



**Welcome to Your Dream Estate in
the Heart of Falkland, BC**



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PROPERTY DETAILS

Listing Number:	24232
Price:	\$1,299,000
Taxes (2024):	\$3,911
Size:	40.28 acres
Zoning:	Rural

DESCRIPTION

Discover a breathtaking 40-acre private sanctuary that promises the ultimate blend of tranquility and accessibility, perfect for families, outdoor enthusiasts, or anyone yearning for a serene rural lifestyle. Nestled at the end of a quiet, government-maintained road, this estate offers unmatched seclusion while remaining just 25 minutes from Vernon and within convenient reach of Kamloops, Kelowna, and Shuswap Lake.

At the heart of the property stands a meticulously crafted four-bedroom, three-bathroom home, exuding timeless charm with its timber-frame design. Inside, vaulted ceilings and rich natural wood accents create a warm and inviting atmosphere. The open-concept living area seamlessly connects the kitchen, dining, and living spaces, making it perfect for hosting gatherings or simply unwinding with loved ones. A generous covered deck invites you to relax while taking in views of tiered gardens, a tranquil koi pond with a cascading waterfall, and lush landscaping, blending rustic beauty with refined elegance.

The home's thoughtful layout caters to every need. The main level includes a bedroom, a full bathroom, and a laundry room for easy day-to-day living. Upstairs, the master suite is a peaceful retreat, complete with a walk-in closet, a luxurious en suite, and an adjoining office or den. The walkout basement offers a recreational paradise, featuring a spacious family room, a bar, a wood stove for cozy evenings, and two additional bedrooms alongside another full bathroom. Outside, a sun-soaked deck with a gazebo and hot tub overlooks an above-ground 16' pool, providing endless opportunities for relaxation and fun.

This property is as functional as it is beautiful. A 24' x 48' shop with 220 power is perfect for mechanics or hobbyists, while a 42' x 42' barn with additional paddocks and shelters makes it ideal for equestrian enthusiasts or hobby farmers. The expansive outdoor riding arena and adjacent Crown land provide endless opportunities for horseback riding or exploration. Cleared pastures, a mature garden filled with fruit trees, and a circular moat with a man-made creek add to the property's charm and versatility.

Beyond the estate's boundaries lies the quaint community of Falkland, known for its rich history and strong sense of community. This small town is steeped in tradition, hosting the famed Falkland Stampede and offering a range of outdoor recreational activities, from hiking and wildlife spotting to fishing and kayaking at nearby Spanish Lake and Bolean Lake. Proximity to Crown land ensures abundant trails for hiking, ATV riding, or horseback adventures.



Practicality meets peace of mind with in-town fire protection and RCMP coverage, reducing insurance costs while ensuring safety. The property also features a drilled well for domestic water, additional wells for irrigation, and the possibility of future subdivision, with several prime building sites offering stunning views.

Whether you're an equestrian, a hobby farmer, or a family looking to escape the bustle of urban life, this property isn't just a home—it's a lifestyle. Combining luxury, functionality, and a connection to nature, it's a rare opportunity to own a piece of paradise.

LOCATION

5140 Warren Creek Road - Falkland, BC

DIRECTIONS

Please contact listing agent

AREA DATA

Falkland is a charming, rural community located in the heart of the North Okanagan, nestled between Vernon and Kamloops. Known for its friendly, tight-knit atmosphere, Falkland offers residents a peaceful lifestyle surrounded by picturesque landscapes, rolling hills, and expansive ranch lands. The area is steeped in natural beauty and is particularly renowned for its agricultural roots and outdoor recreational opportunities.

The North Okanagan region as a whole is a diverse and vibrant area, characterized by its fertile valleys, forested mountains, and pristine lakes. Vernon, the largest nearby city, serves as the hub of the North Okanagan and offers a full range of amenities, including shopping, dining, and healthcare facilities, all within a 25-minute drive from Falkland. The region benefits from a mild climate, with warm summers and relatively mild winters, making it an ideal location for both agriculture and outdoor activities year-round.



Falkland itself is celebrated for its rich ranching and farming heritage. The surrounding area is perfect for equestrian pursuits, with numerous trails and open spaces ideal for horseback riding, as well as opportunities for cattle farming and crop cultivation. Falkland is perhaps best known for its annual Falkland Stampede, one of Canada's oldest and most prestigious rodeos, attracting visitors from all over the country each spring.

In addition to its equestrian culture, the North Okanagan offers a wide variety of recreational activities. The area is dotted with numerous lakes, including Okanagan, Kalamalka, and Shuswap Lakes, offering residents boating, fishing, and swimming opportunities. Hiking, biking, and skiing are also popular, with nearby SilverStar Mountain Resort providing world-class skiing and snowboarding in the winter and mountain biking in the summer.

The region's agricultural heritage continues to thrive, with orchards, vineyards, and farms playing a central role in the local economy. Wine enthusiasts can explore the Okanagan Valley's

wine country, famous for its award-winning wines and scenic vineyards.

Overall, Falkland and the North Okanagan combine the best of rural living with access to modern amenities, offering a perfect balance of peaceful countryside and recreational opportunities in a stunning natural setting. Whether you're drawn to the area's agricultural possibilities, equestrian lifestyle, or simply the desire for a tranquil, scenic place to call home, this region is a hidden gem in British Columbia.

RECREATION

The Falkland and North Okanagan region of British Columbia is a paradise for outdoor enthusiasts, offering an abundance of recreational activities set against the backdrop of some of the province's most stunning natural landscapes. Whether you're drawn to serene lakes, forested trails, or rugged mountain ranges, this region provides countless opportunities for adventure throughout the year.

