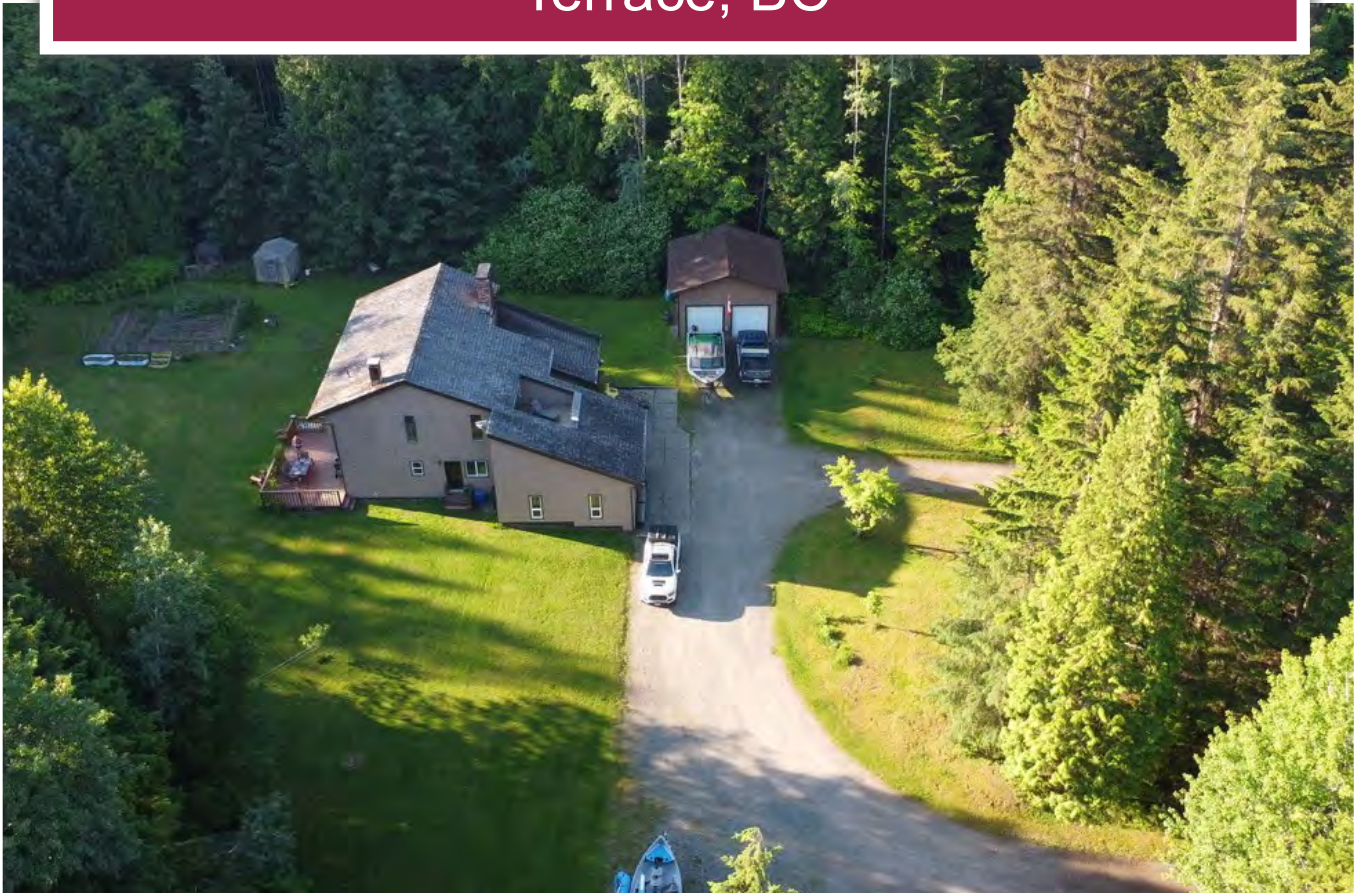




908 Matson Road
Terrace, BC



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908 Matson Road

Terrace, BC

PROPERTY DETAILS

Listing Number:	25067
Price:	\$1,270,000
Taxes (2024):	\$4,404.30
Size:	29.63 acres
Zoning:	R2

DESCRIPTION

Come discover the beauty and adventure of the Northwest at this well-appointed lodge-style home just 10 minutes from downtown Terrace. Featuring 6 bedrooms, 4 bathrooms, a sauna, large family room with 3 storeys this home will give you a rustic and cozy feeling in the woods of Old Remo. A large shop next to the house will give you plenty of space for your recreational accessories. Adventure is minutes away from your doorstep with worldclass salmon and steelhead fishing, hiking and biking trails, in the summer and cross-country skiing in the winter. For the winter sports enthusiast this property is only 30 minutes away from amazing Shames Mountain ski area and endless snowmobiling. Mostly treed, the acreage provides plenty of usable or merchantable timber. This property is for the investor, future retreat operator or retiree alike. Come see it before it's gone, this opportunity won't last!

LOCATION

908 Matson Road - Old Remo/Terrace, BC

DIRECTIONS

To drive from Vancouver to Terrace, start by getting onto BC-1 E from downtown Vancouver. Follow the Trans-Canada Highway east for about 30 kilometres. Then, take the exit onto BC-97 N toward Cariboo/Prince George and continue for several hundred kilometres as you head north. You'll pass through towns like Williams Lake and Quesnel, and from here, you'll join BC-16 E, known as the Yellowhead Highway, heading towards Terrace.

On this route, you'll travel through scenic landscapes, including forests, mountains, and lakes. Along the way, you'll pass through towns such as Vanderhoof and Fraser Lake before reaching the city of Prince George, which is a major waypoint. From Prince George, continue driving north, following the highway and passing through remote areas with few services. As you approach the final stretch of your trip, the terrain becomes more rugged and you'll get closer to the Skeena River, which is a notable landmark as you near Terrace.

Expect the trip to take around 12 to 14 hours, depending on road conditions and stops along the way. The route is well-maintained, though some stretches can be challenging during winter, so it's always a good idea to check road conditions before embarking. Once you arrive in Terrace, you'll find the beautiful town nestled between the Skeena River and the surrounding mountains, ready to offer you a peaceful and picturesque end to your journey.



AREA DATA

The area around Terrace is situated in the Skeena Valley, nestled between the towering Coast Mountains and the Bulkley Valley. Terrace itself is a small city with a population of just under 12,000 people, but the surrounding region is vast, characterized by rugged terrain, dense forests, and numerous rivers, including the Skeena River, which runs through the area and plays a significant role in both the local ecosystem and economy.

The climate in the Terrace area is classified as subarctic, with cold winters and relatively mild summers. The city itself experiences a fair amount of precipitation, especially in the winter, where snow is common, and the surrounding mountains often receive significant snowfall, making it a popular area for winter sports. The winter months are typically from November to March, with temperatures often dipping below freezing, while summers are more temperate, with temperatures generally ranging between 15 to 25°C (59 to 77°F), though it can occasionally get warmer.

The landscape is dominated by dense forests of spruce, fir, and cedar, and the region is known for

its stunning natural beauty, with access to outdoor activities such as hiking, fishing, kayaking, and wildlife viewing. The Skeena River is a significant feature in the area, offering not only beautiful views but also excellent fishing opportunities, particularly for salmon. The mountains surrounding Terrace, including the Kalum Range and the Coast Mountains to the west, provide ample hiking and climbing opportunities, attracting those interested in outdoor adventure.

