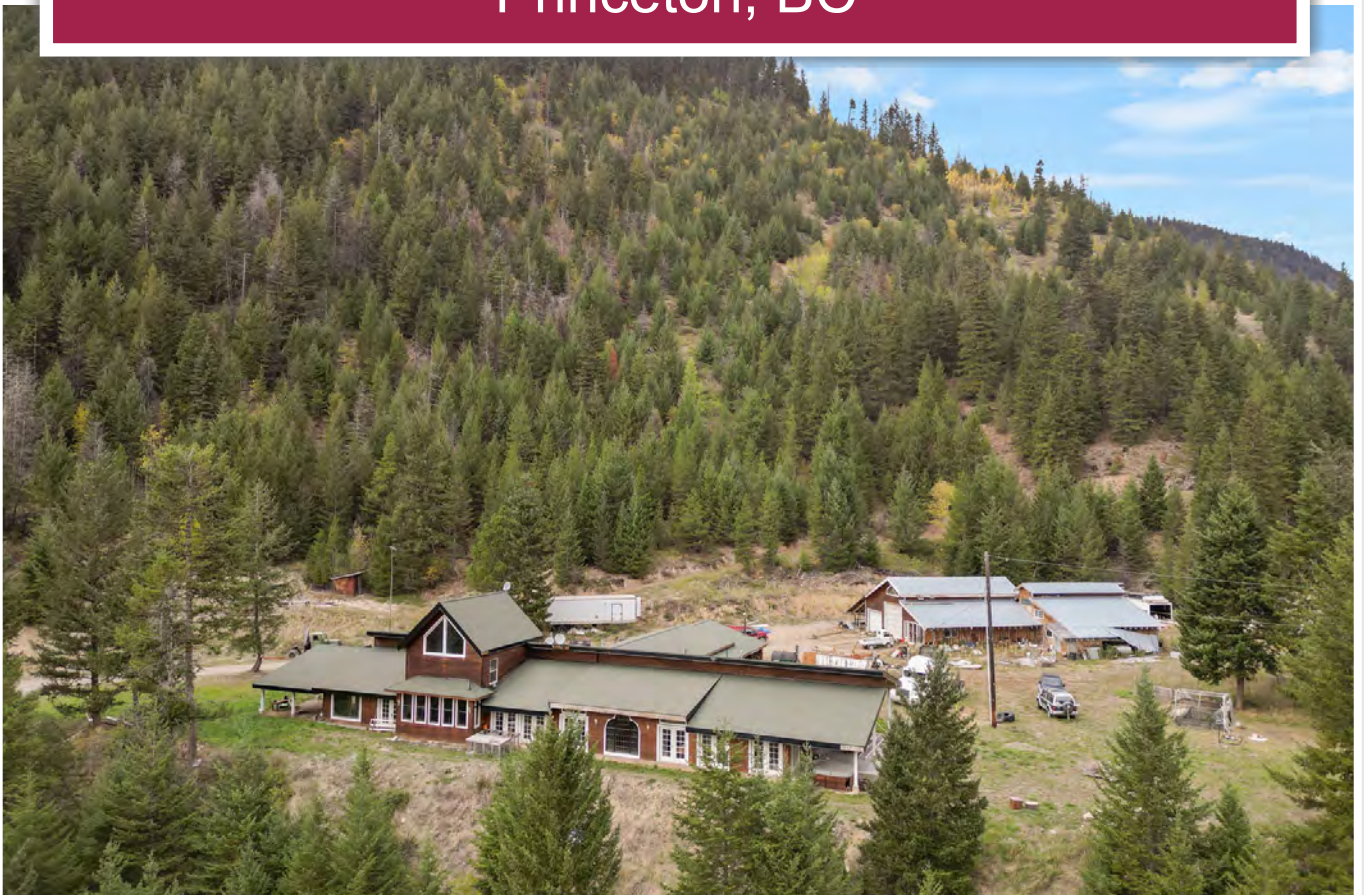




Outdoorsman's Country Estate
Princeton, BC



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Outdoorsman's Country Estate

