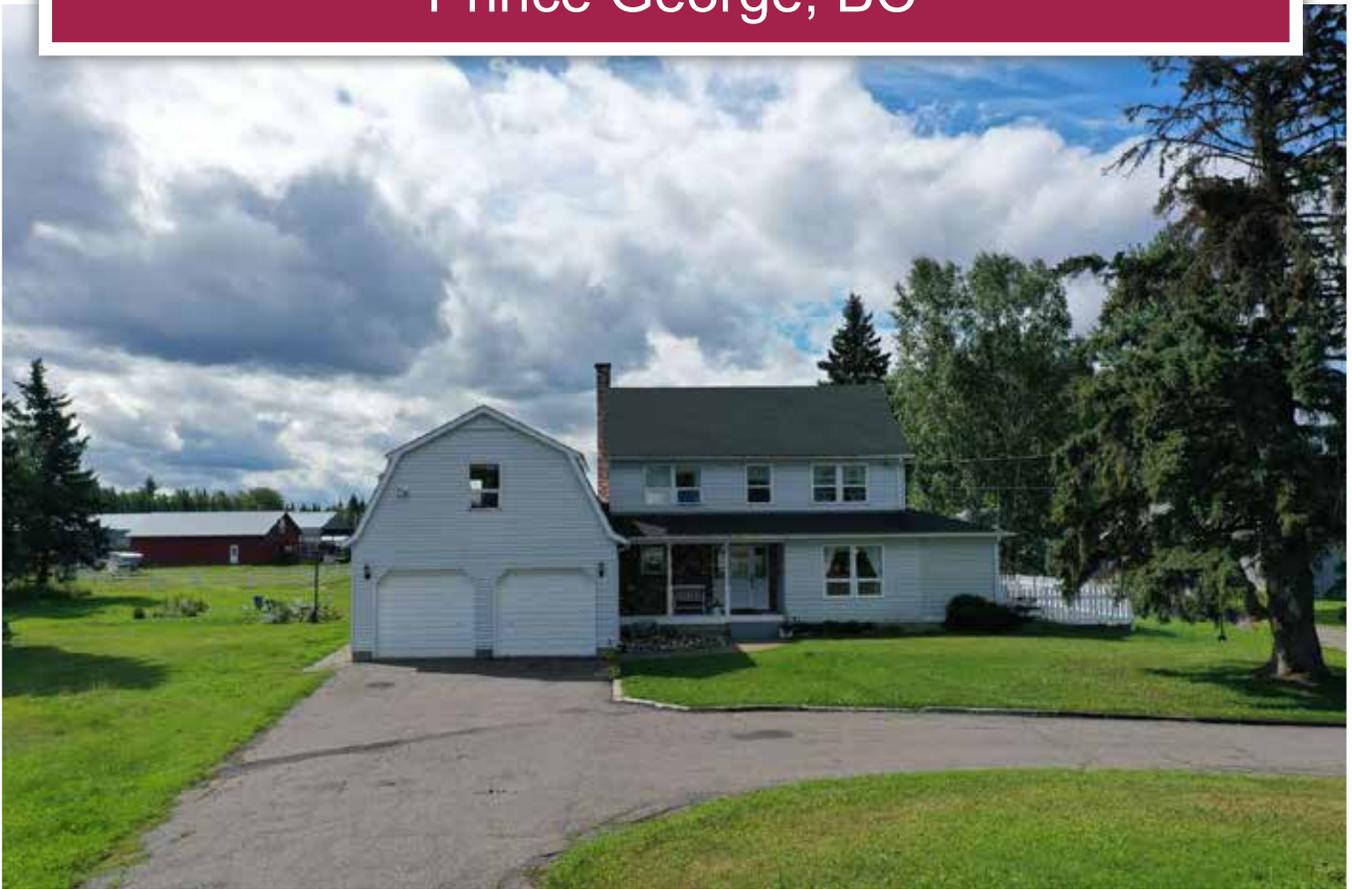




**78-Acre Country Estate**  
Prince George, BC



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# 78-Acre Country Estate

Prince George, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	23163
<b>Price:</b>	\$1,099,000
<b>Taxes (2023):</b>	\$3,916.99
<b>Size:</b>	78 acres
<b>Zoning:</b>	RU3

