



160-Acre Off-Grid Estate with Luxury Log Home - Chilcotin



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PROPERTY DETAILS

Listing Number:	25137
Price:	\$879,000
Taxes (2024):	\$2,774.75
Size:	160 acres

DESCRIPTION

Welcome to an extraordinary off-grid sanctuary—an impeccably crafted 5,062 sq. ft. log home perched on 160 private acres with commanding views of the McClinchy Creek and surrounding valley. Designed with timeless character and modern comfort, this 3-bedroom, 3-bathroom, three-level retreat showcases vaulted ceilings, expansive custom windows, and rich wood details throughout. Sunlight pours in year-round, illuminating the handcrafted interiors where natural materials and artistic touches create a warm, welcoming atmosphere.

Every level of the home features a built-in fireplace, including a breathtaking 25 ft rock fireplace with custom stonework as the living room centerpiece. The kitchen is a showpiece in itself, complete with a vintage Fawcett Marvel freestanding wood cookstove and surrounded by LED-lit stained glass and handcrafted wood finishes. The stunning primary suite on the top floor boasts its own fireplace, a private walkout sundeck, a soaker tub, and a bespoke stained glass and carved wood door—an ideal place to unwind and watch the wildlife roam below.

The lower level offers excellent potential as a self-contained rental suite or guest quarters, featuring its own private entrance, a large open living room with fireplace, a bar sink and counter, full bathroom, bedroom, and a spacious open sleeping area. Whether for long-term rental income, visiting family, or a caretaker's suite, this space adds both flexibility and value to the property.

Outside, the property is equally impressive. A large shop, heritage guest cabin, woodshed, and greenhouse with built-in water supply provide everything needed for sustainable, off-grid living. A root cellar adds traditional food storage functionality, and the house's brushed log exterior and metal roof ensure long-lasting durability. Rare details like original chandeliers from the Hotel Vancouver and two heritage lamps from the UBC Boulevard lend a sense of history and grandeur to the home.

With excellent year-round road access just 2.5 hours from Williams Lake, this one-of-a-kind estate offers a rare mix of rugged beauty and refined living. Whether you're looking for a luxury homestead, peaceful retreat, or boutique resort opportunity, the unmatched setting, craftsmanship, and views make this a truly special offering.

LOCATION

20101 Chilcotin Highway 20 - McClinchy/Kleena Kleene, BC

DIRECTIONS

Contact listing agent.



AREA DATA

The Nimpo Lake, Kleena Kleene, and Tatla Lake area lies in the heart of British Columbia's Chilcotin Plateau, west of Williams Lake along Highway 20. This remote region is part of the Cariboo Regional District and is known for its rugged natural beauty, low population density, and vast wilderness.

Nimpo Lake

Nimpo Lake is the most developed of the three communities and serves as a small service center for outdoor tourism, with floatplane access, lodges, and outfitters catering to fishing and adventure tourism. The lake itself sits at about 3,700 feet elevation and is known for its clear waters and excellent trout fishing. It has year-round residents, but the population swells in summer with seasonal visitors and part-time residents.

Kleena Kleene

Located west of Nimpo Lake, Kleena Kleen is even more remote and sparsely populated. It is a gateway to the backcountry and alpine areas surrounding the Coast Mountains, and is often used as a base for wilderness adventures, heli-hiking, and wildlife

viewing. It offers very few services but exceptional access to pristine land and backcountry trails.

Tatla Lake

Situated east of Nimpo Lake, Tatla Lake is a ranching and farming community with a modest population and limited commercial development. It has a school, post office, and a few local businesses. The landscape here opens up to rolling grasslands, lakes, and forests, with stunning views of the nearby Itcha and Ilgachuz Mountains.

The region overall has limited infrastructure but excellent gravel and paved road access via Highway 20. It offers full off-grid potential, rich wildlife populations, and unspoiled recreational territory.