Agriculture is limited in the immediate vicinity of Terrace due to the challenging terrain, but the area does support some farming, particularly for crops like berries and vegetables, as well as livestock. The nearby town of Kitimat, to the southwest, is an industrial hub, and many residents in the Terrace region work in the energy, forestry, and mining industries.

Terrace is also a cultural center for the indigenous Tsimshian people, whose presence in the region has been long-standing. The community is rich in cultural heritage, with several First Nations groups living in the area, and there are opportunities to learn about their history and traditions. The city is

known for its friendly, laid-back vibe and serves as a gateway for travelers heading to more remote parts of British Columbia. Despite its small size, Terrace is a hub for the surrounding rural communities, offering services, amenities, and local commerce.

The region around Terrace is known for its tranquility, and with its proximity to both the mountains and the ocean, it provides a unique blend of wilderness and community, making it a beautiful and diverse part of northern British Columbia.

VEGETATION

The vegetation around Terrace is diverse and rich, largely influenced by the area's temperate climate, proximity to the Pacific Ocean, and the surrounding mountains. The region is part of the coastal temperate rainforest, which is one of the most productive ecosystems on Earth.

The forests in the Terrace area are predominantly coniferous, with towering trees like western red cedar, Sitka spruce, and Douglas fir being common. These trees thrive in the moist conditions, particularly near the river valleys and lower elevations. Western red cedar, in particular, is abundant and highly significant in the local Indigenous culture, often used for building materials, canoes, and ceremonial objects.

As you move further into the higher elevations of the surrounding mountains, the vegetation transitions into a mix of conifers, with species like Engelmann spruce and alpine fir becoming more prevalent. The forest floor is often carpeted with ferns, mosses, and shrubs, creating a lush and dense undergrowth that thrives in the cool, wet conditions.

In lower areas, especially near rivers like the Skeena, you'll find areas of riparian vegetation, including willow, alder, and cottonwood trees, which grow in the moist, flood-prone areas. These plants help stabilize the banks of rivers and provide

important habitat for wildlife, such as birds and small mammals.

In the summer months, wildflowers bloom throughout the region. Bright bursts of color from plants like lupine, Indian paintbrush, and fireweed can be seen across the meadows and along the roadsides. The presence of berries, including blueberries, huckleberries, and salmonberries, is also common in the region, providing food for both wildlife and people.

As you move further north, the vegetation starts to shift towards the boreal forest zone, especially as you approach the more northern areas of British Columbia. The trees become more sparse and stunted, dominated by species like black spruce and aspen. These forests give way to open, windswept landscapes and tundra in the highest mountain regions.

Overall, the vegetation around Terrace is a striking mix of towering coniferous trees, dense underbrush, wildflowers, and riparian species, all contributing to the area's rich biodiversity and providing a lush, green backdrop to the stunning natural landscape.

RECREATION

The area around Terrace offers a wealth of recreational opportunities, making it a haven for outdoor enthusiasts. The region's stunning natural beauty, diverse ecosystems, and proximity to the Skeena River and surrounding mountains make it an ideal place for a variety of activities throughout the year.

In the warmer months, hiking and trekking are incredibly popular. There are numerous trails of varying difficulty levels that allow visitors to explore the vast wilderness. These trails take adventurers through dense forests, along river valleys, and up into the rugged mountain terrain. The terrain offers breathtaking views, from lush green valleys to expansive alpine meadows, and the chance to witness wildlife like bears, deer, and various bird

species. Popular hikes include those around Mount Thornhill and the Kalum River, where visitors can enjoy both the natural beauty and the serenity of the area.

The Skeena River, a defining feature of Terrace, offers abundant opportunities for outdoor recreation, especially for those who enjoy fishing. It's known for being one of the best spots for salmon fishing in the region. In the fall, salmon run up the river, drawing both seasoned anglers and those eager to experience the thrill of catching these mighty fish. The river also offers excellent kayaking and canoeing experiences, with the water often being calm enough for leisurely paddling but still providing some thrilling rapids for the more adventurous.

For those who love winter sports, Terrace is a gateway to some incredible skiing and snowboarding opportunities. The nearby Shames Mountain Ski Resort offers downhill skiing with a variety of runs suitable for all levels, from beginner to expert. The resort is known for its friendly, laid-back vibe and relatively uncrowded slopes, making it a great alternative to busier resorts. For cross-country skiing, there are also a number of well-maintained trails that wind through the forested areas, providing a peaceful way to explore the winter landscape. Snowshoeing is another popular winter activity, with numerous trails around Terrace offering great views and an opportunity to connect with nature in the quiet of the snow-covered forests.

In addition to these activities, the surrounding wilderness provides fantastic opportunities for wildlife viewing. The region is home to a wide variety of animals, including moose, black bears, and wolves, and birdwatchers can spot species such as eagles, osprey, and even migratory waterfowl along the river. The forests are also rich in plant life, and hiking through the areas around Terrace provides a chance to witness the seasonal changes of the landscape, from the vibrant wildflowers of summer to the crisp, snowy scenery of winter.



For those looking to combine recreation with a sense of adventure, there are also opportunities for backcountry camping, allowing visitors to immerse themselves fully in the natural beauty of the area. The landscape is ideal for those seeking solitude, offering remote locations where one can camp beside rivers or in the shadow of towering peaks.

Whether you're interested in fishing, hiking, skiing, wildlife viewing, or simply enjoying the tranquility of the surrounding nature, Terrace offers a diverse range of recreational activities that make it a wonderful destination for outdoor lovers year-round. The combination of wilderness, mountains, and water creates an outdoor playground that can cater to a variety of interests and experiences.

HISTORY

The history of Terrace is deeply intertwined with the indigenous cultures of the region, the natural environment, and the development of northern British Columbia. The area around Terrace has been inhabited for thousands of years by the Tsimshian people, who are one of the many Indigenous groups that have lived in the region for millennia. The Tsimshian have a rich cultural heritage and are known for their complex social structures, art, and traditional knowledge of the land. Their communities, including the Gitanaax and Kitselas Nations, have lived in the Skeena River area, using the river for transportation,

fishing, and as a vital part of their cultural practices. They also hunted and gathered in the forests and mountains surrounding Terrace, developing a deep connection to the land that continues today.

The first European contact with the region came in the late 18th century. Spanish and British explorers were the first to map parts of the northern coast of British Columbia, though it wasn't until the early 19th century that European settlers began to move into the interior. In the 1800s, the Hudson's Bay Company established trading posts along the river systems in the region, including one at Fort St. James, to facilitate the fur trade. This led to increased contact between Indigenous peoples and Europeans, bringing both trade goods and new challenges, such as diseases that devastated Indigenous populations.

The development of the region's infrastructure accelerated in the late 19th and early 20th centuries. The arrival of the Canadian Pacific Railway (CPR) was a major turning point for Terrace and the surrounding area. While the town itself was not directly on the main railway line, it benefited from the transportation network that linked it to larger centers like Prince Rupert and Vancouver. The construction of the railway made it easier for settlers to move to the area and for goods to be transported, stimulating economic growth.

During this time, agriculture, forestry, and fishing became the pillars of the local economy. The fertile soil along the Skeena River and its tributaries supported agricultural endeavors, and forestry began to take off as the demand for timber grew with industrialization. The Skeena River also became an important route for transportation, with steamboats carrying goods and people up and down the river. By the early 1900s, Terrace began to take shape as a community, serving as a hub for settlers, Indigenous peoples, and those working in forestry, mining, and fishing.