## DESCRIPTION

Nestled within an expansive 78 acres lies a property that captures the very essence of pastoral tranquility and contemporary efficiency. Approximately half of this sprawling landscape is devoted to fertile pasture, teeming with potential for hay production—a lucrative venture for those looking to dive into agricultural pursuits. The remaining acreage is a tapestry of mixed forest, a haven for nature enthusiasts. Within its green embrace, a labyrinth of about 20 km of trails unfolds, catering to a multitude of outdoor activities. Whether it's the adrenaline rush of ATV riding, the rhythmic canter of horses, the thrill of dog sledding, or a simple leisurely stroll, these paths offer an escape into nature's sanctuary.

At the heart of this estate stands a quintessential country residence, its design reflecting a harmonious blend of traditional charm and modern luxury. Spanning three levels, this abode boasts a generous 3,700 ft<sup>2</sup> of living space. It houses four comfortably sized bedrooms, including a guest suite with separate entrance above the garage, as well as an additional room on the lower level

that holds the potential for conversion into a fifth sleeping quarters. Each space within the home is thoughtfully crafted, from the tranquil ambiance of the yoga room and the warmth of the sunroom to the spacious dining and kitchen areas, which beckon family gatherings and culinary adventures. The upstairs bedrooms offer more than just a place of rest—they are vantage points to the property's breathtaking vistas, with one even featuring a romantic Romeo and Juliet balcony.

Beyond the main residence, a series of outbuildings punctuate the property, each tailored to fulfill a range of needs. For equestrian enthusiasts, a four-stall barn awaits, while a colossal 7,000 ft<sup>2</sup> enclosed pole barn stands ready for myriad uses. The inclusion of a heated shop and a walk-in freezer accentuates the property's functionality. One standout structure is currently fashioned as a dog grooming facility, showcasing the estate's versatility.

Adding to its allure, the property shares its boundary with Crown land, unlocking a world of additional trails to traverse and pristine lakes to discover. These natural expanses beckon exploration and provide endless opportunities for relaxation, adventure, and communion with nature.

## DIRECTIONS

Contact the Listing REALTOR®

## LOCATION

14295 Chief Lake Road - Prince George, BC



### Notable Drive Times

- Prince George: 20 minutes
- Vanderhoof: 1 hour
- Kamloops: 6 hours
- Kitimat: 7 hours
- Edmonton: 8 hours
- Vancouver: 9 hours 30 minutes

### AREA DATA

#### Prince George: The Hub of Northern BC

Situated at the confluence of the Fraser and Nechako Rivers, Prince George is the largest city in northern British Columbia, often referred to as the “Northern Capital.” Founded in the early 20<sup>th</sup> century as a fur trading post, the city has grown significantly, driven primarily by the boom in the forestry industry. The city’s history is closely tied to the railroad, as the Grand Trunk Pacific Railway played an integral role in its establishment. Today, visitors can delve into the rich past of the city at the Exploration Place Museum and Science Centre or by strolling through the heritage sites scattered throughout the city.

Over the years, Prince George has diversified its economy beyond forestry. While the lumber and pulp sectors remain strong pillars, there’s been a notable shift towards sectors like mining, education, and healthcare. The University of Northern British Columbia (UNBC), located in Prince George, has been a significant catalyst for growth, drawing students from all over Canada and fostering an environment of innovation and research. The city is also a vital transportation hub, given its strategic location connecting the Pacific coast to the rest of Canada, making it a focal point for commerce and trade.

