



**Executive Home on Large  
Riverfront Acreage - McBride, BC**



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# Executive Home on Large Riverfront Acreage - McBride, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	25002
<b>Price:</b>	\$2,000,000
<b>Taxes (2024):</b>	\$6,764.73
<b>Size:</b>	320.8 acres ~ 3 titles
<b>Zoning:</b>	Ru5

## DESCRIPTION

This stunning 4,240 sq. ft. executive, two-storey walkout bungalow, meticulously designed on 320.8 riverfront acres, offers a blend of luxury, practicality, and outdoor adventure.

The interior boasts 9' and cathedral ceilings on the top floor and 10' on the lower level. Both levels feature floor-to-ceiling custom stone gas fireplaces, large triple pane European tilt and turn windows and quartz sills, radiant in-floor heating with 9 zones, and high-quality Mohawk Revwood Plus laminate flooring throughout. The kitchen is a showcase of high-end Bosch appliances, a gas range, quartz countertops, solid wood floating shelves, and upgraded HPL cabinets. The dining area is surrounded by windows offering breathtaking mountain views, while the main level includes a large office, utility/mudroom, and an oversized garage with drive-through access, heated floors, and a full bathroom. The main floor also features two bedrooms and three luxurious bathrooms with bidet toilets, high-end tiles, and solid wood cabinetry.

The primary suite with patio door is private and has a gorgeous 5-piece en suite with bidet, and a well planned walk-in closet. The dining area is surrounded by windows offering breathtaking mountain views. The main level also features a laundry/mudroom, two additional great-sized bedrooms, two luxurious bathrooms with an additional bidet toilet, high-end tiles, and solid wood cabinetry, and an oversized garage with drive-through access, heated floors, and a full bathroom.

The lower level is designed for entertainment and family living, with a wet bar, large games room, large bathroom, two spacious bedrooms with one being used as a gym, virtual golf/theatre, and meticulously maintained mechanical room. The home opens to patios with thresholds for seamless indoor-outdoor living, complemented by Trex composite decking, a hot tub, gas line for a BBQ and covered outdoor sitting areas.

The home features durable Hardie® board siding, custom stonework, and a standing seam metal roof, ensuring long-lasting durability. It is built on an ICF foundation, enhancing energy efficiency, with 5.25" closed cell spray foam in the walls and R60 blown-in cellulose insulation in the attic. The sub-slab is insulated with closed cell spray foam, contributing to the home's exceptional thermal performance. The property is also equipped with hardwired security cameras, offering peace of mind.

The property offers a 1,300 sq. ft. attached, finished garage, a 16' x 8' horse shelter, a 40 ft HC shipping container, and is a haven for outdoor enthusiasts with world-class elk hunting, private



ATV and horse riding trails, with the convenience of cell service throughout the property. The land touches Crown land in two areas with nearby snowmobile, ski and equestrian trails, expanding the adventure possibilities. This property is truly a luxurious retreat for those seeking a serene lifestyle immersed in nature.

## LOCATION

4450 Highway 16 - McBride, BC

On the school bus route and within the 911 protection zone.

## DIRECTIONS

The property at 4450 is conveniently located just 13 minutes from McBride and about 2 hours from Prince George along the picturesque Highway 16. It's also a short 1.75-hour drive to Jasper, Alberta, and 4 hours from Kamloops, offering easy access to some of the region's most scenic destinations.

## AREA DATA

Nestled in the heart of the Robson Valley, McBride is a charming village surrounded by the majestic Rocky Mountains and the Cariboo Mountain Range. Located 210 km southeast of Prince George and 166 km west of Jasper, McBride is a small, welcoming community with a population of just over 600 people. Despite its modest size, the village provides all essential services within a walkable distance, including a hospital, pharmacy, grocery stores, local shops, and dining options, offering residents and visitors convenience alongside its scenic beauty. The following schools are also available:

- **McBride Centennial Elementary School:** A public school providing education from kindergarten through grade 7, serving students from McBride and neighboring areas such as Dome Creek, Crescent Spur, and Dunster.



- **McBride Secondary School:** A public high school catering to students in grades 8 through 12, also serving McBride and its surrounding communities.
- **McBride Christian Day School:** A private institution offering education with a Christian-based curriculum.
- **Robson Valley Junior Academy:** A Seventh-day Adventist Christian school located near McBride, providing faith-based education.

