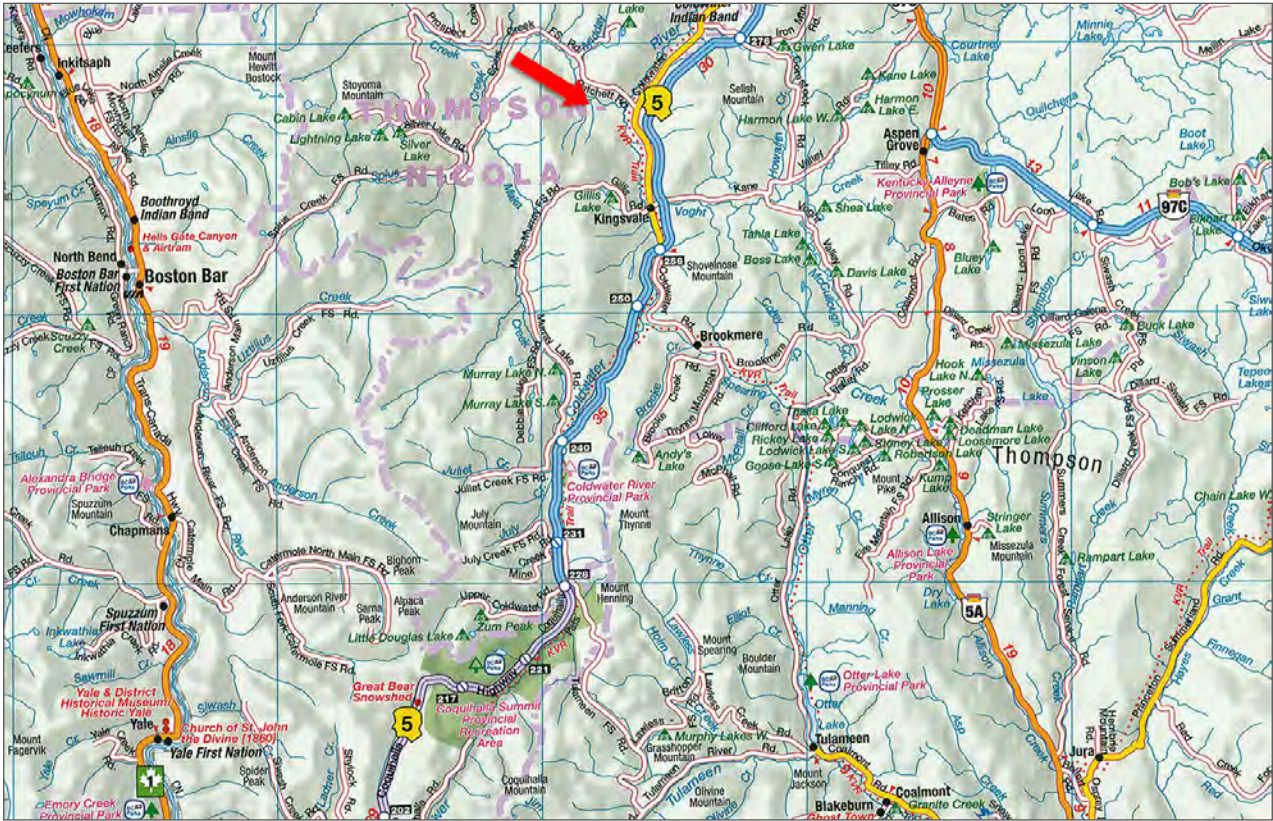
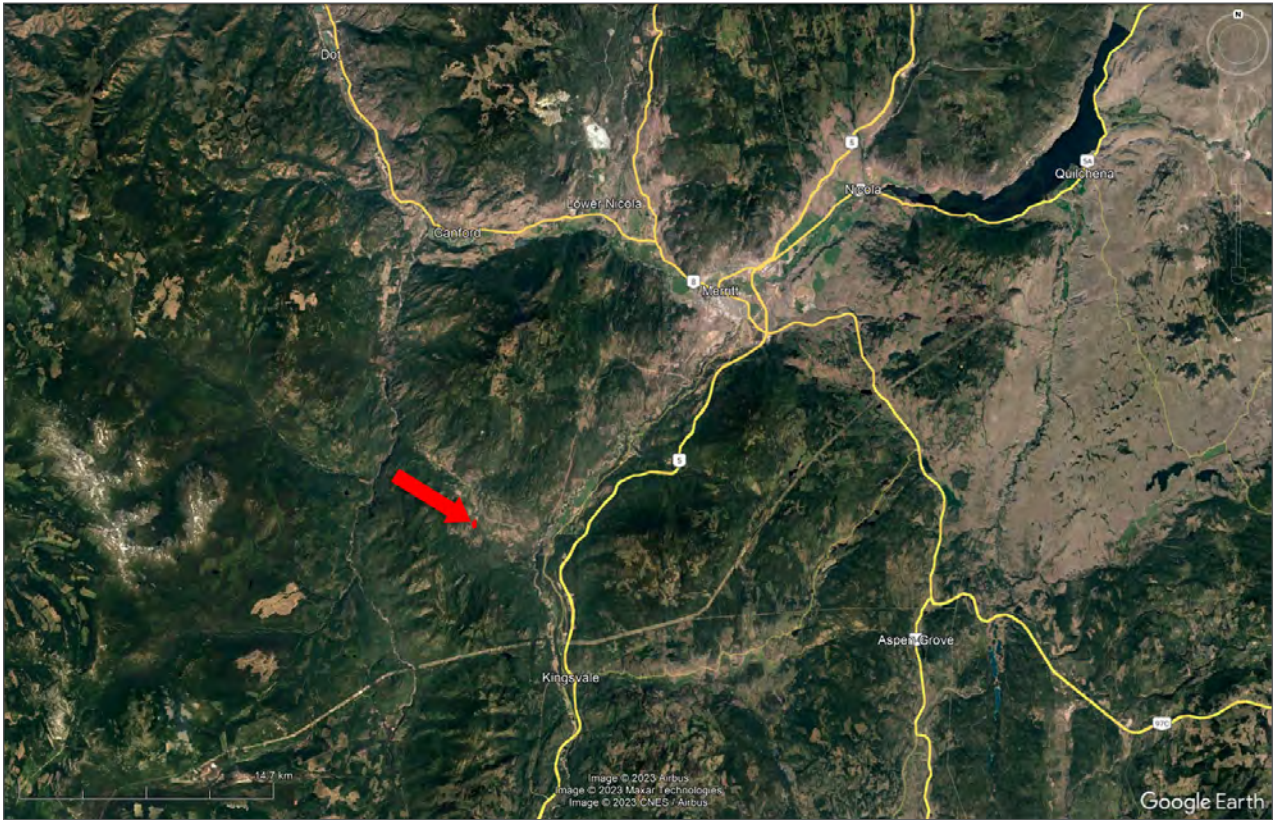