First Nations

The Ulkatcho and Xeni Gwet'in First Nations have strong roots in the Anahim Lake, Nimpo Lake, Tatla Lake, and Kleena Kleene region. The Nimpo Lake, Tatla Lake, and Kleena Kleene area lies within the traditional territories of the Ulkatcho and Xeni Gwet'in First Nations, whose presence in the region spans thousands of years. The Ulkatcho

First Nation, part of the Dakelh (Carrier) people, are based in nearby Anahim Lake and maintain a deep cultural, spiritual, and ecological relationship with the land. Their stewardship practices, traditional knowledge, and sustainable use of natural resources continue to shape the region today.

To the southeast, in the Tatlayoko and Nemiah Valley region, lies the ancestral home of the Xeni Gwet'in First Nation, one of six communities within the Tsilhqot'in Nation. The Xeni Gwet'in have long governed and protected their territory with resilience and pride. In 2014, they made history by winning a landmark Supreme Court decision, granting Aboriginal Title to approximately 1,800 square kilometres of their traditional territory—the first such recognition in Canadian history. Many community members continue to speak their language and uphold traditional practices, maintaining a strong connection to the land.

These Indigenous Nations play a vital role in the cultural fabric and stewardship of the Chilcotin Plateau. Visitors to the region are encouraged to recognize and respect these lands as the enduring homes of the Ulkatcho and Xeni Gwet'in peoples.

VEGETATION

The vegetation around Nimpo Lake, Tatla Lake, and Kleena Kleene is characteristic of BC's Interior Plateau and Chilcotin region—a mix of forest, grassland, and wetland ecosystems shaped by elevation, soil, and climate. Forests are dominated by lodgepole pine, hybrid spruce, and subalpine fir, with pockets of Douglas fir and trembling aspen, especially at lower elevations or along the river valley. In wetter areas near the lakes and streams, you will find black cottonwood and willows.

RECREATION

The Nimpo Lake, Tatla Lake, and Kleena Kleene region offers some of the most spectacular year-round outdoor recreation opportunities in



British Columbia. Known as the “Floatplane Capital of BC,” Nimpo Lake is a hub for water-based adventures, including fishing, kayaking, canoeing, and boating. Anglers come from all over for the lake's exceptional rainbow trout fishing, particularly in the spring and fall months. In summer, warm days and clear skies invite paddleboarding, swimming, and exploring the lake's many hidden coves and islands.

The surrounding wilderness is a haven for wildlife enthusiasts and hunters alike. Vast tracts of unspoiled Crown land provide exceptional opportunities for big game hunting—moose, mule deer, black bear, and mountain goat are common in the area. Wildlife viewing is equally rewarding, with frequent sightings of eagles, loons, beavers, and even grizzly bears. Birdwatchers will appreciate the diversity of waterfowl and songbirds that thrive in the wetlands and forests around the lakes.

Winter transforms the region into a snowy playground, ideal for cross-country skiing, snowshoeing, and snowmobiling. Backcountry enthusiasts enjoy exploring the alpine terrain, while frozen lakes offer opportunities for ice fishing and skating. With few crowds and an abundance of untouched nature, the Nimpo Lake, Tatla Lake, and Kleena Kleene area is perfect for anyone seeking solitude, adventure, and a deep connection to the outdoors in every season.



MAP REFERENCE

52° 7'13.08"N and 125° 2'48.32"W

INVESTMENT FEATURES

This property offers exceptional investment potential as a turnkey wilderness retreat, eco-lodge, or specialty resort, with its expansive acreage and fully furnished luxury log home. Its location, year-round access, and unmatched natural beauty make it ideal for tourism development, rental income, or long-term land value appreciation.

SERVICES

- Starlink satellite
- Well water
- Septic tank
- Off-grid - solar panels, 2 generators and batteries
- Heat - wood and propane

IMPROVEMENTS

- 24' x 40' shop with 10' x 14' electrical room and a 32' x 13' covered area
- 12' x 26' greenhouse
- 18' x 18' woodshed

