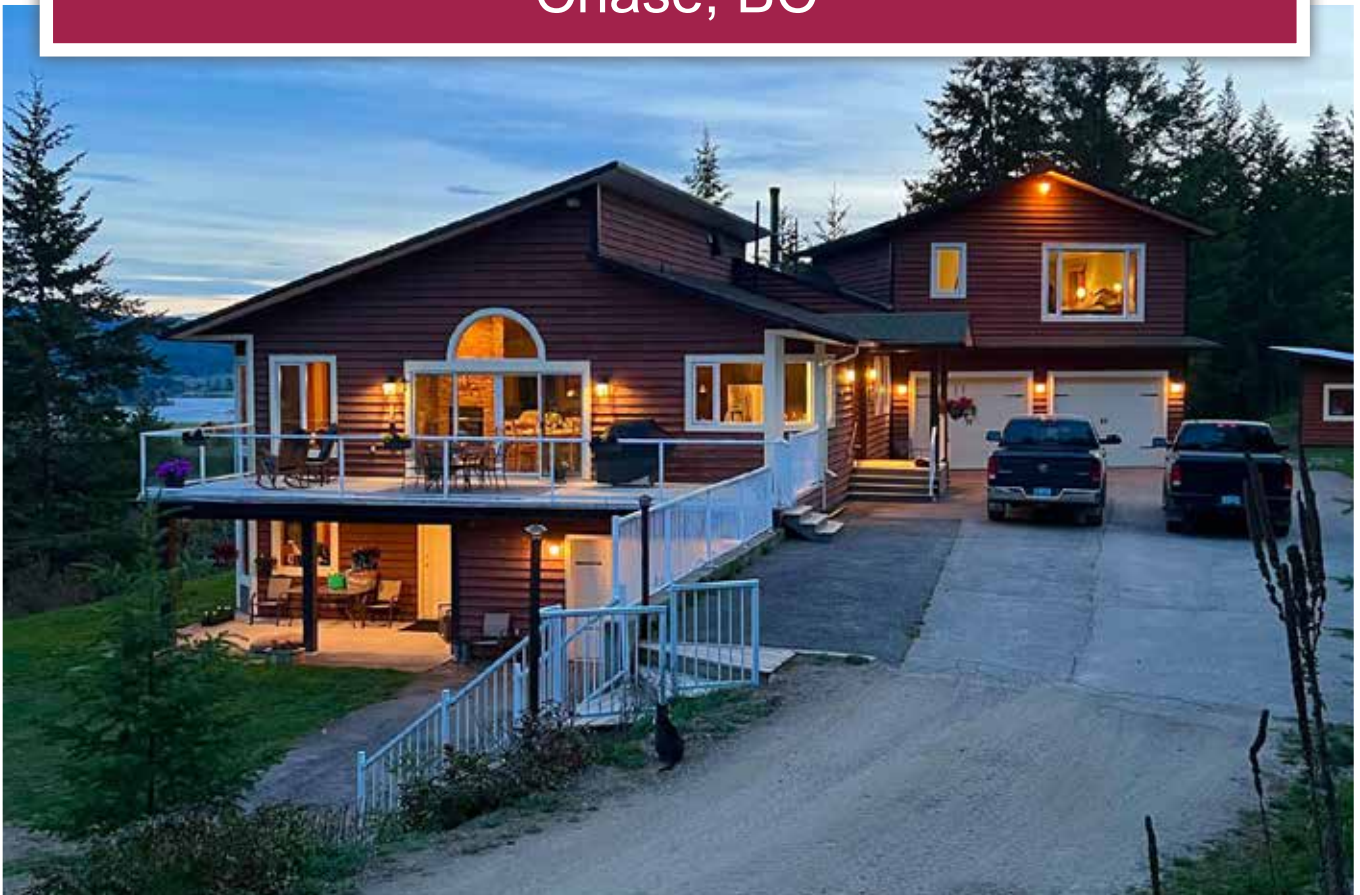




High-End Farm or Equestrian Estate
Chase, BC



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PROPERTY DETAILS

Listing Number:	24020
Price:	\$1,797,000
Taxes (2024):	\$2,632
Size:	163 acres
Zoning:	AF-1