The Robson Valley Region, encompassing communities such as Dome Creek, Loos, Crescent Spur, McBride, Dunster, Tête Jaune Cache, and Valemount, is a haven for those seeking a quieter, nature-focused lifestyle. This area invites you to step away from the hustle and bustle of city life, offering a unique opportunity to embrace the outdoors, fresh air, and abundant wildlife. The close-knit communities foster a strong sense of belonging, making it an ideal place to enjoy outdoor adventures, breathtaking views, and an affordable, serene lifestyle.

## VEGETATION

The 320.8-acre property in McBride, fronting the Fraser River, includes 30 acres of cleared land and the rest forested with conifers like spruce and cedar, along with birch and aspen. This mix of open and wooded areas offers both usable land

and natural habitat, creating a peaceful and scenic environment, while the proximity to the Fraser River enhances its appeal for outdoor enthusiasts and nature lovers.

## RECREATION

McBride and the surrounding area offer an abundance of outdoor recreational opportunities year-round, catering to adventure seekers and nature enthusiasts alike. In the winter months, the region is renowned for its world-class snowmobiling trails and designated snowmobiling areas, drawing enthusiasts from far and wide. Additionally, cross-country skiing is a popular activity, with a variety of well-maintained trails that wind through the picturesque landscape. As the snow melts, McBride transforms into a haven for hiking, camping, fishing, and bird watching, with sites like Beaver Falls Recreation Trail, Beaver River Recreation Site, LaSalle Lake Recreation Site, and McBride Peak Halfway Hut providing ideal settings for these activities.

The community also boasts excellent local facilities, including a ball field and the Community Recreation Centre, which features a gym, a regulation-sized ice hockey arena, two curling sheets, and a versatile court. Cultural and educational pursuits are well-supported by the McBride and District Public Library and the Valley Museum and Archives, both situated on Main Street. These institutions offer a range of exhibitions, workshops, and services that celebrate the rich history and culture of the Robson Valley. For events and gatherings, the Robson Valley Community Centre provides a stage, dance floor, and a commercial kitchen, making it a hub for community and cultural events.

## MAP REFERENCE

53°21'42.25"N and 120°17'56.91"W

## INVESTMENT FEATURES

This luxurious estate home is perfectly suited for high-end short-term rental guests, offering spacious accommodations with a downstairs area featuring multiple bedrooms, a wet bar, a gym, and an outdoor hot tub. Its prime location makes it an ideal retreat for snowmobilers, hikers, and outdoor adventure enthusiasts seeking comfort and convenience after a day of exploration.

## SERVICES

- Septic: lagoon system
- Well water: 222 ft drilled well with a comprehensive water treatment system (whole house filter, softener, UV, RO)
- Power: BC Hydro with underground 200 amp service, wired for a generator and wired CAT5B
- Power: includes a 24K backup Generac generator
- Connectivity: LTE cell phone signal throughout the property
- Hardwired security cameras
- Smart home with Starlink (thermostats, hot tub, propane, garage doors, etc.)

## LEGAL

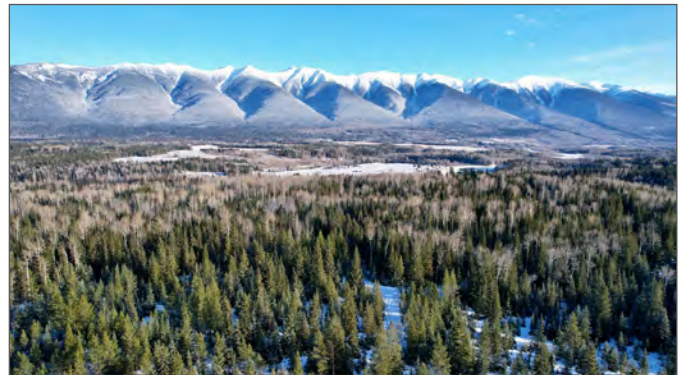
THE FRACTIONAL SOUTH WEST 1/4 OF DISTRICT LOT 5348 CARIBOO DISTRICT, EXCEPT PLAN 18092 - PID 008-402-485

