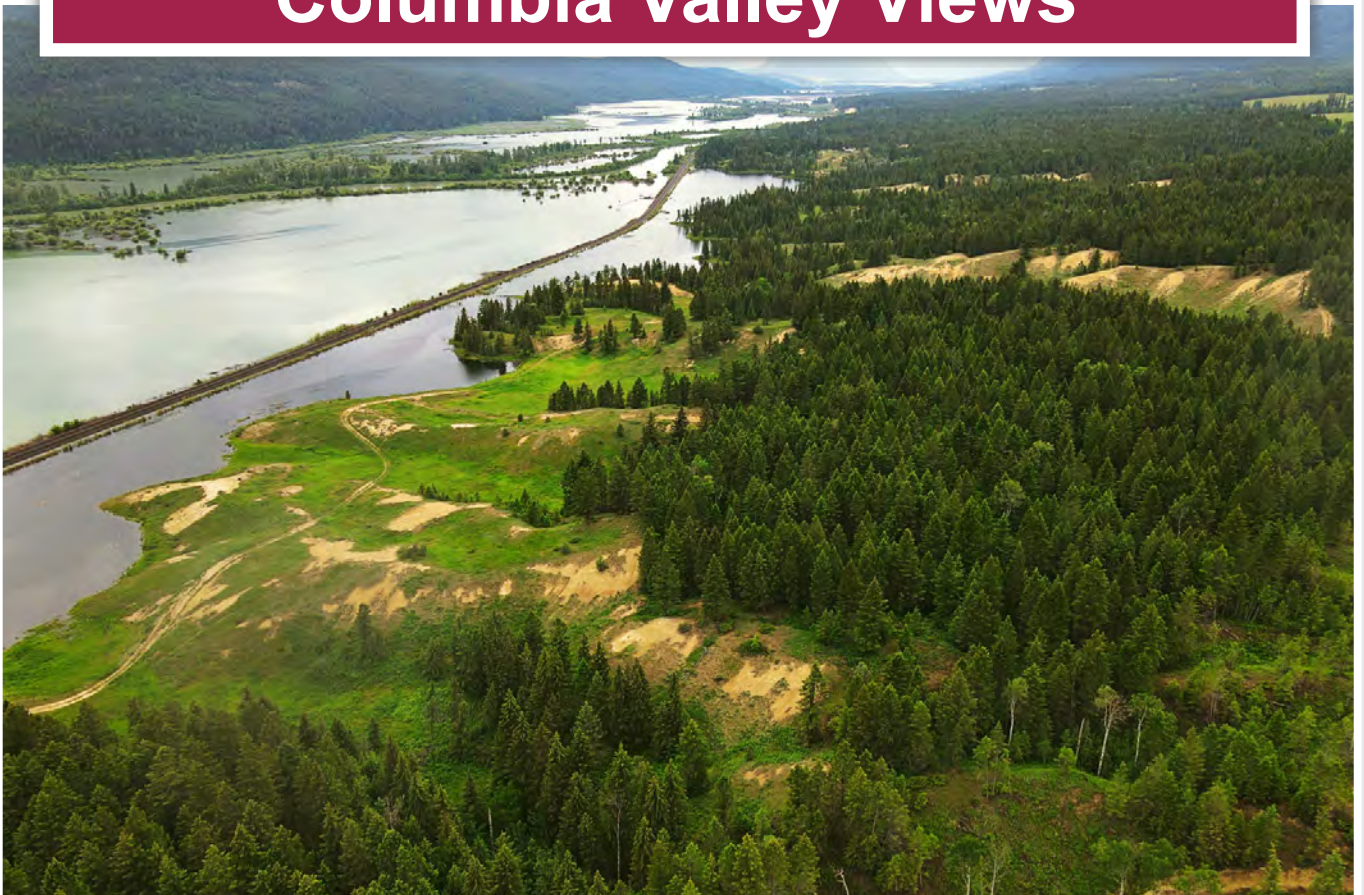




**Large Estate with
Columbia Valley Views**



www.landquest.com

Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616



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Large Estate with Columbia Valley Views

Spur Valley, BC

PROPERTY DETAILS

Listing Number:	24197
Price:	\$1,595,000
Taxes (2024):	\$2,542.12
Size:	286.64 acres

