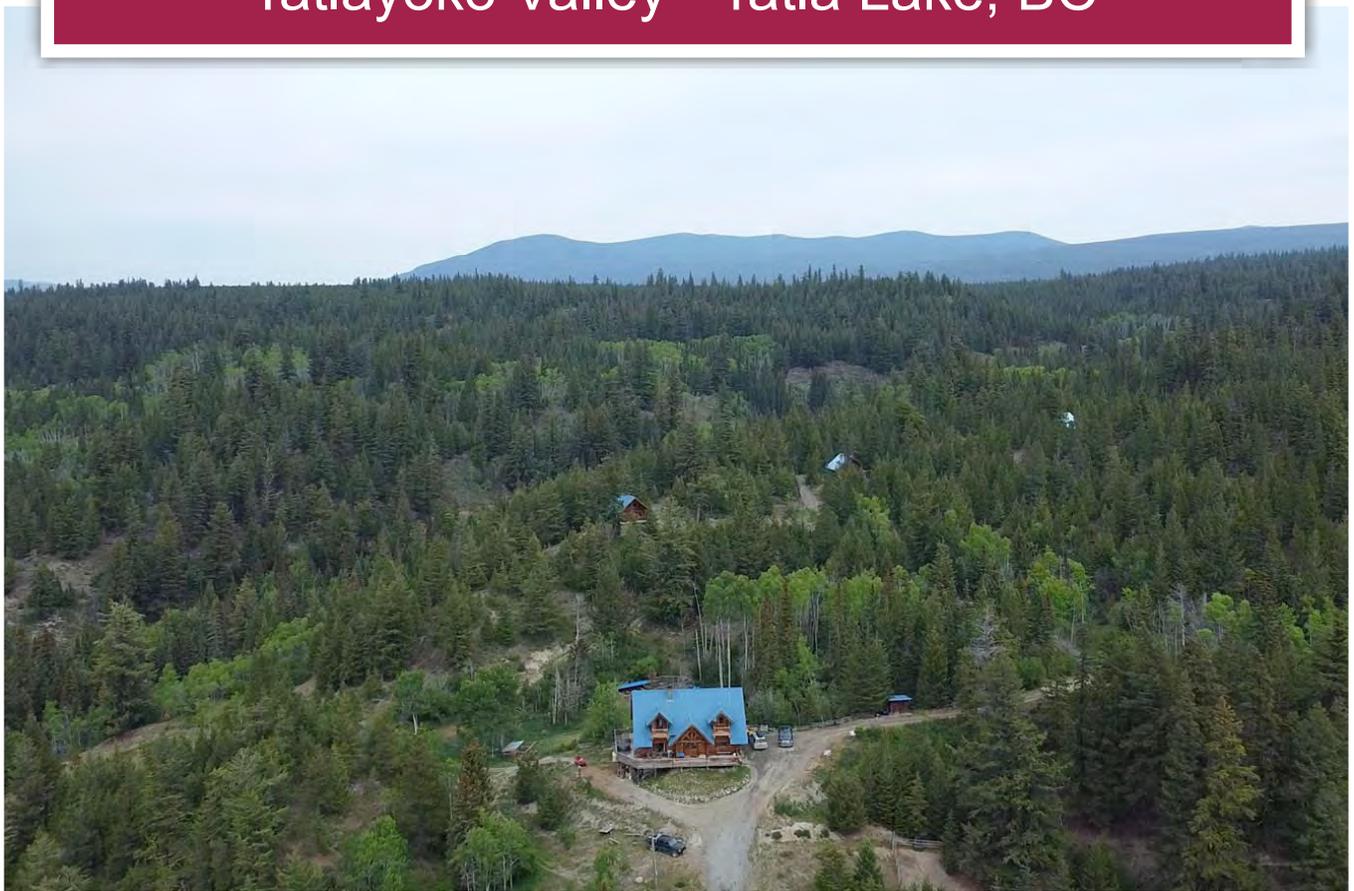




Trophy Log Home and 3 Guest Cabins
Tatlayoko Valley - Tatla Lake, BC



Chase Westersund
Personal Real Estate Corporation
chase@landquest.com
(778) 927-6634

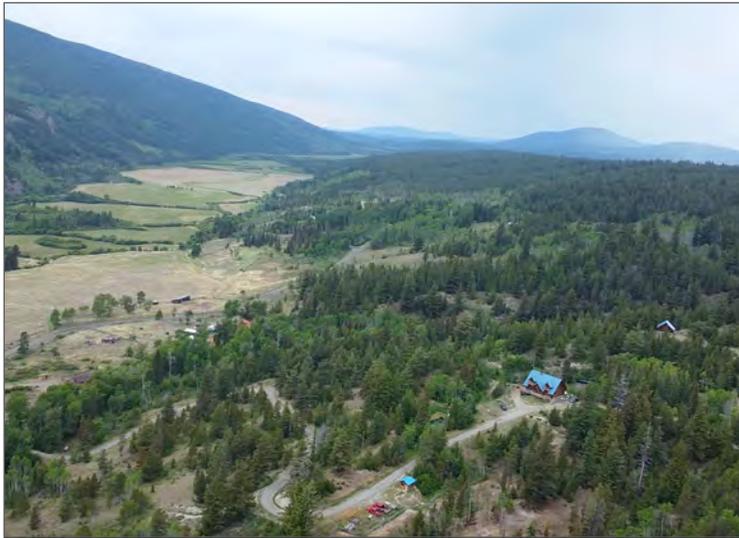


WESTERN LAND GROUP

Cole Westersund
Personal Real Estate Corporation
cole@landquest.com
(604) 360-0793