FRACTIONAL EAST 1/2 OF DISTRICT LOT 5348 CARIBOO DISTRICT, EXCEPT PLANS 23607 AND A2641, PID 008-402-787

BLOCK A DISTRICT LOT 5348 CARIBOO DISTRICT, EXCEPT PLAN 27752

PID 008-402-434

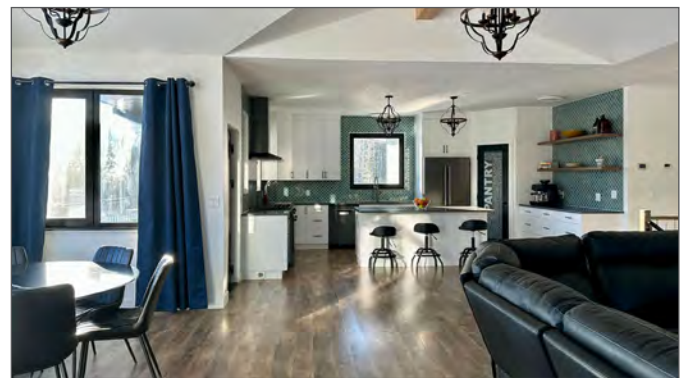




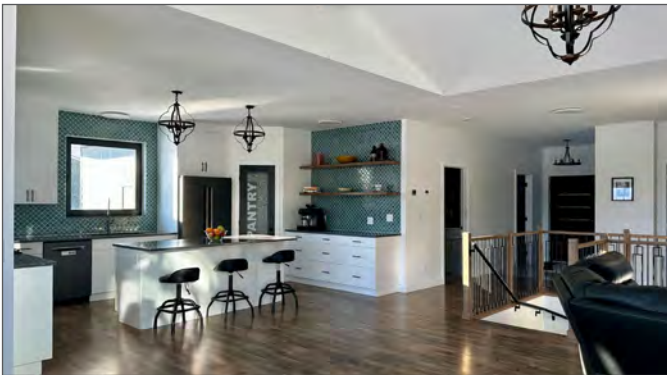








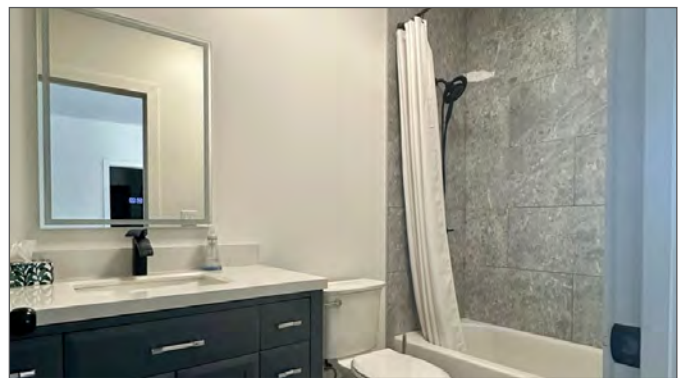
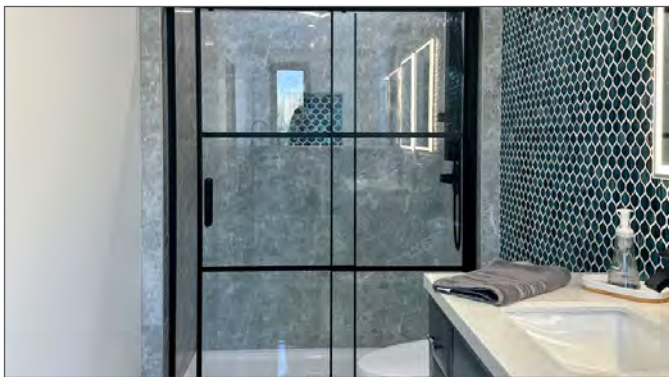