DESCRIPTION

Located 15 minutes north of Radium Hot Springs this 286-acre property presents you with an opportunity to own one of the largest estate properties along the Kootenay-Columbia corridor. The west side of the property fronts along the Columbia River Valley and Columbia wetlands, with fantastic views of the wetlands below and the rich variety of wildlife species that call the wetlands home. The skyline is framed by the Purcell Mountains to the west, with countless building sites to choose from to take in the expansive views. When looking to the east the towering Rocky Mountains loom large on the horizon. The southeast side of the property is directly adjacent to the Spur Valley Golf Course, which is a beautiful nine or golf course with pristine conditions and fantastic greens. The property has great access via Luxor Station Road or directly from Highway 95 with almost a kilometre of frontage along the highway. Power is located at the lot line, a septic system and drilled well would need to be installed.

The property has a lot of character with rolling hills, small ravines and large flat areas. The property has fencing in place and would be a perfect spot to pasture animals or develop into a

large equestrian estate. Located within the ALR with mixed zoning, the property allows for two separate homes in addition to your outbuildings. The property was logged in recent years with most of the merchantable timber being removed.

Located just 15 minutes north of Radium Hot Springs and the main arterial route to Alberta, this property is only 3 hours from Calgary. This is a highly sought after area. Investing your money in land in these high inflationary times is the best way to grow wealth long-term.

Call the REALTOR® today for more information or to book a time to go by for a look.

LOCATION

DL 10717 Luxor Station Road - Edgewater, BC

DIRECTIONS

Please see mapping section for detailed location and directions.

AREA DATA

Edgewater is a tiny, unincorporated hamlet in the Columbia Valley. With its clear sparkling lakes, breathtaking scenery, world-class ski resorts, championship golf courses, soothing hot springs, unique shops and cultural festivals is an all-season recreational paradise, offering something for everyone.

The Columbia Valley

Also known as the Rocky Mountain Trench, the Columbia Valley is situated in the southeast corner



of the province of British Columbia. The valley lies nestled between the Rocky and Purcell Mountains. The valley features the charming towns of Radium Hot Springs, Invermere-on-the-lake, Panorama, Windermere, and Fairmont Hot Springs.

Radium Hot Springs

Located on the 'warm' side of the Canadian Rockies, Radium Hot Springs is an idyllic mountain town nestled between the towering peaks of the Rockies and Purcell Mountains, with the Columbia River running down its spine. Visitors enter the Village of Radium through the iconic Sinclair Canyon where they are immediately greeted with pristine views and vistas. Radium Hot Springs is one of British Columbia's best mountain getaway villages at the crossroads of adventure and relaxation. After a leisurely drive through the awe-inspiring Kootenay National Park on the Banff-Windermere Highway, you will encounter the world-famous mineral pools.

RECREATION

Stretching from Golden in the north, a short hop from Banff and Calgary, to Cranbrook in the south

near the Montana and Idaho border, the Columbia Valley is full of outdoor adventure opportunities such as cross-country skiing, snowshoeing, mountain biking, snowmobiling, ATVing, hiking, horseback riding.

Nearby Kootenay National Park offers fabulous camping, backpacking and great hiking trails, including the Floe Lake/Hawke Creek Trail and the Stanley Glacier Trail.

A visit to the nearby Radium Hot Springs is almost compulsory; naturally hot water springing from the earth and captured in a huge soaking pool in the adjoining Kootenay National Park.

Hiking

Bugaboo Provincial Park, to the northwest of Edgewater, is a first-class mountaineering region; its challenging peaks in the northern extremity of the Purcell Mountain Range have attracted climbers from around the world since the late 1880s.

Golf

The Columbia Valley Golf Trail is the group of 11 golf courses offers unique golf experiences ranging from charming to world class.

Fishing

A myriad of beautiful lakes, rivers and creeks offer excellent fishing for the avid angler as well as great canoeing and kayaking amongst some of the province's most beautiful back drops.

Camping

If a rustic wilderness experience is what you are looking for, you'll find many options to pitch your tent or park your RV in nearby Kootenay National Park or at one of the many provincial parks in the surrounding areas.