Princeton, BC

PROPERTY DETAILS

Listing Number:	24231
Price:	\$998,000
Taxes (2024):	\$4,629.70
Size:	160 acres

DESCRIPTION

Rare opportunity to own a picturesque 160 creek front acres in an outdoorsman's paradise. Located 25 minutes from Princeton via a very well-maintained gravel road. The property is located along Summers Creek Road which is a "no through" road on the way out to Missezula Lake. The lake is only a short drive from the property and is well known for both its fishing opportunities and its watersport recreation. When walking the property, it impossible not to notice the nature that surrounds, as the well-treed hills completely surround the property giving you an amazing back to nature feeling. Completely surrounded by Crown land on all four sides, there are hundreds of kilometres of logging road and back trails to explore from the doorstep of the property. For someone into horseback riding, hiking, photography or hunting the opportunities are almost limitless. Perfect for an extended family, a hunting lodge, B&B, equestrian facility . . . bring your ideas. The property has a small hay field along the bottom section of the property. In recent years the seller has had a neighbor put up the hay for them. Last year they got 80 large round bales off the field.

The centerpiece to this large acreage is without question the 4,418 square foot custom rancher-style

home. The home sits perched on one of the properties benched areas and has a fabulous view back down the valley. This 5-bedroom home features 3 separate heating systems, in-floor hot water, outdoor wood boiler and forced air. The outdoor wood boiler is so efficient it is all you really need. The hot tub outside the master bedroom is the perfect place to relax after a day spend out in the surrounding nature. The large shop makes this property perfect for any tradesman, trucker, handyman or anyone who needs storage for their equipment and big boy toys.

Located only 3 hours from the Lower Mainland, this property is within reach for weekend getaways. Call the listing agent today to set up a time to go by for a look.

LOCATION

2650 Summers Creek Road - Princeton, BC

DIRECTIONS

Please see mapping section for detailed directions.

AREA DATA

The town of Princeton is beautifully situated in the foothills of the Cascade Mountains where the Tulameen and Similkameen rivers meet. The mountains, valleys and hundreds of miles of backcountry roads make it a natural setting for outdoor activities. Either of the two rivers are natural choices for gold panning, tubing and paddling. The 49 lakes in the area make Princeton a prime fishing destination throughout the year.



Manning and Cathedral Provincial Parks surround Princeton providing for ample recreational opportunities. Manning Park is only 45 minutes away and has an excellent ski hill, hundreds of camping sites and many hiking and cross-country ski trails. The larger Apex Mountain Ski Resort is also only 45 minutes away.

Princeton has a primary school (K to grade 3), one middle school (grades 4 to 7) and one high school (grades 8 to 12) as well as a continuing education centre.

Three excellent fishing lakes: Chain, Link and Osprey are located just minutes away from the property on the Princeton-Summerland Road.

The Princeton area is relatively dry country, being in the rain shadow of the Cascade Mountains. Interior Douglas fir, ponderosa pine, and lodge pole pine as well as aspen are the main trees growing in the area.

Princeton's economy centers around the traditional resource-based industries with forestry and agriculture playing key roles in shaping

the community. Tourism is emerging as a new industry in Princeton, with many outdoor activities as the focus. The large copper mine has recently announced that they will be resuming operation in 2010, which will be a boost to the local economy.

Princeton's airport has a mile long paved runway, a new terminal building and new fuel depots.

RECREATION

The area offers fabulous outdoor recreation year-round. In the summer, water skiing and swimming at Tulameen's pristine Otter Lake are popular activities. There is excellent fishing in nearby Otter Lake, Chain, Link and Osprey Lakes, in the rivers and many smaller lakes in the area. 47 of the nearby lakes are considered good trout lakes.

Both the Similkameen and Tulameen Rivers are excellent for tubing, paddling or gold panning.

The KVR/Trans Canada Trail offers miles and miles of cycling, hiking, cross-country skiing and horseback riding.

Nearby Manning Park and Cathedral Provincial Park offers excellent hiking opportunities with stunning vistas and viewpoints of the North Western Cascade Mountain Range.