ZONING

R/A Resource Agricultural Cariboo Regional District

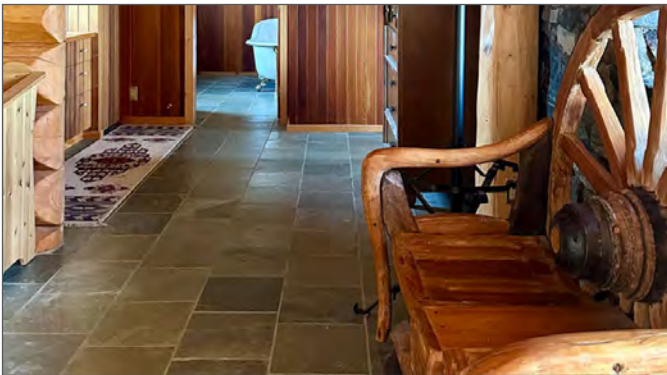
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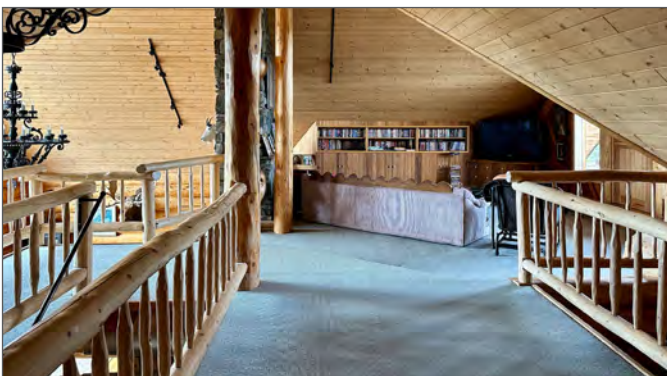
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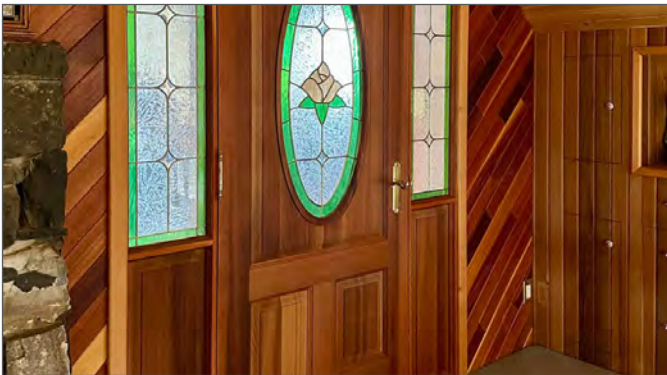