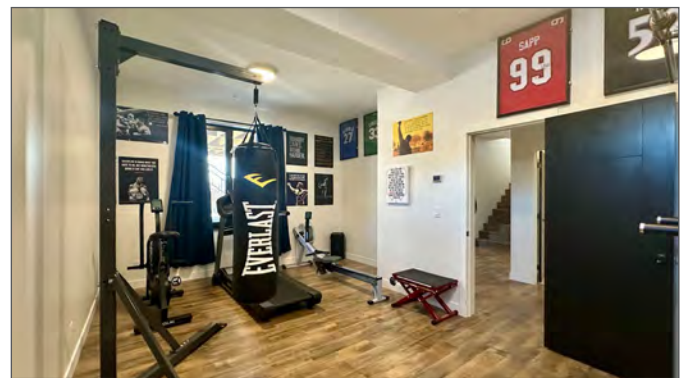




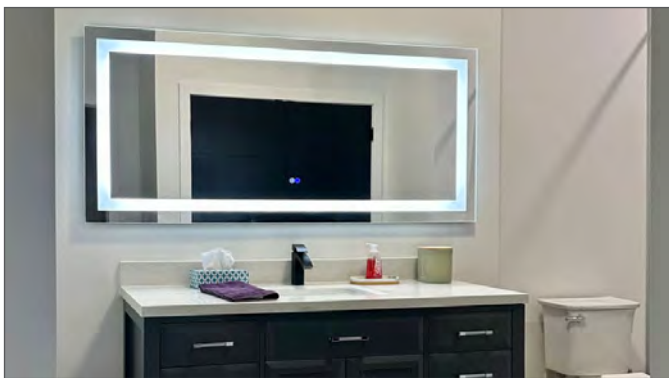


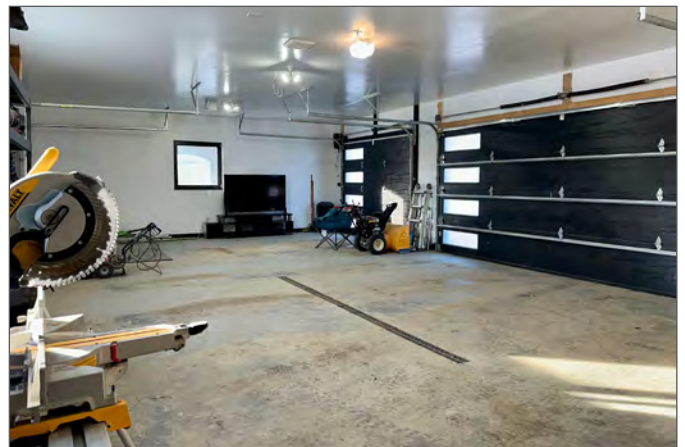




