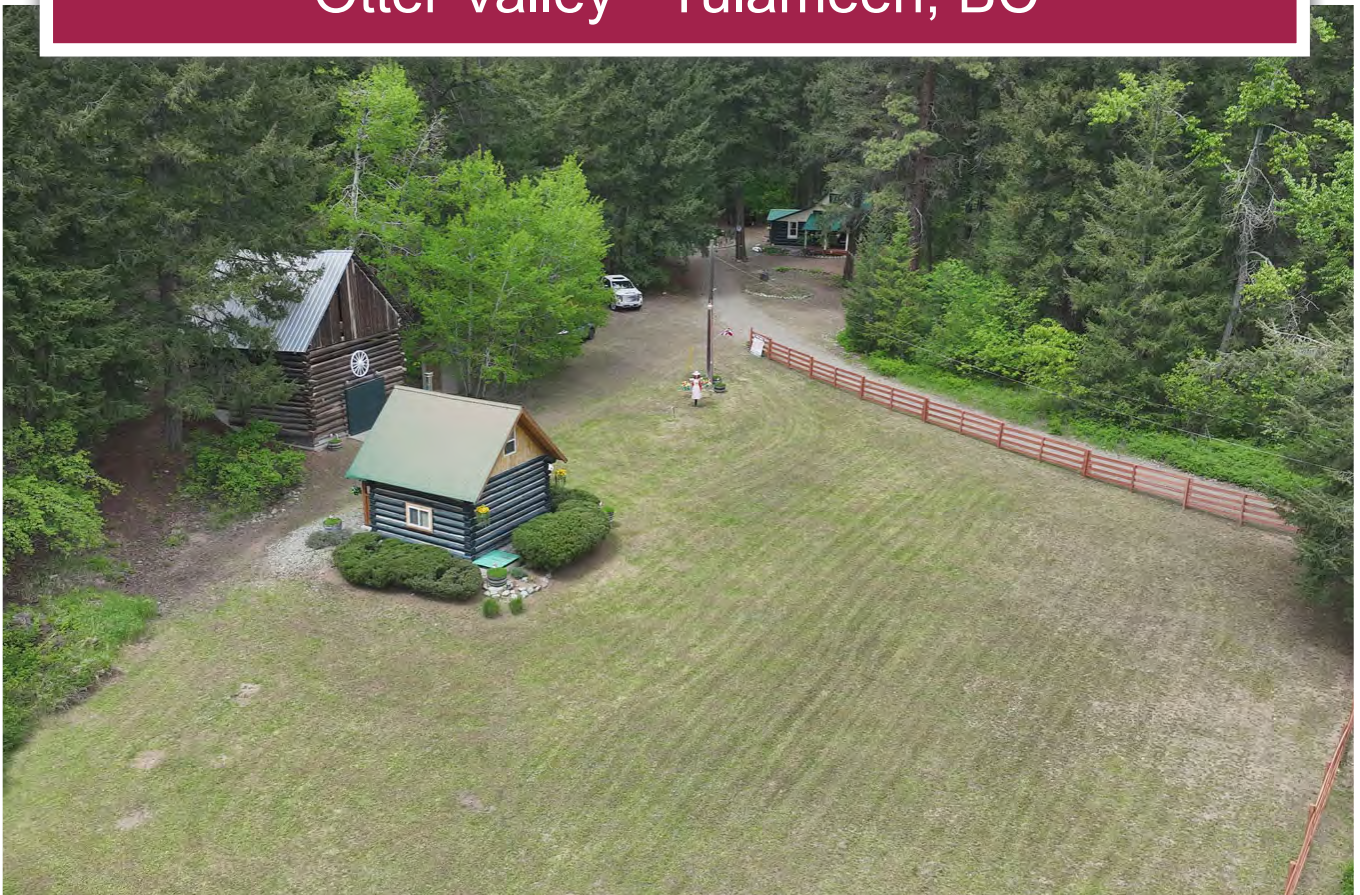




14 Acres with 2 Cabins and Barn

Otter Valley - Tulameen, BC



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PROPERTY DETAILS

Listing Number:	25134
Price:	\$1,095,000
Taxes (2024):	\$3,793.19
Size:	14.28 acres
Zoning:	LH2

DESCRIPTION

3172 Coalmont Road, Tulameen, BC, offers an extraordinary 14.28-acre property that seamlessly blends history, natural beauty, and ultimate privacy. This unique parcel of land, nestled in the highly sought-after Otter Valley, boasts a picturesque landscape that is both tranquil and stunning. The land is mostly flat with some timber, providing a beautiful and serene environment for outdoor activities and exploration. A creek meanders through the property, enhancing its charm and creating a soothing natural soundtrack.