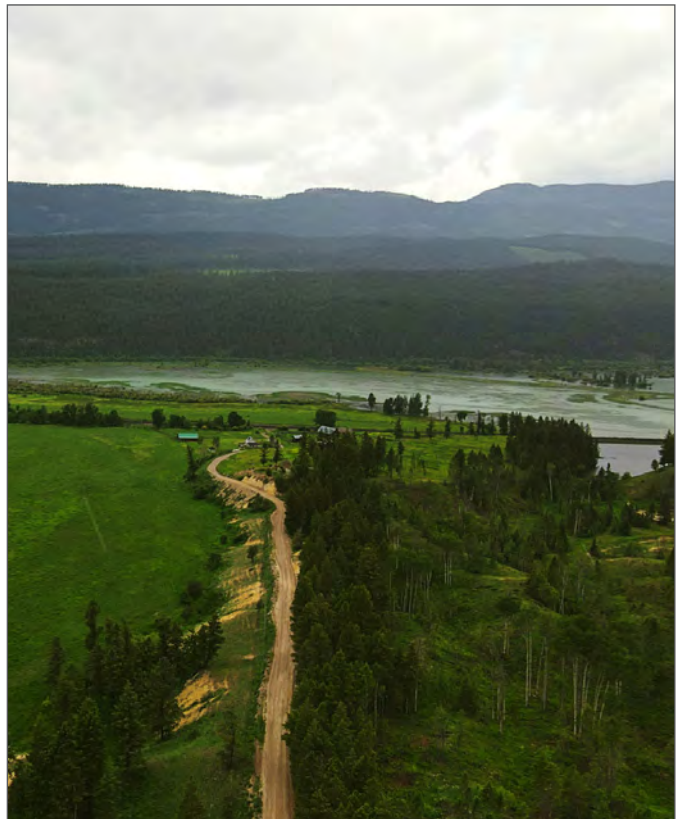
HISTORY

The name, 'Edgewater' comes from its being on the edge of the waters of the Columbia River. It was originally founded as a farming community before World War I. Many of its residents were from England, and returned there after the war, causing the community to suffer a decline in population. Edgewater has since recovered, and the area's economy includes forestry, agriculture, and tourism.

The townsite of Edgewater was begun as the service and settlement centre of the Columbia Valley Orchard project. Settlers would arrive with expectations of a rural British utopia, and so Edgewater was created in the image of an idealized English country village. The section of the irrigation system that was completed in 1913 is the basis for the irrigation system still used outside of Edgewater today.

MAP REFERENCE

50°46'11.56"N and 116°12'16.62"W



BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Power.

