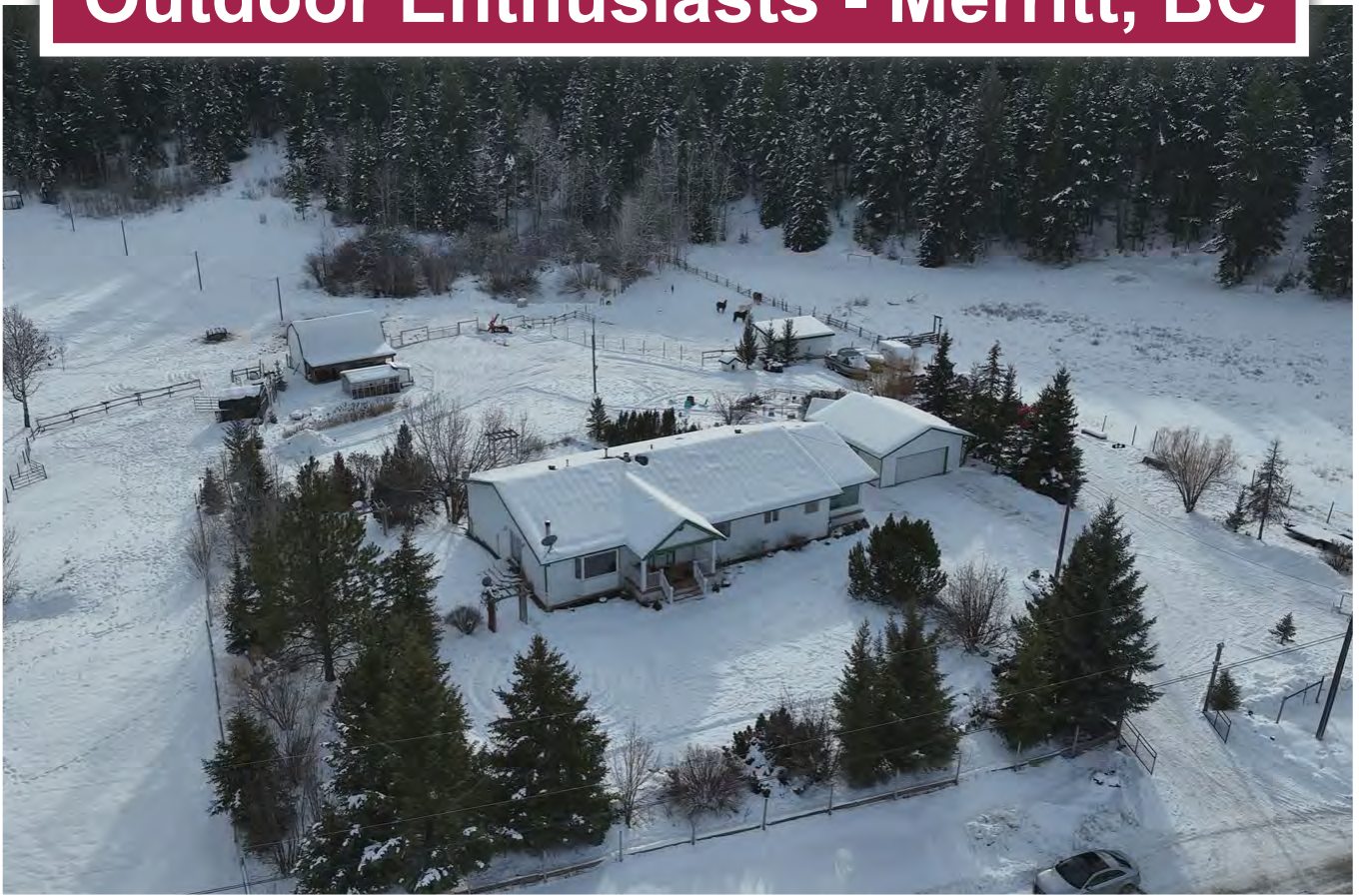




**Dream 19-Acre Property for
Outdoor Enthusiasts - Merritt, BC**



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Dream 19-Acre Property for Outdoor Enthusiasts - Merritt, BC

PROPERTY DETAILS

Listing Number:	25010
Price:	\$1,215,000
Taxes (2024):	\$3,020.70
Size:	19.298 acres
Zoning:	RL-1

DESCRIPTION

Prime location on 19 acres in the heart of the beautiful BC Interior, 4580 Iron Mountain Road offers an exceptional opportunity for those looking to enjoy the best of both world-class outdoor recreation and a stunning family home. Located just 10 minutes from Merritt, this expansive property combines privacy, prime location, and a wealth of amenities perfect for those who enjoy the great outdoors and hosting friends and family in style.