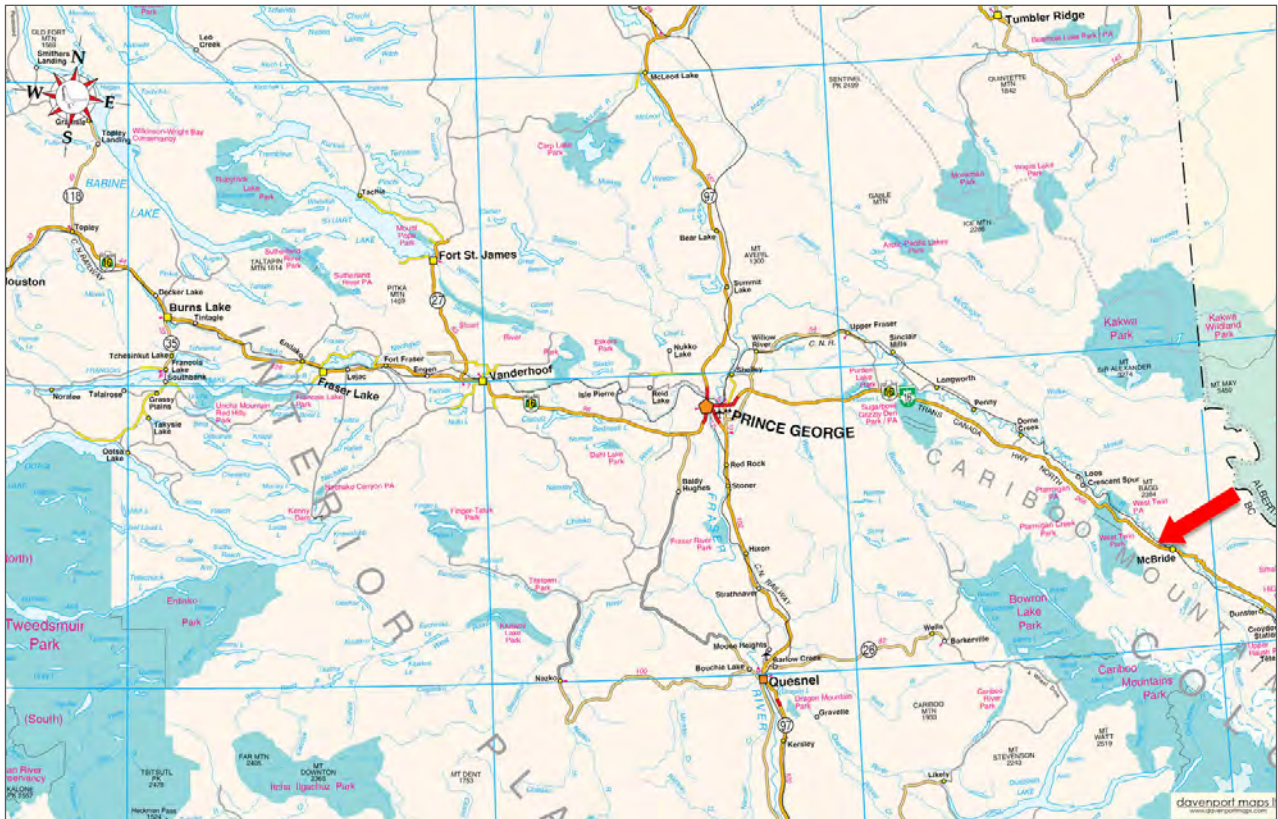
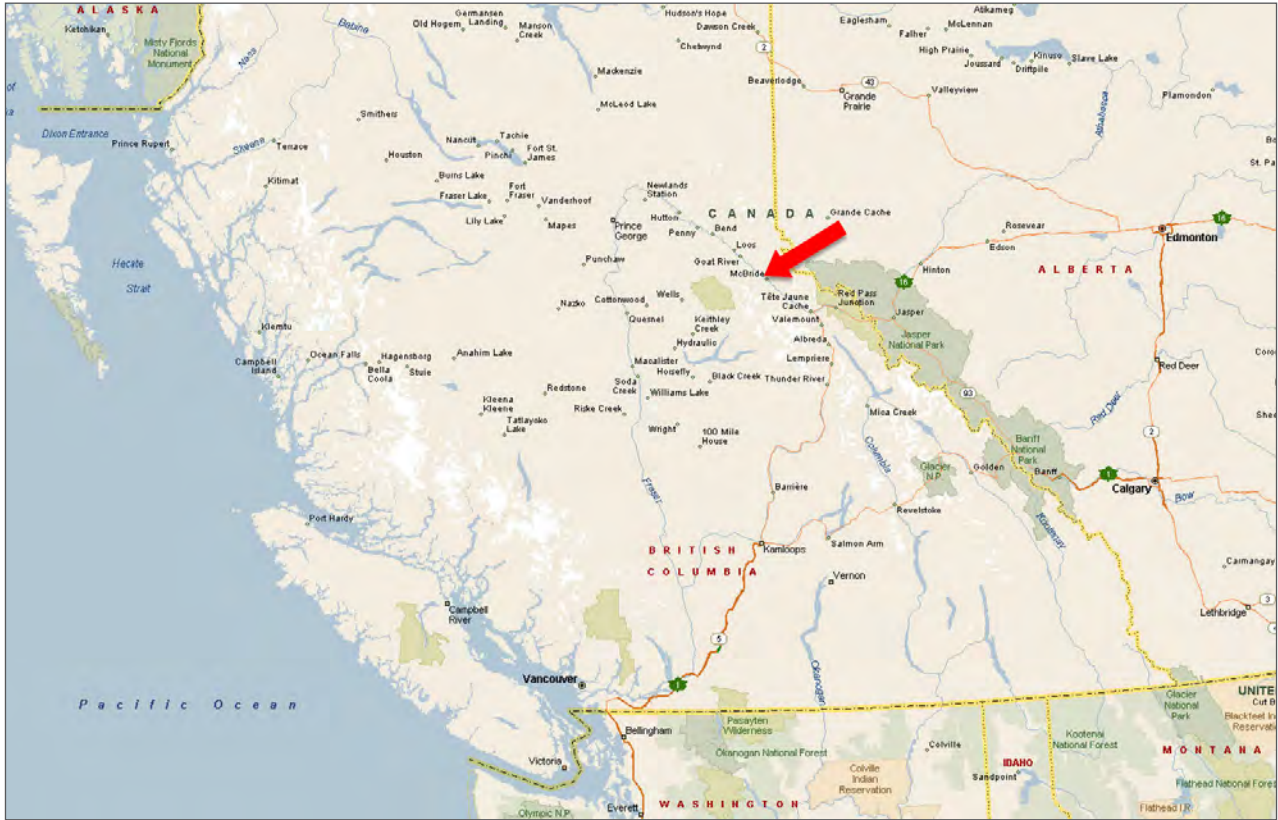