ZONING

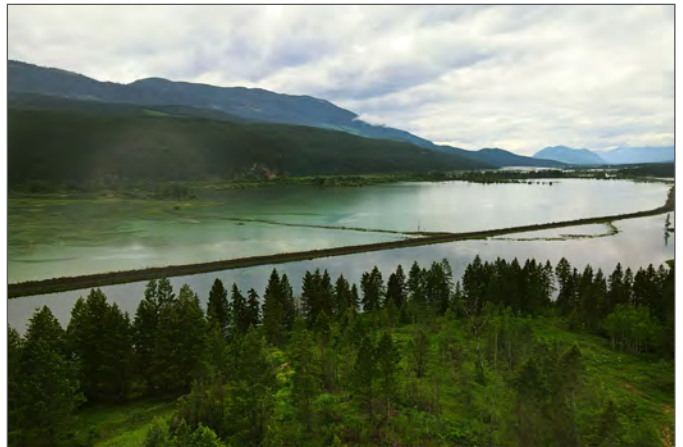
ALR
R4, R1, R5, A2 and RES - 2

LEGAL

Proposed Lot B of PID 012-510-335

Proposed Lot B of PARCEL 1 (SEE 12313I) OF DISTRICT LOT 10717 KOOTENAY DISTRICT EXCEPT PLAN 241R



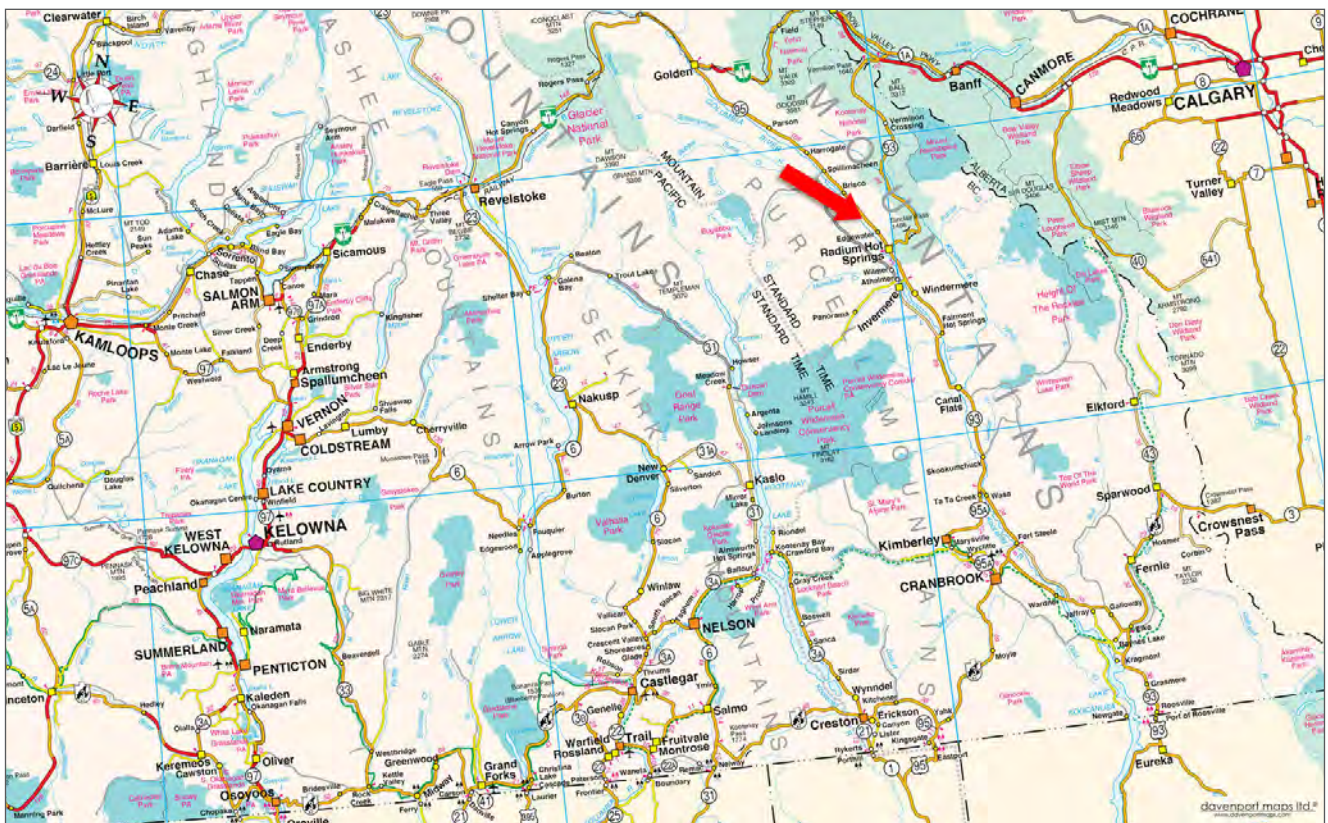
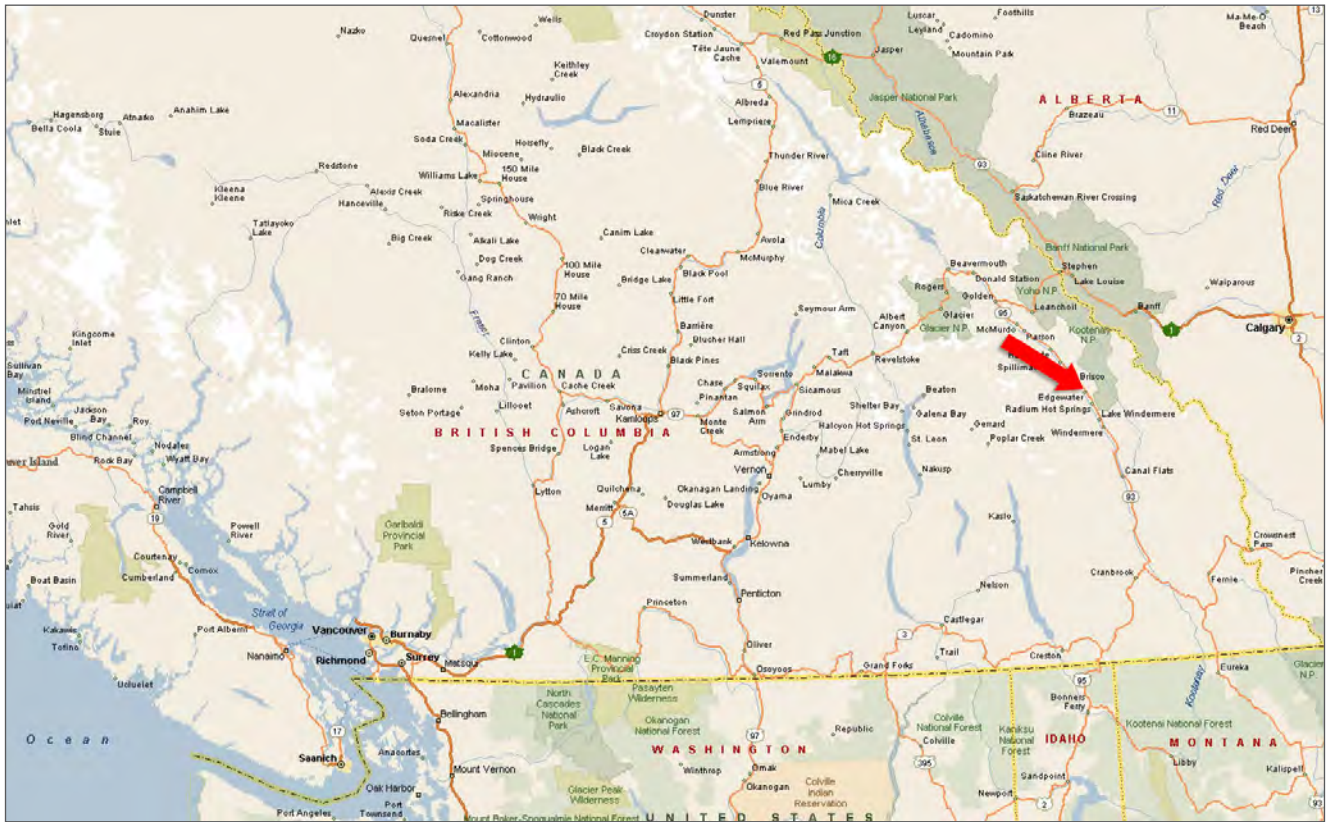