This property is a dream come true for those who love outdoor adventures, with direct access to Crown land and an array of recreational opportunities just outside your doorstep. Spend your days exploring ATV trails, horse trails, hunting grounds, or fishing at nearby lakes such as Lundbom Lake, just 10 minutes away. The property is also just 5 minutes from the popular Corbett Lake Lodge—whether you're in the mood for a quick getaway or simply want to enjoy a delicious meal without cooking, the Lodge is the perfect place. And if you're up for a longer adventure, the Kane Valley trail is easily accessible from the back of the property, leading you all the way to Coldwater Valley.

With ample room for horses, a large fenced area for dogs, and plenty of grass and water, the property is perfect for those with a passion for equestrian activities. The horse trails are just minutes away, ensuring you have endless hours of exploration with your equine companions. The area also offers an abundance of wildlife for those who enjoy hunting or simply appreciate the beauty of the natural surroundings.

The large, updated 5-bedroom home is an entertainer's dream home and was designed with entertainment in mind. Its open layout and spacious rooms make it ideal for hosting family gatherings, parties, or simply enjoying the company of friends. The living space is bright and welcoming, offering ample room to gather and relax and dance while the finished daylight basement provides even more fun with a bright rec room and separate games room. This expansive area could easily be converted into an in-law suite or a short-term rental suite, adding flexibility and even additional income potential to this already incredible property.

The home also features a large flat driveway entry and plenty of parking space for guests, RVs, boats, or other vehicles, ensuring that hosting parties and outdoor activities is never a hassle. Whether you're gathering around the firepit with friends or enjoying an afternoon BBQ on the large, open lawn, this property is all about fun, family, and making memories.

With the impressive acreage and outbuildings, this 19-acre property is well-equipped to support your hobby farm or outdoor lifestyle. With a heated 25 x 25 ft shop for all your tools and projects, a chicken coop, a two-storey barn, and a greenhouse,



you'll have all the space you need to indulge your gardening, farming, or DIY passions. Raised garden beds provide an ideal spot to grow your own vegetables and herbs, along side the established asparagus garden and the property's abundance of water with the drilled well and 3 ponds ensures you have everything you need to keep things thriving. Extensive mature landscaping adds to the beautiful seclusion and privacy with stunning trees and gardens.

The property offers farm life and rural living while convenience and community is just a short 10-minute drive away to Merritt, where you'll find all the essential amenities, including grocery stores, shops, restaurants, and more. The stunning wine country of West Kelowna is just 40 minutes away, making this property a perfect getaway spot that's also close enough to enjoy the finer things the Okanagan Valley has to offer.

This neighborhood boasts a great community of friendly, like-minded neighbors, many of whom also appreciate the abundance of year-round recreation that this area has to offer. Whether

you're an outdoor enthusiast, a hobby farmer, or simply looking for a peaceful escape with all the modern comforts, this property has it all.

4580 Iron Mountain Road is a rare gem offering the perfect combination of spacious living, outdoor adventure, and modern amenities. With direct access to outdoor recreation, a stunning 5-bedroom home designed for entertaining, and a wealth of outbuildings and space to accommodate a variety of interests and hobbies, this property is truly one-of-a-kind. If you're tired of battling traffic, finding a camping spot, or storing your toys elsewhere, this property allows you to enjoy all the fun, convenience, and space you've been searching for—year-round.

Don't miss your chance to make this incredible acreage your home.

LOCATION

4580 Iron Mountain Road - Merritt, BC

DIRECTIONS

Head towards Kelowna from Merritt, turn right on Iron Mountain Road.

AREA DATA

The area surrounding 4580 Iron Mountain Road in Merritt is a true outdoor enthusiast's paradise, offering a perfect balance of natural beauty and recreational opportunities. Situated in the heart of the BC Interior, this property is surrounded by stunning landscapes, including expansive forests, lakes, and valleys, providing endless opportunities for outdoor activities such as fishing, hiking, ATVing, and horseback riding.