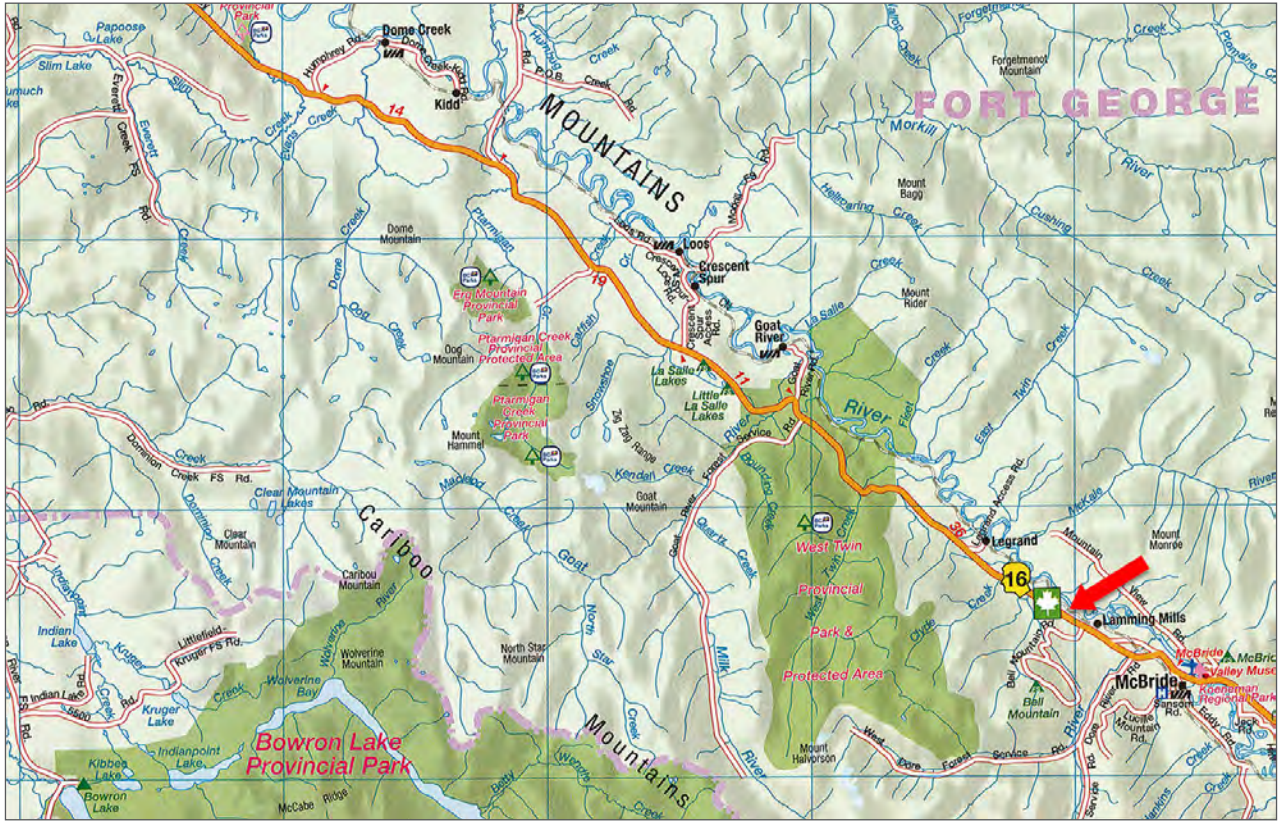




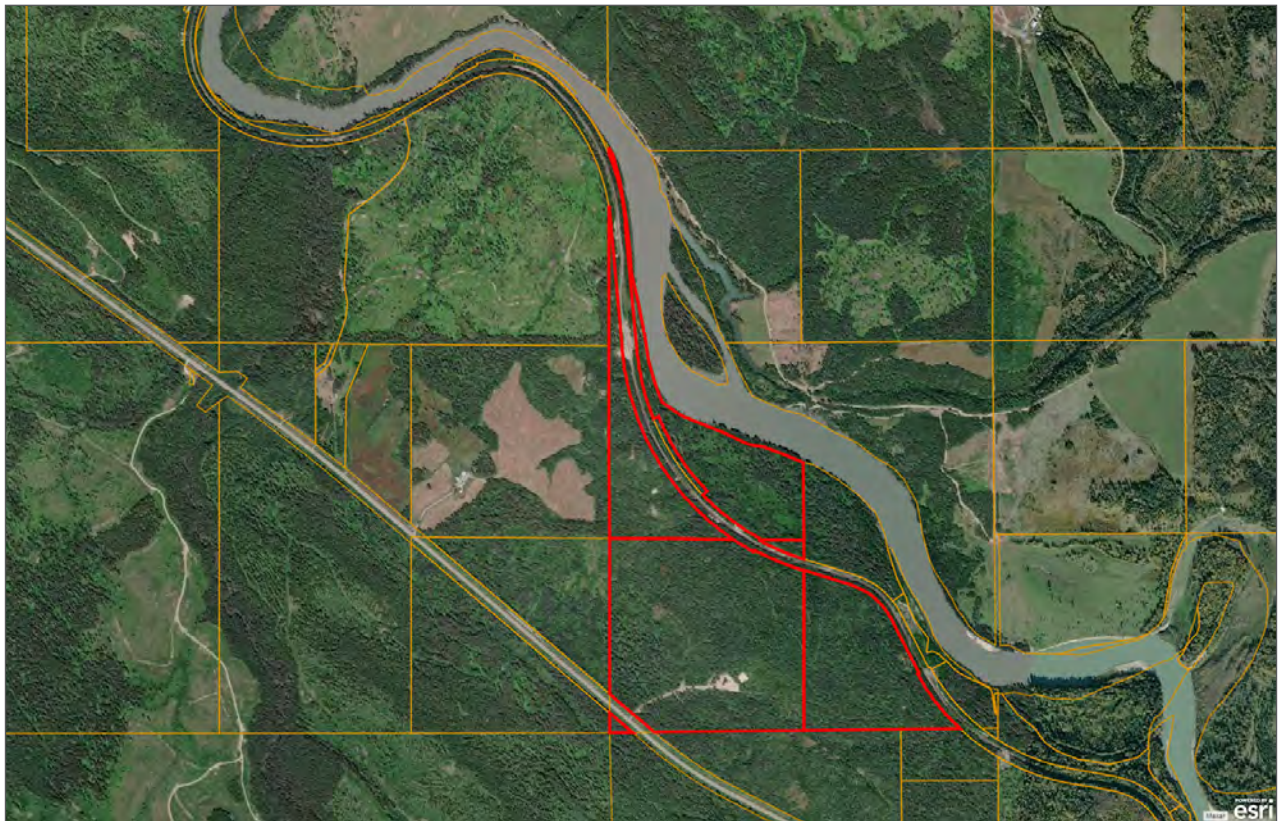