This exceptional property offers the rare opportunity to own a piece of history. The land has not been on the market since 1947, making it a truly one-of-a-kind find. The original settler and owner, Lockie, built the iconic guest cabin on the property in 1927, and it has stood as a proud reminder of the area's rich past ever since, and is among the very last of the original and historical landmarks in the Otter Valley.

Restored in 1999, the restoration was carefully undertaken to showcase the building's historic charm, while ensuring it remains both functional and secure for modern use. The log inspection

and repair work were conducted by John Boys of Nicola Logworks in Merritt, BC, a recognized expert in log home restoration. The restoration process was meticulous, and all work was fully inspected and passed by the Regional District of Okanagan-Similkameen (RDOS) Building Inspector in 1999. The result is a structure that combines the rustic beauty of a historical log cabin with the reliability of modern restoration. The 16 x 16 ft log cabin features a main floor and a half-loft for sleeping, making it an ideal space for cozy retreats. Both the interior and exterior are crafted from 78-year-old beautiful tongue-and-groove knotty pine finishing, which gives the cabin a warm and inviting atmosphere. The exterior gables were carefully finished to preserve the classic aesthetic of the building, further highlighting its rustic appeal.

A covered porch entrance welcomes you into the cabin, offering a space to relax and enjoy the natural surroundings. The cabin is equipped with modern updates, including an electrical system that has been fully updated and approved, providing convenience and comfort while retaining its old-world charm. Baseboard electric heaters have been installed and are controlled by a thermostat for efficient temperature management.

For added comfort and warmth during cooler months, the cabin features a Regency Freestanding Series Pedestal Woodburning Stove, installed with an Excel 2100.3 Heavy Duty .016 thick, type 304 Stainless Steel Insulated Chimney System. The installation of the stove and chimney was also approved by the RDOS Building Inspector, and the stove itself is brand new and never been used. It sits atop a beautifully crafted antique brick hearth, installed to fire safety specifications, ensuring both safety and style.

The property also includes an environmental composting toilet in an outbuilding, as the cabin does not feature an indoor toilet. For water, there is an indoor plumbing system that utilizes a cold-water gravity-fed water supply, providing the essential utilities for a comfortable off-grid experience.

The log barn, a two-storey structure with a hay loft, which is now utilized for storage. The barn's galvanized metal roofing has helped it endure over the decades, and in 1999, a concrete foundation was added, complete with concrete footings, drain rock, walls, and flooring to provide further stability. The barn's logs were inspected by John Boys of Nicola Logworks, and reinforcement braces were installed on both exterior walls to ensure its integrity for years to come. The lower level of the barn contains two separate insulated storage rooms, offering secure and organized space for tools and equipment.

In addition to the historic log cabin, the main home at 3172 Coalmont Road was built in 1940, offering two stories of living space that beautifully complement the property's rustic charm. The main home is a classic example of mid-20th-century craftsmanship and is designed to provide comfort and practicality, with ample room for a family or guests.

The home features a spacious and functional layout. On the main floor, you'll find a well-appointed kitchen that serves as the heart of the home. With a cozy, inviting atmosphere, the kitchen is perfect for preparing meals with family and friends. Adjacent to the kitchen is the dining room, a warm and welcoming space ideal for enjoying meals together while taking in the picturesque views of the surrounding landscape.

The living room, also located on the main floor, offers a comfortable space to unwind. It is generously sized and features classic touches that add character to the home, making it a great spot to relax after a day of outdoor activities. The



room is designed with ample natural light, allowing the beauty of the property to shine through and creating a bright and airy environment.

For those seeking ultimate privacy, this property is fully fenced with a gate, allowing for peace and seclusion. It's also equipped with a drilled well, providing a reliable water source, and two composting toilets, making it ideal for those seeking an off-grid, sustainable lifestyle. The property features a fire pit, perfect for gathering with family and friends to enjoy the surrounding beauty and tranquility.

Otter Lake is just steps away, offering easy access to the beach and all the recreational activities it has to offer, whether it's swimming, fishing, or simply relaxing by the water. This makes the property not only a peaceful retreat but also a hub for outdoor adventures. The location is both remote and accessible, ensuring a sense of community while still providing the privacy that many desire.

Whether you're considering development potential or simply seeking an incredible private getaway, 3172 Coalmont Road provides the perfect canvas. Its immaculate and beautifully maintained landscape, combined with its rich history and desirable location, creates a rare opportunity for a truly exceptional lifestyle. The property offers the potential for creating lasting memories with loved ones, or for those with a visionary eye, for further development and investment.

This land is a once-in-a-lifetime find, offering the rare combination of history, beauty, and privacy in one of the most picturesque locations in British Columbia. Don't miss out on the opportunity to own this historic and unique property in the heart of the Otter Valley.