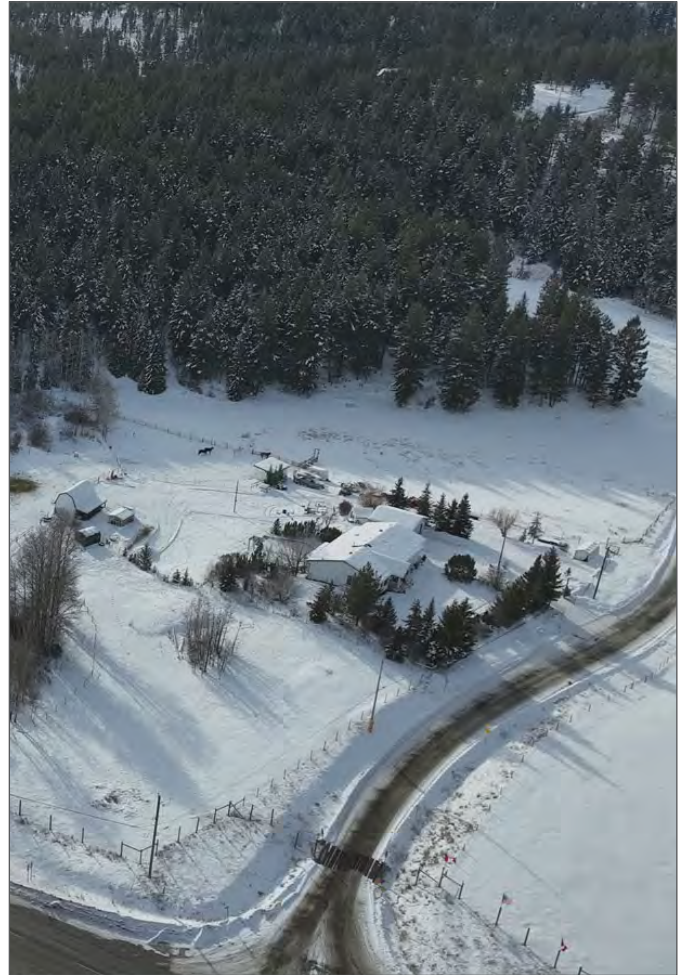
Nearby, you'll find Lundbom Lake, just 10 minutes away, known for its excellent fishing and scenic surroundings. Corbett Lake Lodge is only 5 minutes from the property, offering a great place to relax, dine, and unwind. The area is also renowned for its access to Crown land, with trails for hiking, biking, and off-roading right at your doorstep.

Whether you enjoy exploring the local wilderness, fishing at nearby lakes, or simply appreciating the tranquility of the region, the area around Iron Mountain Road offers a perfect blend of adventure and serenity. The welcoming community of neighbors adds to the charm of this rural location, making it an ideal place to call home for those who value both privacy and a close-knit community.

VEGETATION

The vegetation around the property reflects the diverse and beautiful ecosystem typical of the BC Interior. The area is characterized by a mix of forested terrain, grasslands, and wetlands, creating a stunning natural backdrop.

The landscape is primarily dominated by Ponderosa pine and Douglas fir trees, with groves



of spruce and larch scattered throughout the surrounding hillsides and valleys. These hardy, drought-resistant trees thrive in the region's dry, sunny climate, creating a peaceful, forested setting perfect for outdoor exploration. Along with these trees, you'll also find a variety of bushes and shrubs, including sagebrush and serviceberry, that add texture and color to the landscape.

In the more open areas, particularly near the property's grassy pastures, you'll see vibrant wildflowers and native grasses that bring a splash of color in the spring and summer months. The fertile soil and abundant water sources on the property also support raised garden beds, a

greenhouse, and lush gardens that can thrive in this rich, diverse environment.

The proximity to lakes and wetland areas means you'll find areas with tall willows, cottonwoods, and occasional patches of reed canary grass or rushes. These water-loving plants contribute to the biodiversity of the area and provide habitats for local wildlife. The combination of dry forested areas, wetland ecosystems, and vibrant grasslands makes the vegetation around Iron Mountain Road incredibly diverse and visually striking.

RECREATION

Merritt offers a wealth of recreational opportunities, making it a haven for outdoor enthusiasts of all types. Whether you enjoy winter sports, hiking, equestrian activities, or motorized recreation, the region offers something for everyone. Additionally, there are various clubs and organizations in Merritt that cater to these activities, providing a great way to connect with like-minded individuals and become more involved in the community. Here's an overview of the recreational opportunities around Iron Mountain Road and some of the clubs you can join in Merritt:

- Merritt Snowmobile Club
- Merritt ATV Club
- Merritt 4-H Club
- Merritt Horse Riding Club
- Nicola Valley Pro Rodeo Association
- Rod and Gun Club
- Merritt Hiking & Outdoor Club
- Merritt Mountain Biking Club
- Nicola Nordic Ski Club
- Nicola Valley Fall Fair Association
- Nicola Valley Regional Trail Society
- Nicola Valley Farmers Market
- Nicola Naturalist Society

Merritt is a vibrant hub for outdoor recreation, offering countless activities year-round. From



ATVing and horseback riding to fishing, hiking, and snowmobiling, the region caters to all kinds of adventure seekers. By joining one of the local clubs—whether you're into snowmobiling, ATVing, equestrian sports, or hiking—you can connect with others who share your interests and access the best the area has to offer. With its diverse outdoor activities and strong sense of community, Merritt provides the perfect setting for an active, adventurous lifestyle.