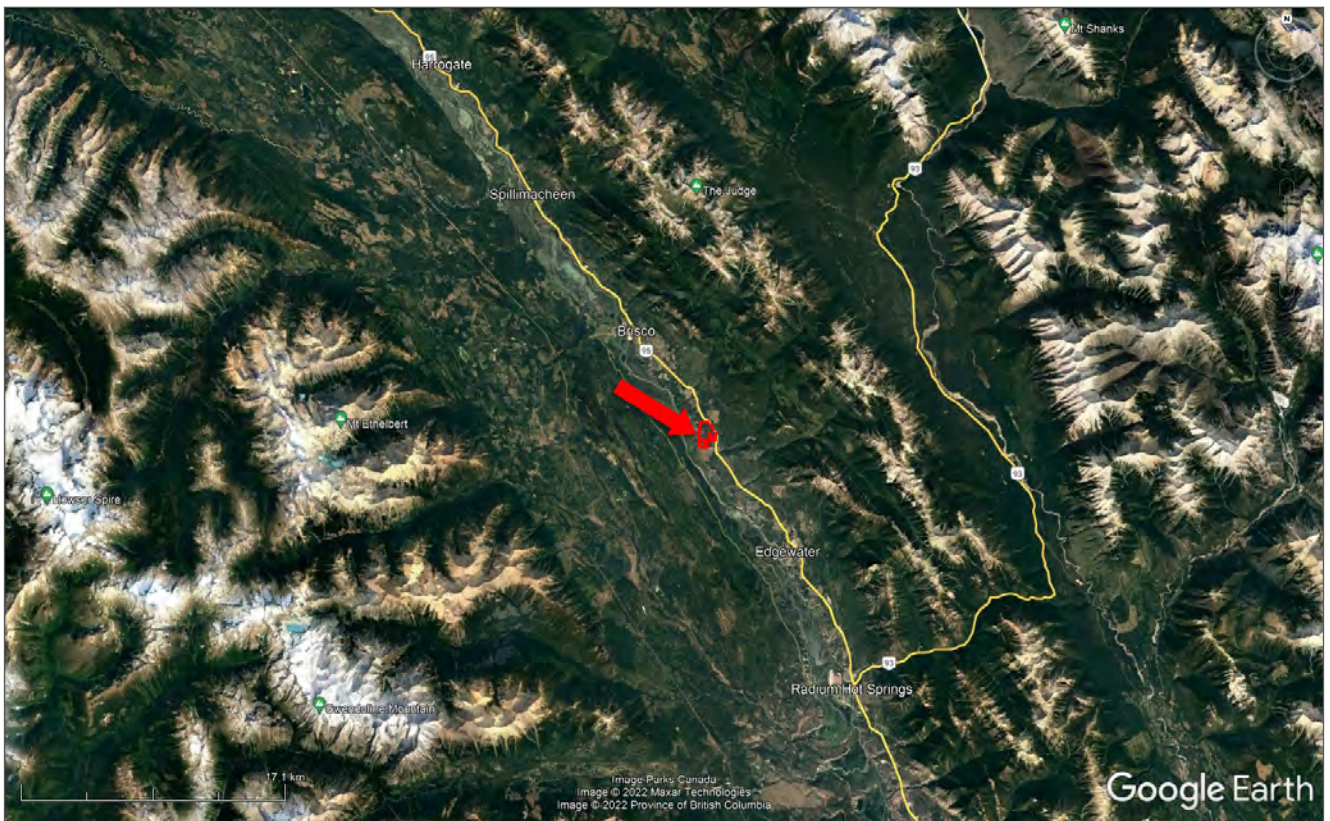


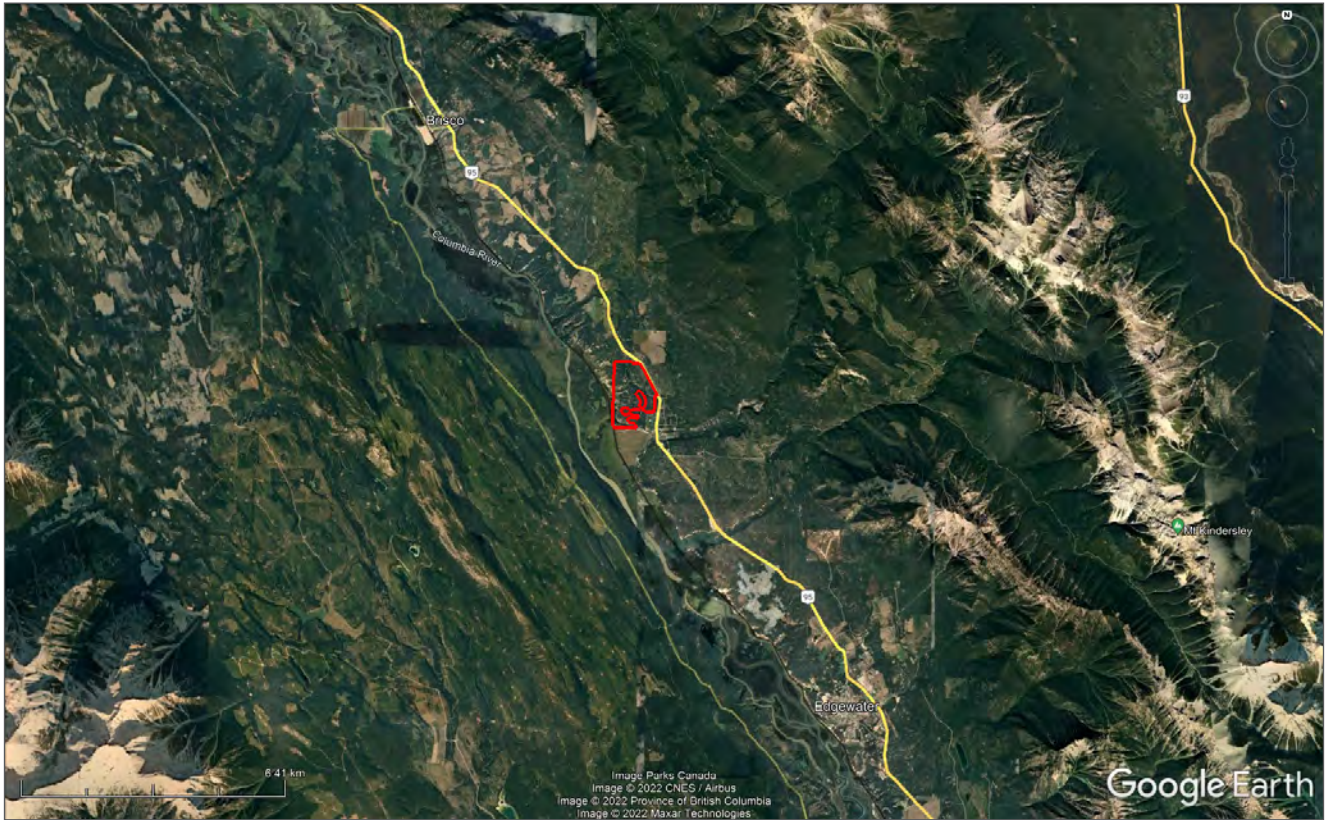


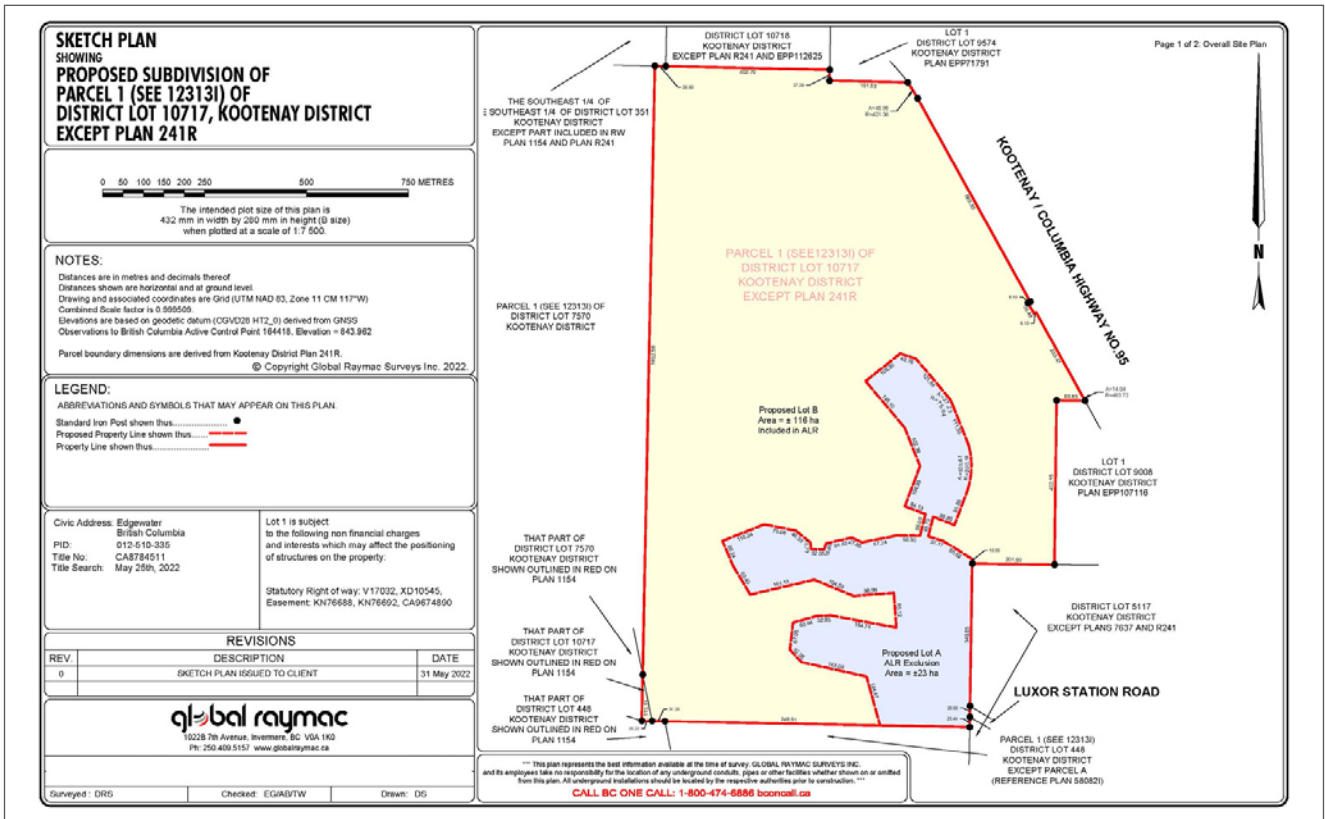