Falkland is surrounded by rolling hills, ranch lands, and lush forests, making it an ideal location for hiking, horseback riding, and exploring nature. Crown land borders the area, offering access to miles of scenic trails perfect for equestrian activities, mountain biking, ATV riding, and wildlife viewing. During the warmer months, hikers can enjoy numerous trails with panoramic views of the valley, while anglers can fish in the nearby lakes and rivers, teeming with trout and other freshwater species. For camping enthusiasts, there are several secluded spots offering peaceful getaways amidst nature.

One of the most beloved activities in Falkland is its connection to equestrian pursuits. The annual Falkland Stampede, one of Canada's oldest and most famous rodeos, draws thousands each year to witness rodeo competitions, including bull riding, barrel racing, and roping events. This celebration of local culture is a highlight for both residents and visitors alike.

The wider North Okanagan region, including nearby Vernon, boasts a wealth of recreational opportunities. The area's lakes are a significant draw—Kalamalka, Okanagan, and Shuswap Lakes are all within easy reach, offering fantastic spots for boating, kayaking, paddleboarding, and fishing. The beaches and warm waters of these lakes make them perfect for swimming and sunbathing during the summer months.

In the winter, the North Okanagan transforms into a snowy playground. SilverStar Mountain Resort, located just outside Vernon, is a world-class destination for skiing and snowboarding, offering a variety of terrain for all skill levels. Cross-country skiing and snowshoeing are also popular, with numerous groomed trails winding through the region's snow-covered forests.

For those interested in golfing, the North Okanagan is home to several exceptional courses that offer challenging play and spectacular views. Courses

like Predator Ridge and Vernon Golf & Country Club are known for their meticulously maintained greens and stunning scenery.

Falkland and the North Okanagan also cater to those looking for a slower pace of recreation. Wine lovers can explore the Okanagan Valley's renowned vineyards and wineries, sampling award-winning wines while soaking in the scenic beauty of the region's rolling vineyards. Local farmers' markets, craft fairs, and art galleries add to the cultural vibrancy of the area.

Overall, the recreational possibilities in Falkland and the North Okanagan are as diverse as they are plentiful, offering something for everyone, whether you're seeking high-adrenaline adventure or a peaceful retreat in nature.

MAP REFERENCE

50°29'27.36"N and 119°30'43.75"W

SERVICES

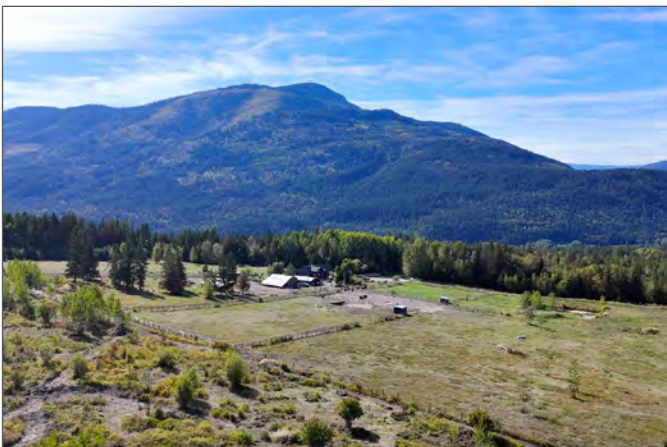
- Drilled well
- Shallow well
- Septic
- Electricity - 220 amp to shop and barn
- Free standing Wood Stove

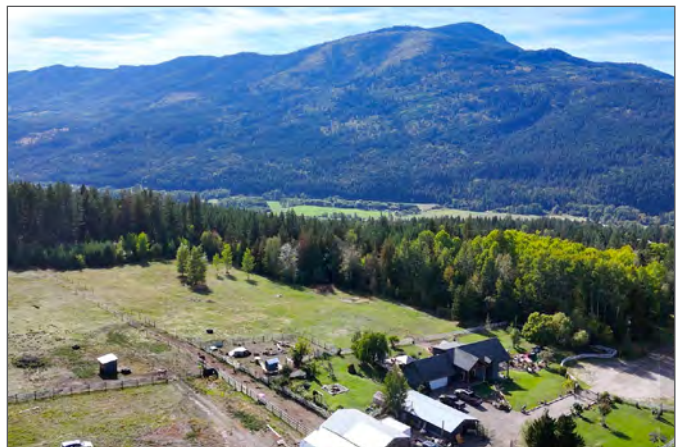
IMPROVEMENTS

- 2,905 sq. ft. residence
- 24' x 48' shop
- 24' x 42' pole barn with loft, box stalls, and hay storage
- 24' x 58' machine shed

LEGAL

PART W1/2 OF SW1/4, SECTION 6, TOWNSHIP 18, RANGE 11, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP92131 - PID 014-095-955







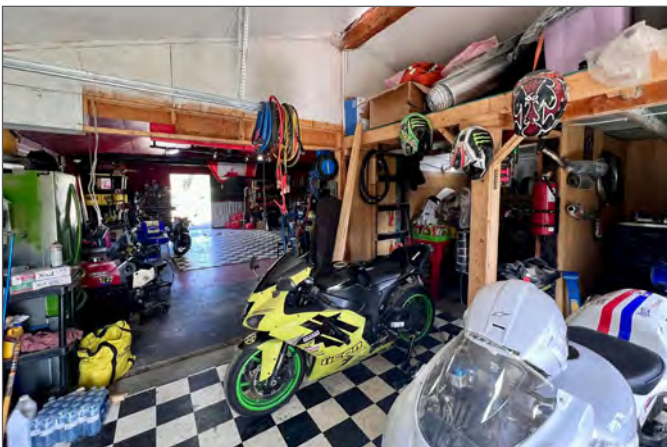














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