MAP REFERENCE

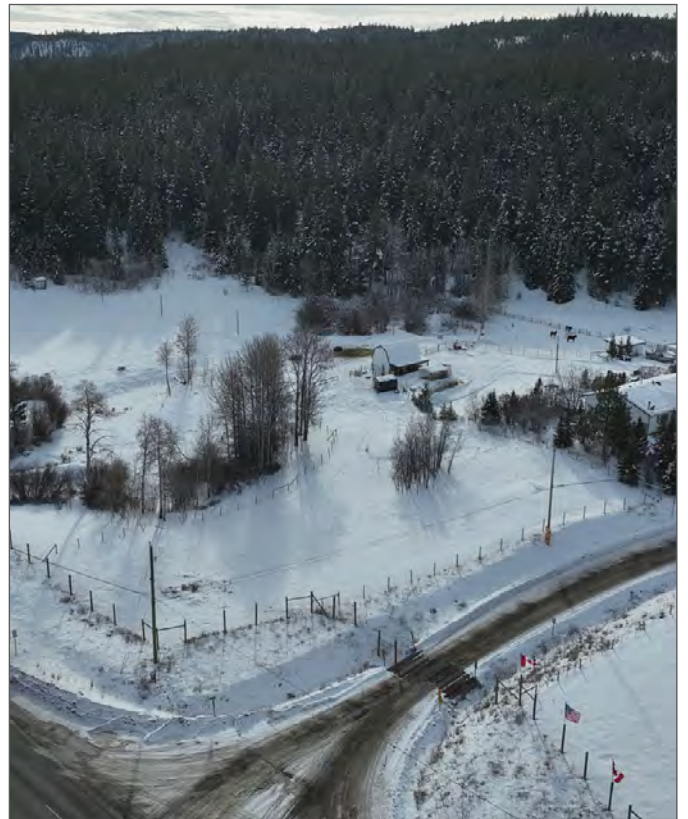
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SERVICES

- High-speed Internet
- BC Hydro
- Telus

LEGAL

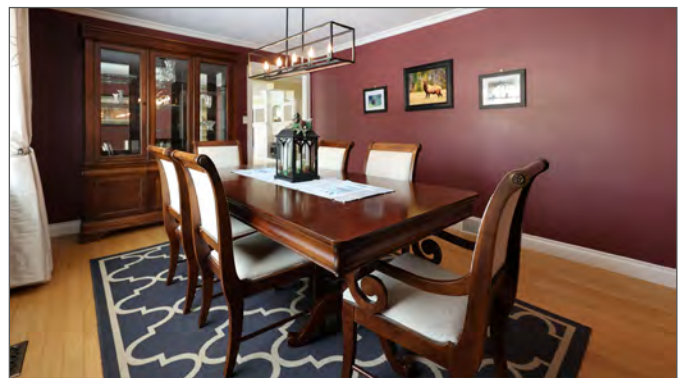
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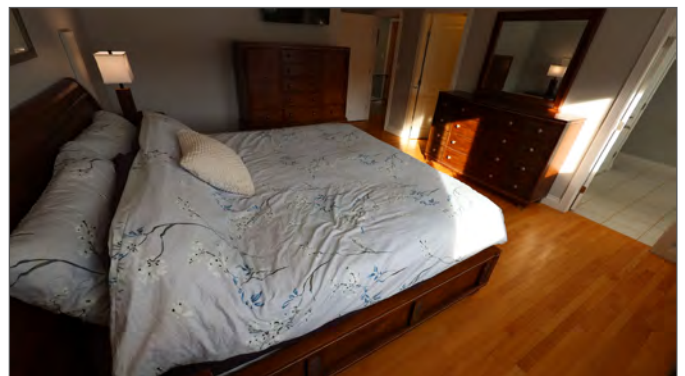
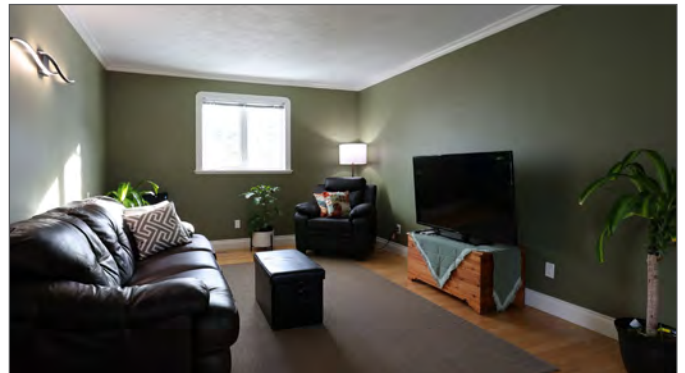


