



**Trophy Views, 392 Acres,  
4,960 ft<sup>2</sup> Home - Grand Forks, BC**



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# Trophy Views, 392 Acres, 4,960 ft<sup>2</sup> Home

Grand Forks, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24139
<b>Price:</b>	\$2,500,000
<b>Taxes (2024):</b>	\$8,551
<b>Size:</b>	392 acres
<b>Zoning:</b>	RUR1

## DESCRIPTION

Vistas from this property are nothing short of magnificent. The city of Grand Forks in its entirety, valleys, rivers, and mountains provide a kaleidoscope of breathtaking views—constantly changing as you ascend.

Sweeping fields full of rustling grasses, shrubs, trees, and wildflowers are monitored by wheeling raptors and a busy multitude of other feathered avians. Undisturbed mature forests provide a natural haven for wildlife—white-tailed and mule deer, elk, moose, turkeys, bears, and grouse. Networks of hiking, biking, and ATV trails spiral from the road providing easy access to explore and revel in solitude and peace.

Upon reaching the residence you are greeted with lush lawns, flower beds, lilac shrubs, and fruit trees. With the utmost of privacy, a quiet solitude surrounds this home.

Entrance is gained from a covered wrap-around deck where the interior gives way to a large dining and living area, full of south-facing sunny windows.

Given the amount of 'indoor acreage,' there is plenty of room at the far end for a pool table, piano, and seating areas to play games or just 'shoot the breeze.' The chef's kitchen provides plenty of elbow room to whip up meals for friends and family. Extensive countertops and seating areas invite social interaction—memories in the making.

A secondary entrance leads to an area that is currently being utilized for Medical Massage Therapy. The area provides an entry/office space, a treatment room, and a full bathroom. An adjacent private self-sufficient space provides accommodation for a groundskeeper, proprietor, or tenant. Upstairs, eight bedrooms, each have personal access to the second deck level. Sixteen guests are easily accommodated in these spacious rooms. Group retreats, family reunions, or those seeking an enticing rural escape can bask in this enticing setting.

With a multitude of scenic level building and development sites, the imagination can provide the stimulus, whether a guest ranch, campground, boarding, golf course, bed and breakfast, hobby farm or agriculture purposes, and more.

Despite the scope of privacy and solitude this property offers, it is only a 10-minute drive to Grand Forks for urban conveniences.

## LOCATION

6700 Danshin Village Road - Grand Forks, BC

## DIRECTIONS

From the North Fork Road and Highway 3 intersection head West for 6.5 km. Turn right onto Danshin Village Road. In 170 m keep right and follow signs to “Mountain Spa.” The driveway runs for another 3.2 km. Please keep to 20 km/h and use 4-wheel drive.

## Notable Driving Distances

- Christina Lake, BC - 23 km
- Castlegar, BC - 97 km (closest Regional Airport)
- Kelowna, BC - 209 km (closest International Airport)
- Kamloops, BC - 364 km
- Vancouver, BC - 521 km
- Calgary, AB - 700 km
- Spokane, WA USA - 203 km

## AREA DATA

Grand Forks, the ‘hub of the Boundary Region, nestles in a lush broad valley, flanked by the Monashee Mountains and extensive rolling farmlands. The Trans Canada Trail (Kettle Valley Rail Trail), Kettle, and Granby Rivers all converge within this tranquil community. Tucked between the Okanagan Valley and the Kootenays, this city showcases ‘postcard’ scenery, abundant outdoor recreation, heritage and cultural attractions, and a vibrant arts and festival scene. Naturally, the local economy has diversified over the years, with tourism increasing in importance.

Summers in Grand Forks and the Region are warm and full of sunshine, while winters are relatively mild. The climate, long growing season, along with rich and fertile soil all create a strong draw for farmers and orchardists surrounding the city.

Nearby Christina Lake is reputed to be the warmest tree-lined lake in Canada, due to hot springs deep within the lake. The consistently comfortable water temperatures during the summer attract residents

and vacationers to the lake. Grand Forks is close to two border US border crossings, one 20 km to the southeast and the other 8 km to the southwest.

## RECREATION

This 392-acre property provides a plentiful opportunity for recreation—so much so that you may never want to leave home. Forests, meadows, cliffs, and mountains provide the backdrop—you provide the means, whether by foot, horse, ATV, skis, or hang glider! For the artist and nature buff, there is a ‘full palate’ providing inspiration to capture and create.