The town of Terrace was officially incorporated in 1927, marking a new chapter in its development.

Throughout the 20th century, it grew steadily, though it remained a relatively small town. With the establishment of new industries, such as a pulp mill and various mining operations, the economy of Terrace became more diverse, but it still remained closely tied to natural resource extraction.

In more recent decades, Terrace has continued to evolve, with its economy shifting to focus on tourism, agriculture, and light industry, while still retaining strong ties to its traditional resource-based industries. The town has also become a center for regional services, drawing people from surrounding communities for healthcare, education, and commerce.

Today, the history of Terrace is a rich tapestry of Indigenous traditions, European settlement, and economic growth driven by the natural landscape. The legacy of the Indigenous peoples, the impact of European colonization, and the growth of industries like fishing, forestry, and tourism all contribute to the unique identity of Terrace, which continues to thrive as a small yet vital community in northern British Columbia.

MAP REFERENCE

54°28'35.44"N and 128°36'30.42"W

SERVICES

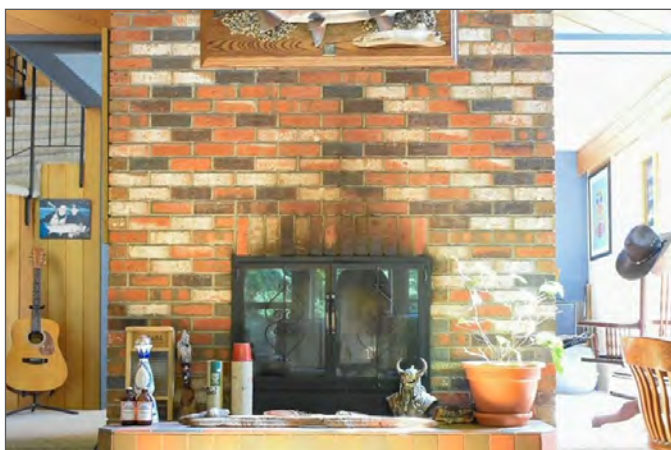
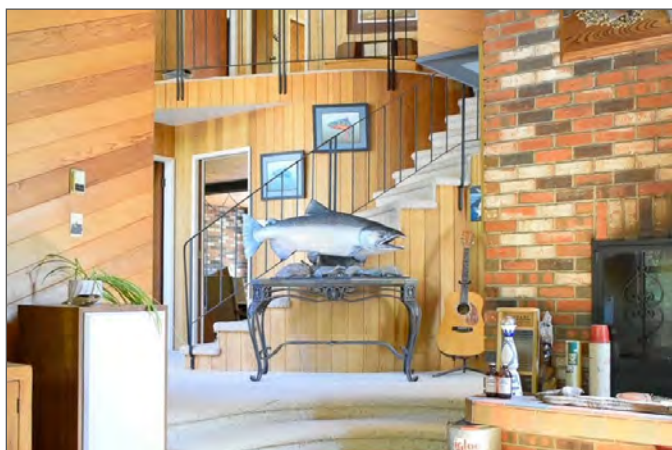
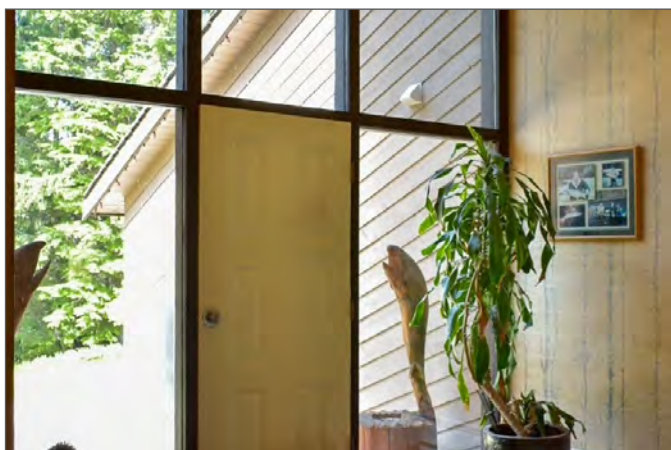
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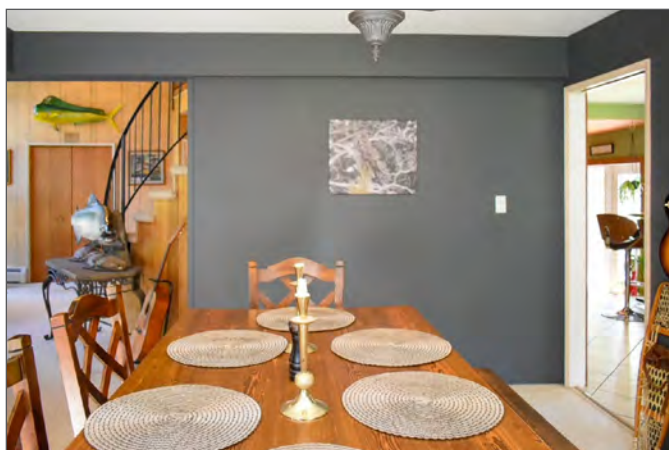
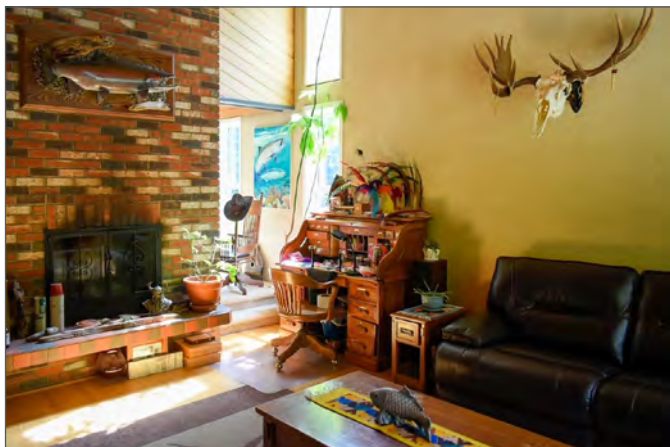
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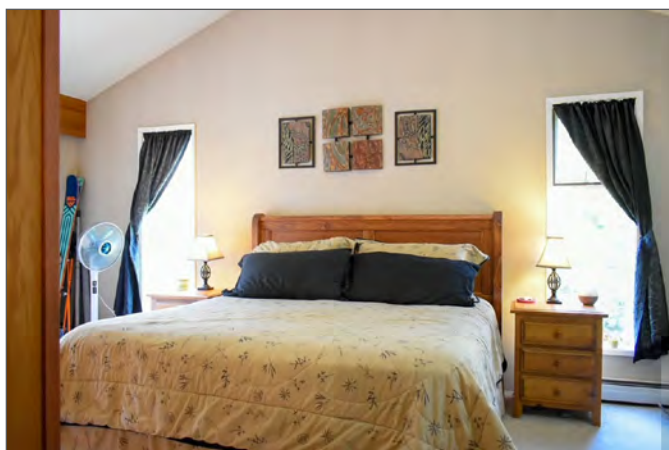
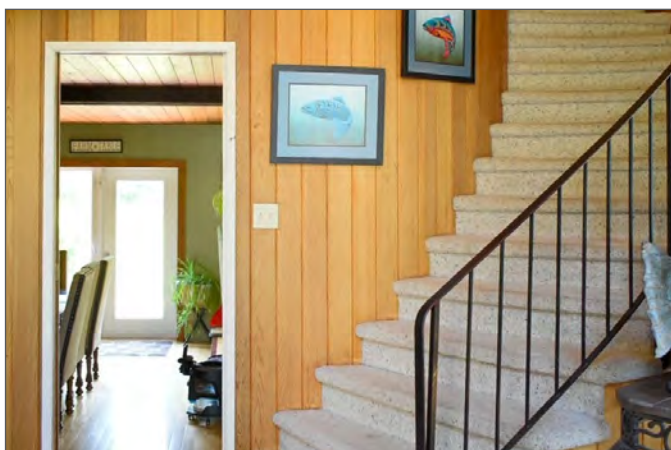
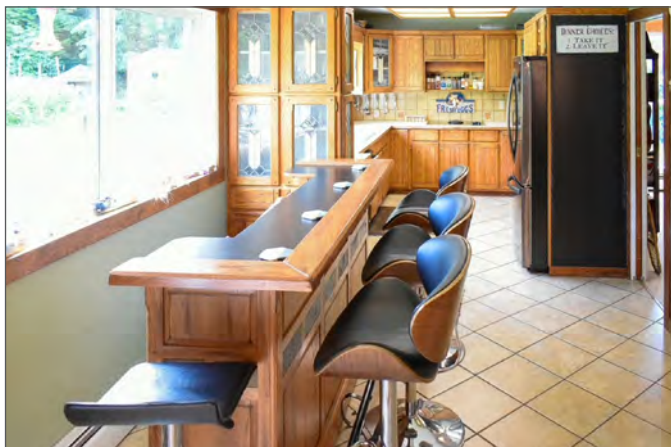
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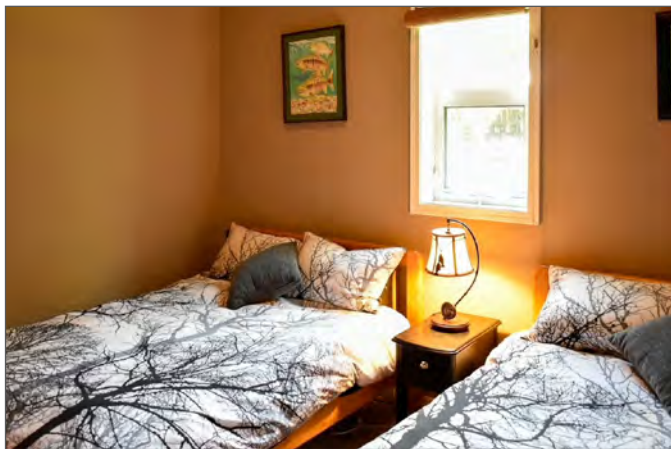
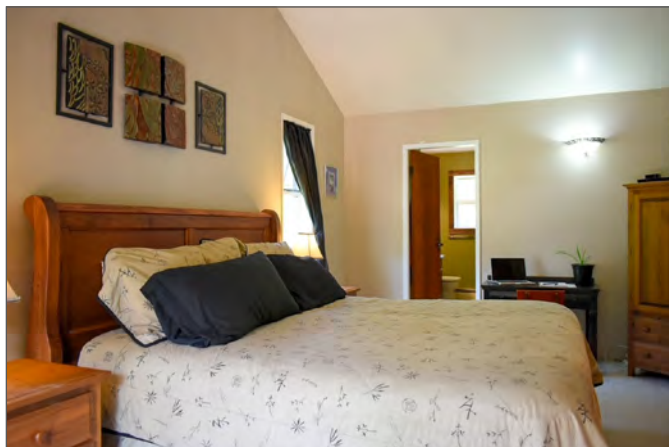
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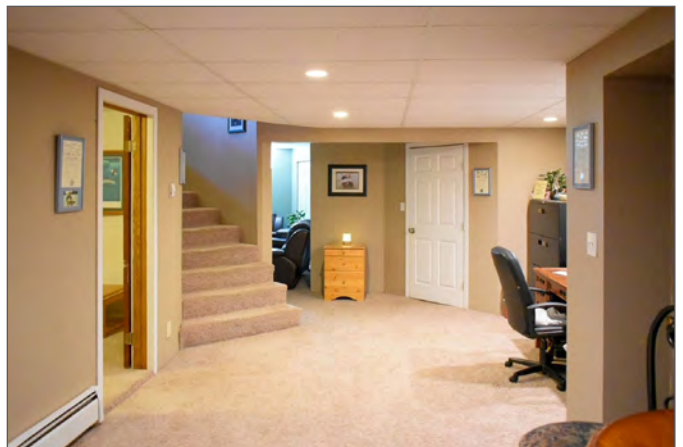
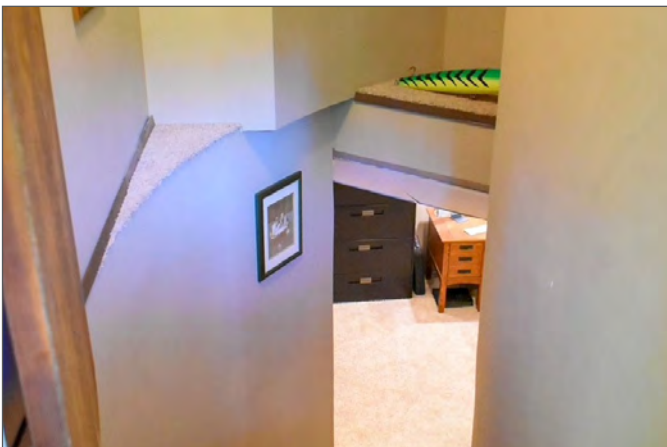
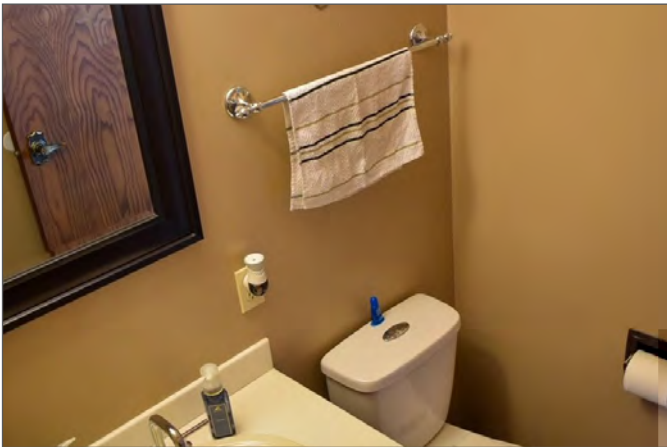
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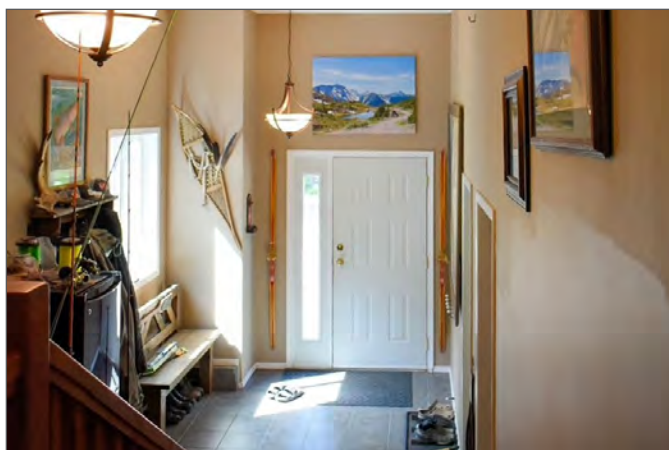
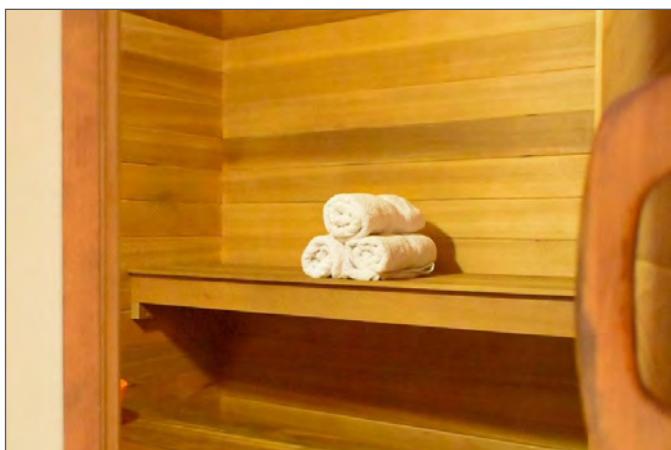
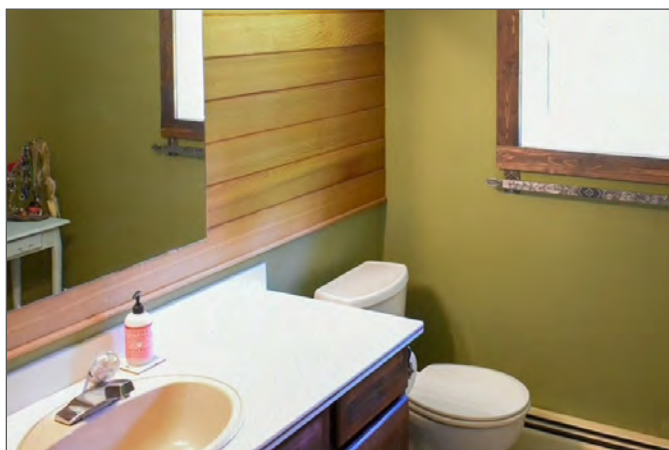
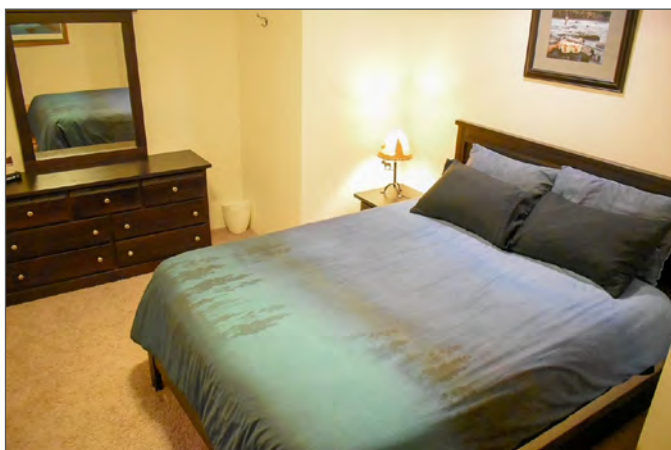
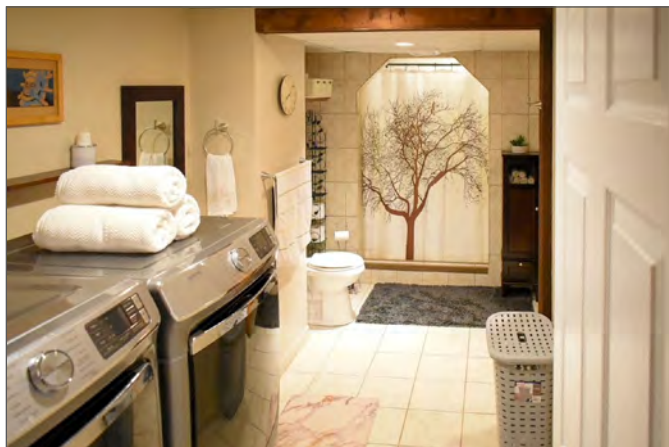
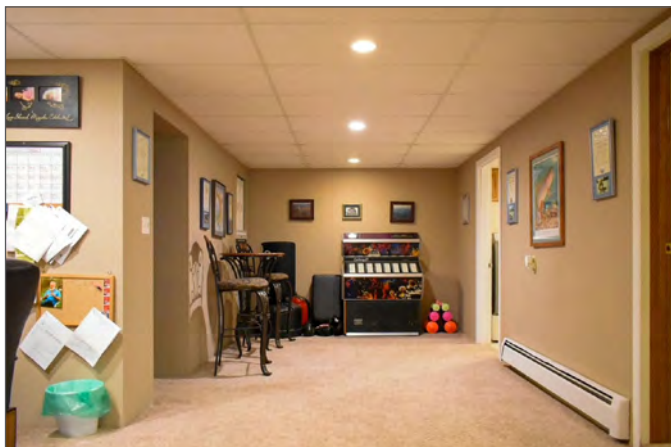


