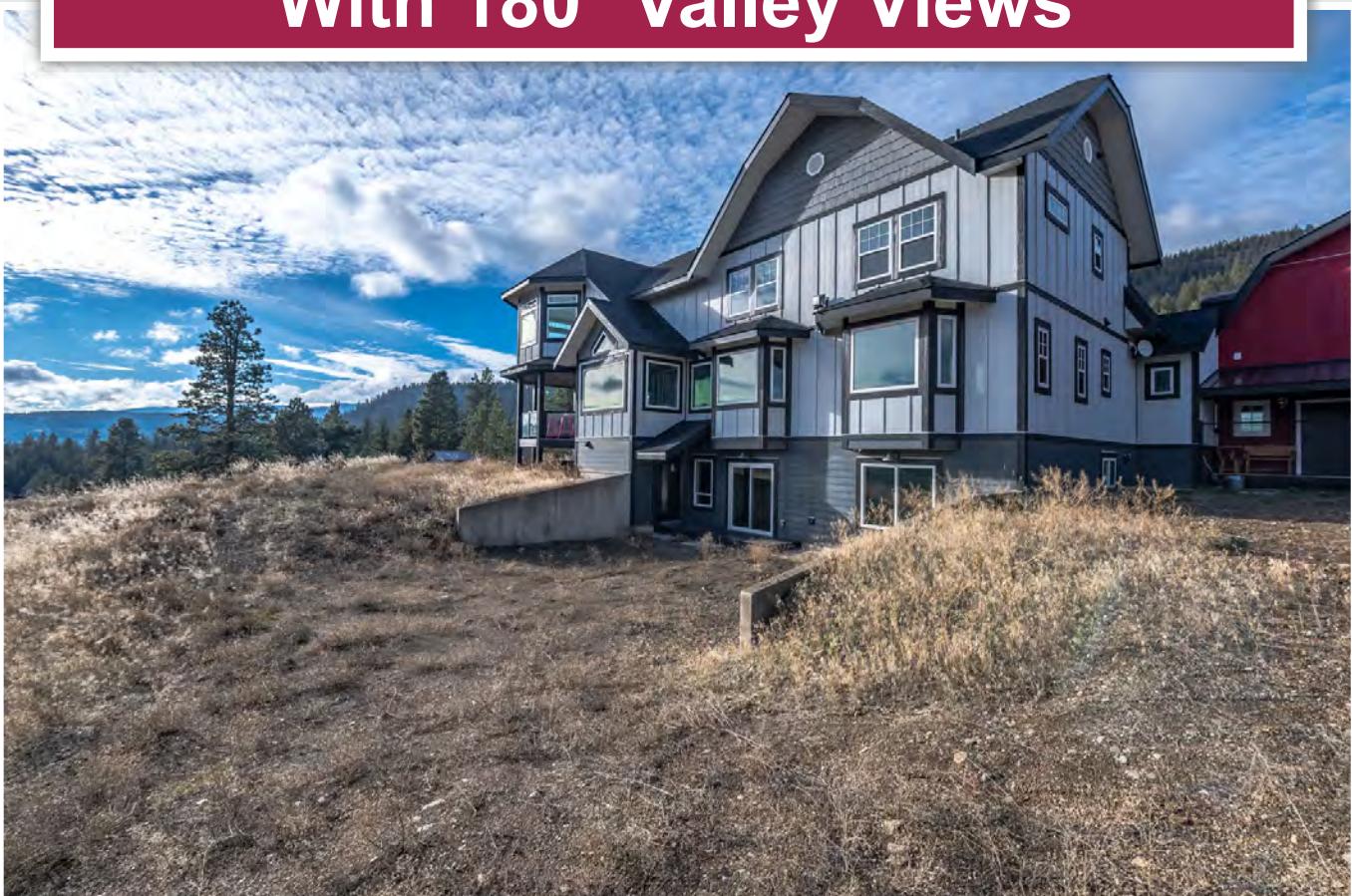




Stunning 15.8-Acre Luxury Estate With 180° Valley Views



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Stunning 15.8-Acre Luxury Estate With 180° Valley Views Near Princeton, BC

PROPERTY DETAILS

Listing Number:	25294
Price:	\$2,650,000
Taxes (2025):	\$5,967.49
Size:	15.8 acres
Zoning:	SH3

DESCRIPTION

Experience refined rural luxury on 15.8 private acres just five minutes from Princeton on an extraordinary estate where master craftsmanship, timeless design, and breathtaking natural beauty come together. In one of the valley's most sought-after rural settings, this showpiece residence offers exceptional quality, comfort, and privacy while capturing sweeping 180° panoramic views.