To explore further abroad, the great outdoors beckons at Grand Forks and the surrounding area. Plentiful local trails, parks, lakes, and rivers combine to ignite the adventurous and appreciative spirit in all of us.

## Mountain Biking and Hiking

Many epic daylong trails lead up big climbs such as the Vertical (S) Mile—clear up to 1,616 metres in elevation. Spooner Creek Route gives access to an extended ride to Christina Lake. The Trans Canada Trail is a highly desirable and well-maintained option to explore, while also providing an opportunity to reflect on the historic importance of the decommissioned rail beds.

## Fishing

Whether lake, creek, or river, this region is full of fishing options. Christina Lake, for starters, has a variety of desirable fish including kokanee, rainbow trout, smallmouth bass, burbot, and whitefish. A convenient public boat and several marinas are located in the vicinity. Anglers can also drop their lines anywhere along the Granby or Kettle Rivers. Both rivers teem with aquatic life, creating a rich food source for larger fish such as brook trout, rainbow, and whitefish.

## River and Lake Adventures

The slow-running Kettle River winds its way into Canada at Grand Forks where it joins with the Granby River. These two lazy rivers are full of secluded sun-dappled beaches, picturesque parks, and swimming holes. Paddling and tubing down the river is a popular, yet uncrowded way to explore these waters. Christina Lake is a highlight to swim, paddle, and enjoy all types of water sports.

## Winter Recreation

The same trails that lure mountain bikers and hikers in summer are a natural draw in the winter to snowshoe, toboggan, and cross-country ski. Nearby, Phoenix Mountain Ski Hill ski, and board enthusiasts plenty of terrain. The varied Boundary landscape offers plenty of snowmobiling adventures whether searching for the steep and deep or the slow and steady through forests and wide-open ranges.

## HISTORY

Industrious Doukhobors once extensively farmed 100 acres on this property where they cultivated wheat, barley, oat, rye, flax, and hemp. A maze of trails was created by surrounding villages where they came from their communal farms to the mountain tops.

The greater Grand Forks area presents a melting pot of cultures, built upon layers of First Nations, pioneers, immigrants, prospectors, farmers, teachers, and artists.

The great copper boom of the late 20<sup>th</sup> century established Grand Forks. The roots of the story took hold with the arrival of the Doukhobors. Escaping tyranny in Eastern Europe and Russia in the late 20<sup>th</sup> century, the group first emigrated to Saskatchewan and then to Grand Forks. It was here where their communal way of living flourished on farms surrounding the city. The Doukhobors called this land Fructova, "the fruit of the valley."



## MAP REFERENCE

49° 1'30.38"N and 118°31'31.92"W

## SERVICES

- Electric and propane heat
- Electricity
- Septic field
- Cell service (depending on location)
- Telephone
- Shallow well

## IMPROVEMENTS

- Two Storey Residence
- Main 2,870 sq. ft.
- Upstairs 2,090 sq. ft.
- Basement suite/workshop 120 sq. ft.
- Covered RV storage
- Outbuildings
- Coral

## LEGAL

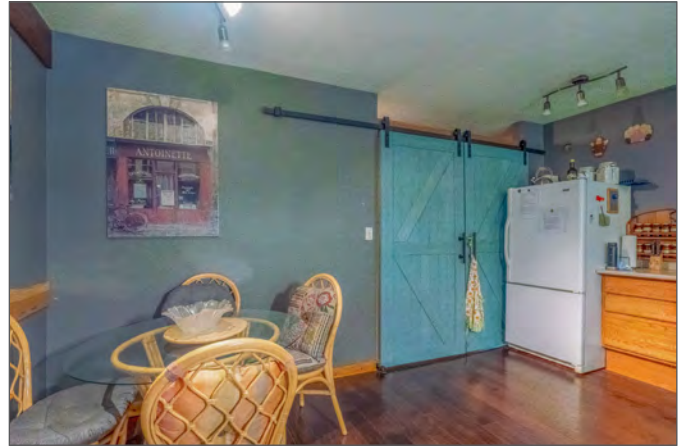
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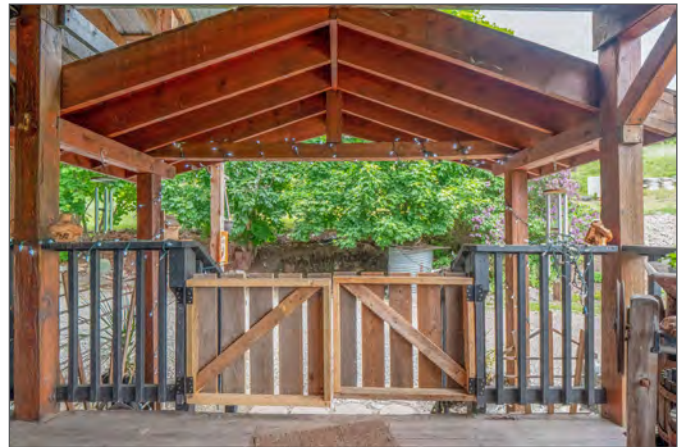