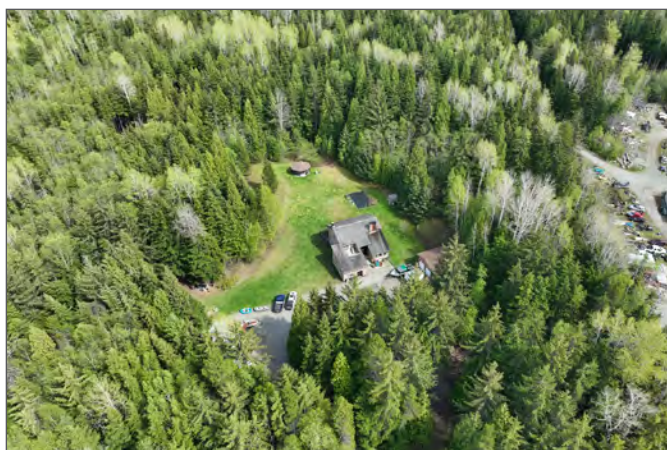
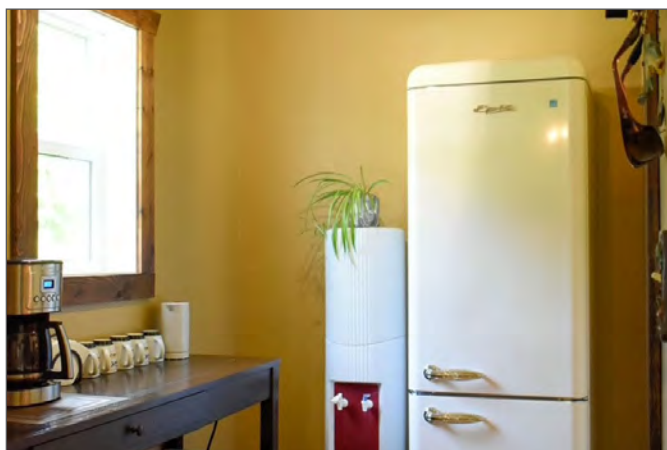
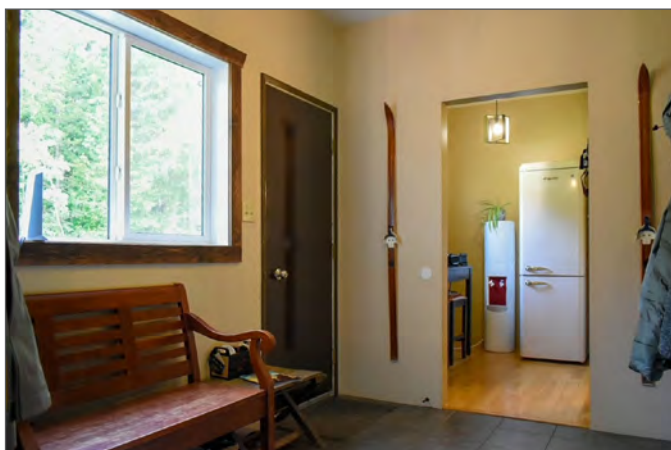
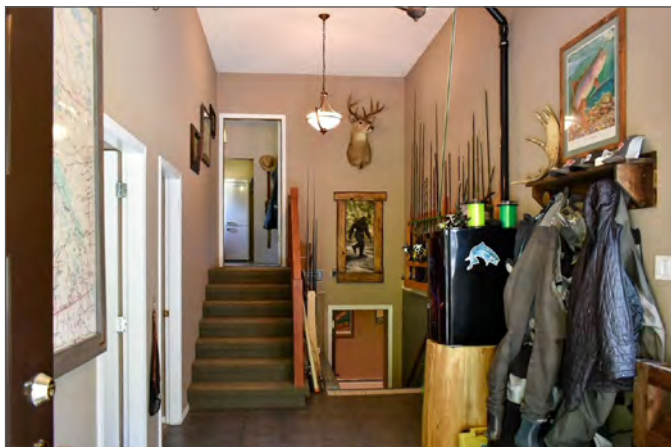