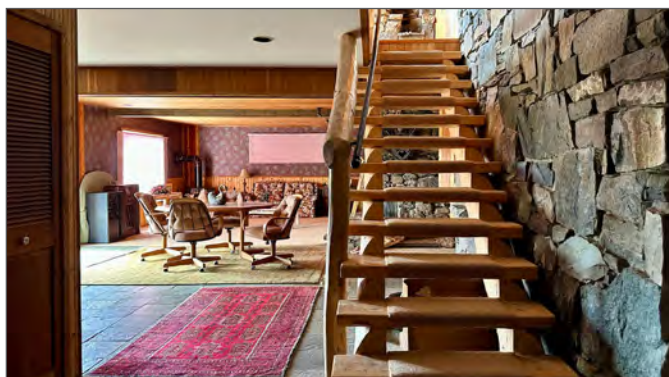




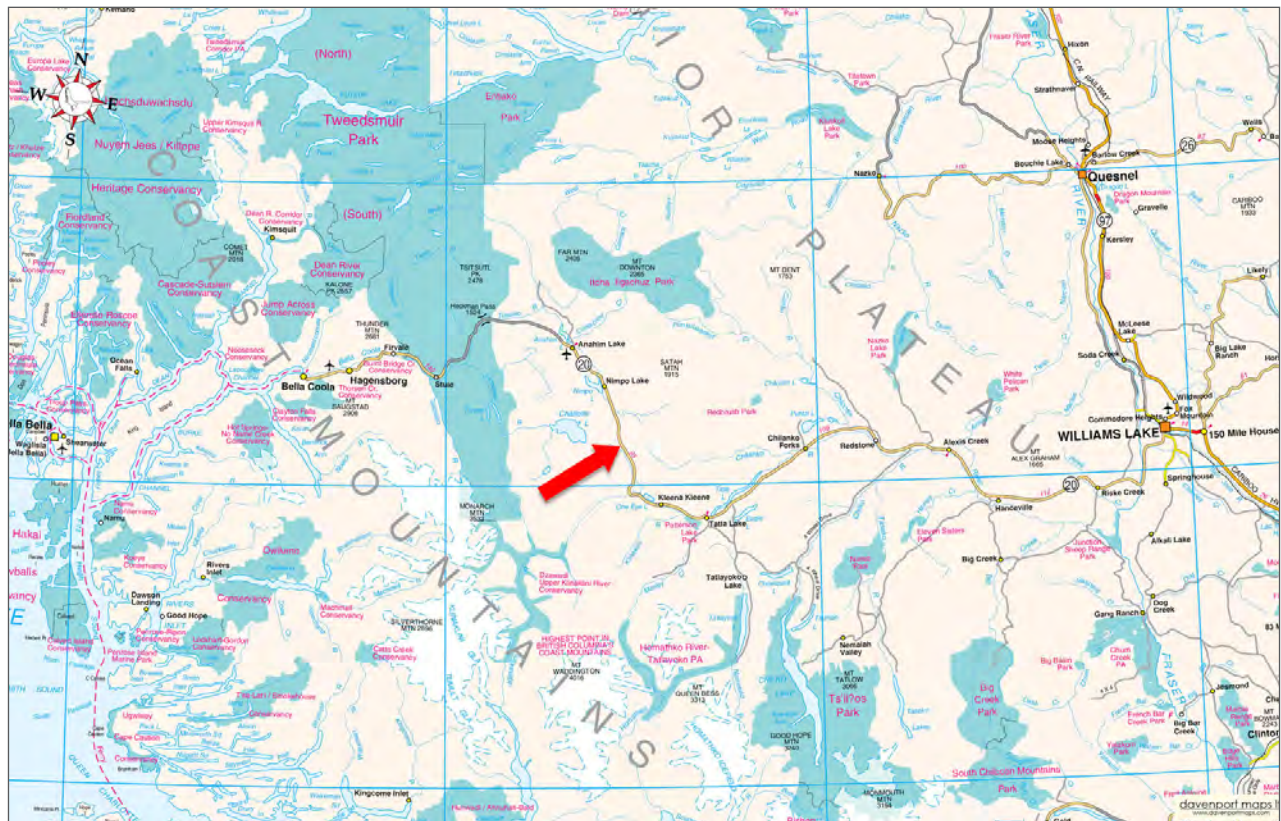