DESCRIPTION

Located in sunny Turtle Valley, this 163-acre farm is conveniently located only 15 minutes from Sorrento or Chase and 8 minutes off Highway 1. This scenic, private country estate backs onto Crown land where wild bighorn sheep and other wildlife can be viewed from your deck or kitchen window. Fishing, hunting, horse/ATV trails and unlimited hiking opportunities are waiting for you to explore. The views from the campsite toward the upper section of the property are panoramic and stunning.

The first class 4,290 sq. ft. 4-bedroom, lake view country home has a custom kitchen with heated tile floors, 6' x 4' granite topped island, hardwood flooring, crown moldings throughout, triple glazed windows, vaulted ceilings, double sided floor to ceiling rock fireplace, large master bedroom with 5-piece en suite. Dual forced air heat is either electric or wood—you choose. The home is designed to take in the vista from all three levels.

Outbuildings include a 76' x 60' shop/barn with a 20' x 16' high door, 150-amp power and water

for all your equipment, projects, or livestock. Abundant naturally soft water from the 145' well. The property is fenced and cross-fenced with the fields providing about 40 acres hay and pasture for your horses or cattle. The area is well known for its fantastic sunny and warm climate with excellent growing conditions for anyone interested in self sufficient living. The perfect high-end hobby farm or equestrian estate. Call the listing REALTOR® today.

LOCATION

600 Bailey Road - Turtle Valley, BC (Chase)

DIRECTIONS

Conveniently located only 15 minutes from Sorrento or Chase and 8 minutes off Highway 1. See mapping section of this listing for detailed directions.

AREA DATA

Chase is a community located in the interior of British Columbia. It is situated on the western shore of Little Shuswap Lake, near the larger city of Kamloops. Chase is known for its natural beauty, with nearby mountains, lakes, and forests providing ample opportunities for outdoor recreation such as hiking, fishing, boating, and camping. The area is also popular for its wineries, orchards, and agricultural activities. Chase is a relatively small town with a tight-knit community, offering a peaceful and scenic lifestyle for its residents and visitors alike.



VEGETATION

Forests

Chase is surrounded by forests consisting primarily of coniferous trees such as Douglas fir, lodgepole pine, spruce, and cedar. These forests are typical of the interior regions of British Columbia and provide habitat for various wildlife species.

Grasslands

In the more open areas and lower elevations around Chase, you may find grasslands dominated by native grasses and shrubs. These areas are characteristic of the semi-arid climate of the region.

Cultivated Lands

In agricultural areas surrounding Chase, you'll find cultivated lands growing crops such as hay, grains, fruits, and vegetables. Orchards and vineyards are also common in some areas.

RECREATION

This area offers a variety of recreational activities for residents and visitors to enjoy, thanks to its

picturesque natural surroundings. Here are some popular recreational opportunities in the area:

Boating and Water Sports

With its proximity to Little Shuswap Lake, boating, kayaking, paddleboarding, and fishing are popular activities. The lake provides ample space for water-based recreation, whether it's cruising, water skiing, or simply enjoying the scenery.

Hiking and Nature Trails

Chase and its surrounding areas boast numerous hiking trails for all skill levels. Whether you're seeking a leisurely stroll or a more challenging trek, you can explore trails that wind through forests, along riverbanks, and up into the nearby hills and mountains.

Golfing

Chase is home to golf courses that offer beautiful views and challenging play for golf enthusiasts.

Fishing

Little Shuswap Lake and nearby rivers offer excellent fishing opportunities. Anglers can try their luck at catching various fish species, including trout, salmon, and bass.