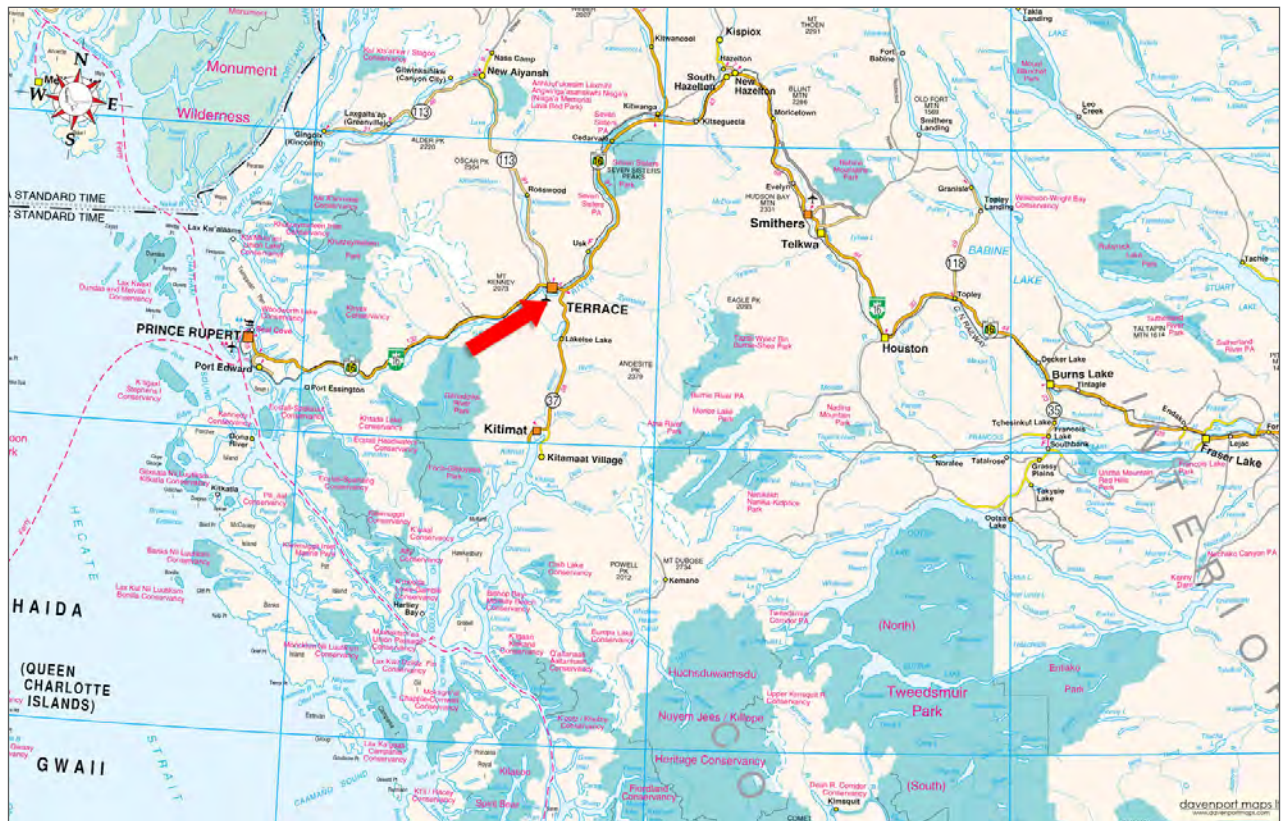
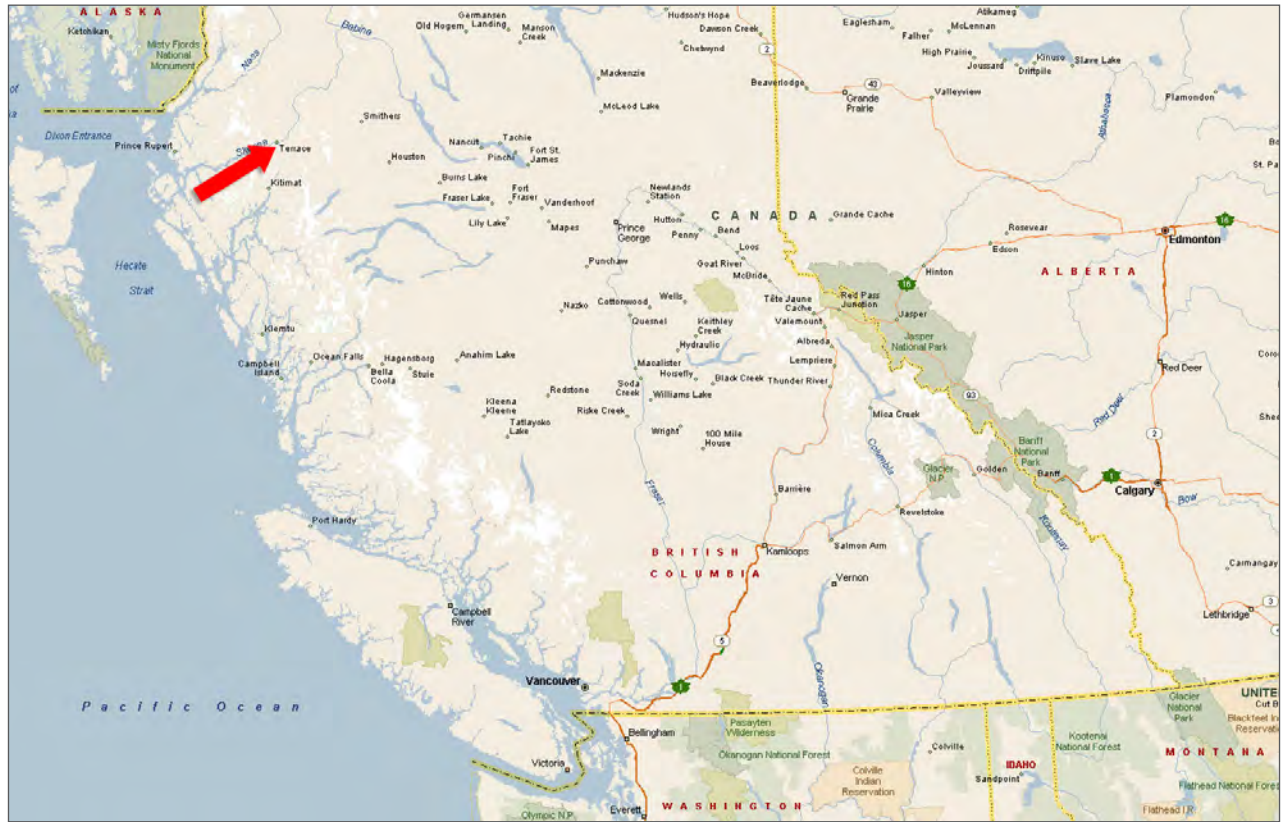