LOCATION

3172 Coalmont Road - Tulameen, BC

DIRECTIONS

From Princeton

- Head northwest on Bridge Street toward Halliford Avenue - 2 minutes (650 m)
- Take Coalmont Road to 3rd Street - 27 minutes (25.8 km)

From Merritt

- Head southeast on Merritt-Princeton Highway/Nicola Ave/Princeton-Kamloops Highway/BC-5A/BC-97C toward Merritt-



Princeton Highway /Nicola Ave/Princeton-Kamloops Highway /BC-5A/BC-97C

- Continue to follow Merritt-Princeton Highway/Princeton-Kamloops Highway/BC-5A - 27.4 km
- Turn right to stay on Merritt-Princeton Highway /Princeton-Kamloops Highway/BC-5A (signs for British Columbia 5A S) - 8.3 km
- Turn right onto Coalmont Road - 47.8 km

AREA DATA

Tulameen is an unincorporated community located in the Similkameen region, approximately 27 km northwest of Princeton. As an unincorporated area, it does not have municipal status and is governed by the Regional District of Okanagan-Similkameen.

The year-round population of Tulameen is estimated to be around 250 residents. During the summer months, the population swells as seasonal residents and visitors arrive, with numbers reaching up to 500. Local amenities include a general store with a restaurant, post office, gas station, a covered outdoor ice rink, a community centre, a public library, a volunteer fire department, and recreational opportunities such as boating and fishing at Otter Lake.



Springtime in the Coalmont, Tulameen, and Otter Lake area is a season of renewal. As the snow begins to melt, the landscape transforms, with vibrant wildflowers beginning to bloom along the valley floor and the hillsides. The forests and woodlands that surround Otter Lake come alive with the soft greens of new growth, and the air is fresh with the scent of pine and earth. This is also the time when the creek that runs through the property comes to life, swelling with the runoff from the melting snow and creating a soothing, babbling soundtrack to the season. The wildlife in the area begins to emerge from the winter months, with deer, elk, and a variety of birds becoming more active. Otter Lake itself, although still cool from the winter months, begins to thaw, offering opportunities for canoeing, kayaking, and fishing once the ice completely recedes.

Spring is a quieter season in the region, with fewer visitors, giving it an even more peaceful atmosphere, making it perfect for those looking to immerse themselves in nature and take advantage of the calm and beauty of the area.

Summer is a time for outdoor recreation and enjoying the stunning natural surroundings. The days are long, with the sun shining brightly, and the landscape is fully alive. The forests are lush, and the vibrant green of the trees contrasts beautifully

with the clear blue skies. Otter Lake is at its most inviting, with warm, crystal-clear waters perfect for swimming, boating, fishing, and kayaking. Many locals and visitors spend their days lounging by the water, fishing for rainbow trout or bass, and enjoying the serenity of the lake.

The area's numerous hiking trails become a highlight during the summer months. You can explore the valleys and forested hillsides on foot, enjoying panoramic views of the surrounding mountains, lakes, and valleys. Wildflowers are in full bloom, creating bursts of color across the landscape, and the wildlife is abundant, with sightings of black bears, deer, and smaller mammals, as well as various bird species, including eagles and ospreys.

In the fall the temperatures begin to cool and the days shorten, the surrounding forests explode in a riot of color. The leaves on the deciduous trees turn brilliant shades of orange, red, and gold, creating an awe-inspiring backdrop for outdoor activities. The air becomes crisp, and the scents of pine, wood smoke, and autumn leaves fill the air.

Fall is harvest time in the region, and the wildlife is preparing for winter. It's a great time for foraging and enjoying the seasonal bounty. You might spot animals foraging for food before the winter months, and the vibrant wildlife, such as bears and deer, becomes more active as they prepare for the colder months.

Otter Lake's water levels drop a bit in the fall, but it remains a popular spot for those looking to fish for the last catch of the season. The hiking trails are still accessible, and the cooler temperatures make for a comfortable and scenic experience. Many people enjoy quiet walks through the forest or by the lake, taking in the autumn foliage.

Winter brings a completely different, yet equally captivating, experience. Snow covers the landscape, transforming the valley into a winter

wonderland. The forests are blanketed in white, and the hillsides become perfect for snowshoeing, cross-country skiing, and snowmobiling. The quiet stillness of winter is a hallmark of the season, with only the crunch of snow beneath your feet and the occasional sound of wildlife breaking the silence.

Otter Lake freezes over in winter, creating a vast ice-covered expanse. This offers an opportunity for ice fishing, skating, and even cross-country skiing across the frozen surface. The surrounding mountains and hills are often covered in snow, making them perfect for snow sports, whether you're into skiing, snowboarding, or simply enjoying a scenic snowshoeing adventure.