In the winter, there's plenty of snow in the surrounding mountains for snowmobiling and cross-country skiing.

Princeton Golf Course has 18 holes and a driving range a restaurant and an RV Park, and is located nearby.

The historic towns of Coalmont, Tulameen and Hedley are located in a nearby radius of Princeton and can be explored for evidence of their coal and gold mining pasts.

HISTORY

Princeton was first known by the name of Vermilion Forks after the red, yellow and orange ochre gathered by the natives for face painting. The area was also referred to as Allison Flats after the first white settler to the area, John Fall Allison. In 1860 the name was changed to Princeton in honour of Prince Edward the Prince of Wales who visited Eastern Canada in that year.

In 1885 gold was discovered at Granite Creek and by 1897 Granite City was considered the third largest city in BC. What remains of the former town site can be discovered 1 km east of Coalmont on the south shore of the Tulameen River.

In the early 1900s Coalmont and the neighbouring town of Tulameen were thriving mining communities with coal being mined for the locomotives and steamships of the CPR. Today the coal claims are again being developed in a small way, and people still find small deposits of gold and platinum in the area.

MAP REFERENCE

49°39'52.88"N and 120°31'11.90"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

IMPROVEMENTS

- 4,418 sq. ft. custom rancher-style home
- Large shop

SERVICES

- Septic system installed
- Drilled well
- Hydro
- Telephone
- Internet

ZONING

RA (Resource Area)

Zoning Permits the following uses:

- Single family residences
- Agricultural
- Guest ranches
- Stables
- Guide camps
- Golf courses
- Resorts
- Sales of farm products
- and more...