Hunting

Many opportunities for wildlife viewing. Keep an eye out for deer, elk, bears, and various bird species while exploring the area.

Horseback Riding

MAP REFERENCE

50°50'4.17"N and 119°33'22.61"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Drilled well
- Septic installed
- Telephone
- Cable

IMPROVEMENTS

Main House

First-class country home with lake views has 4,290 square feet, 4 bedrooms, custom kitchen with heated tile floors, 6' x 4' granite topped island, hardwood flooring, crown molding throughout, triple glazed windows, vaulted ceilings, double sided floor to ceiling rock fireplace, large master bedroom with 5-piece en suite. Dual forced air heat is either electric or wood—you choose. The home is designed to take in the vista from all 3 levels.



Barn/Shop

76' x 60' shop/barn with a 20' x 16' high door, 150 amp power and water for all you equipment or projects or livestock.

Fenced and cross fenced

LEGAL

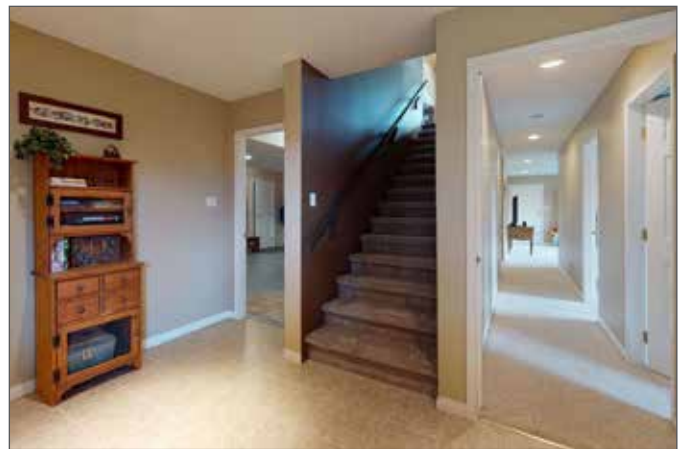
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RANGE 12, MERIDIAN W6, KAMLOOPS
DIV OF YALE LAND DISTRICT