For nature enthusiasts, Prince George is a haven. Surrounded by vast forests, lakes, and rivers, the city offers a plethora of recreational activities, allowing residents and tourists alike to immerse themselves in the great outdoors. Popular activities include hiking, fishing, skiing, and snowboarding in the winter. The city’s park system, notably Forests for the World and Connaught Hill Park, provides easy access to nature trails and panoramic views of the city and the surrounding landscape.

Prince George seamlessly blends the amenities of a modern urban center with the charm of a close-knit community. The city's rich history, diverse industry, and abundant recreational opportunities make it a unique destination, offering both cultural depth and nature's bounty. Whether you're drawn by its economic potential or the allure of its natural surroundings, Prince George stands as a testament to the vibrant spirit of Northern British Columbia.

## RECREATION

Situated in the pristine landscapes of Northern British Columbia, Prince George is an outdoor enthusiast's haven, offering year-round recreational opportunities from the lush trails of the 106-hectare "Forests for the World" park to the expansive Fraser and Nechako Rivers, perfect for kayaking and fishing. Winter in the city is a snowy paradise with nearby Tabor Mountain and Purden Lake Ski Resorts inviting cold-weather enthusiasts, while cross-country skiing, snowshoeing, and thrilling snowmobiling routes promise adventure.

Beyond its natural allure, Prince George showcases a commitment to recreation with venues like Connaught Hill Park, the Prince George Aquatic Centre, and the CN Centre, emphasizing its reputation as not just Northern BC's capital but a nexus for diverse recreational experiences.

## MAP REFERENCE

54° 0'26.53"N and 122°57'31.68"W

## SERVICES

- Hydro
- Drilled well
- Septic
- Natural gas



## IMPROVEMENTS

- Four (4) stall barn
- 7,000 ft<sup>2</sup> pole barn
- Heated shop with walk-in freezer
- Grooming facility
- Storage outbuildings