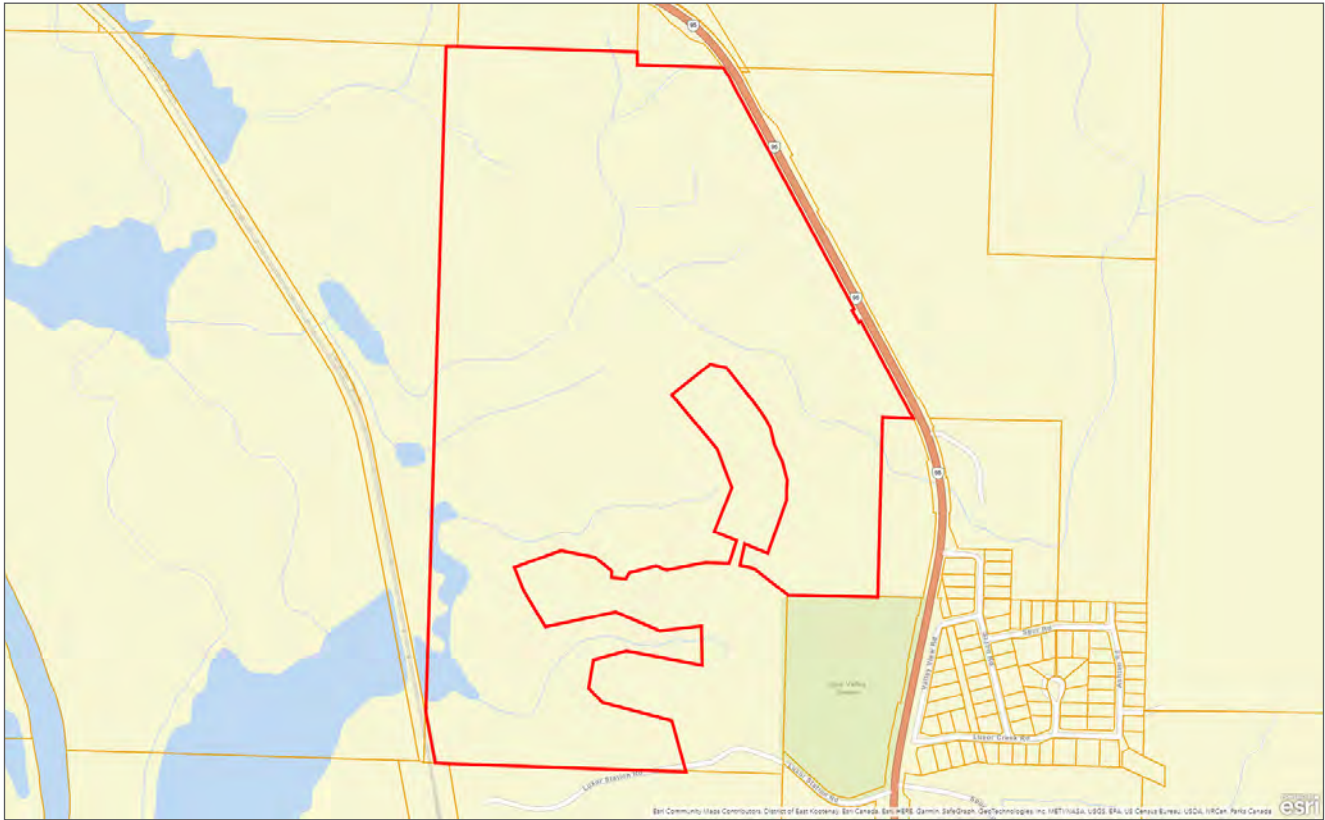














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Sam Hodson

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Representative

sam@landquest.com

(604) 809-2616

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)