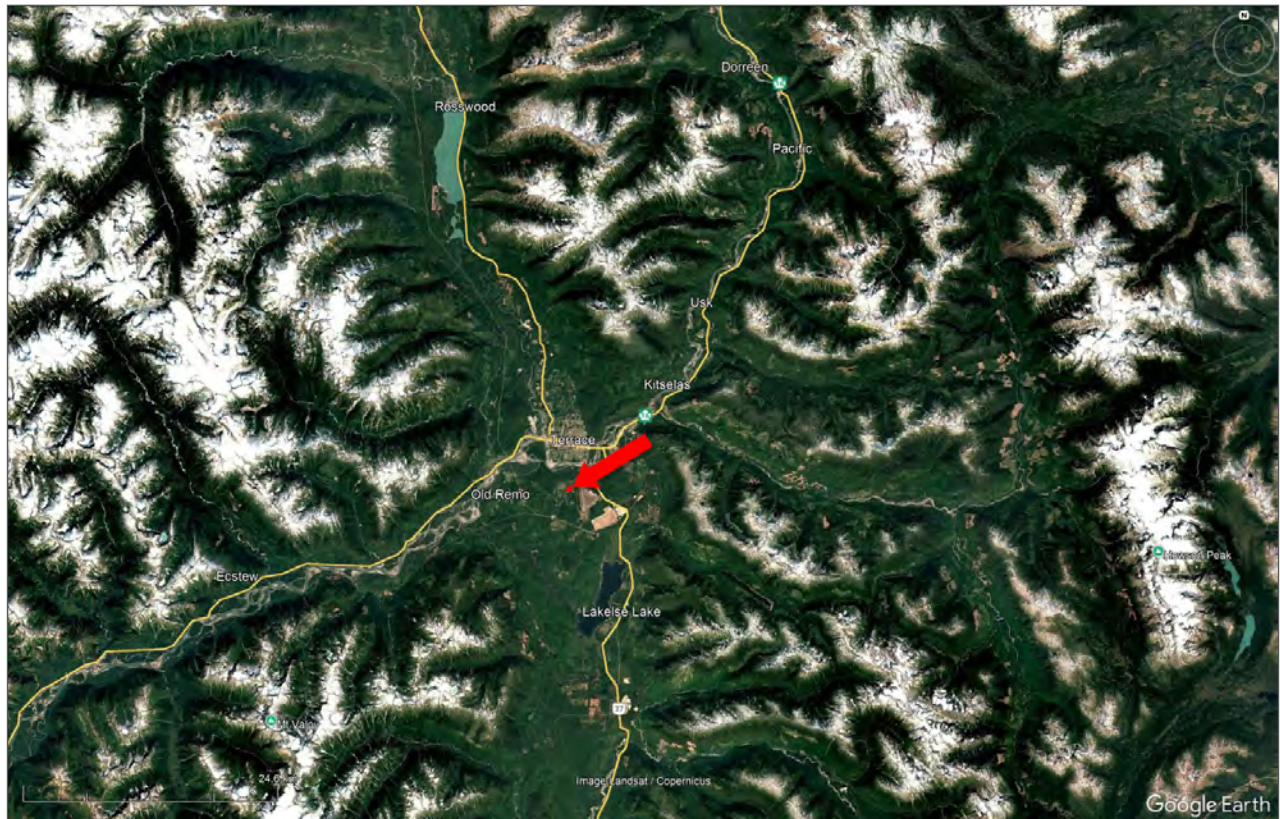
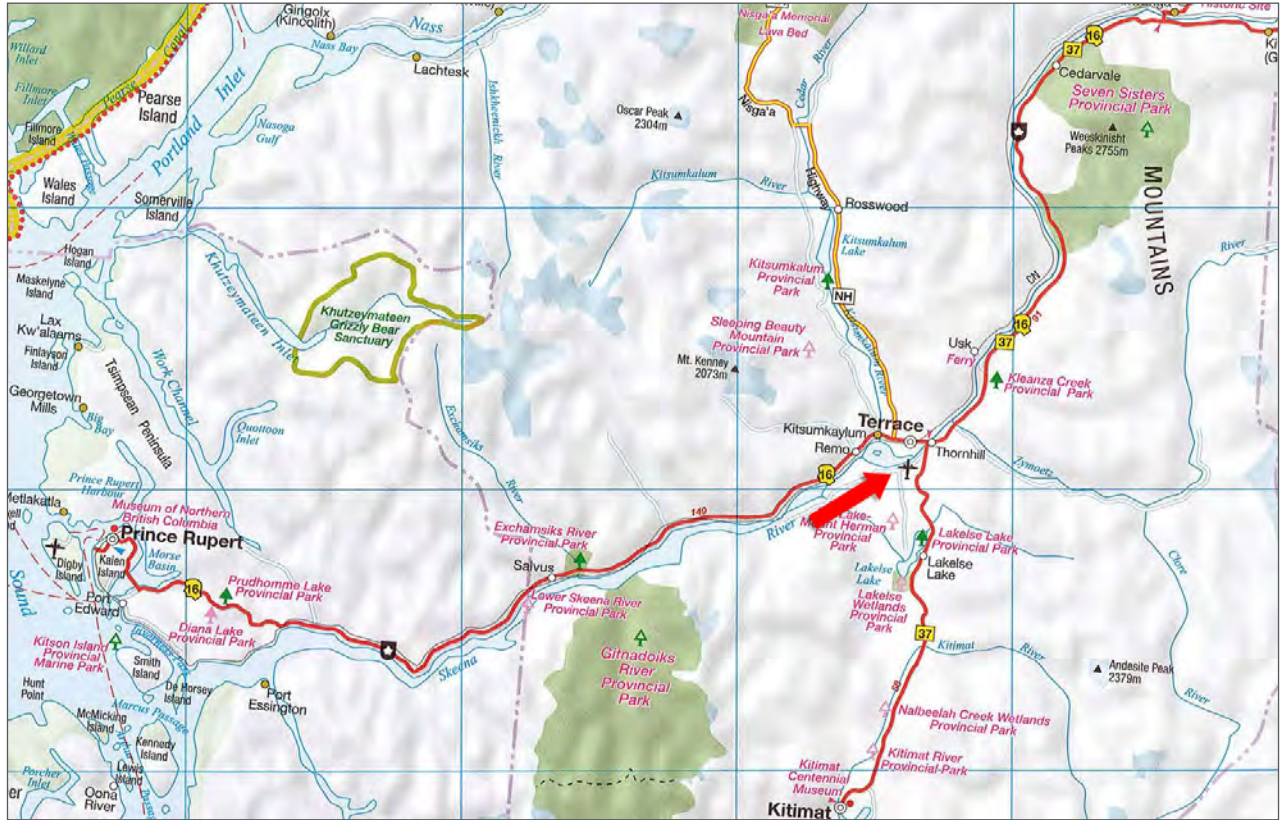