The home immediately impresses with its custom exterior siding, unique architectural presence, and harmonious placement within the landscape. Designed for year-round enjoyment, it is equipped with a dual wood–propane boiler system providing radiant in-floor heating throughout the main floor, basement, and the large heated garage. Water reliability is excellent thanks to a 12 gpm drilled well, water softener, and dual hot-water tanks, with modern connectivity provided through high-speed internet and strong cell service.

Outdoor living is a central feature of the property, with multiple covered decks crafted with wood decking and glass railings that take full advantage

of sunlight patterns throughout the day. Off the dining room, a covered deck with a river-rock Valor fireplace and generous mantel for flowers or herbs welcomes the morning sun and overlooks the valley, and the kitchen sink enjoys this same stunning view. At the front of the home, facing the backyard, a long-covered deck accessible from the kitchen's sliding glass door provides cool morning shade and warm midday sun, ideal for relaxed gatherings and everyday enjoyment. Both decks are gas-fitted for outdoor ceiling heaters, extending comfort through every season.

The upper level is devoted to serenity and features an opulent primary suite with his-and-her walk-in closets, built-ins, a Valor fireplace, and a luxurious six-piece spa like ensuite complete with stand-alone tub situated in an alcove of windows to take in the view, and separate custom tiled glass shower with bench, towel warmer, 3 vanities and a water closet with radiant heat in the main bathroom area.

Two additional upper bedrooms each offer beautifully crafted private en suites—one with a claw-foot stand-alone tub and the other with a walk-in shower. The upper level does not have in-floor radiant heat; instead, the secondary bedrooms are warmed by radiators, while the primary suite is supplemented by its fireplace. Often, the level remains comfortably warm simply by opening the doors and allowing heat from the main floor to rise.

On the main floor, matching vaulted dark-stained fir ceilings span the great room, dining room, and breakfast nook, where a striking river-rock Valor fireplace with a large mantel serves as the heart of the home. Expansive windows bathe the living spaces in sunlight and frame sweeping valley



vistas. The custom chef's kitchen features quartz countertops, handcrafted cabinetry, a propane stove, two dishwashers, and views to both the front and back of the property, with a bright breakfast nook completing the space. This level also includes a den originally intended as a bedroom that now serves beautifully as a home office with its own four-piece en suite with towel warmer, a two-piece powder room, and a spacious laundry room with propane dryer, utility sink, and cabinetry.

The bright, walkout lower level is designed with versatility and legal-suite specifications, including double drywall and radiant in-floor heat. It features a small bedroom with closet, an additional den or bedroom without a closet, and a large bathroom with deep built-in tub and shower, pedestal sink, toilet, and a closet designed for an electric washer and dryer. The living, dining, and kitchen areas embrace an open plan, with full venting and plumbing for a stove, sink, and dishwasher. A sliding glass door takes in the view, and an additional glass entry door leads into a mudroom. A separate living room door creates privacy between the bedroom and bathroom. This level also includes a flexible extra

room ideal for hobbies, exercise, office space, or an additional bedroom, along with a mechanical room and a 5.5-foot-high crawl space beneath the garage utility area for excellent storage.

The insulated and heated 1,000 sq. ft. three-bay garage is a standout feature, with radiant in-floor heat and one 32-foot-deep bay built to accommodate an RV. It includes a three-piece bathroom with shower, a stacking washer and propane dryer, a deep utility sink with wood counter, a refrigerator, and ample storage. Above the garage is a remarkable entertainment loft—known as the “man cave”—complete with stage and custom painted barn-style walls and ceiling, ideal for gatherings, hobbies, or creative work. A covered exterior area beside the garage is perfect for tractor storage and also functions as a dog run.

The 15.8-acre property enjoys abundant sunshine, untouched natural landscape, frequent wildlife visitors, and gently rolling land ideal for horses or hobby farming. Because the acreage is not within the ALR, it offers rare development flexibility,

including the possibility of subdivision or adding an additional dwelling.

Additional infrastructure includes two septic tanks, a pump house, exterior RV plugs, and an outdoor RV sewer drain. The location is exceptional, offering close access to Princeton's hospital, golf course, and fairgrounds, along with the renowned recreation of China Creek Mountain, which provides cross-country skiing with a warming hut and overnight cabins, as well as hiking and mountain biking in the warmer months. Nearby Young Life offers a resort and a large convention center available for rental. A Telus security system, installed recently secures windows and doors and may be assumed or removed.

This extraordinary estate offers a rare blend of craftsmanship, luxury, functionality, and natural beauty—all within 2.5 hours of the coast and only minutes from town conveniences. It is more than a home; it is a legacy property for buyers seeking refined rural elegance without compromise.