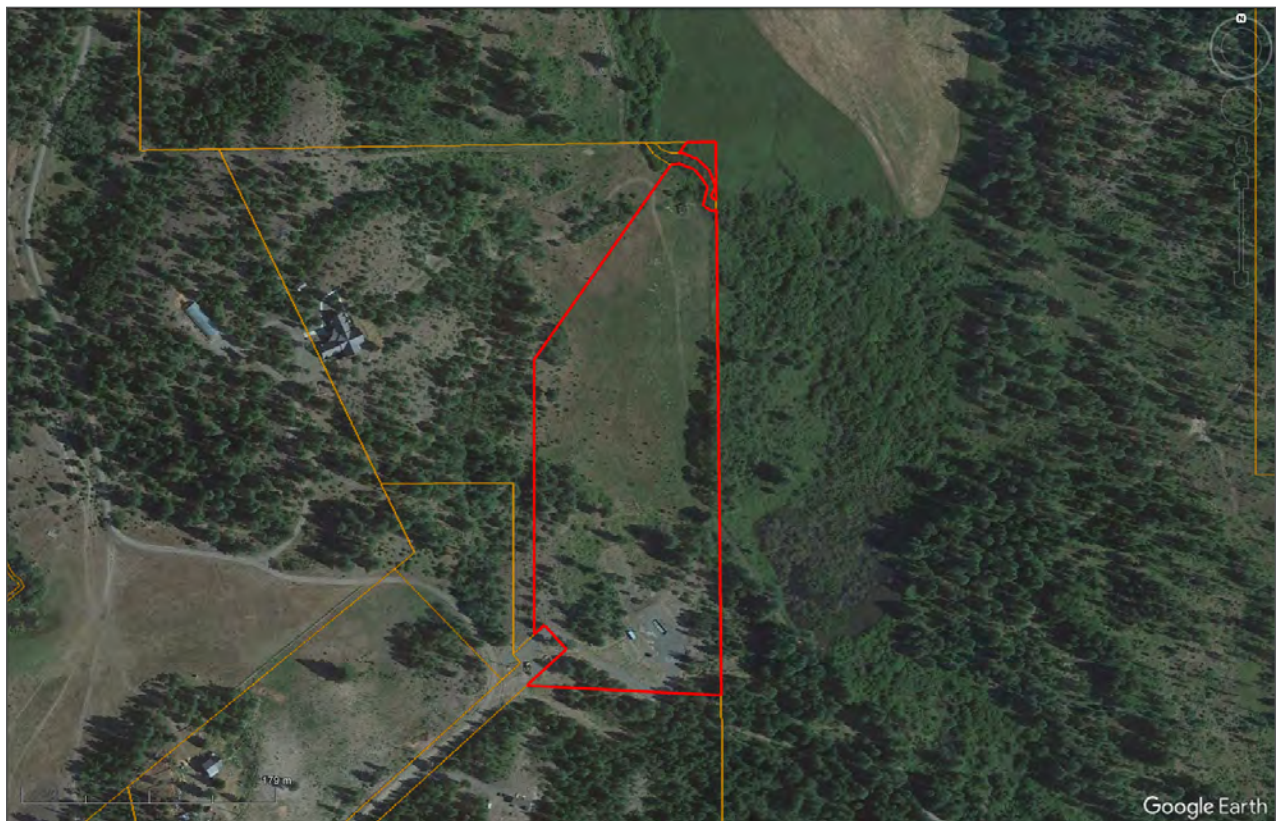