## LEGAL

LOT A DISTRICT LOT 960 CARIBOO DISTRICT  
PLAN 23888

PID 008-429-189



















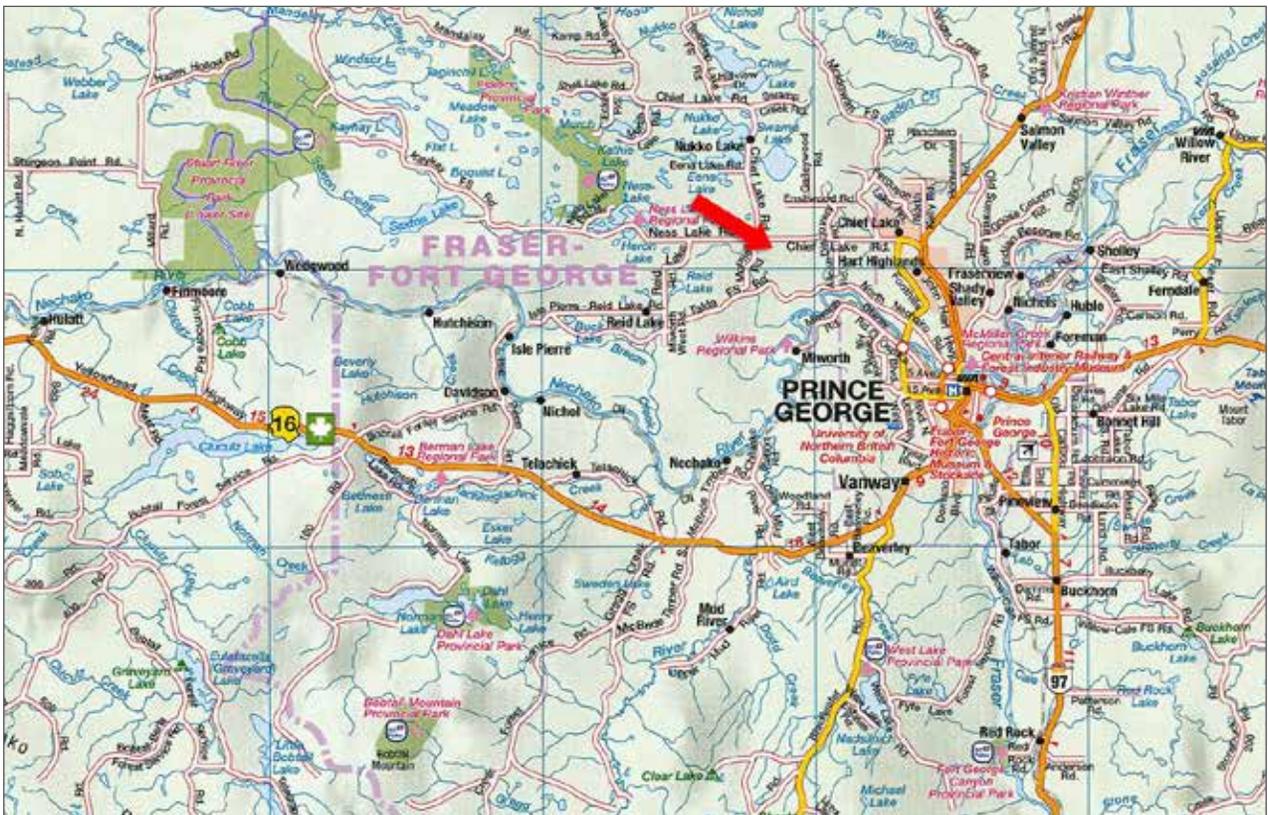
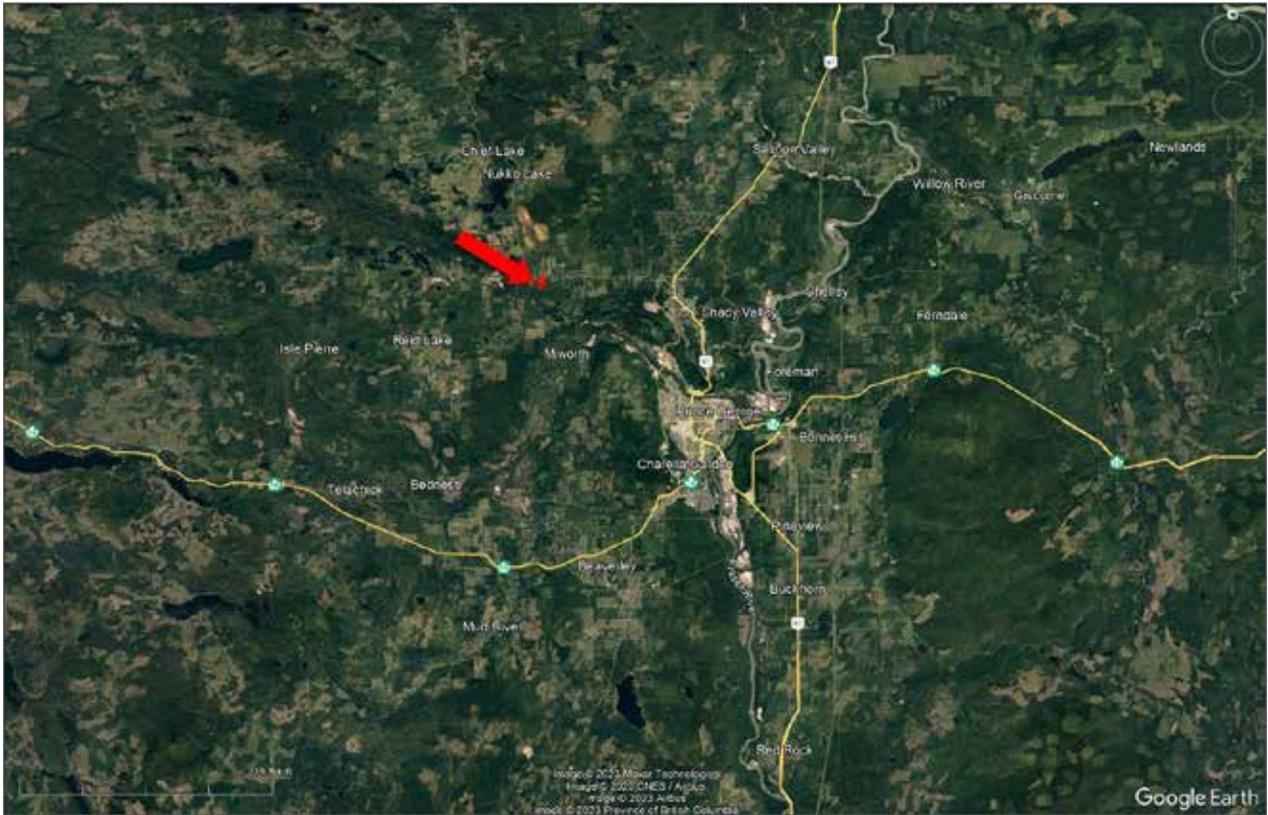