LEGAL

DISTRICT LOT 3348 KAMLOOPS DIVISION YALE
DISTRICT - PID 013-160-061







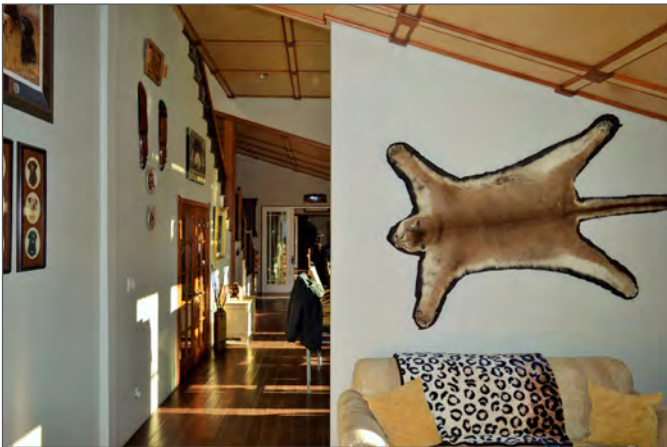




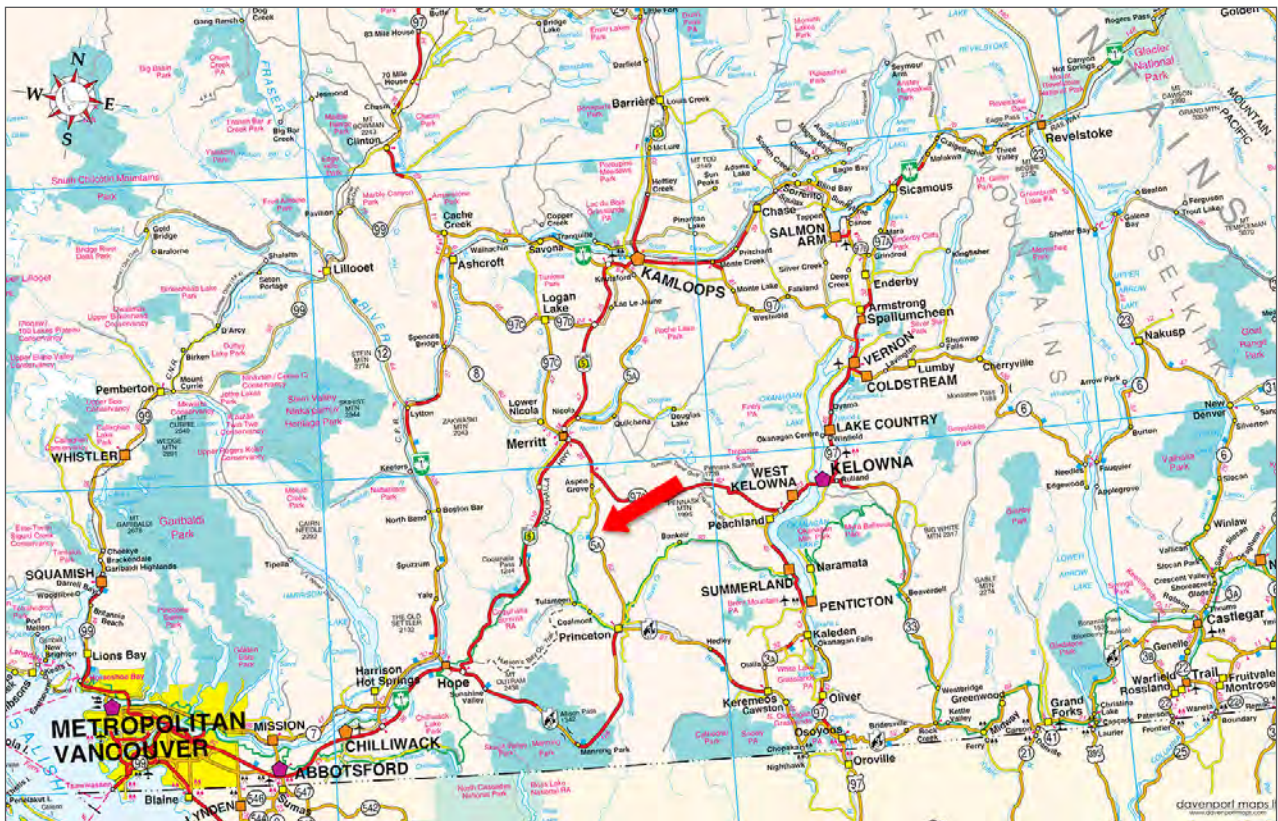


