



## Riverside Retreat with Horse Facilities - Coldwater Road



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# Riverside Retreat with Horse Facilities

Coldwater Road, Nicola Valley

## PROPERTY DETAILS

<b>Listing Number:</b>	25090
<b>Price:</b>	\$1,700,000
<b>Taxes (2024):</b>	\$5,202.40
<b>Size:</b>	9.83 acres
<b>Zoning:</b>	RL-1 (TNRD)

## DESCRIPTION

Welcome to 2581S Coldwater Road—Your Private Equestrian Paradise in the Heart of Nature. Set on nearly 10 acres of pristine countryside, just one hour from Hope and minutes from Merritt, this exceptional equestrian estate offers the perfect blend of luxury, functionality, and natural beauty. Situated above the tranquil Coldwater River and framed by the striking hoodoo cliffs, this one-of-a-kind property is a rare opportunity to live your dream lifestyle surrounded by breathtaking scenery, privacy, and endless adventure.

At the heart of the property is a beautifully crafted 2,800 sq. ft. custom-built home designed with comfort and quality in mind. From the moment you step inside, you're greeted by 17 ft vaulted ceilings and expansive windows that fill the space with natural light and provide uninterrupted views of the river and rugged landscape. Hardwood floors run throughout, and the home is warmed efficiently with a wood-fired radiant heating system, complemented by two heat pumps for year-round comfort. This thoughtfully designed home is

both elegant and inviting—ideal for entertaining, relaxing, and taking in the tranquil surroundings.

Equestrians will fall in love with the impressive 36' x 80' barn, built to suit every need, whether you're training, boarding, breeding, or hosting clinics. The barn features 6 spacious box stalls, a warm wash bay, and a heated, insulated tack room fully equipped with a washer, dryer, fridge, and private washroom. With a durable tin roof, 200 amp service, RV sani dump, and three oversized bays—two for hay storage and one for equipment—this facility is as practical as it is beautiful.

Additional outbuildings include a 32' x 40' heated and insulated shop with a 16' x 32' addition, 12' x 12' bay door, tin roof, LED lighting, 200-amp service with windows and a man door, perfect for projects or storage. There is also a 36' x 40' RV shed to accommodate all your recreational gear. The property is rail fenced and cross-fenced with five large pastures, a round pen, two horse shelters, and direct access to the famous Kettle Valley Rail (KVR) Trail, right along the Coldwater River—ideal for trail riding, ATV adventures, or snowmobiling right from your doorstep.

With a strong and reliable water supply, road access to the river, and every amenity thoughtfully considered, 2581S Coldwater Road is more than just a home—it's a lifestyle. Whether you're a professional equestrian, a nature enthusiast, or simply seeking a private haven with room to breathe, this property offers an unmatched opportunity to enjoy the best of British Columbia's interior.





## LOCATION

2581S Coldwater Road - Merritt, BC

## DIRECTIONS

From Hope, drive the Coquihalla Highway, take exit 256 for Coldwater Road. Stay left and drive north on the Coldwater Road 6.8 km.

From Merritt, take the Coldwater Road for 23 km. Property is on the right.

## AREA DATA

The Coldwater River area near Merritt is a picturesque and ecologically significant region in the Thompson-Nicola Valley. The Coldwater River, originating from the Coquihalla Lakes, flows northeastward for approximately 94 km before merging with the Nicola River in Merritt. This river system is vital for local biodiversity, supporting species such as steelhead, Chinook, and coho salmon, as well as bull trout and mountain whitefish.

The surrounding landscape features rolling hills, forested areas, and expansive grasslands, offering a serene rural setting. The region is also rich in cultural heritage, being part of the traditional territory of the Nlaka'pamux First Nation. Outdoor enthusiasts can enjoy activities like fishing, hiking, and wildlife viewing, with the Coldwater River Provincial Park providing a natural backdrop for these pursuits.

In recent years, efforts have been made to enhance flood protection and restore natural habitats along the river. The City of Merritt has received significant funding for projects aimed at mitigating flood risks and rehabilitating riverbank and riverbed habitats, ensuring the long-term health and sustainability of this valuable ecosystem.

## RECREATION

Owning this Coldwater River property unlocks a wide range of year-round recreational activities. Enjoy horseback riding directly onto the Kettle Valley Rail Trail, ATVing, snowmobiling, hiking, and fishing along the scenic Coldwater River. With



abundant wildlife, river access, and open space with endless Crown land to explore, it's ideal for nature lovers, outdoor enthusiasts, and equestrian pursuits alike.