PID 014-136-317



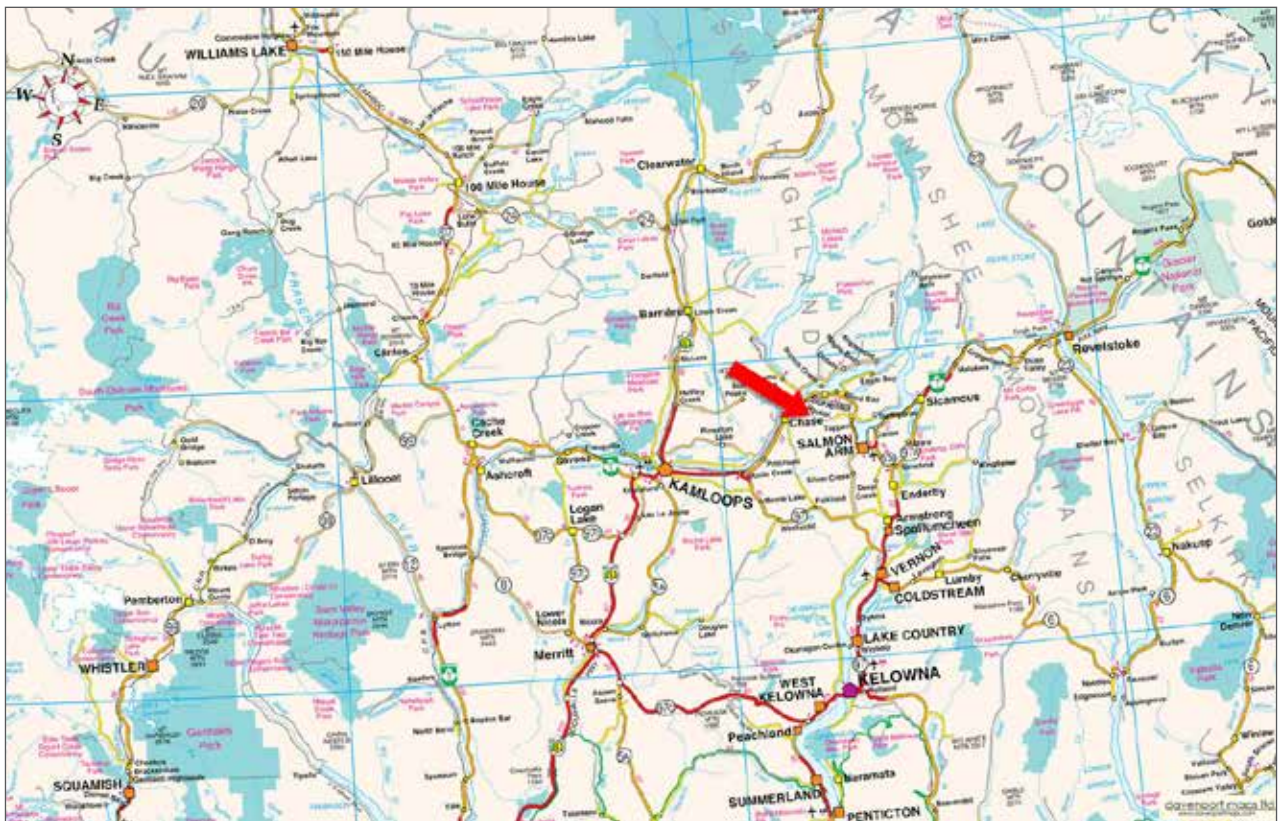