LOCATION

280 Bonlin Road - Princeton, BC

DIRECTIONS

From Vancouver take Highway 1 (Trans Canada) eastbound, following signs toward the Fraser Valley/ Hope. At the Hope area, exit onto Highway 3 East (Crowsnest Highway). Stay on Highway 3 until you reach Princeton. Turn left onto Highway 5A. Continue to Bridge Street. Turn left onto Tulameen Ave then turn right onto W. China Creek Road. Turn Left onto Bonlin, take a hard right at the end of Bonlin and drive up the road, staying to the left.

AREA DATA

Princeton is a tight-knit, welcoming town of 2,894 residents. Nestled at the confluence of the Similkameen and Tulameen Rivers, it offers a

relaxed, friendly lifestyle with a semi-arid climate, abundant sunshine, and four distinct seasons. The town provides essential amenities—grocery stores, cafés, medical services, schools, and local shops—while maintaining a strong sense of community and volunteer spirit.

Surrounded by breathtaking natural beauty, Princeton is a haven for outdoor lovers. You'll find endless opportunities for hiking, biking, kayaking, fishing, horseback riding, and snowmobiling on nearby Crown land and around lakes like Allison, Otter, and Chain. Winter brings its own adventures in the nearby mountains, while summer offers endless sunshine and trails.

Despite its peaceful rural feel, Princeton is conveniently located roughly 2.5-3 hours from Vancouver, about an hour from Penticton, and close to the Okanagan wine region and major regional centres. The area's natural diversity—from rolling ranchlands and wildflower meadows to pine forests and river valleys—is enhanced by abundant wildlife, creating a tranquil yet vibrant place to live.

With increasing appeal in the real estate market, Princeton is attracting those looking for acreages, hobby farms, luxurious rural homes, or multi-generational or recreational properties. For someone considering a move, Princeton offers a rare blend of affordability, quality of life, and access to nature, making it an exceptional place to call home.

VEGETATION

The vegetation around Princeton is beautifully diverse, shaped by the region's semi-arid climate, mountain elevations, and transition between grassland and forest ecosystems. It sits at the meeting point of the Ponderosa Pine Zone and the Interior Douglas-fir Zone, creating a landscape that



shifts subtly as you move from the valley floor into the surrounding hills and plateaus.

At lower elevations, the Princeton area features open, dry grasslands with native bunchgrasses, sagebrush, rabbitbrush, and wildflowers such as lupine, balsamroot, and paintbrush. These grasslands give the region its wide-open, sunlit appearance and support a variety of wildlife including deer, elk, and numerous birds of prey.

The mid-elevation forests are dominated by stately Ponderosa pines—tall, fire-adapted trees with copper-colored bark that glow beautifully in low light. Mixed among them are Douglas fir, aspen, cottonwood, and spruce, particularly near watercourses and shadier slopes. Understory vegetation includes Oregon grape, snowberry, Saskatoon berry, and an array of native shrubs.

Higher elevations transition into lusher forests with lodgepole pine, Engelmann spruce, and subalpine fir. These areas support dense mosses, berry bushes (including huckleberry and thimbleberry), and a cooler, more alpine-feeling ecosystem.

Throughout the region, riparian zones along the Similkameen and Tulameen Rivers host cottonwoods, willows, alder, fireweed, and moisture-loving grasses and shrubs. These green corridors add contrast to the drier uplands and create excellent wildlife habitat.

RECREATION

Life in and around Princeton offers a rare combination of peaceful rural living, strong community spirit, and year-round outdoor recreation. Residents enjoy a slower, more grounded pace of life surrounded by sunshine, fresh air, and beautiful natural landscapes. It's a place where quiet roads, short commutes, and friendly neighbours contribute to a sense of ease and connection, making it ideal for families, retirees, remote workers, and anyone craving more space and a healthier lifestyle. Despite its calm, rural feel, Princeton provides essential amenities including grocery stores, restaurants, schools, medical services, and community events, offering comfort and convenience without sacrificing tranquility.

Recreational opportunities in the area are truly endless. Spring and summer bring hiking, mountain biking, horseback riding, fishing, kayaking, and camping across the region's expansive grasslands, pine forests, and rivers. Nearby lakes such as Otter Lake, Chain Lakes, and Allison Lake offer excellent swimming and boating. Fall is cherished for its vibrant colours, hunting, and photography, while winter transforms the region into a snowy playground for snowmobiling, snowshoeing, cross-country skiing, and ice fishing. The vast Coalmont-Tulameen backcountry provides particularly exceptional terrain for ATVing, sledding, and wilderness exploring, giving residents immediate access to some of British Columbia's most exciting outdoor pursuits.