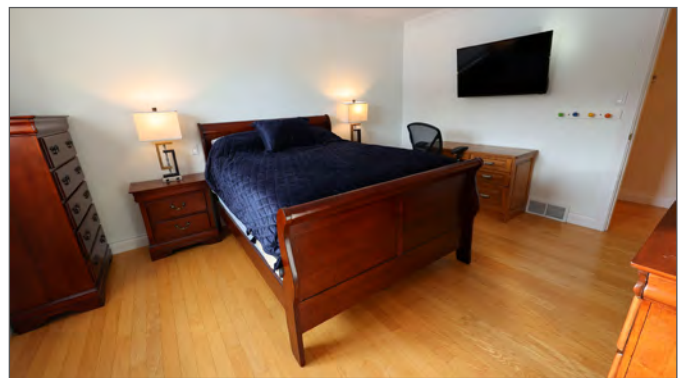
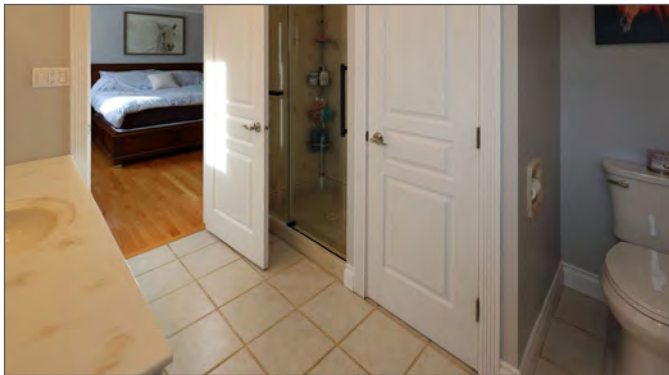




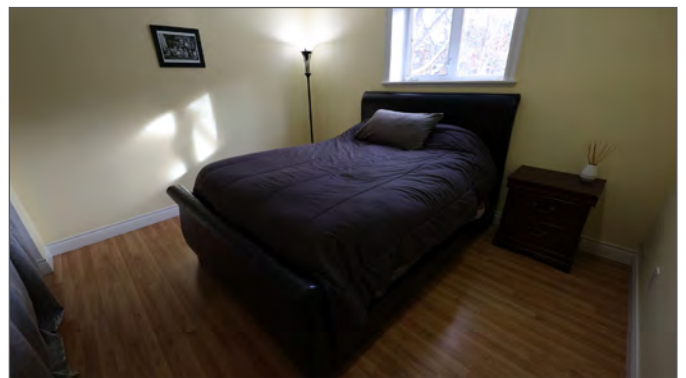
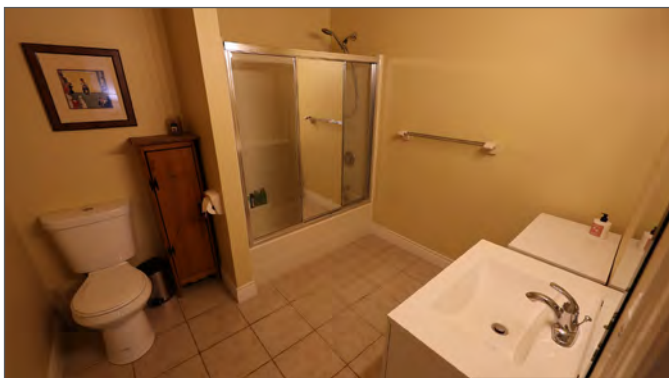