Wildlife in winter is harder to spot, as many animals retreat to their dens for warmth, but the area remains home to a variety of hardy species that thrive in the colder months. Deer, elk, and other animals can often be seen foraging in the snow, and birds of prey like owls and hawks are more visible as they search for food.

With its pristine snow-covered landscapes and peaceful ambiance, winter in Coalmont, Tulameen, and Otter Lake offers a tranquil escape for those seeking solace, adventure, or a chance to reconnect with nature during the colder months.

VEGETATION

The vegetation around Tulameen is diverse and reflective of its location within the Southern Interior of British Columbia. The area is characterized by a mix of temperate forest ecosystems, showcasing a variety of plant species that thrive in this unique climate. The natural vegetation in the region includes coniferous forests, mixed woodlands, and riparian zones along the many lakes and streams, all influenced by the area's mountainous terrain and proximity to Otter Lake and other bodies of water.



The dominant vegetation type in Tulameen is the coniferous forest. The slopes of the surrounding mountains and valleys are primarily covered by evergreen trees, with a mix of pine, spruce, and fir species. These trees are well-suited to the cooler, drier climate of the area. Some of the most common species include ponderosa pine, Douglas fir, lodgepole pine, and Engelmann spruce.

As you move into the lower and more fertile areas of the region, you'll find mixed woodlands, where conifers are accompanied by deciduous trees, creating a more diverse forest ecosystem. Some of the prominent deciduous trees include aspen, cottonwood, black cottonwood, and willow.

The forest floor and understory are rich with a variety of shrubs, ferns, and herbaceous plants that thrive in the shaded areas beneath the canopy. These plants provide important habitat and food sources for a wide range of animals. Common species include huckleberry, raspberry, thimbleberry, ferns, and bunchberry.

The riparian vegetation around Otter Lake and the various creeks and rivers in the region is lush and diverse. These wetland areas are vital for local biodiversity, supporting a wide range of plant species that thrive in moist, fertile soils. Along

the lakeshores and waterways, you'll find cattails, bulrushes, sedges, and reeds.

Throughout the year, the vegetation around Tulameen and Otter Lake experiences dramatic changes. In spring, the first signs of new life emerge with the budding of deciduous trees and the sprouting of wildflowers. Summer brings full foliage, with lush greenery from the abundant trees and shrubs. Fall offers brilliant colors as the leaves of deciduous trees like aspens and willows turn bright yellow, orange, and red. Winter brings a quieter, more subdued landscape, with snow covering the evergreens and creating a serene, white-covered canvas over the forests and valleys.

Overall, the vegetation around Tulameen is diverse, providing a rich array of habitats for wildlife and making the area a stunning place to explore throughout all four seasons. Whether you're hiking through the forests, strolling along the lakeside, or simply enjoying the changing colors of the landscape, the vegetation of the region enhances the natural beauty and charm of this remarkable part of British Columbia.

RECREATION

Tulameen offers a wide range of seasonal recreational opportunities, making it a year-round destination for outdoor enthusiasts. Nestled in the beautiful Otter Valley, the region provides access to numerous outdoor activities across all four seasons. Whether you enjoy water-based activities, hiking, skiing, or simply connecting with nature, Tulameen's unique landscape and climate cater to a variety of recreational pursuits.

Hiking and Exploring: as the trails begin to clear of snow, spring is a perfect time to explore the surrounding forests and mountains. Tulameen offers numerous trails suitable for beginners and more experienced hikers alike.



Fishing: as Otter Lake and the creeks begin to thaw, fishing season kicks off. Anglers can enjoy casting for rainbow trout, bass, and other species. Spring offers a quieter, less crowded experience, making it ideal for those looking for peaceful fishing in a tranquil setting.

Summer is the most popular season in Tulameen, with warm temperatures and long days offering the perfect opportunity to enjoy the area's natural beauty. The wide variety of activities available makes it a popular destination for families, adventurers, and those seeking relaxation.

Otter Lake is the perfect spot for boating, kayaking, canoeing, and paddleboarding. The lake's calm waters allow for smooth rides, and many visitors enjoy fishing from boats, casting for bass and trout. The lake is also ideal for a refreshing swim on hot summer days. Otter Lake offers excellent opportunities for swimming, with clear, cool waters perfect for a relaxing dip. The surrounding beaches provide areas to sunbathe and enjoy the water. The shallow areas of the lake are perfect for families with young children.

Fall in Tulameen is a beautiful season marked by cooler temperatures, brilliant foliage, and harvest time. It's a quieter time to enjoy the outdoors, with

the added beauty of autumn colors painting the landscape:

Winter in Tulameen transforms the area into a snowy wonderland, offering plenty of recreational opportunities for those who enjoy the colder months. Snow blankets the landscape, creating a peaceful, serene atmosphere perfect for winter sports and relaxation. Snowmobiling is a popular winter activity in Tulameen. The vast backcountry and snow-covered trails around the area offer excellent terrain for snowmobile enthusiasts. Riders can explore the surrounding mountains and valleys, enjoying the winter landscape.