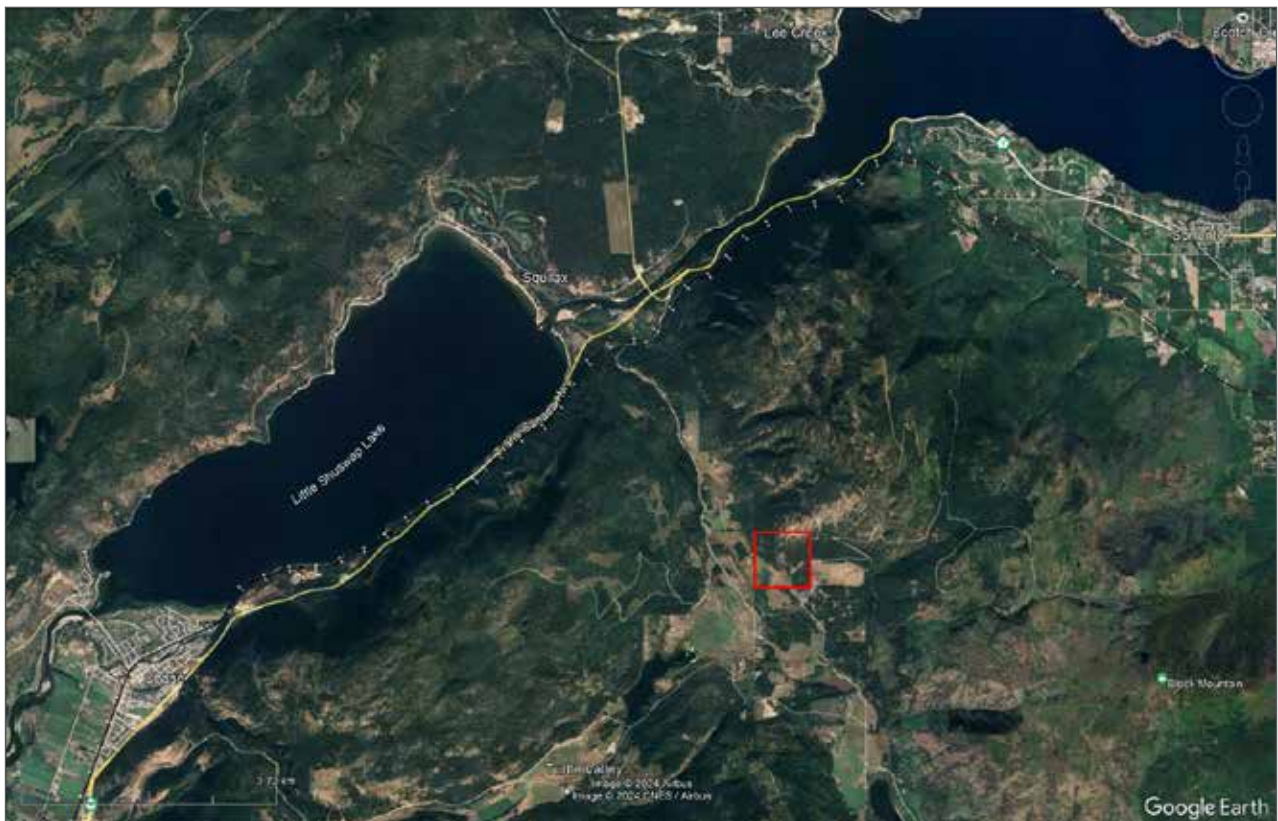


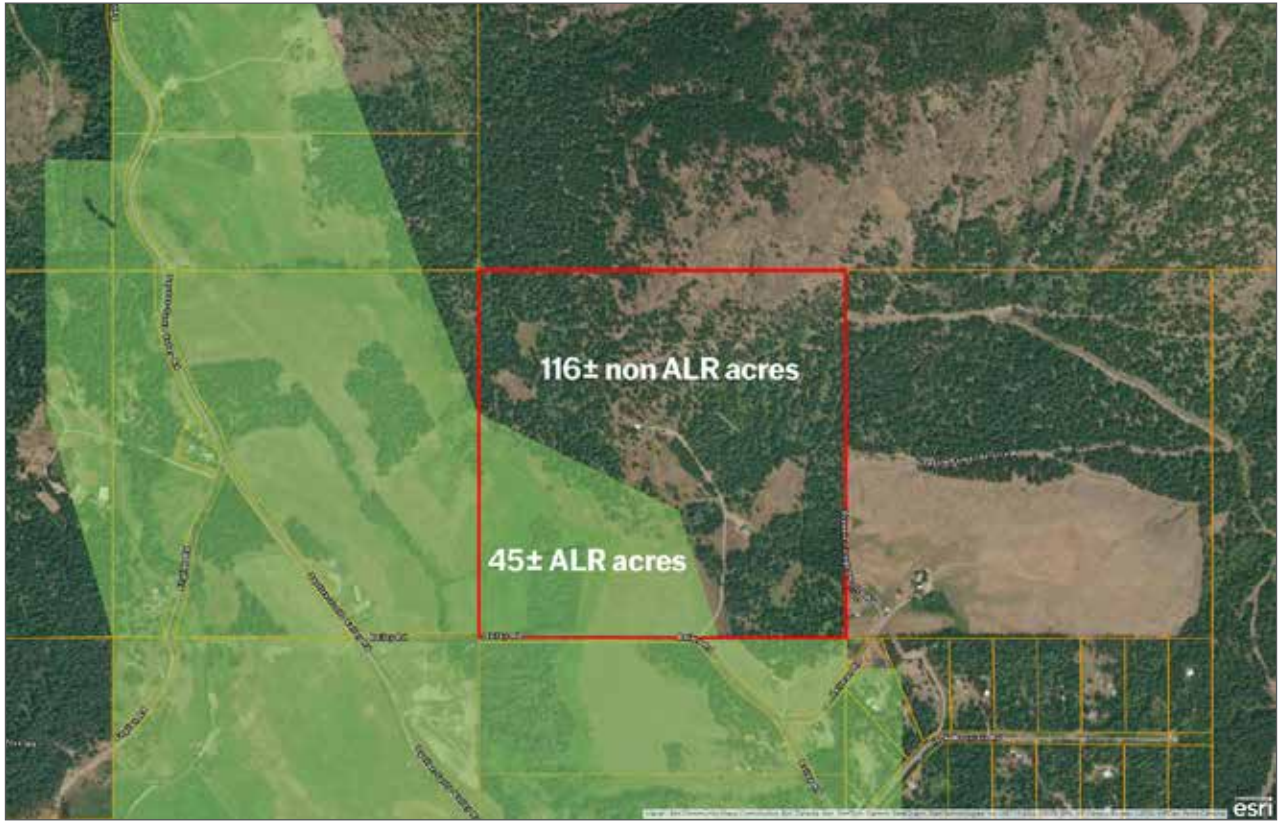