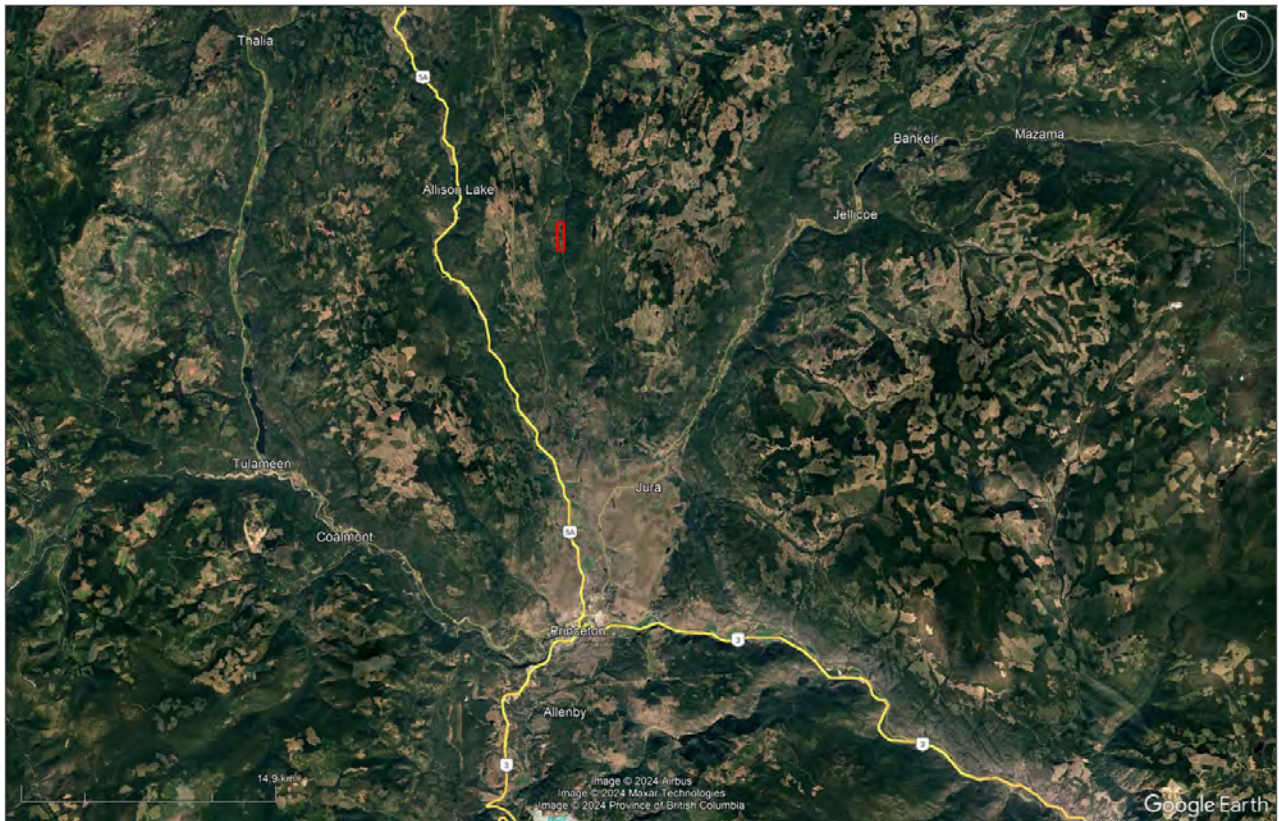
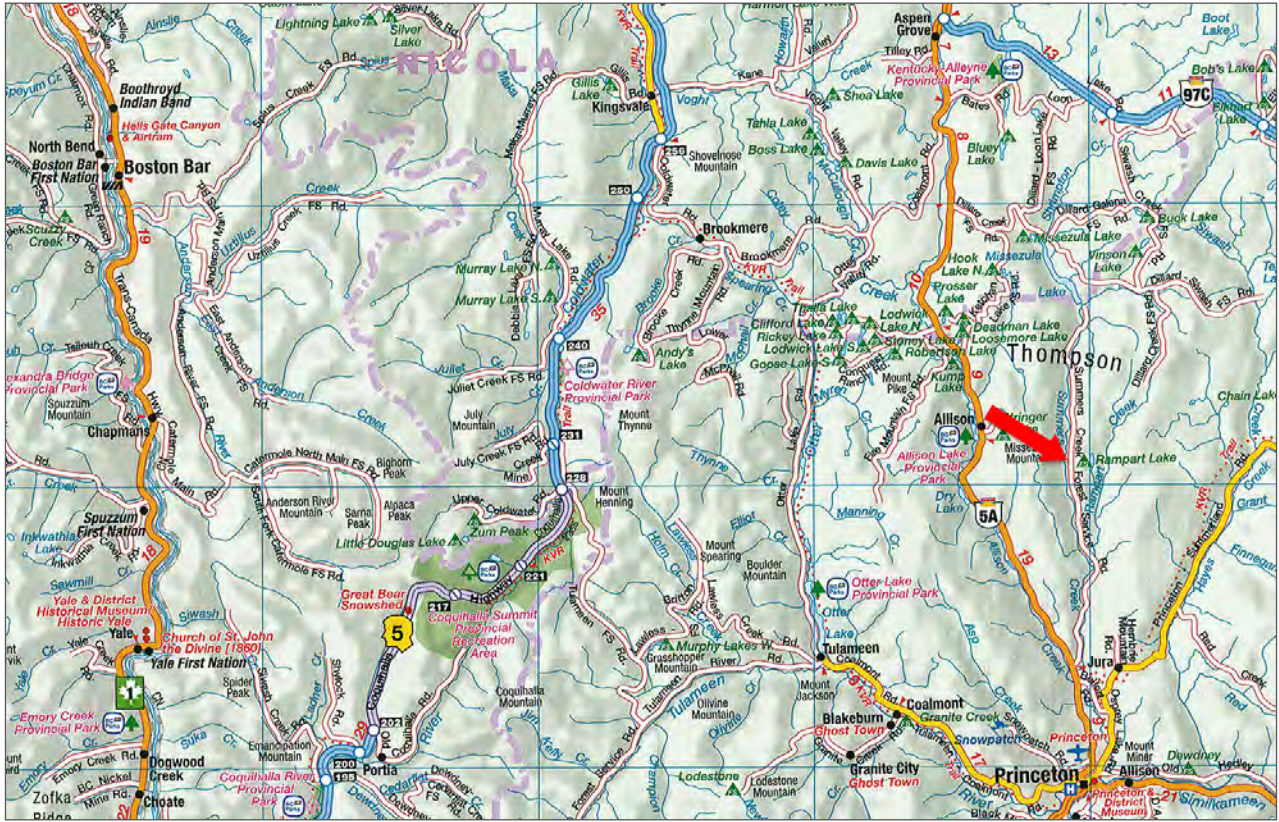