When Otter Lake freezes over, it becomes a popular spot for ice fishing. Anglers can enjoy fishing on the solid ice, targeting species like rainbow trout and bass. The area also offers quieter fishing experiences compared to the summer months.

HISTORY

Tulameen has a rich history rooted in its early days as a mining settlement. The area was originally inhabited by Indigenous peoples, including the Okanagan Nation. European settlers arrived in the 1860s, attracted by the discovery of gold in the Similkameen River. In 1890, the Tulameen post office was established, signaling the beginning of the community's development. During the late 19th and early 20th centuries, mining activity in the region boomed, particularly gold, silver, and copper, which contributed to the town's growth.

By the 1920s, however, mining declined, and the town transformed into a seasonal retreat, drawing visitors who sought the beauty of the surrounding wilderness and the recreation offered by nearby Otter Lake. Today, Tulameen is a small, quiet community that maintains its historical roots while being a popular spot for both year-round residents and seasonal visitors.

MAP REFERENCE

49°34'51.67"N and 120°46'25.13"W

INVESTMENT FEATURES

With the flexible LH2 zoning under the Regional District of Okanagan-Similkameen, there are very attractive allowable investment opportunities including:

- Agriculture, farming
- Equestrian centre
- Forestry, tree farm
- Outdoor recreation
- Veterinary establishment

Accessory Uses Include:

- Accessory building or structure
- Accessory dwelling or mobile home
- Bed and breakfast operation
- Home industry
- Home occupation
- Kennel
- Packing, processing and storage of farm products
- Retail sales of farm products
- Secondary suite

SERVICES

- Electricity
- Drilled well
- Wood heat
- Composting toilets
- Gravity fed water system

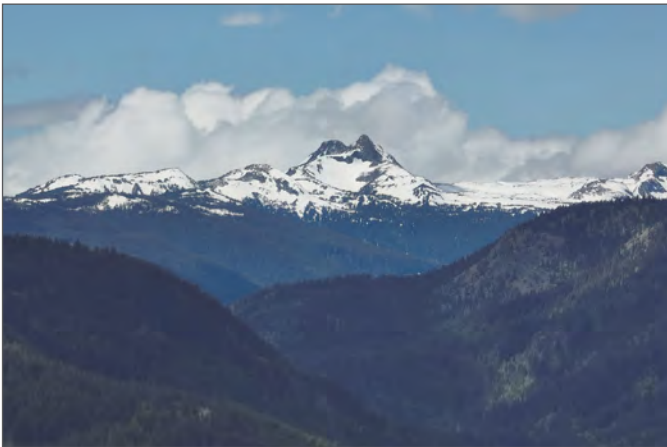
LEGAL

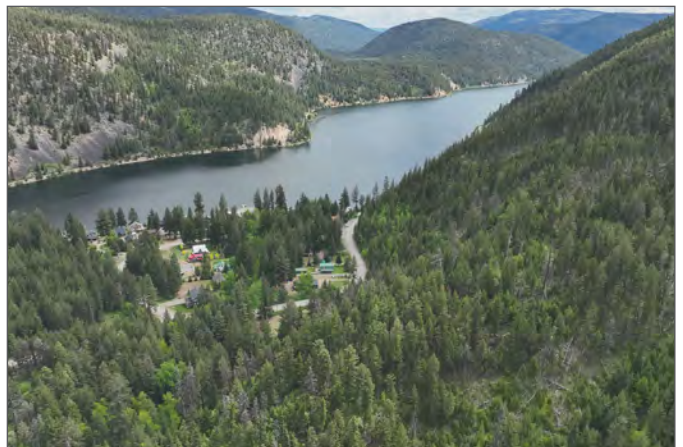
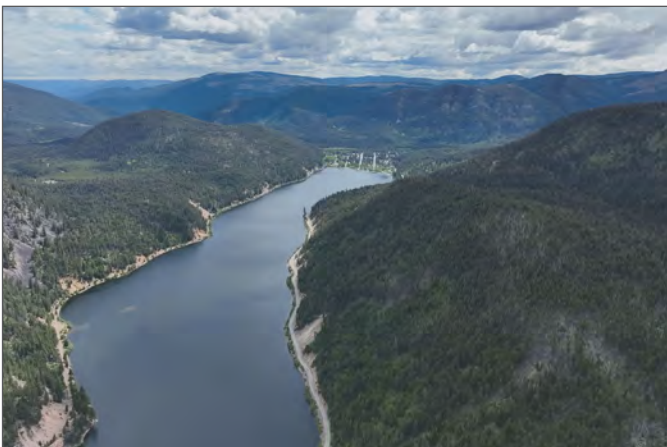
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DISTRICT PLAN 38817 - PID 008-735-808