## HISTORY

The Coldwater River area is steeped in Indigenous and pioneer history. The Coldwater River played a vital role during early European settlement and the construction of the historic Kettle Valley Railway in the early 1900s, which opened up the area for ranching, mining, and transportation. Today, the region blends rich cultural heritage with a peaceful rural lifestyle rooted in its natural landscape and deep community ties.

## MAP REFERENCE

49°56'16.91"N and 120°54'59.38"W

## INVESTMENT FEATURES

- Incredible 30' x 80' horse barn, built for training cutting horses
- Round pen

- Barn set up to accommodate live in horse trailers, has a sani dump, perfect for clinics and training
- Large shop
- 9.83 acres not in the ALR

## SERVICES

- Excellent cell service everywhere on the property
- High speed Wi-Fi
- Propane
- 2 heat pumps (one brand new)
- New wood fired boiler
- Hydro
- House 400 amp service
- Shop 200 amp service
- Barn 200 amp service

## LEGAL

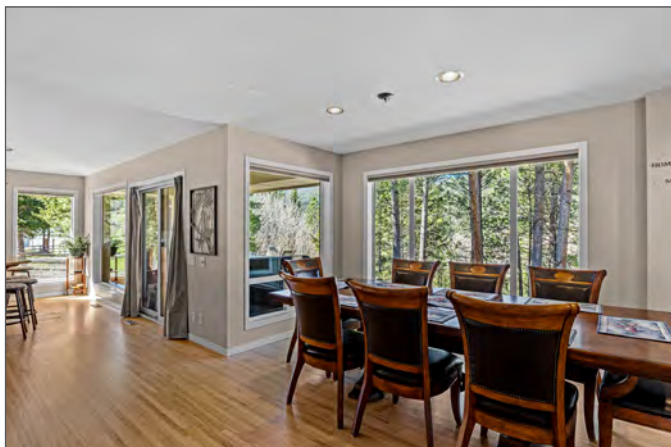
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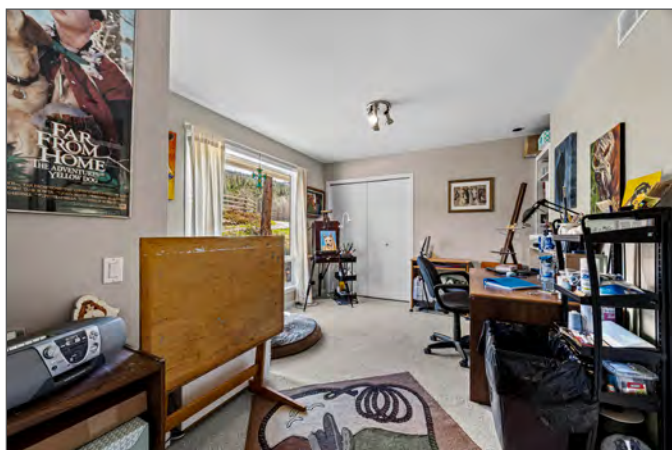




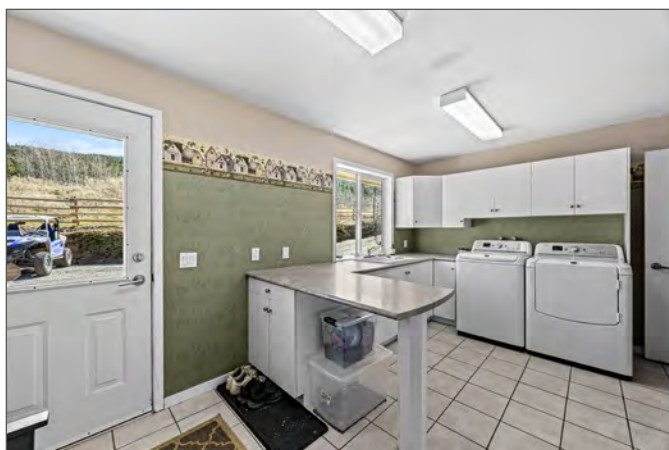
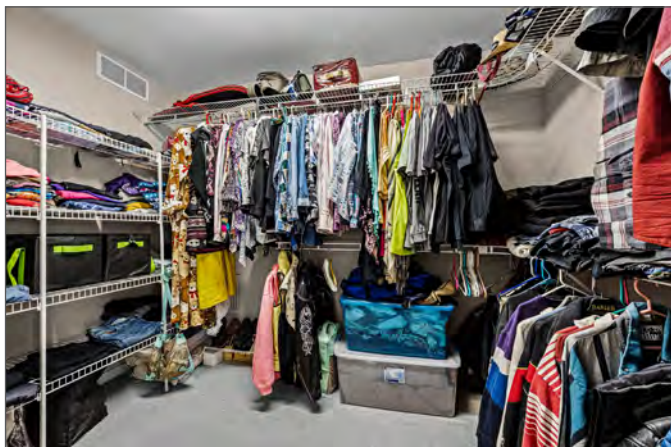