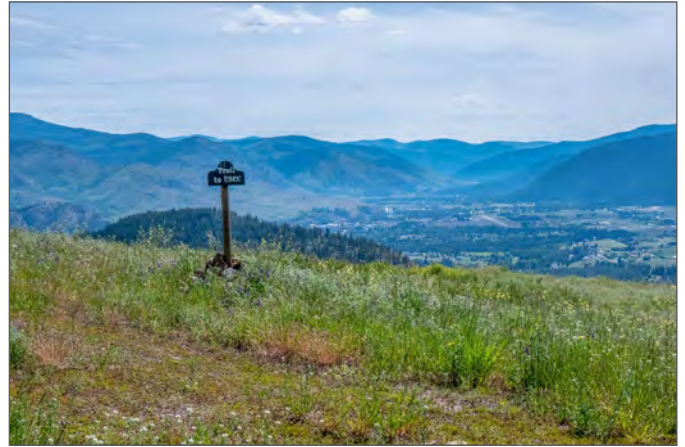




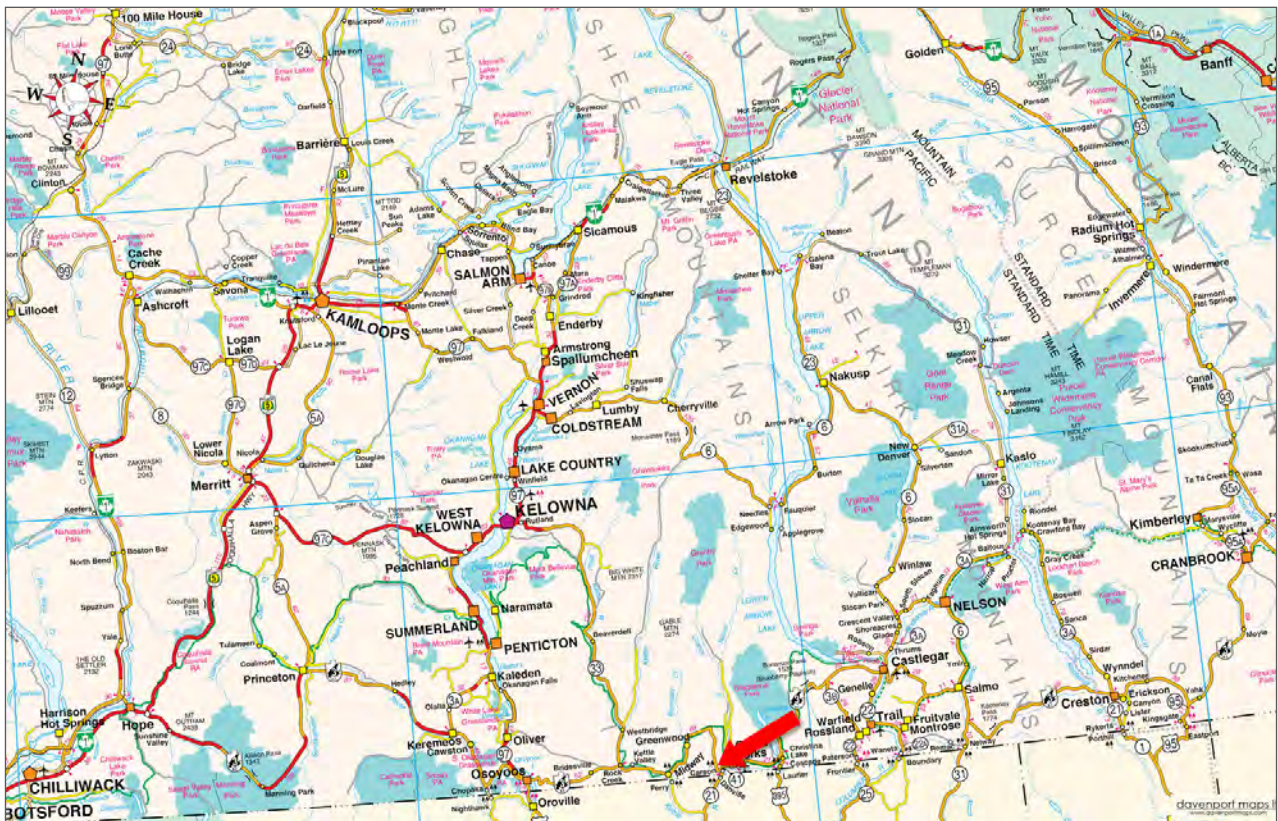


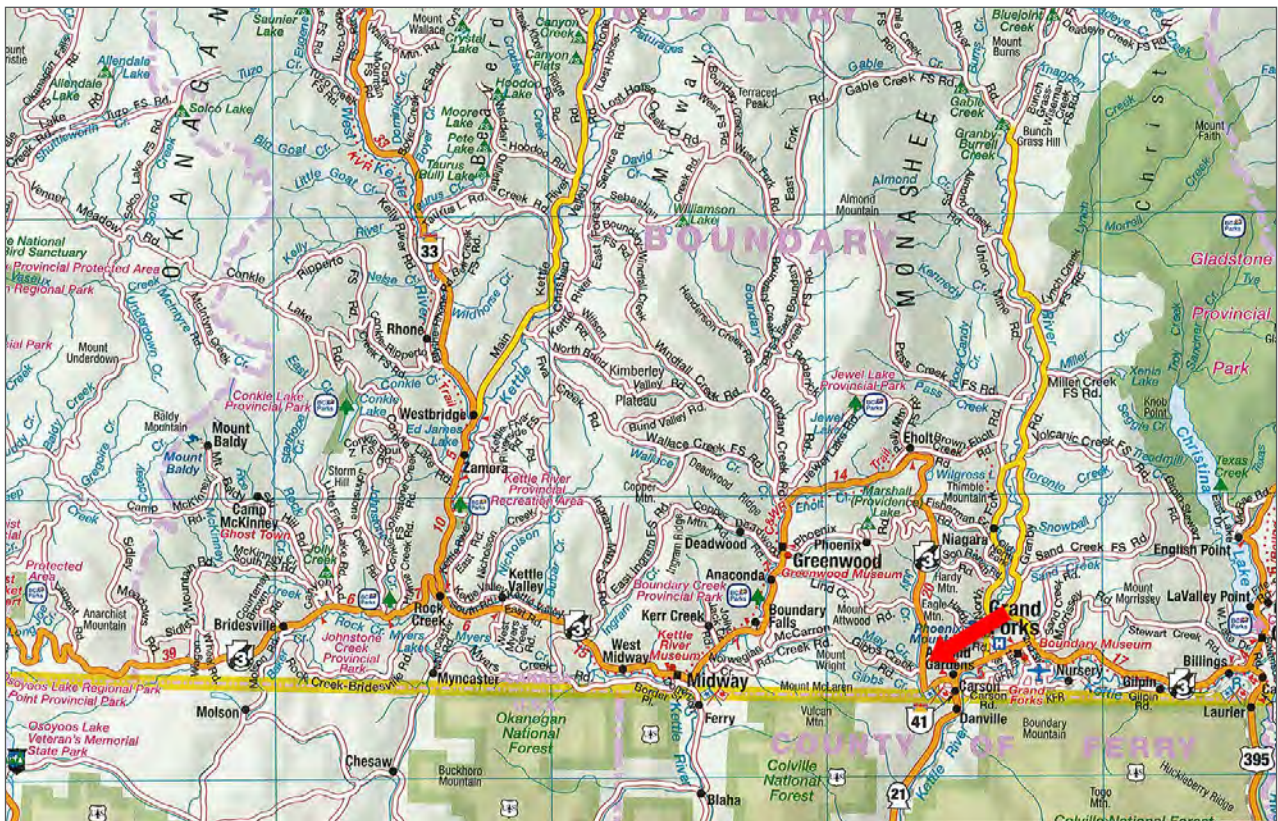