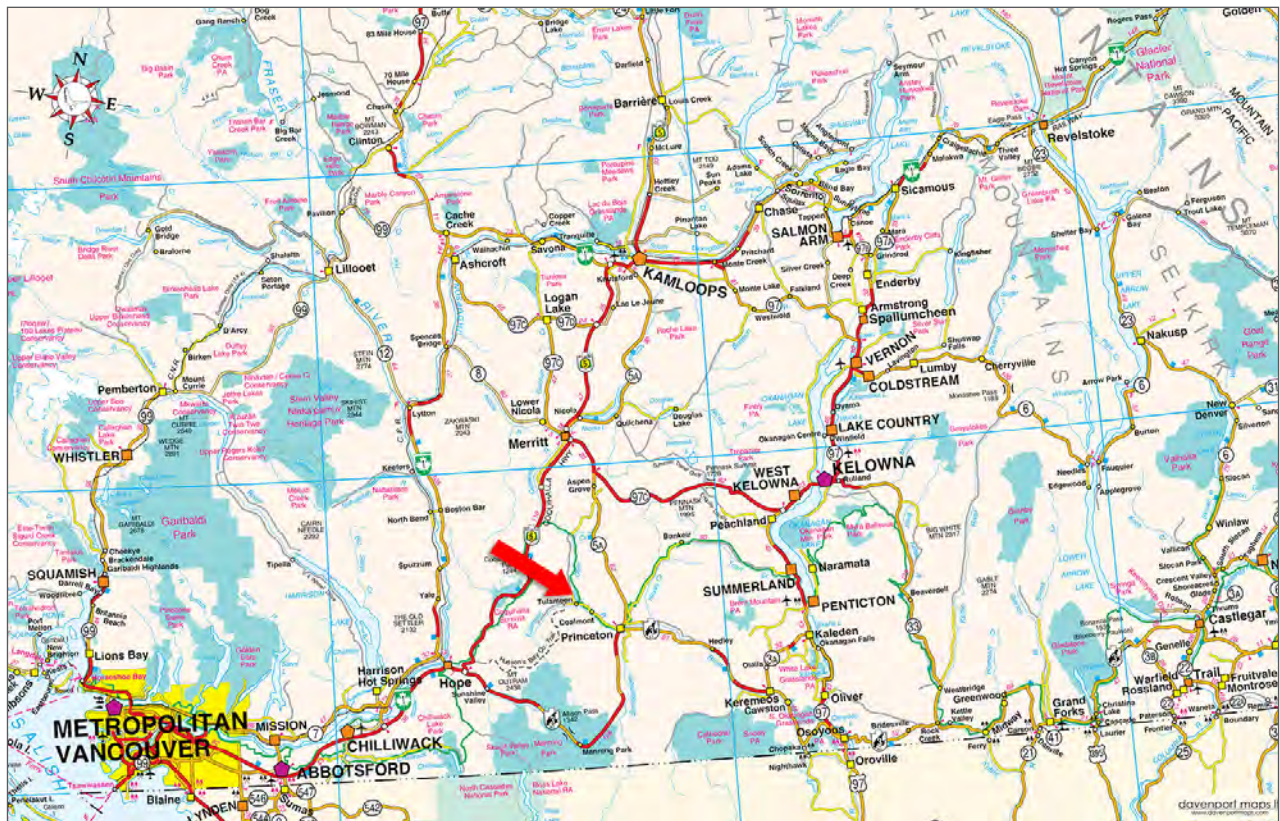


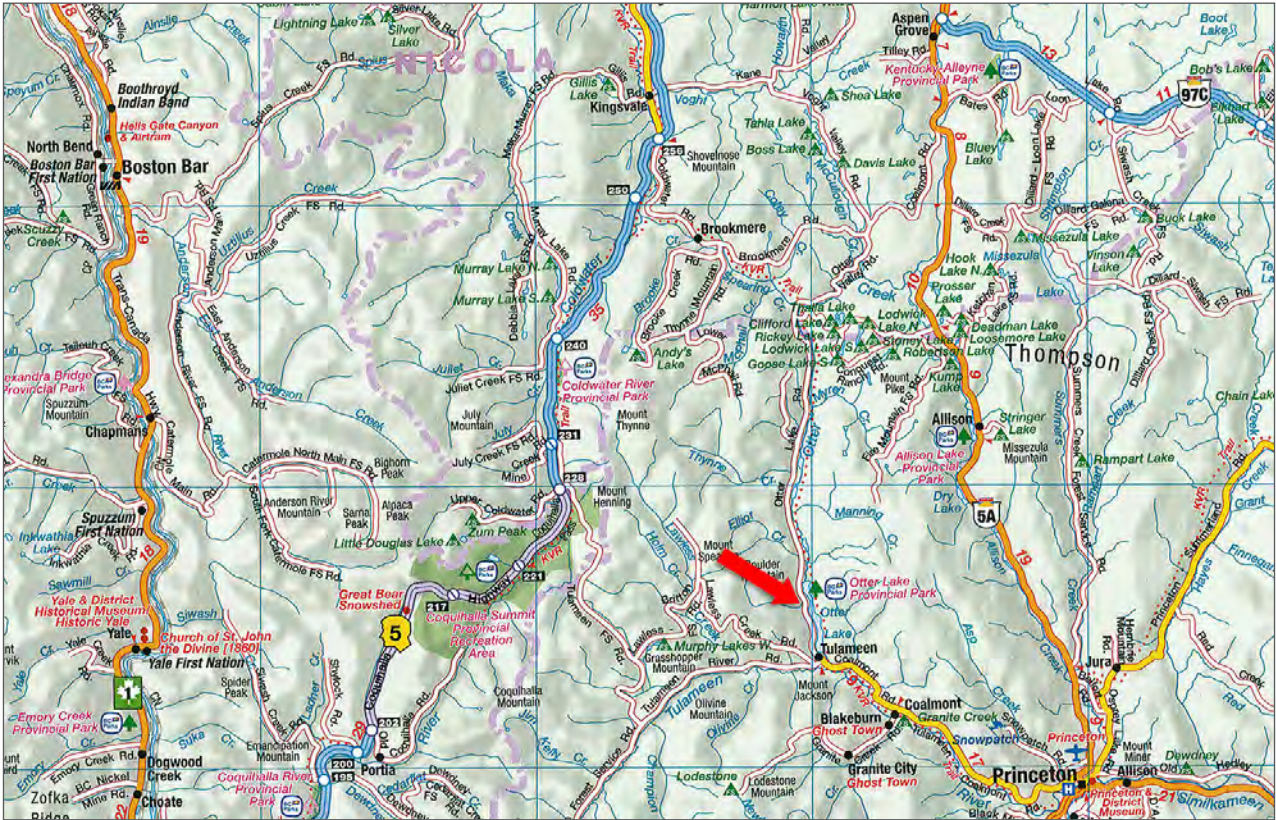