HISTORY

Princeton has a rich history rooted in mining, rail, and the early development of British Columbia's southern interior. Originally inhabited by the Syilx (Okanagan) people, the area served as an important gathering and trading place long before European arrival. When explorers and traders came through in the early to mid-1800s, the region's strategic location at the confluence of the Similkameen and Tulameen Rivers made it a natural stopping point along emerging travel and trade routes.

The town's modern history began during the gold rush era of the 1850s and 1860s, when prospectors discovered gold, copper, and other minerals in the surrounding mountains. Princeton—first known as Vermilion Forks—quickly developed into a bustling supply centre for miners heading into the Similkameen and Tulameen valleys. In 1860, Governor James Douglas renamed the settlement "Princeton" after the Prince of Wales, reflecting the hopes of creating a prosperous, permanent community.

Mining remained central to Princeton's growth for decades. The Copper Mountain Mine became

one of BC's major copper producers in the early 1900s, bringing workers, investment, and railway expansion to the region. The arrival of both the Kettle Valley Railway and the Great Northern Railway transformed Princeton into a transportation hub, supporting commerce, agriculture, and forestry throughout the early 20th century.

Over time, as mining and rail activity shifted, Princeton evolved into a quieter but resilient town supported by forestry, ranching, small business, and tourism. Today, it retains its rich frontier character while offering a friendly, modern community surrounded by the natural beauty that first drew settlers—and remains a gateway to the history and wilderness of the Similkameen Valley.

MAP REFERENCE

49°27'48.41"N and 120°33'9.55"W

INVESTMENT FEATURES

- SH3 Zoning
- Not in ALR
- 15.8 acres
- Legal suite
- Potential Bed and Breakfast or Bed and Bale