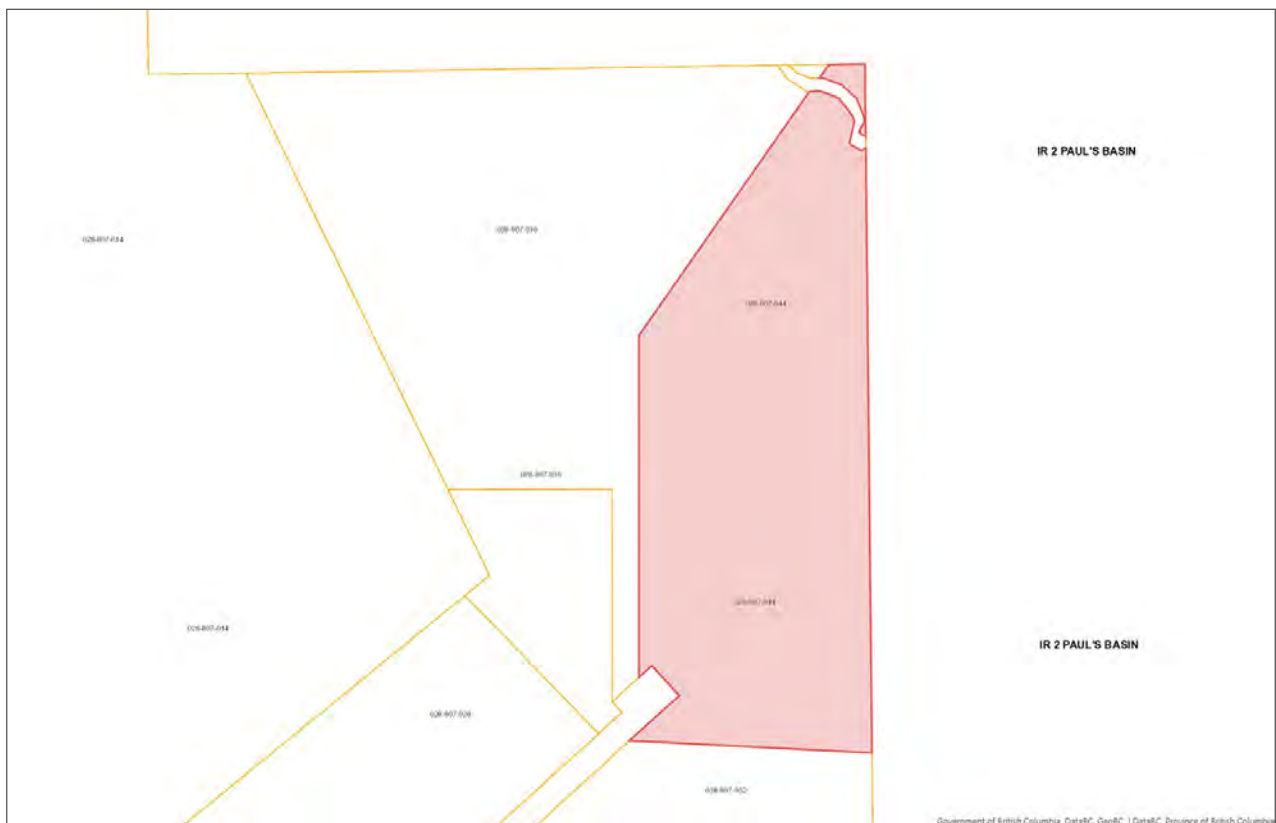
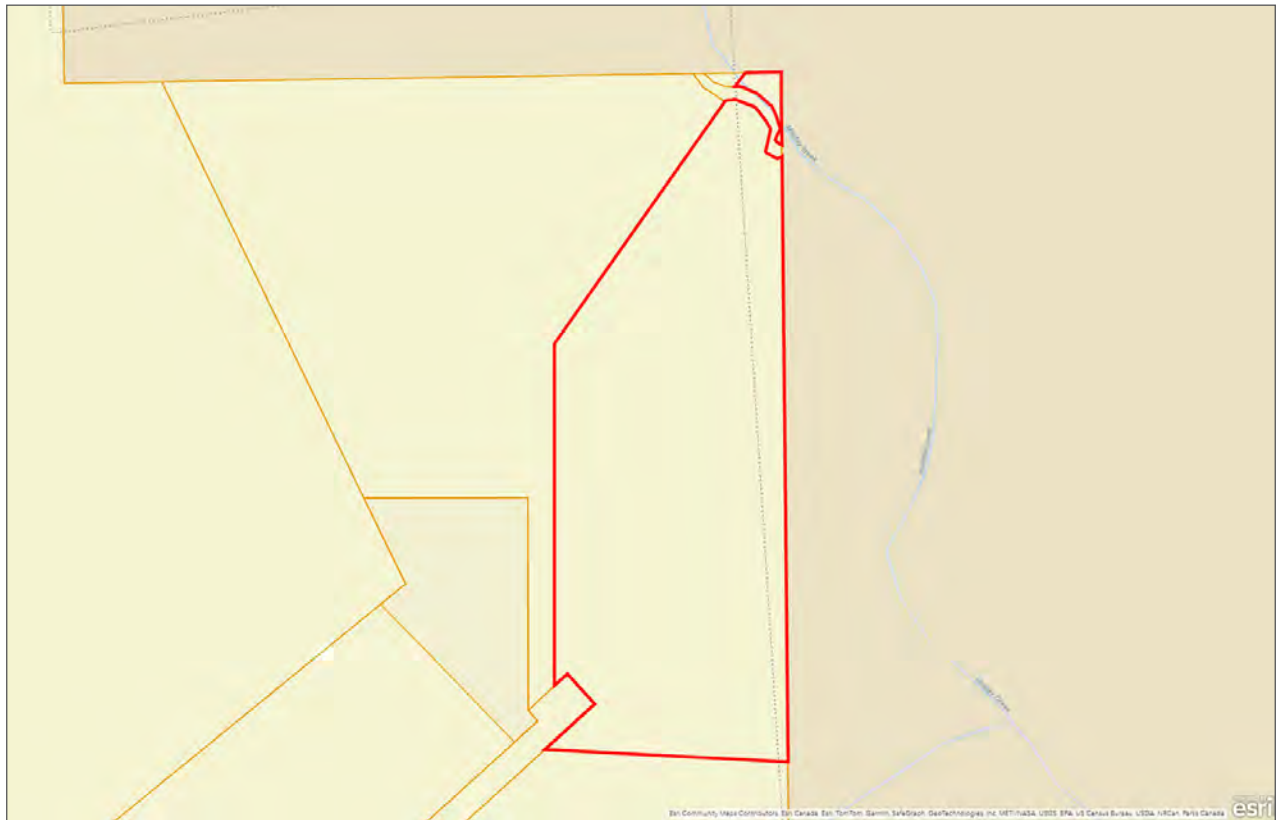














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