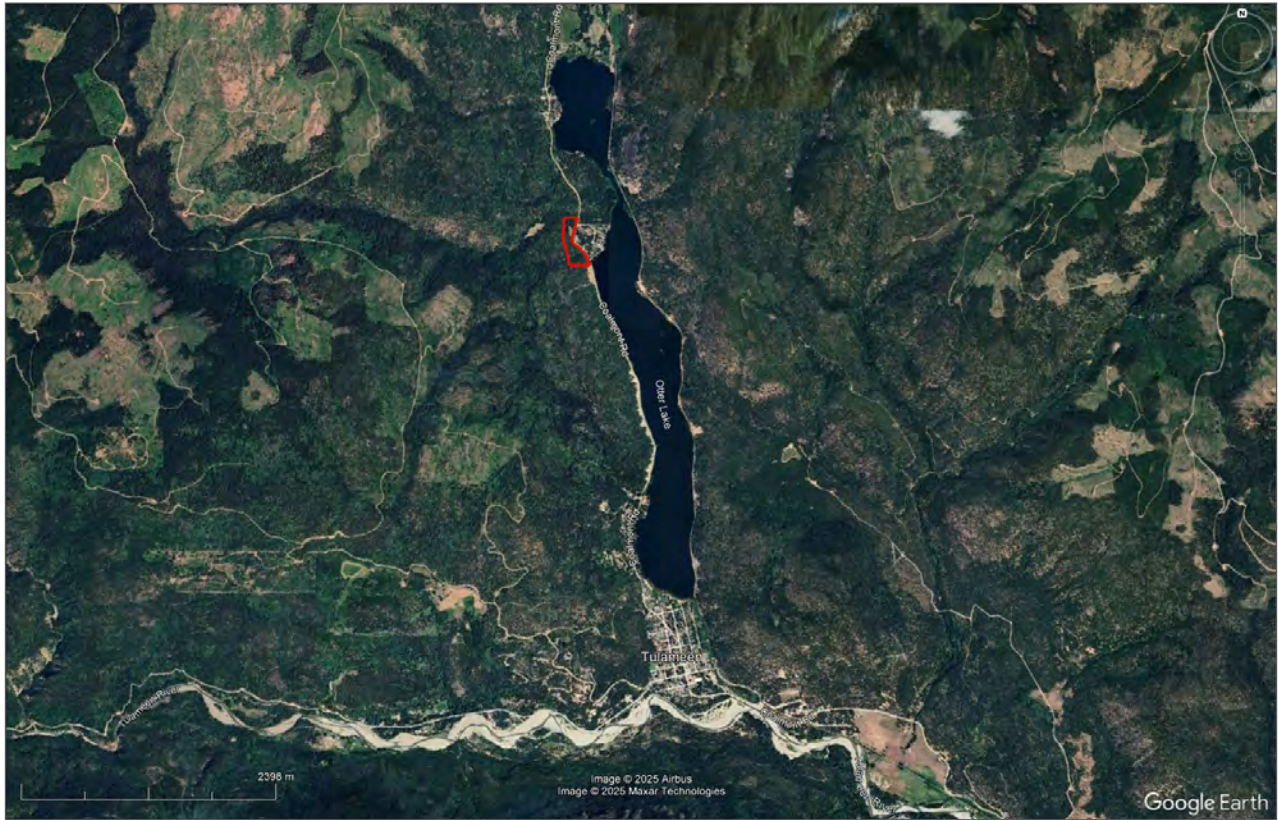


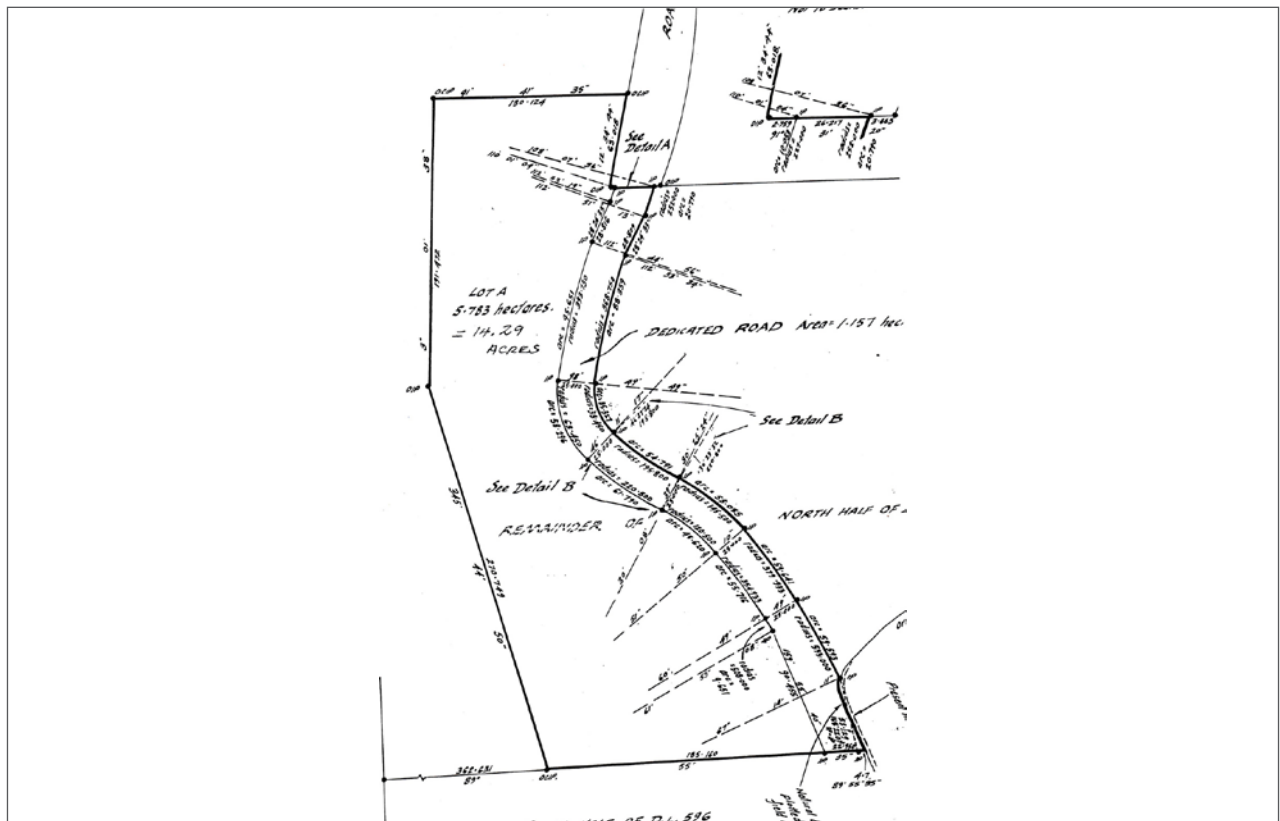












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