SERVICES

- Internet
- Propane
- Electricity
- Telus

LEGAL

LOT A DISTRICT LOT 1006 YALE DIVISION
YALE DISTRICT PLAN KAP71383 EXCEPT PLAN
KAP75828

PID 025-458-612















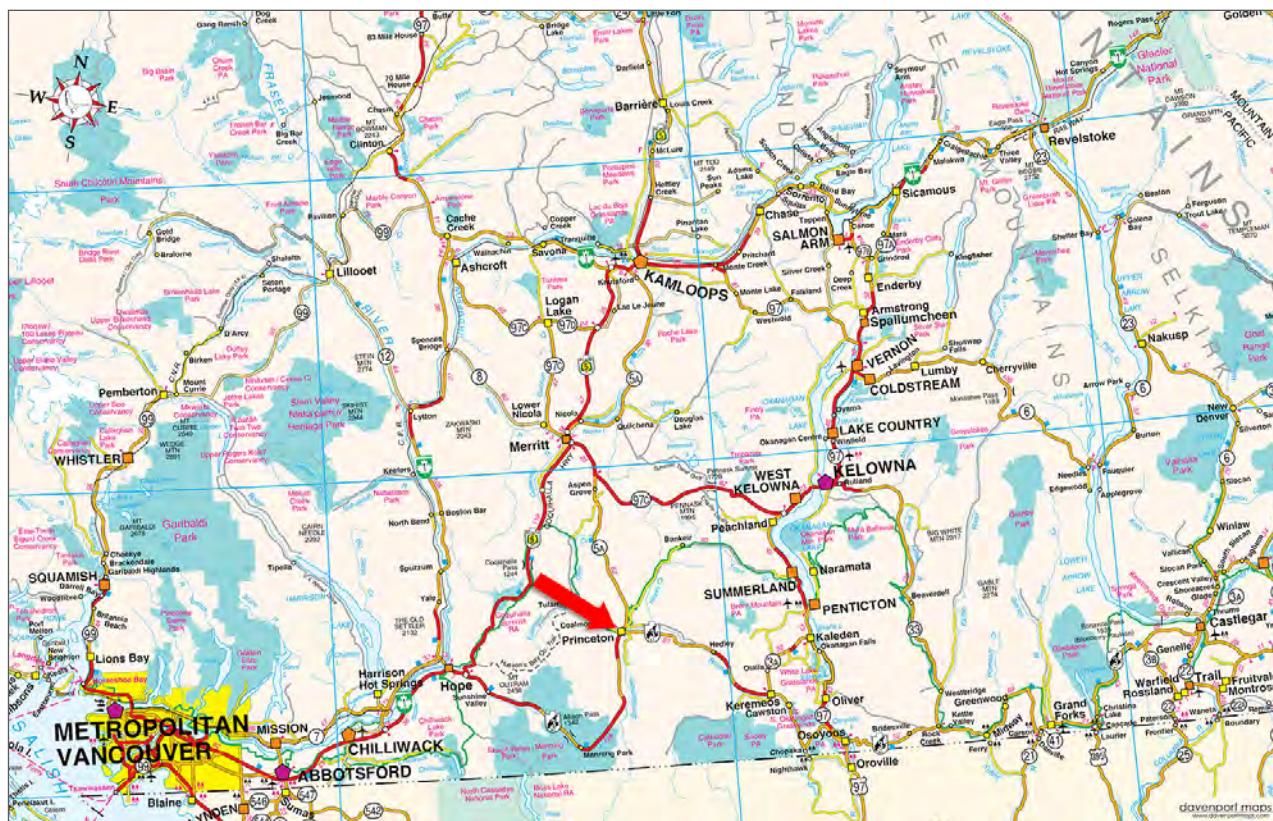
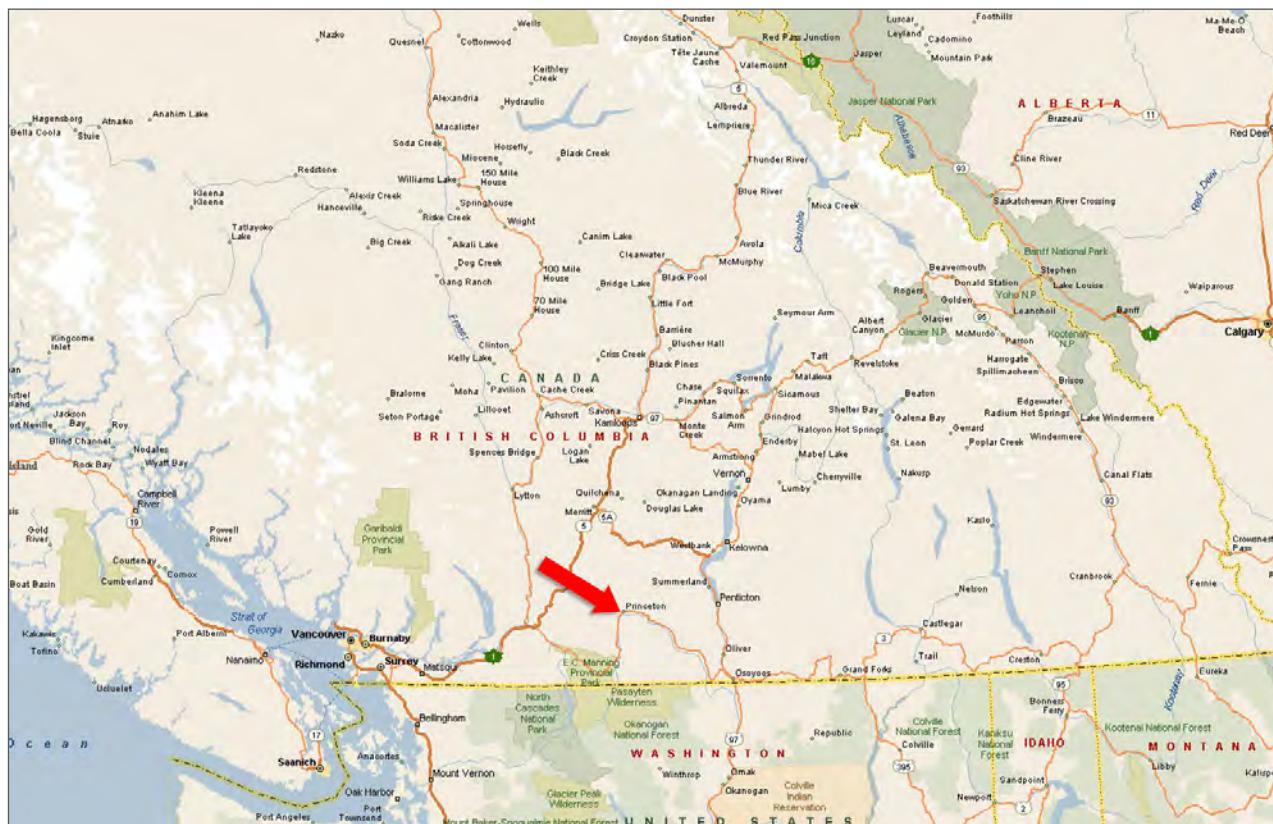