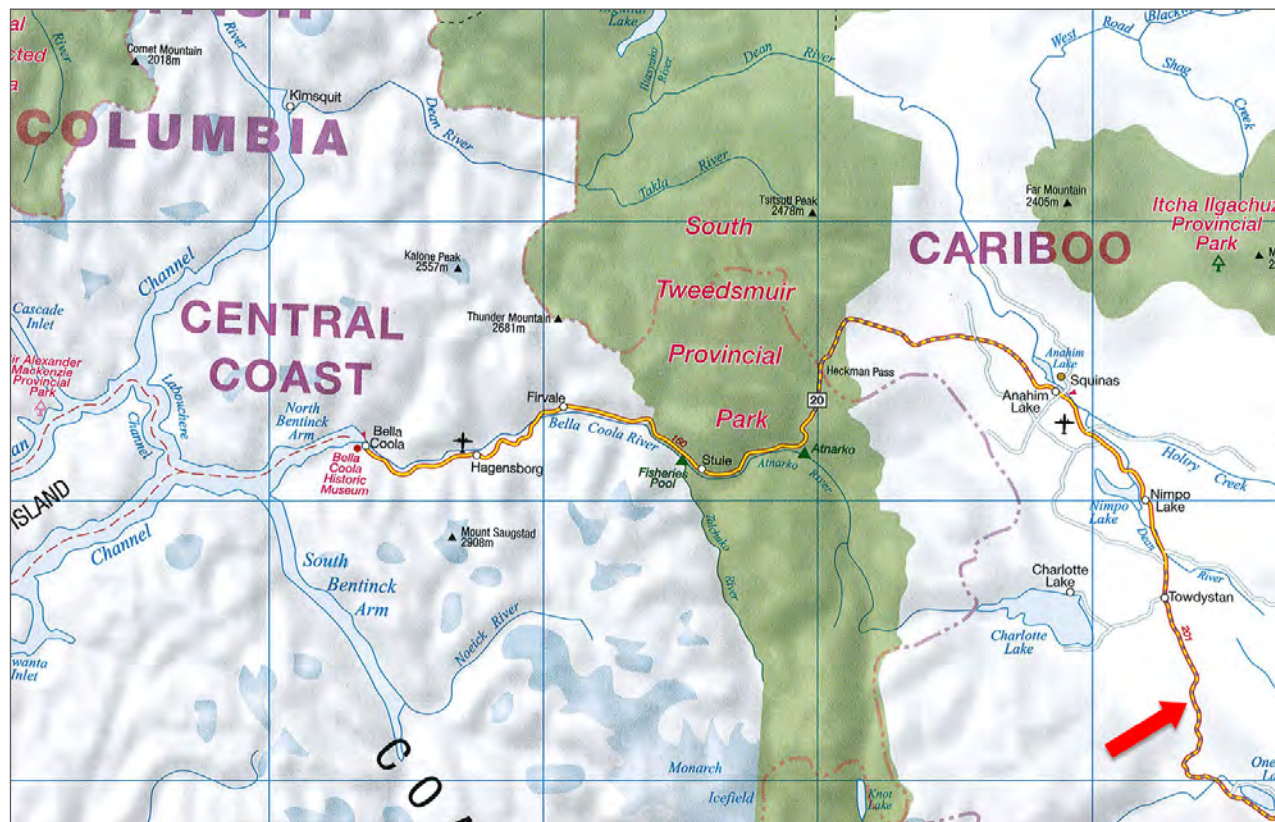


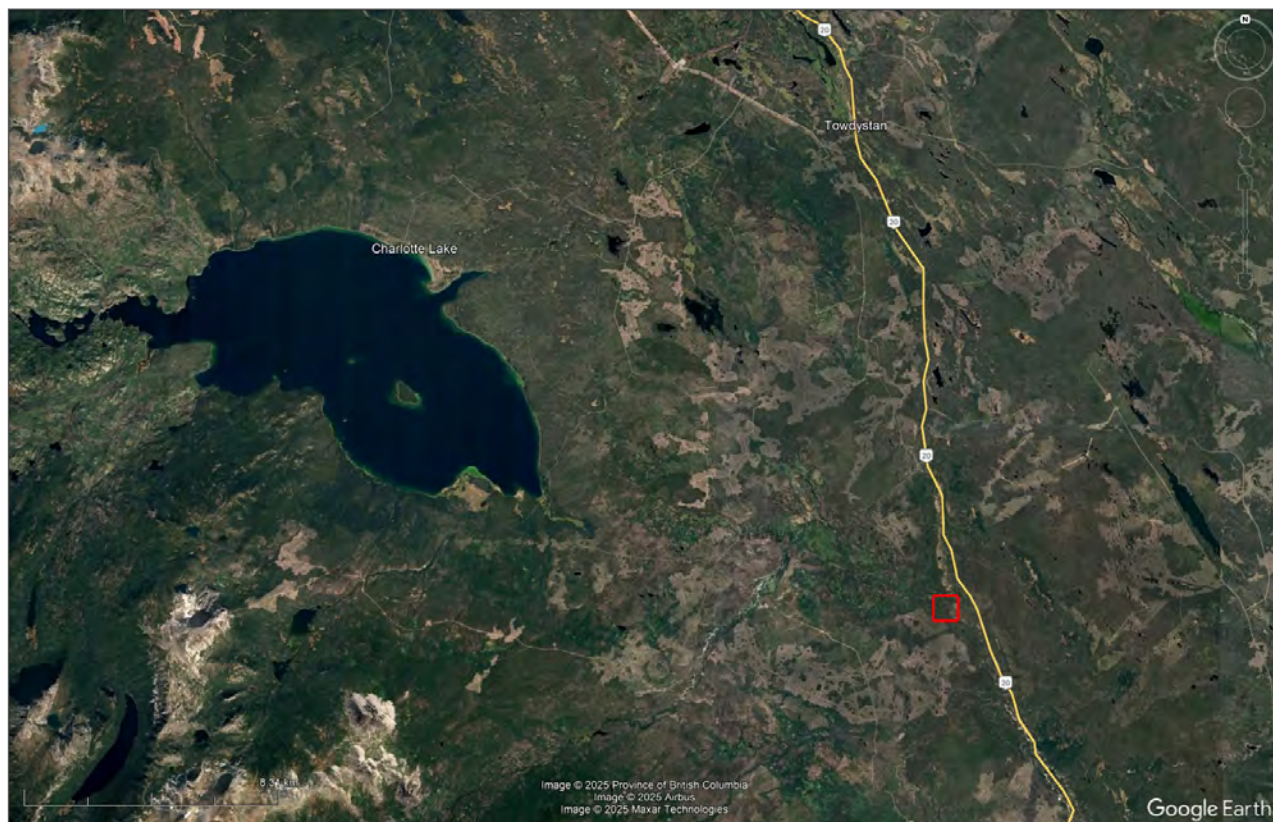