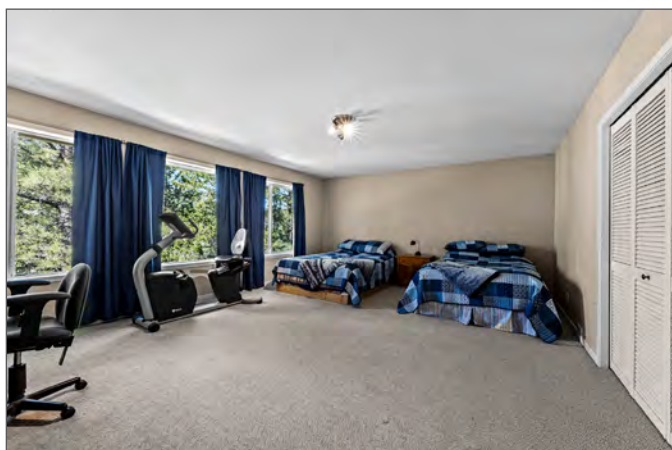




























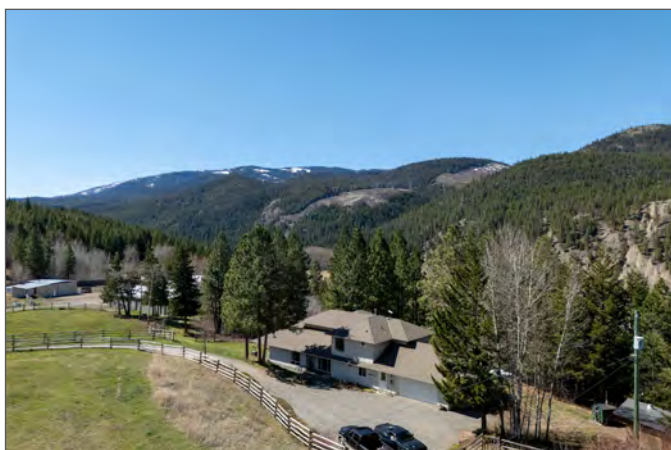