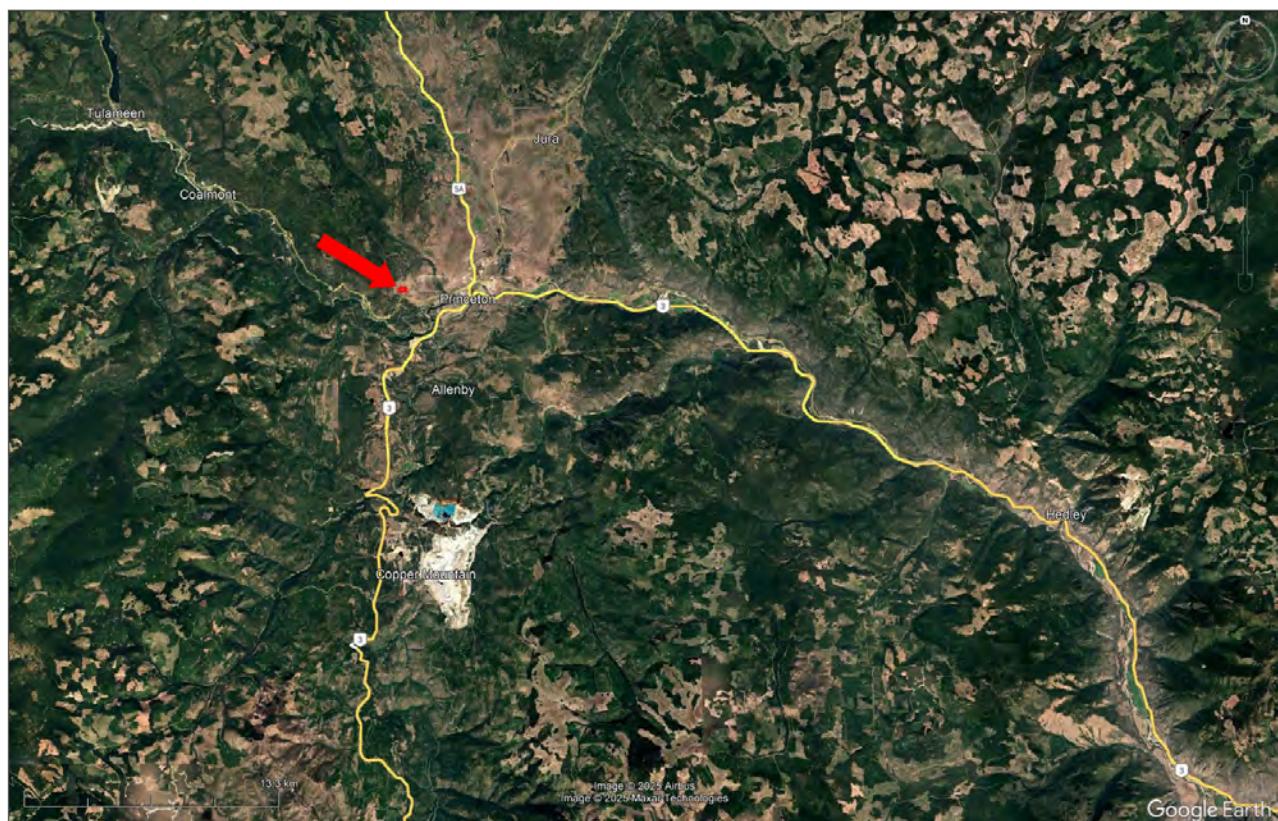
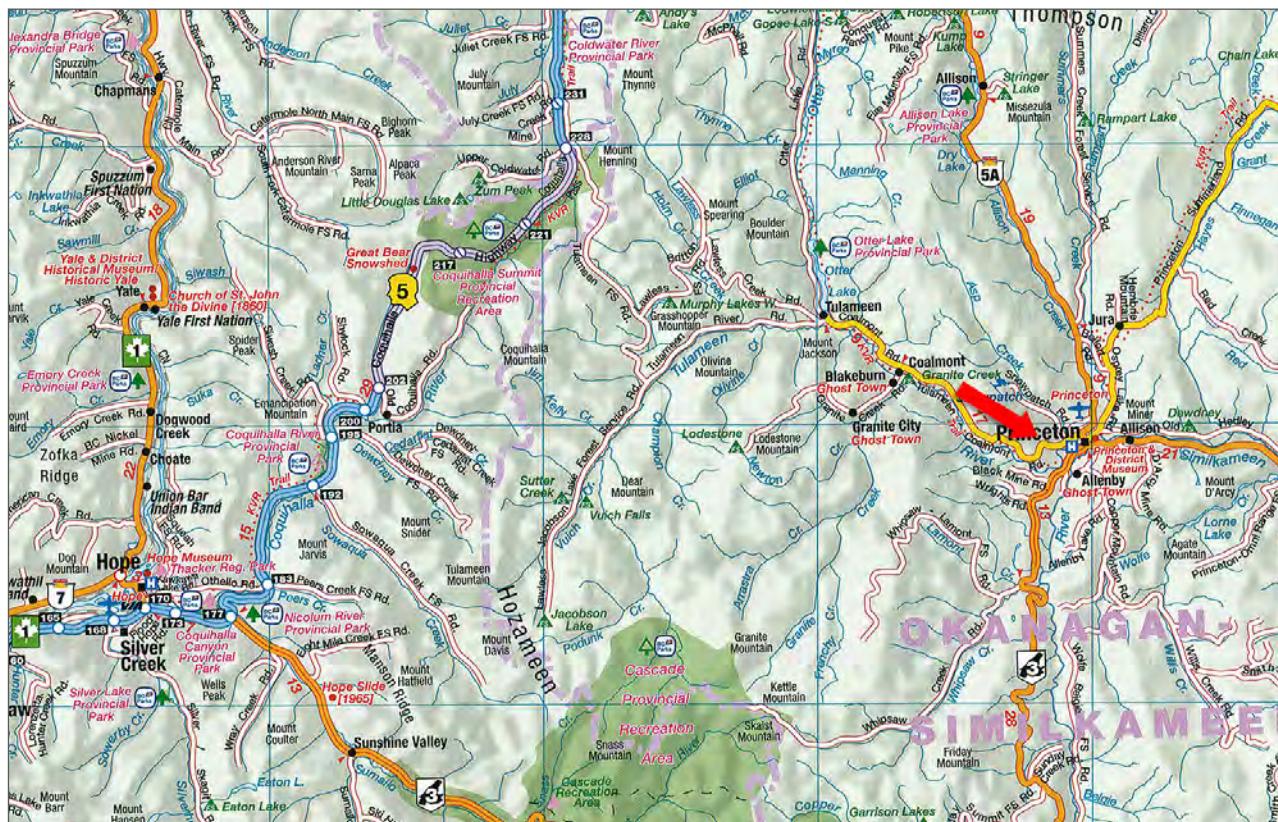