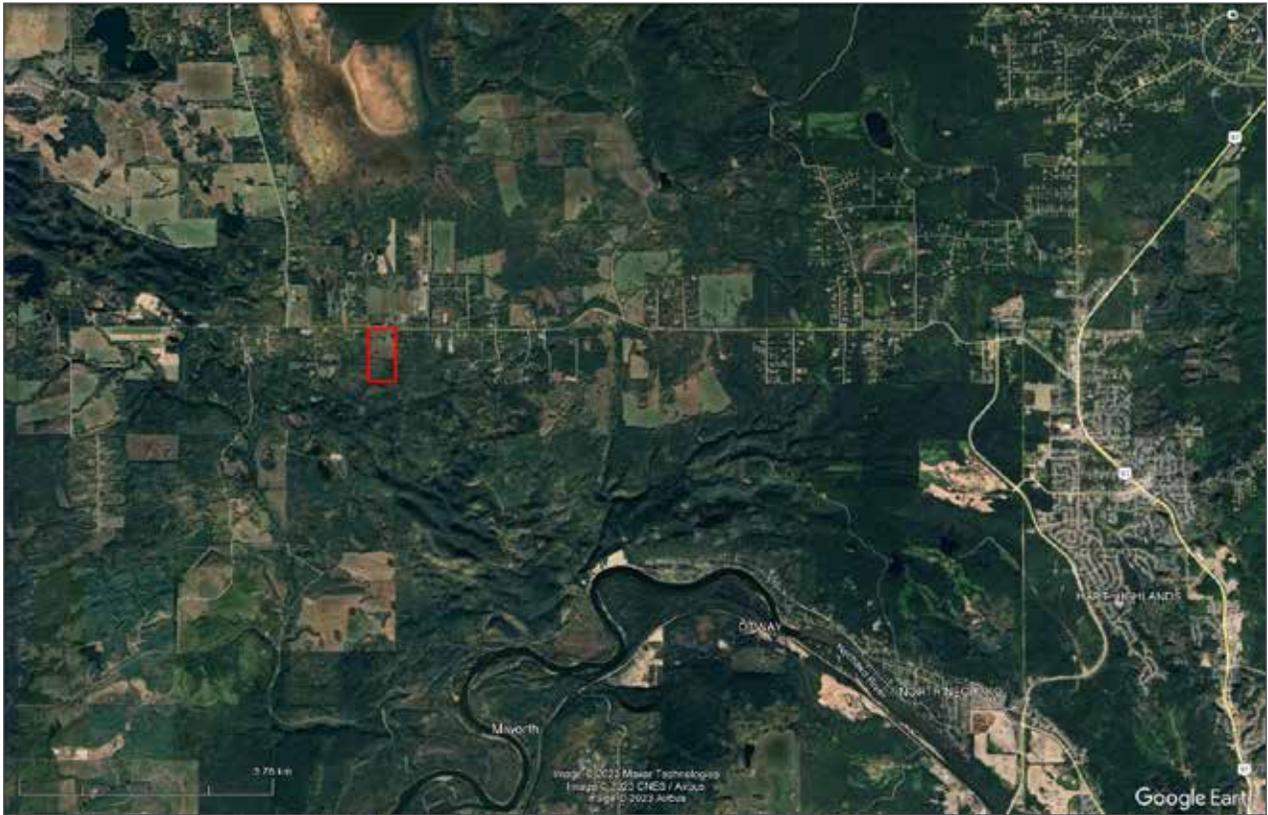


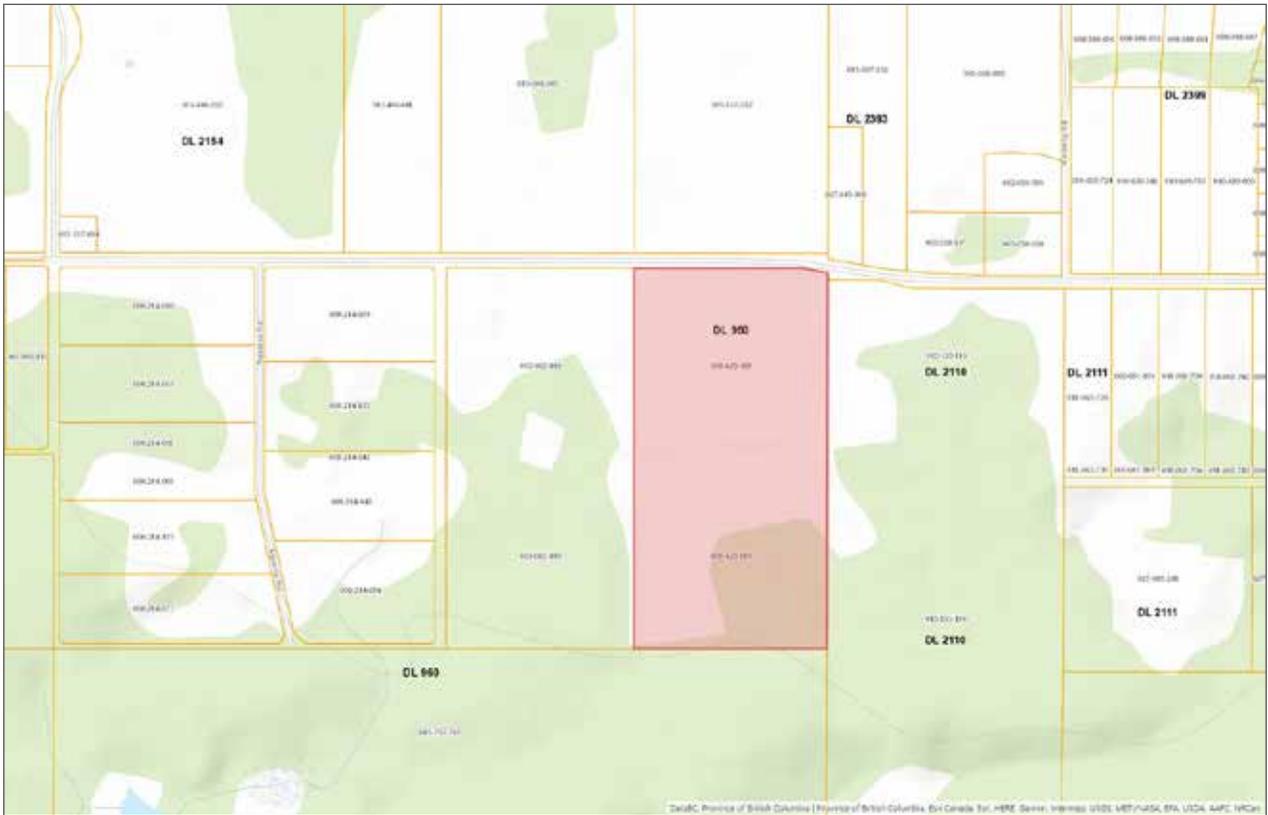