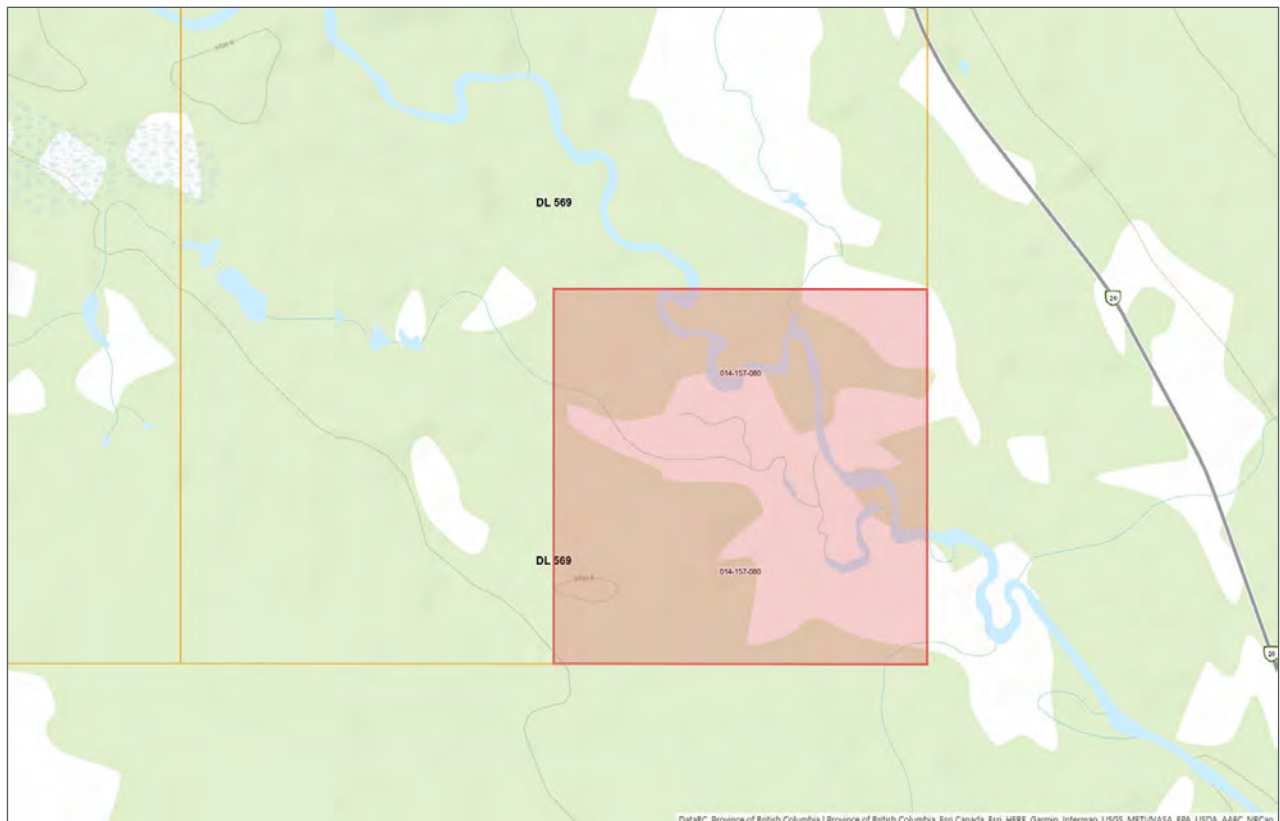




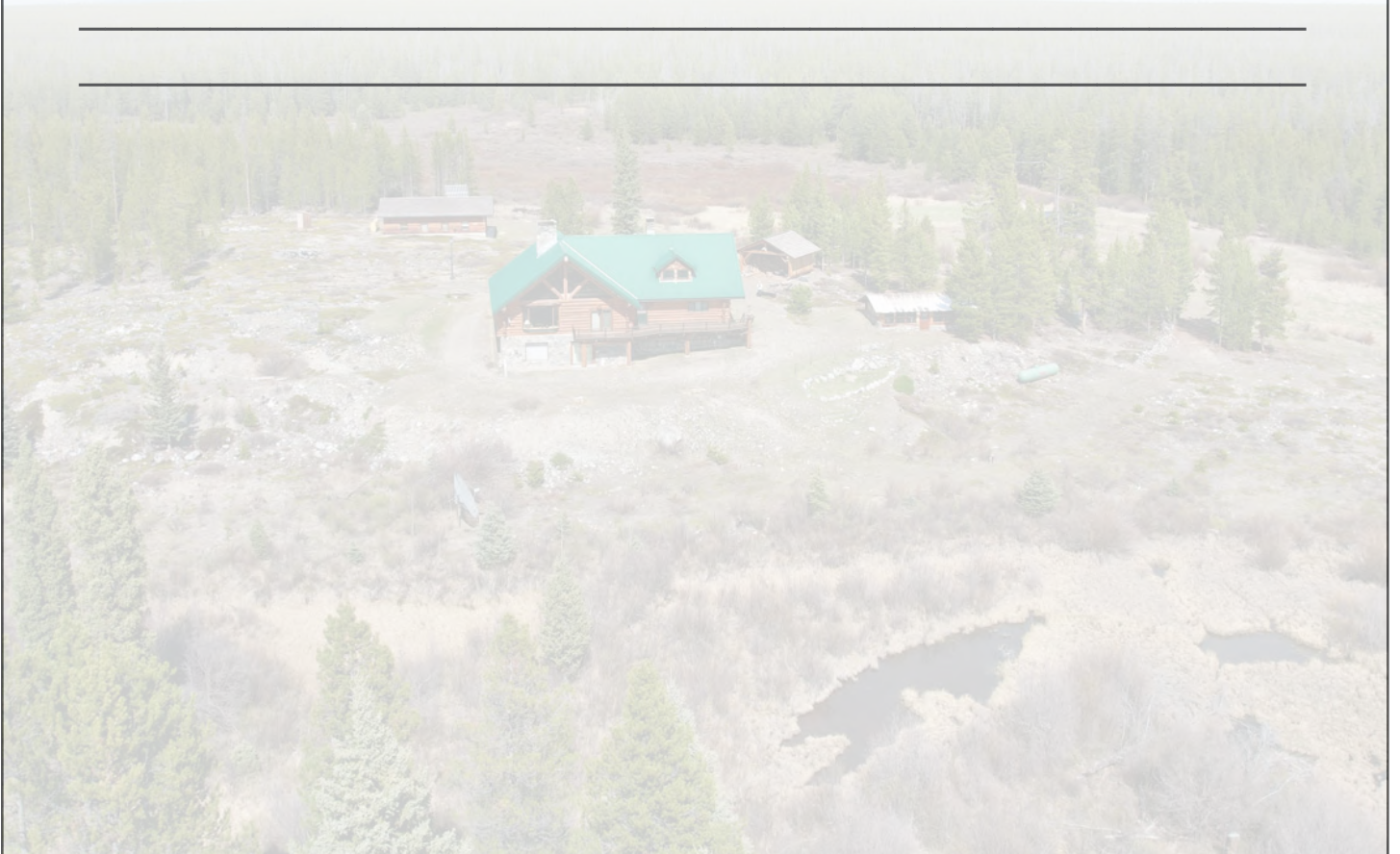








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