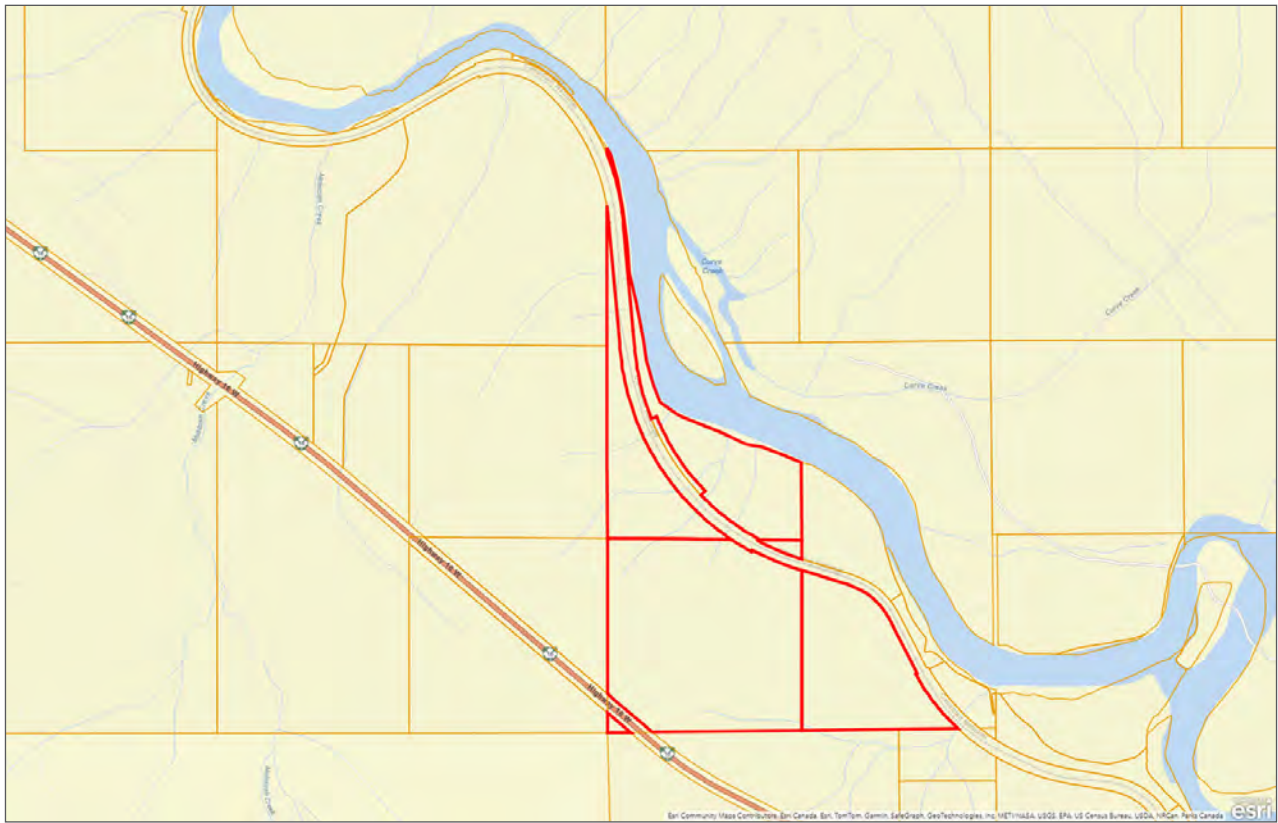
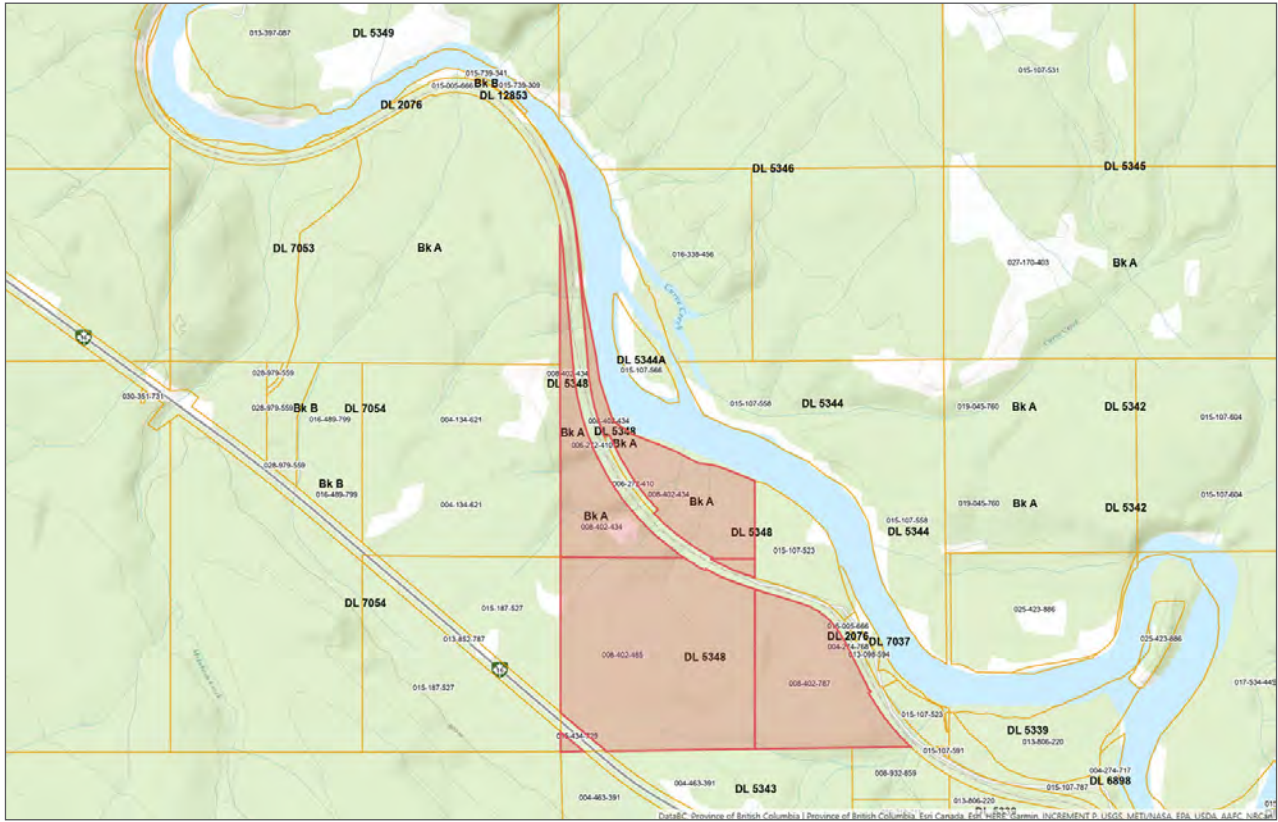














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