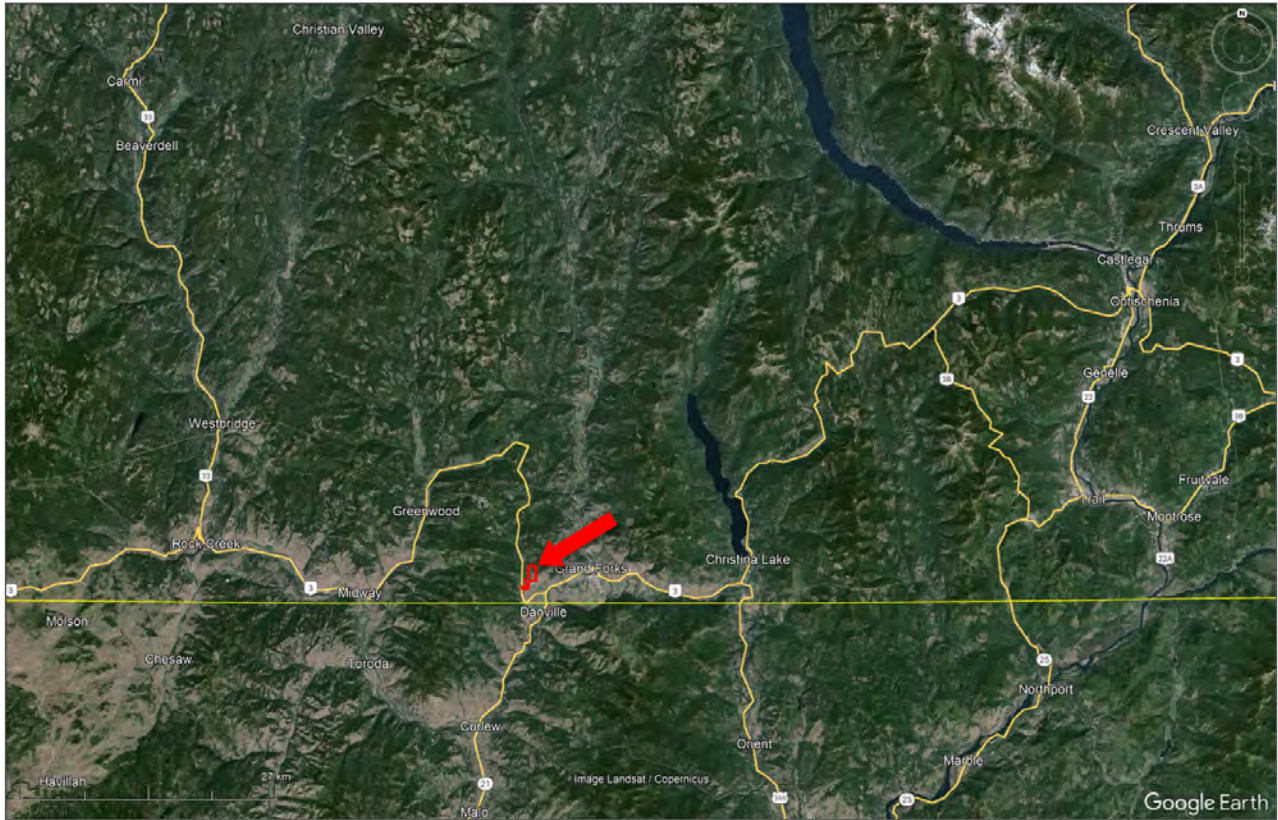