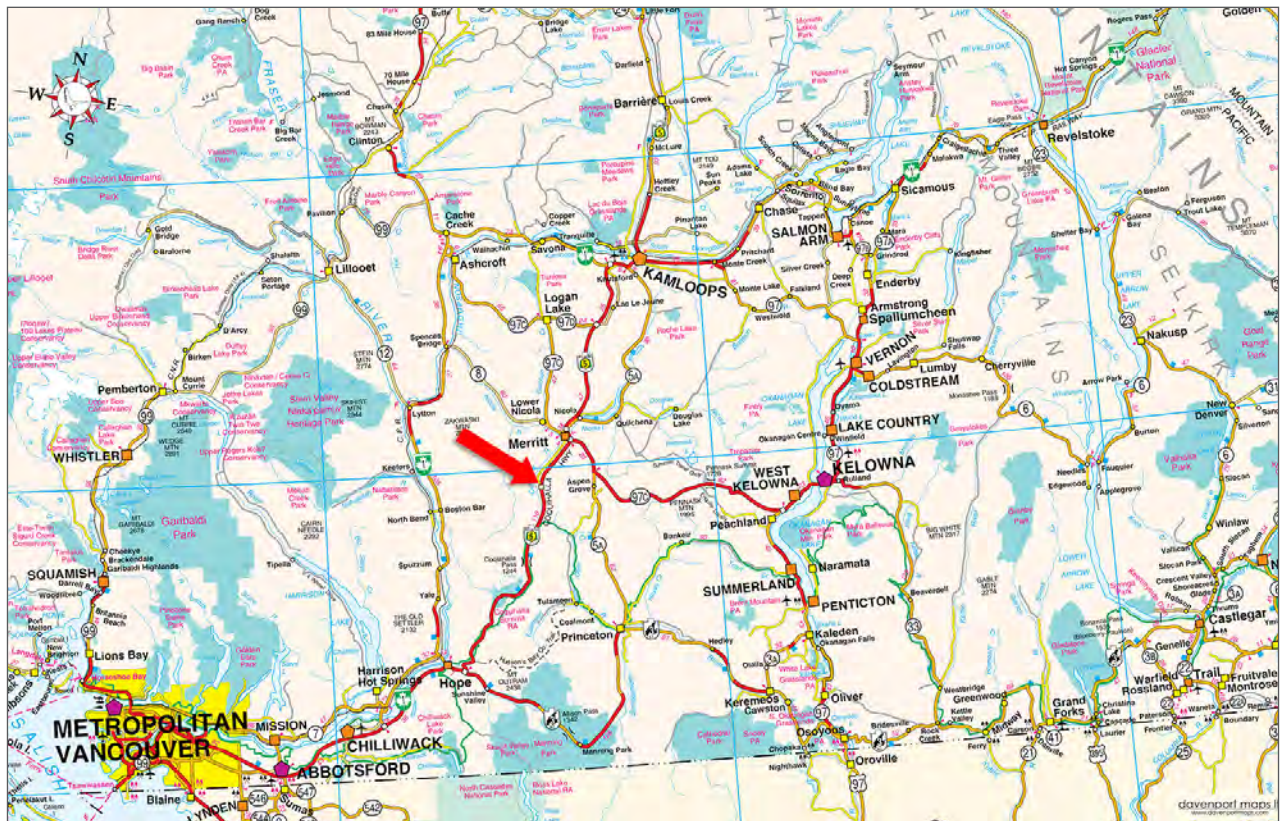




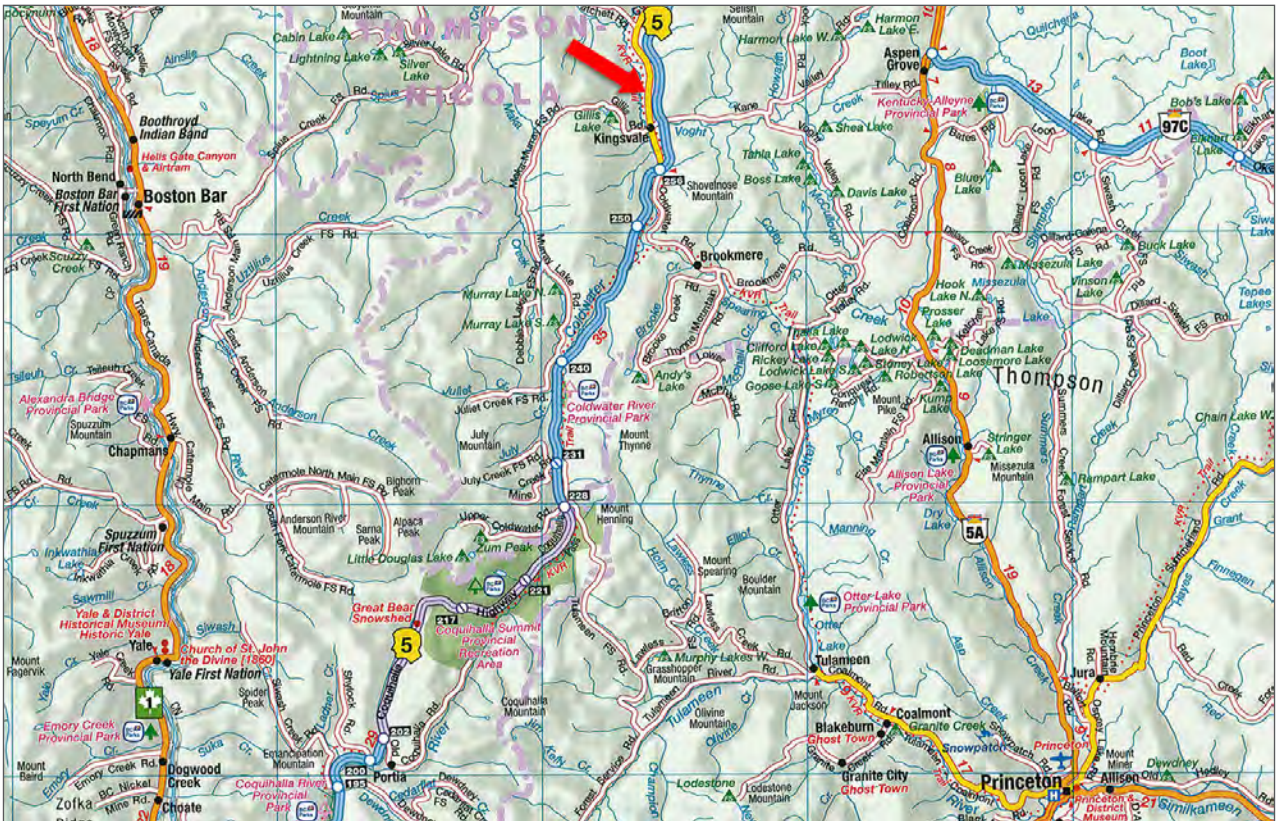