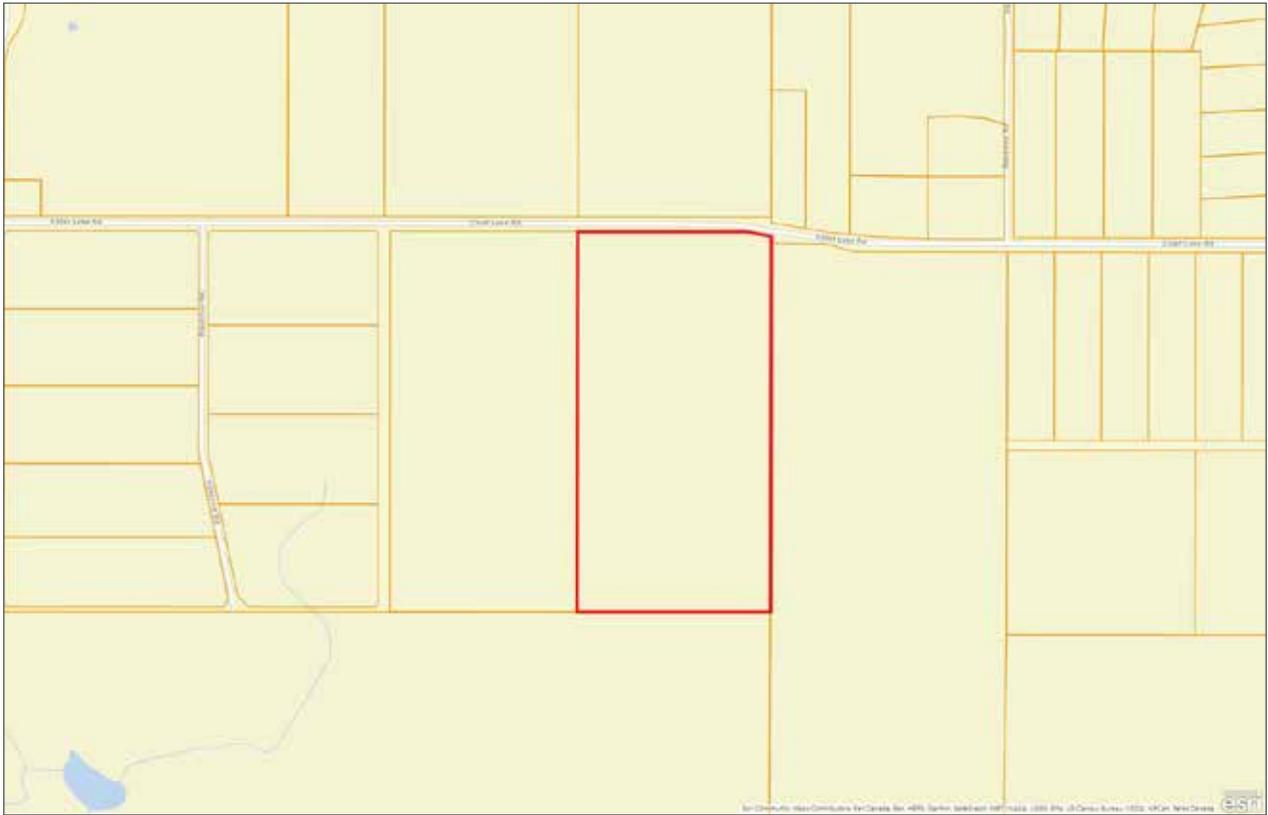
















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