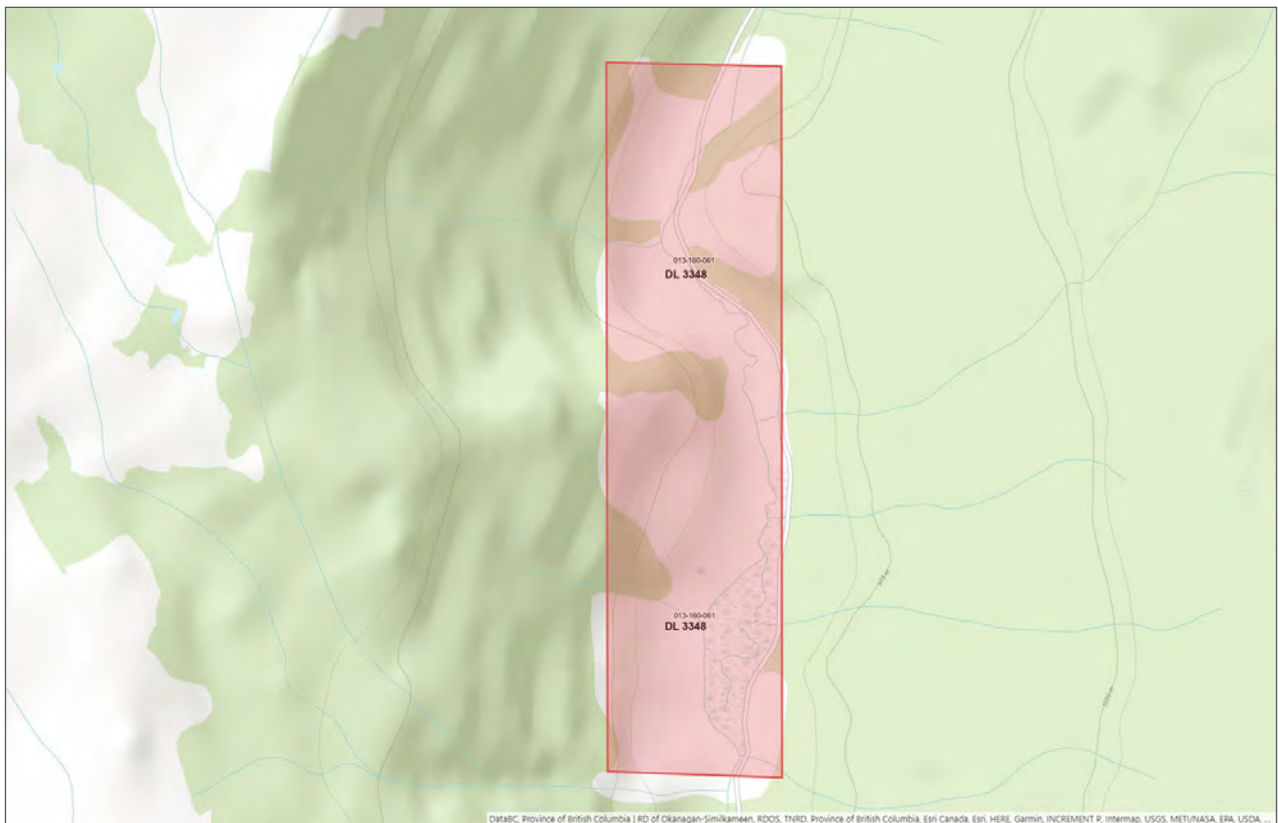
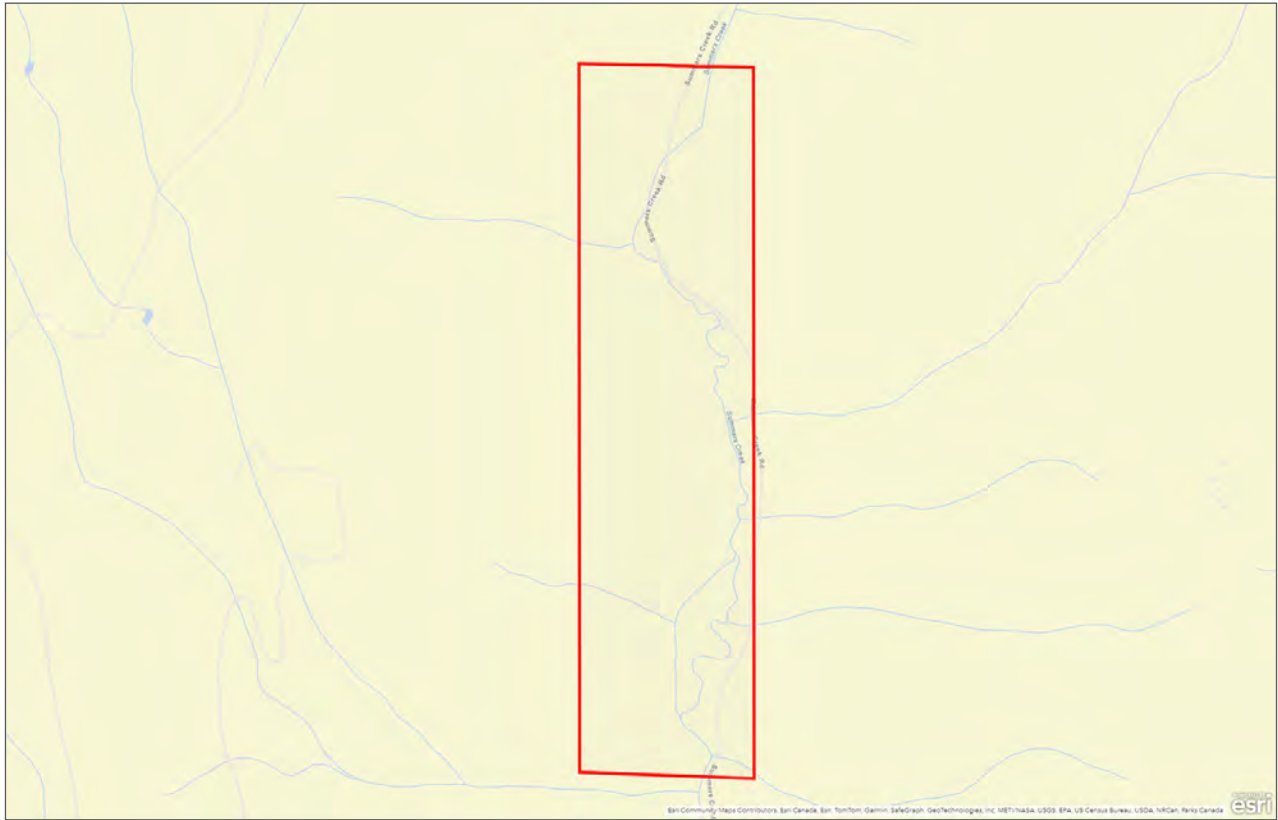














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