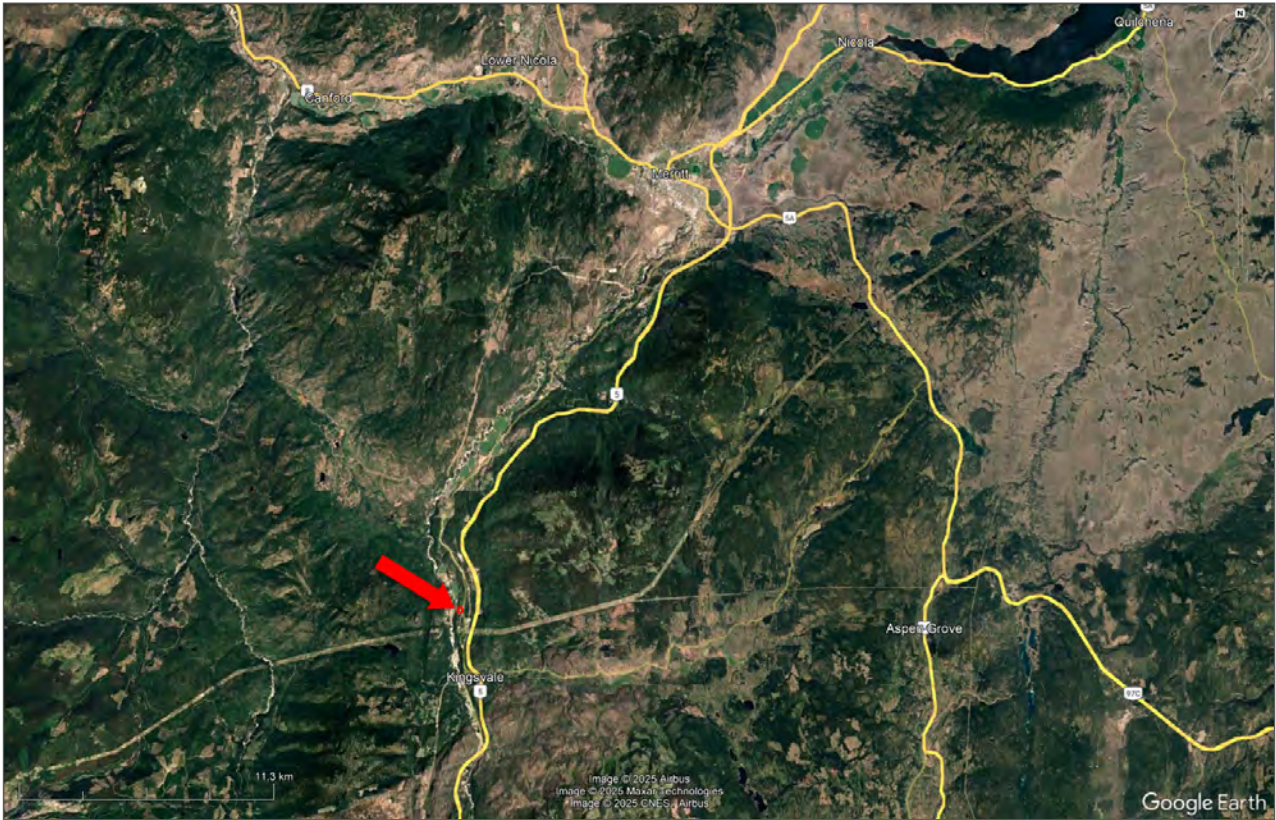






















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