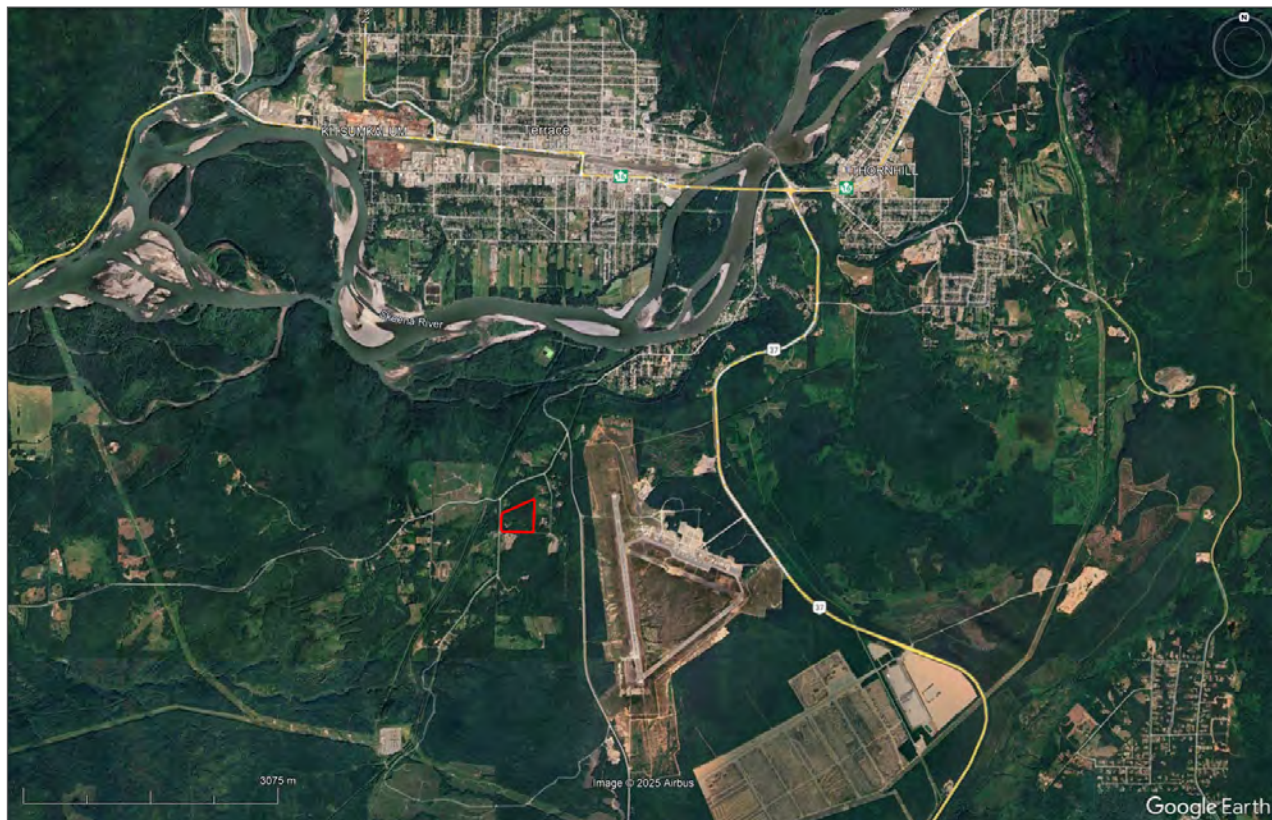


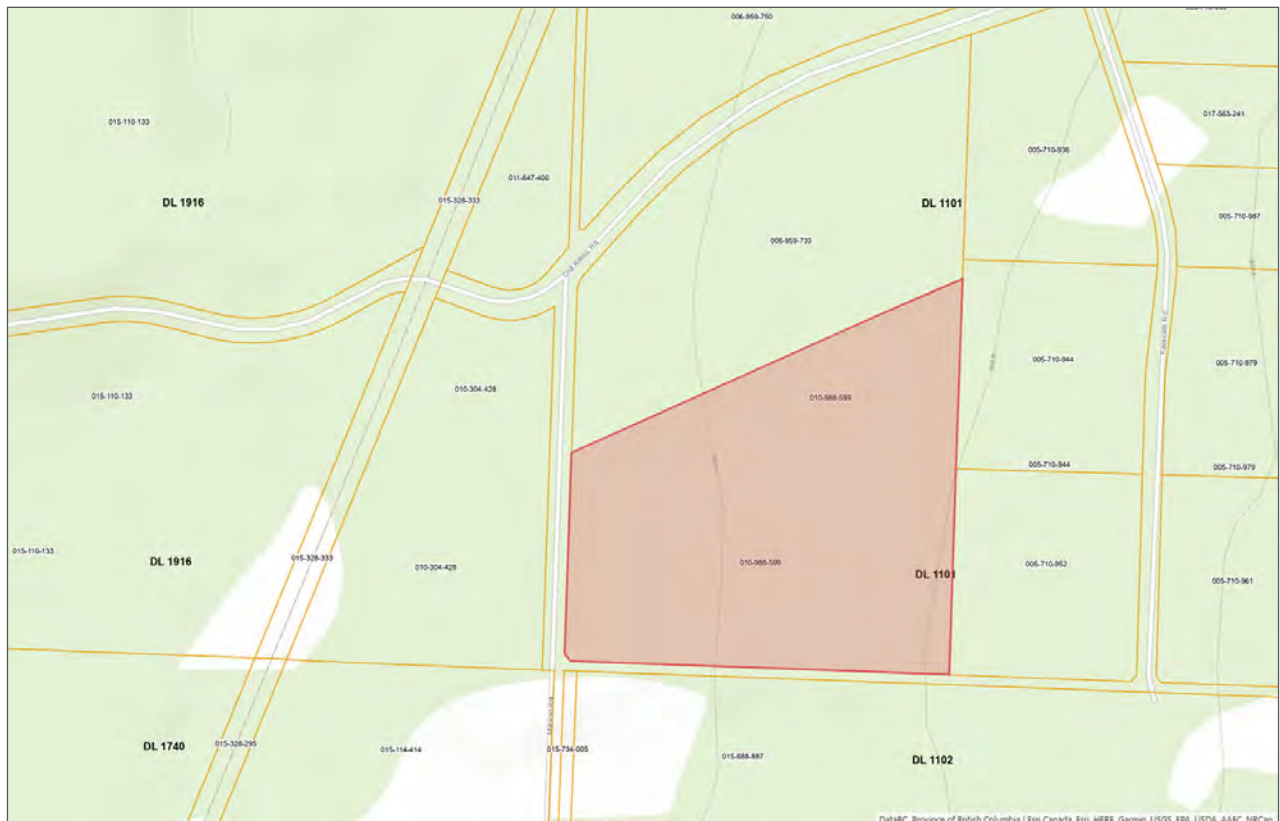














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