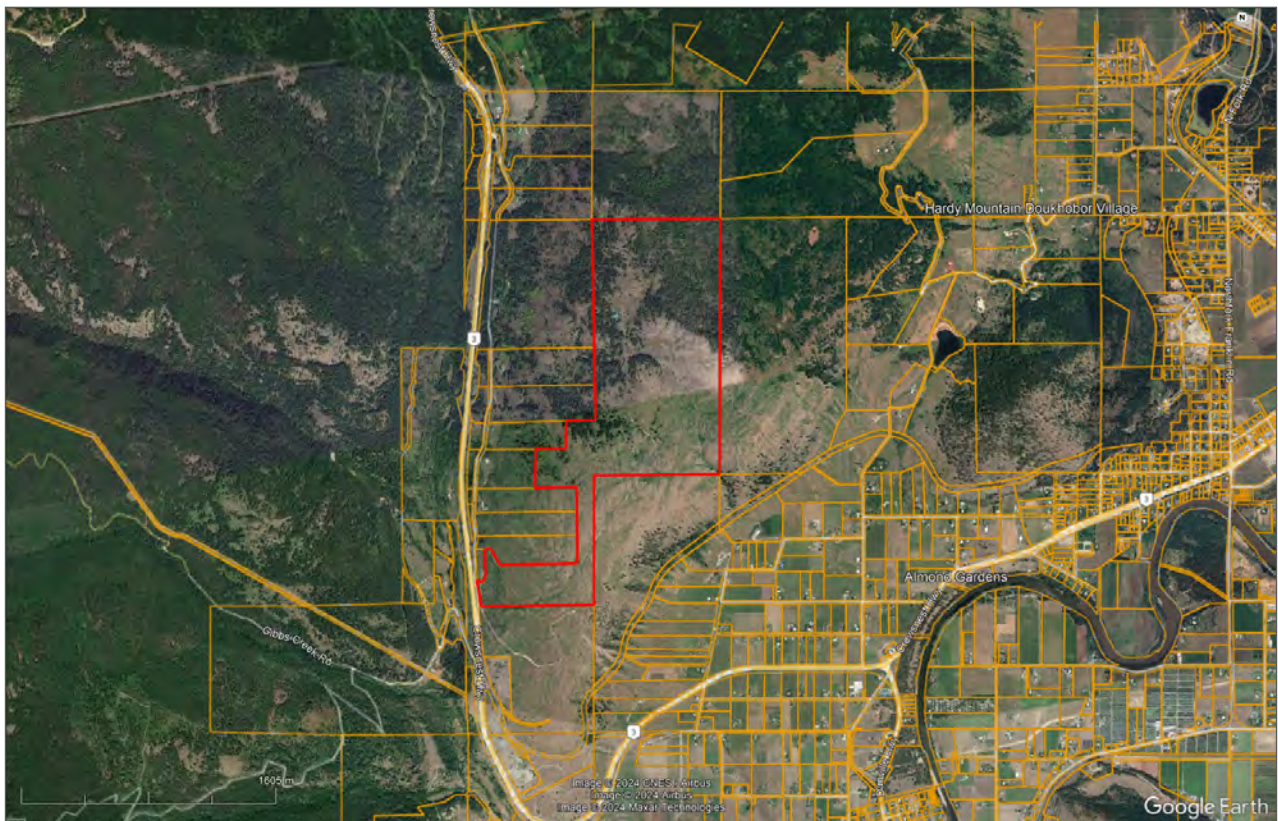
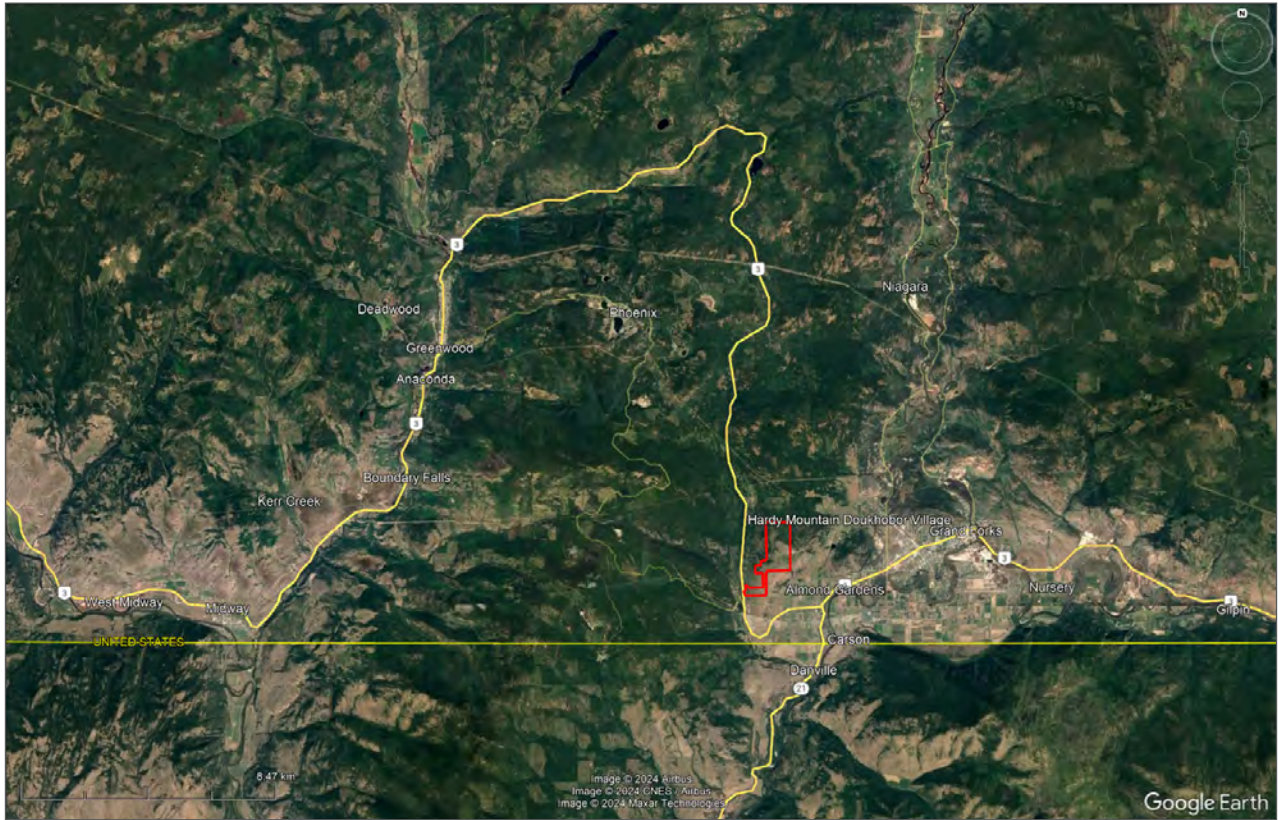