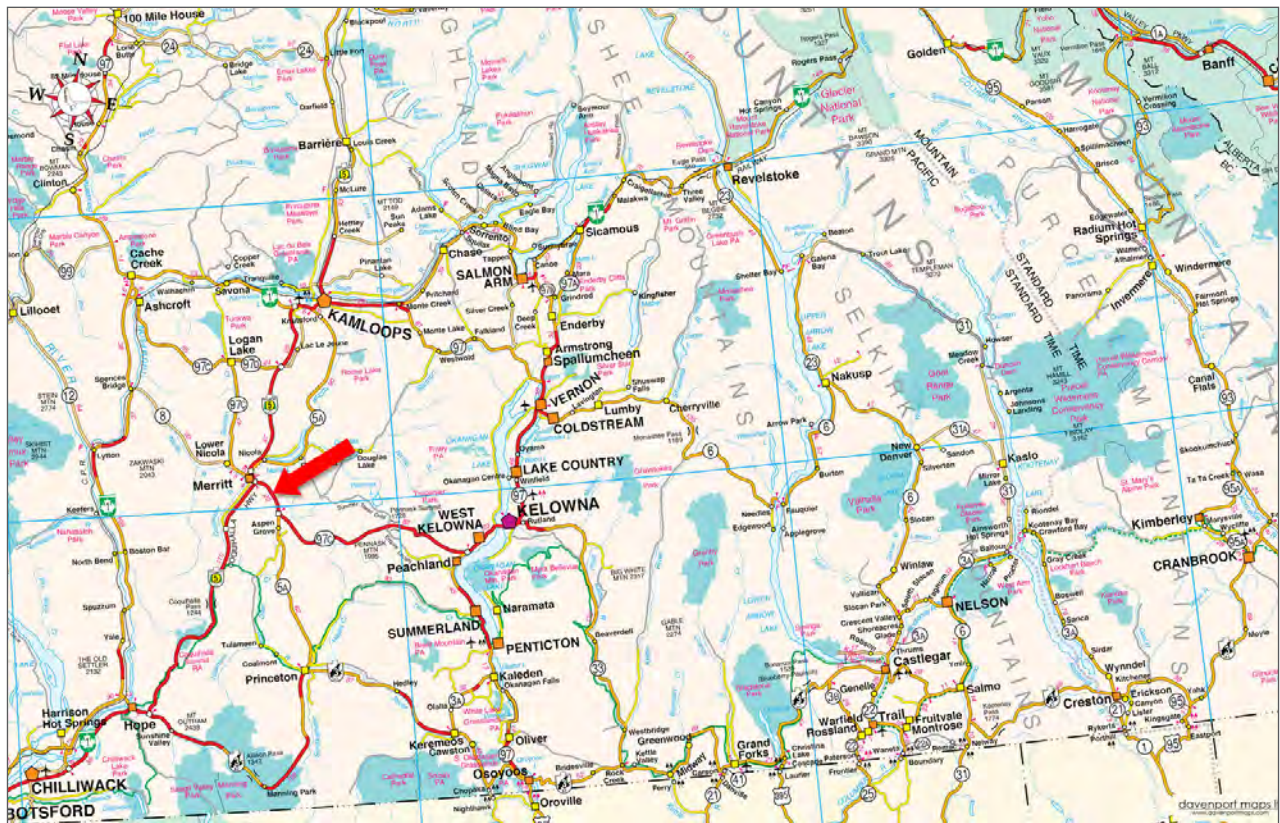


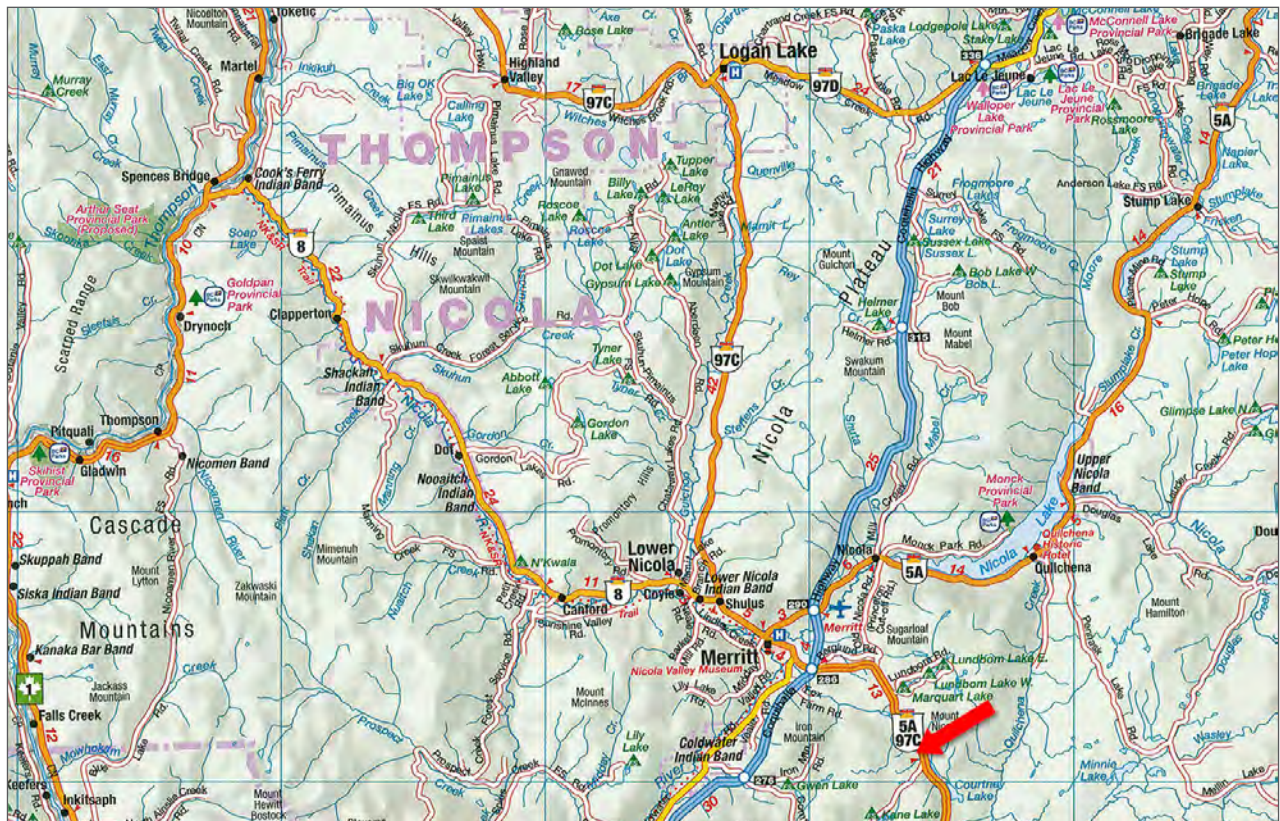