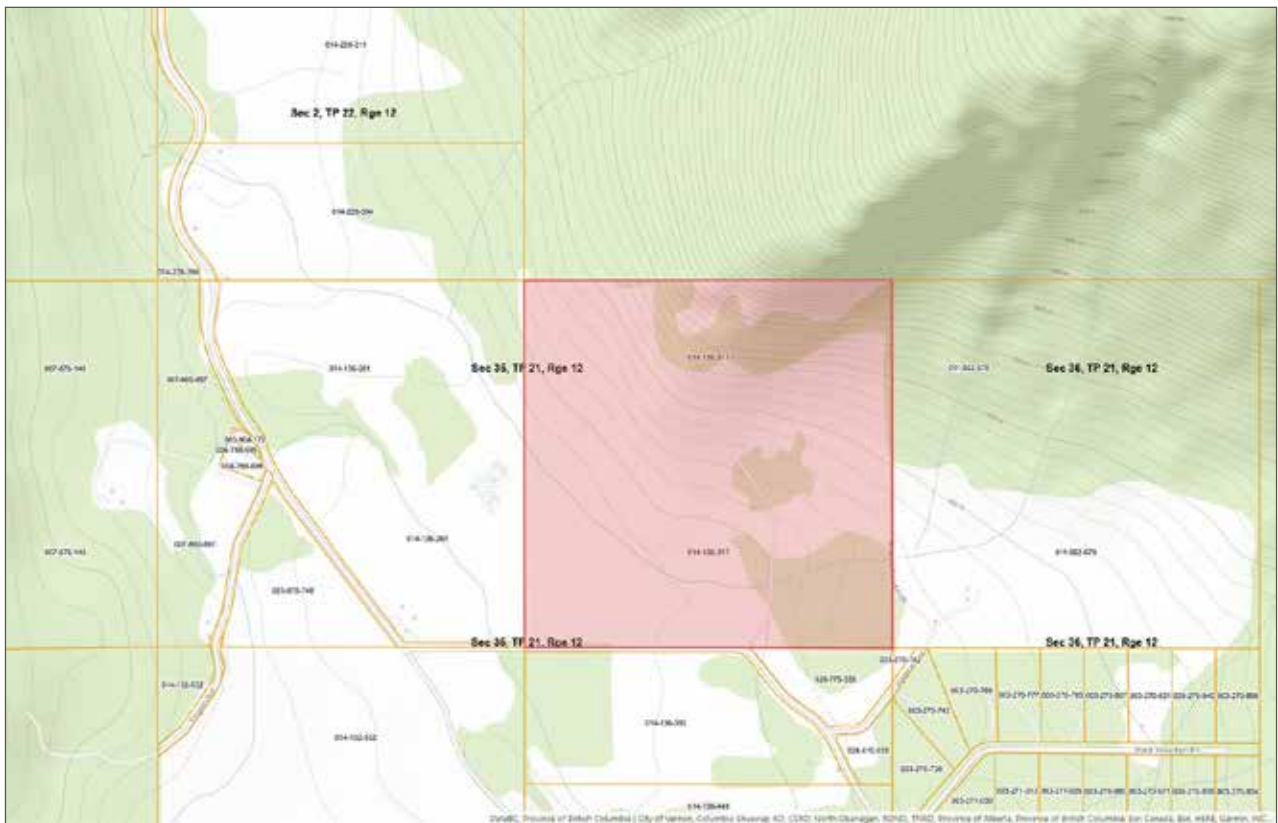
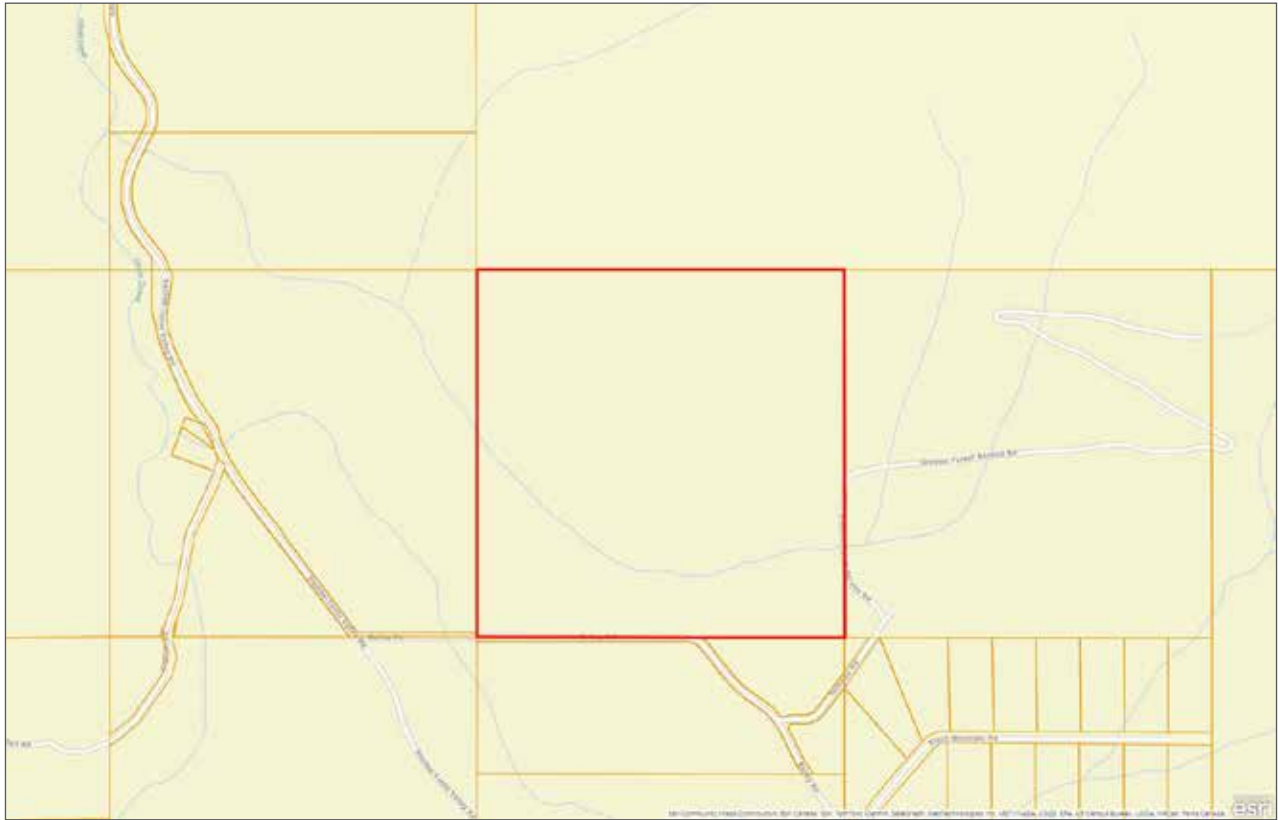














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