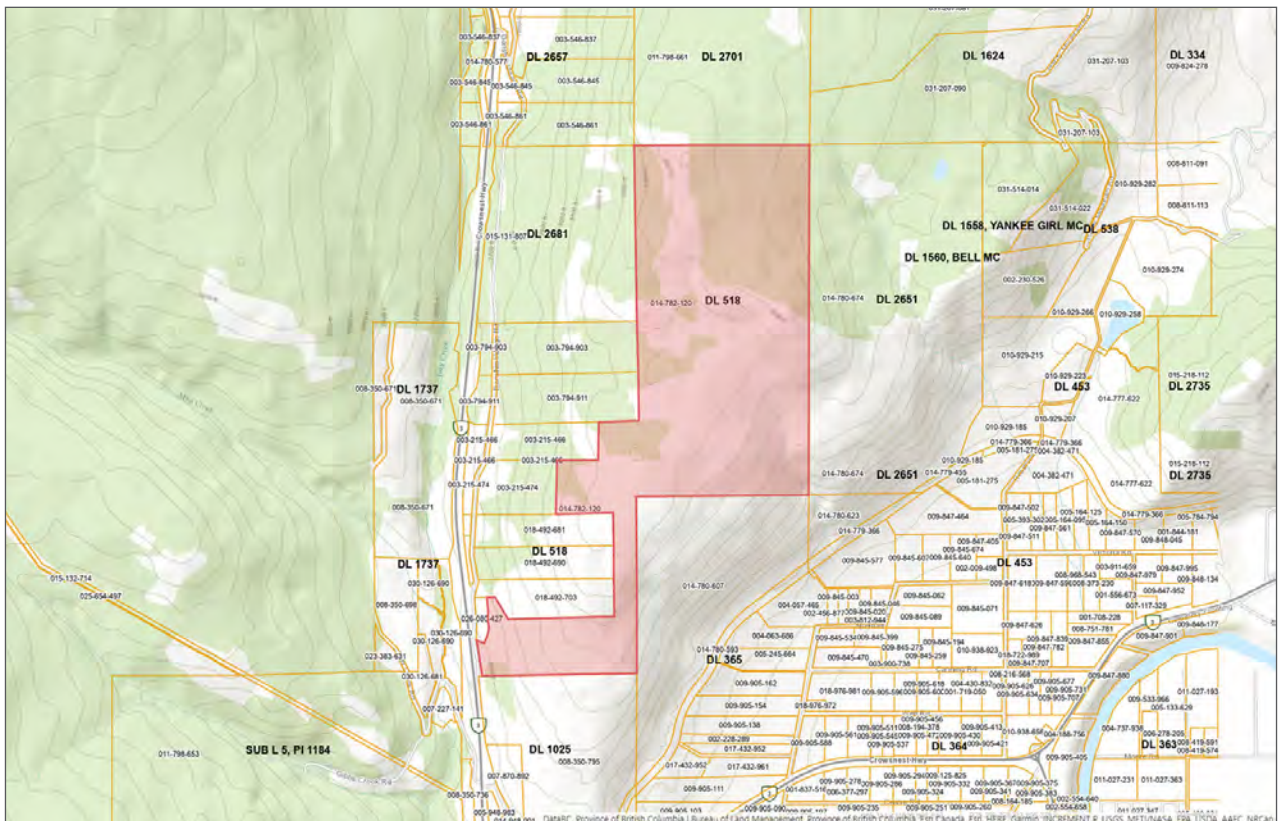
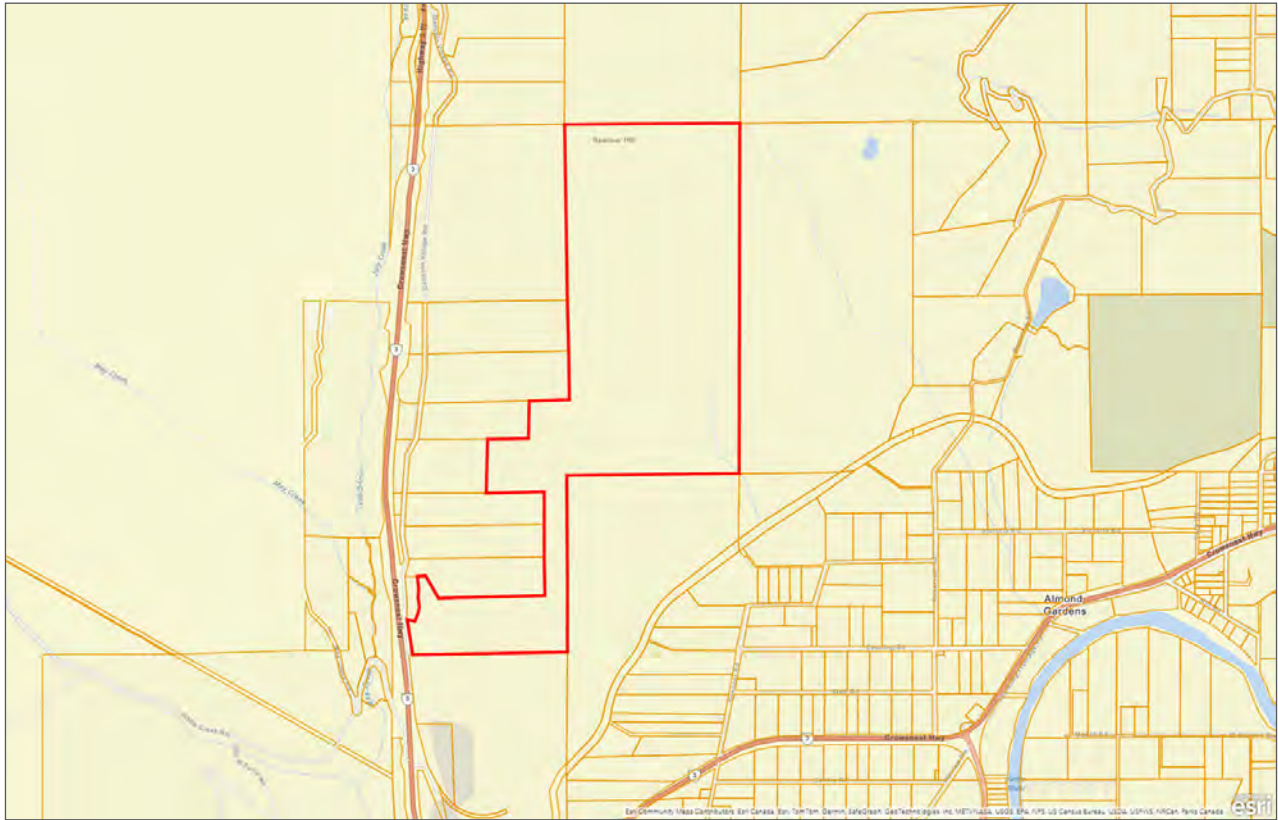
















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