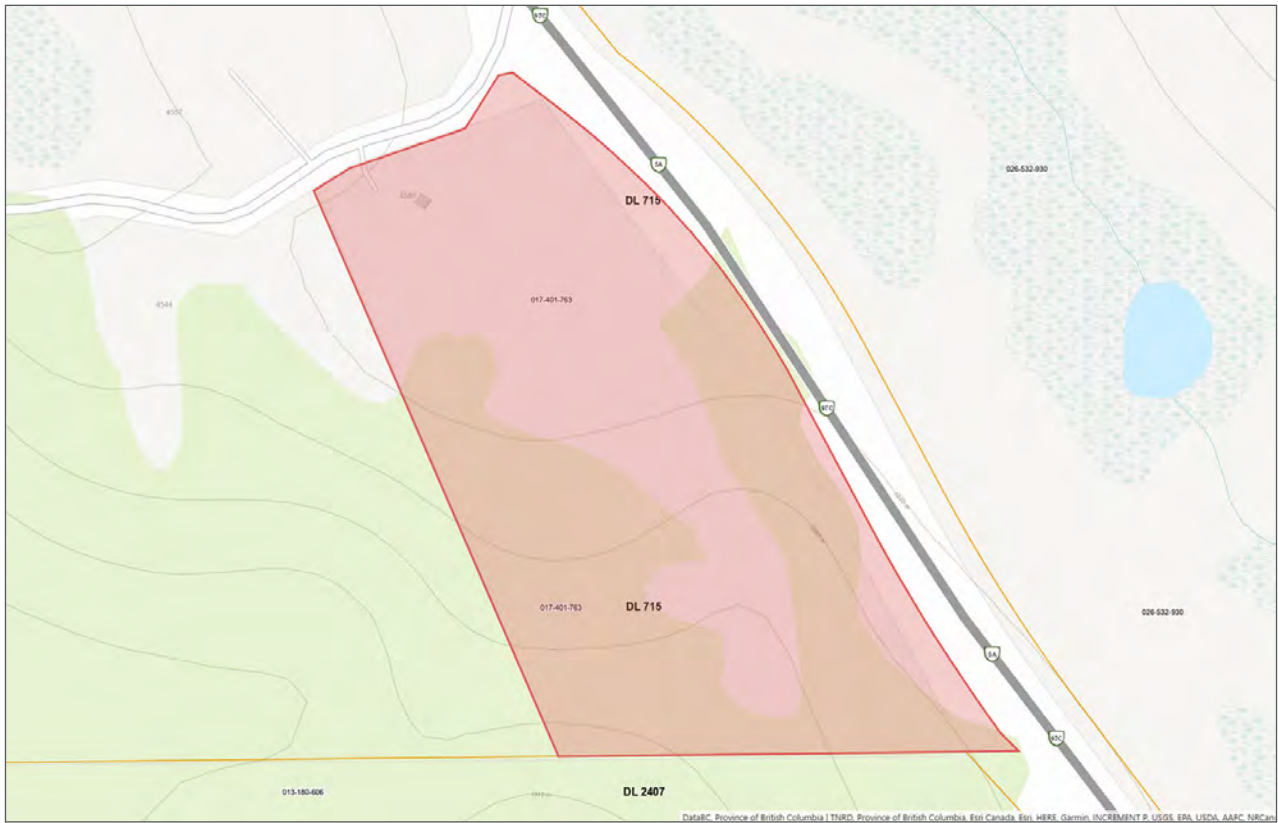
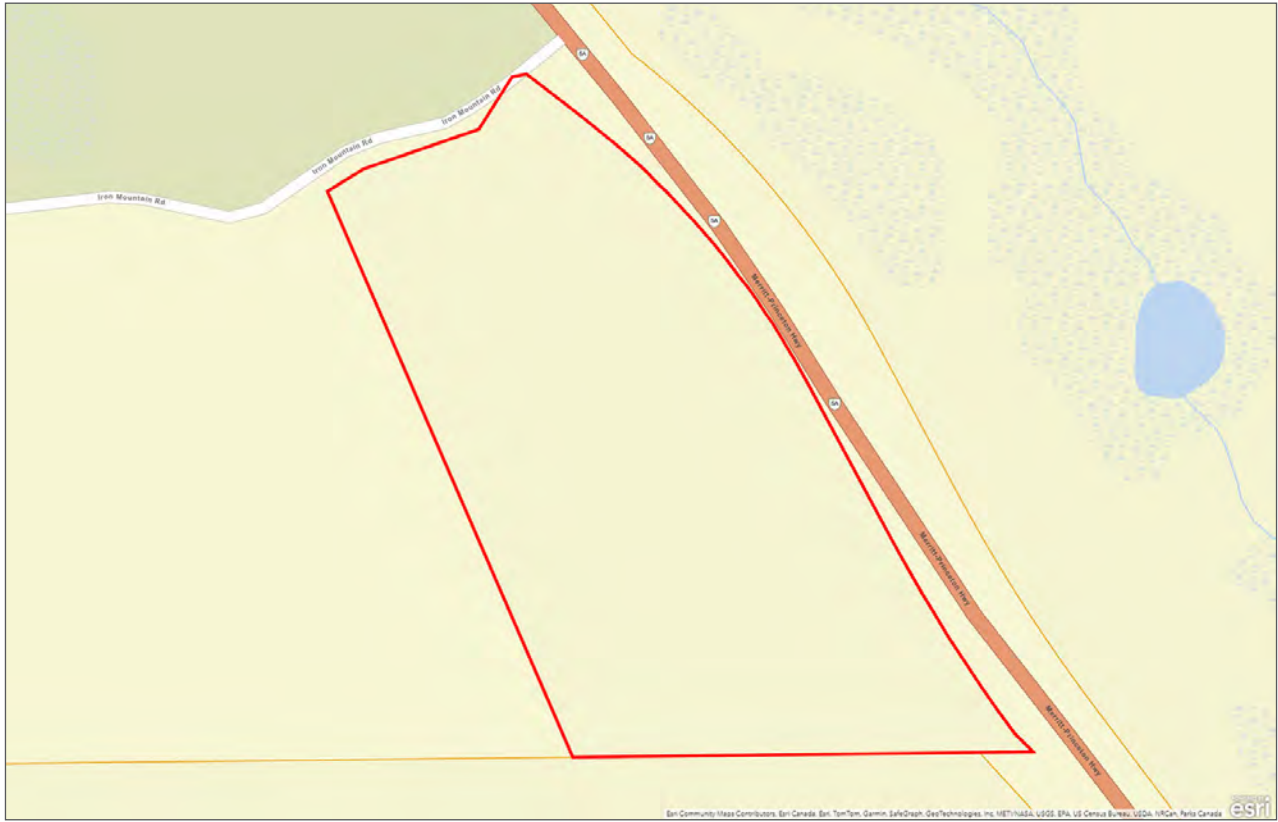














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