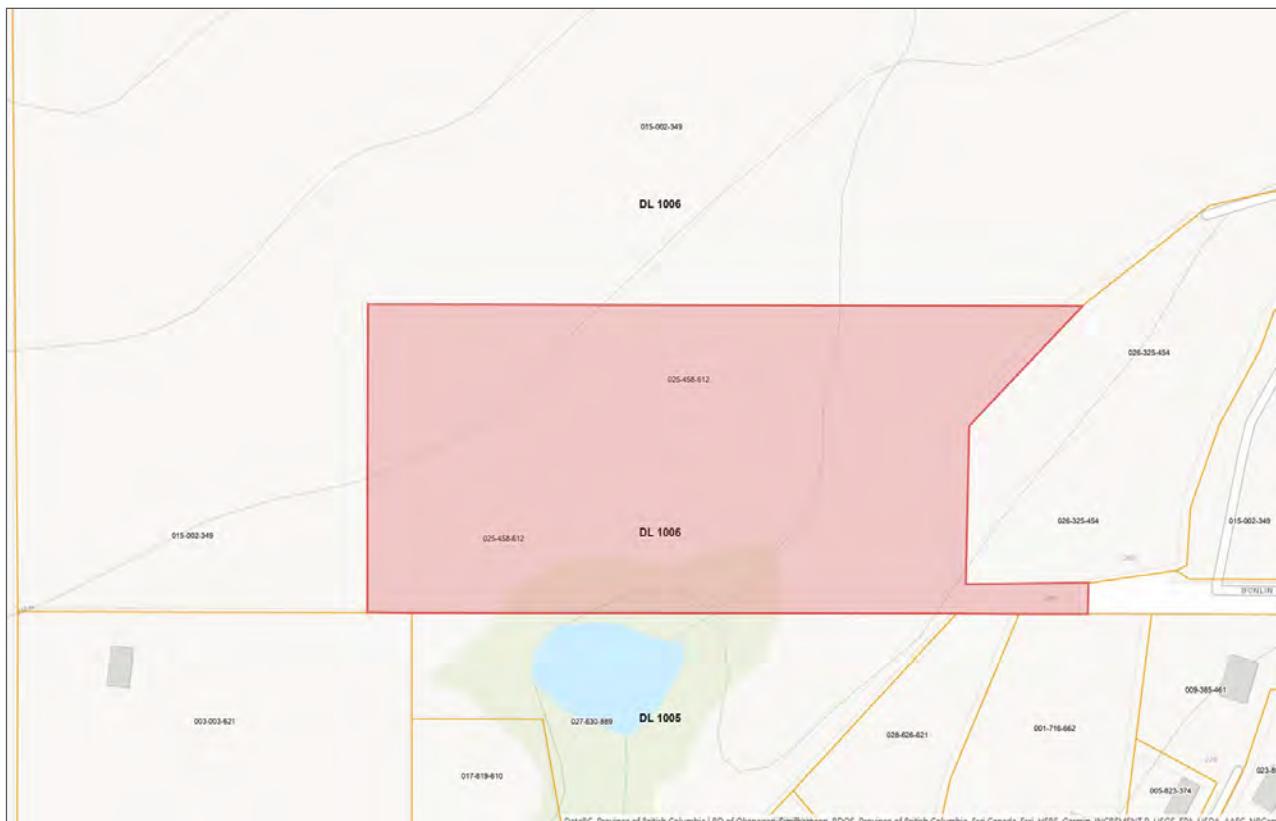
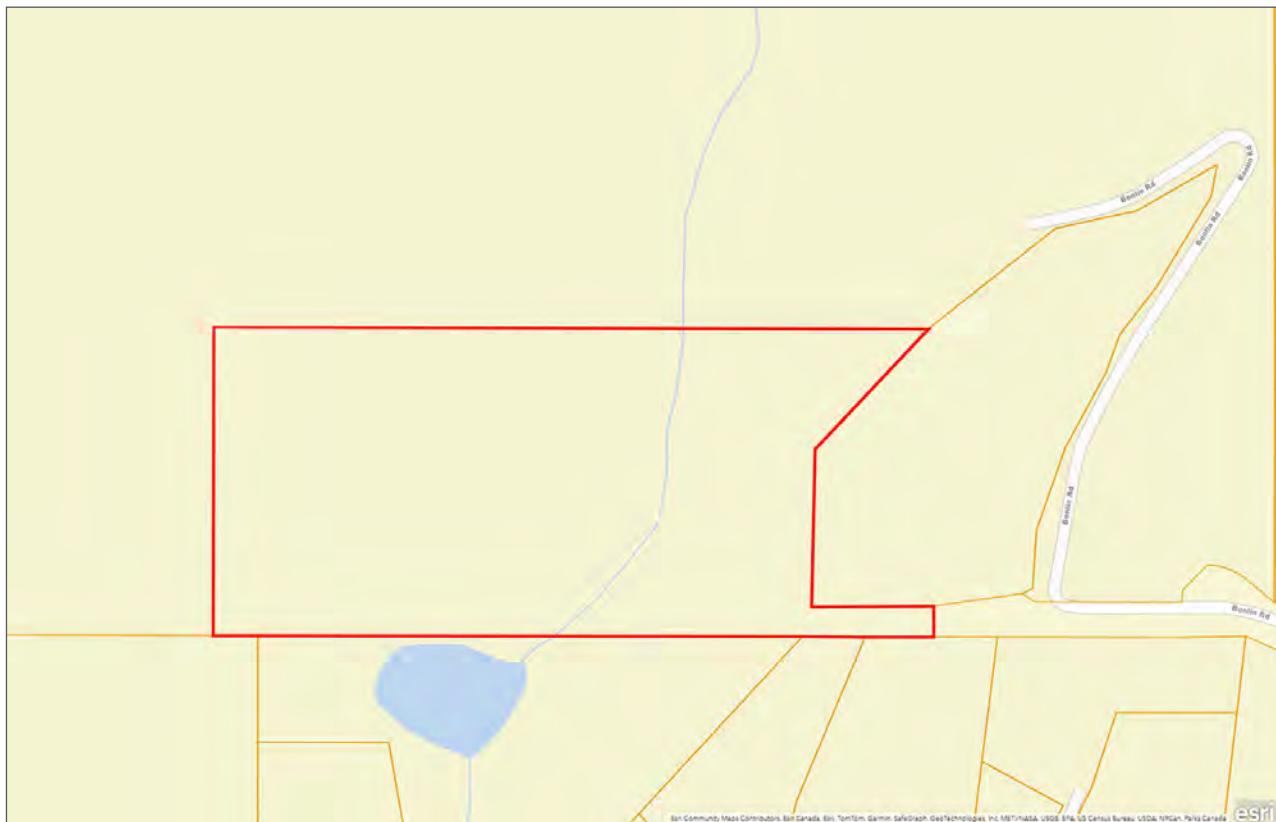














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