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Trophy Log Home and 3 Guest Cabins

Tatlayoko Valley - Tatla Lake, BC

PROPERTY DETAILS

Listing Number:	23126
Price:	\$1,049,000
Taxes (2023):	\$2,586
Size:	40 acres
Zoning:	RU-1

DESCRIPTION

Escape to the breathtaking beauty of Tatlayoko Valley and immerse yourself in the captivating surroundings of Skinner Creek Guest Ranch. Set on an expansive 40-acre property, this remarkable estate offers a tranquil retreat like no other.

As you arrive, you'll be captivated by the log home perched atop the hill, boasting a generous 3,600 square feet of living space. The commanding presence of this majestic residence provides unrivaled panoramic views of the mountains and valleys, inviting you to indulge in the awe-inspiring vistas that surround you.

Within the property, three charming guest cabins, each 570 ft² in size, offer a cozy haven for visitors. With septic systems, electricity, and wood stoves, these cabins provide all the comforts of home. Spread over two levels, each cabin features two bedrooms, complete with 3-piece bathrooms. The front decks offer breathtaking views, and the log construction and metal roofs exude rustic charm. Privacy is paramount, and each cabin has its own fire pit, ensuring a peaceful and serene atmosphere. The trail network effortlessly connects

all the buildings, allowing easy access via vehicle to each cabin.

The main log home is a masterpiece in itself, boasting a wrap-around porch and spanning over 5 bedrooms. Juliet balconies on the upper floor enhance the allure and provide a private sanctuary to enjoy the surrounding beauty. The main floor's 11-foot ceilings create an open and airy ambiance, seamlessly blending the kitchen and dining room into an inviting communal space. The living room is adorned with a colossal stone fireplace that stretches up to the second floor, adding warmth and character. Two well-appointed bathrooms, including one with a tiled sit-down shower, cater to the needs of residents and guests alike. Views from every room allow for a constant connection with nature, while a large pantry provides ample storage space for your culinary endeavors. The fully finished basement includes a family room, offering a versatile area for relaxation and entertainment.

Beyond the residences, the property features covered storage on the ground level, while a dedicated fenced area for horses, complete with a tie rail and horse tack building, caters to equestrian enthusiasts. The area is teeming with wildlife, including moose, bears, deer, wolves, and a small population of elk, offering endless opportunities for nature lovers. Additionally, the property's proximity to both Tatla Lake and Tatlayoko Lake opens doors for fishing, hunting, and exploration in the wider Chilcotin area.

Indulge in the tranquility and serenity of Skinner Creek Guest Ranch, where the melding of natural splendor and comfortable living create a truly exceptional retreat.



LOCATION

6775 Tatlayoko Road - Tatla Lake, BC

DIRECTIONS

Contact Listing REALTOR®.

AREA DATA

Tatla Lake is the hub for the surrounding area, which includes Westbranch and the Tatlayoko Valley. The Tatla Lake region initially drew settlers into the area looking to graze cattle. This becomes evident as you travel past lush fields, pasture and long segments of "Chilcotin fences." The expansive Chilcotin lies between the Fraser River and Coast Mountains. This unique region sits on a 5,000 square kilometre plateau much of which is used as rangeland. There are thousands of cattle which roam unfenced across the plateau. Here cowboys ride the range to tend their cattle, roping and branding the calves in the spring, keeping them from straying in summer, and rounding them up in the fall.

The jagged mountain peaks of the Chilcotin are covered in vast ice fields and wide alpine meadows, gradually softening into large valleys, gently rolling foothills, pine covered forests, lakes and rivers and the grasslands of the Chilcotin Plateau. Some of British Columbia's most pristine back country is located in the Chilcotin with some of the clearest fishing lakes and rivers to be found in North America.

The community members of Tatla Lake are very active and participate in many activities year-round including cross-country skiing, snowmobiling, fishing, hunting and other local sponsored events. The area is also known for its many tour operators that offer anything from ranch vacations, trail rides, fishing trips, hiking, wildlife viewing and hunting.

RECREATION

This area offers immense opportunity for vacation adventure. Outdoor recreation and activities are endless in the Chilcotin. You can enjoy fishing on one of the many rivers and lakes for Dolly Varden and rainbow trout. Or you may simply wish to come

and view one of the largest annual runs of sockeye salmon in British Columbia. Every year, from mid-August to mid-October, hundreds of thousands of salmon return to their spawning grounds. During this time, grizzly bear sightings are common and as they feast on the spawning salmon.

Experiencing the Chilcotin on horseback is the preferred method of transportation if you wish to truly explore the Chilcotin. There are endless areas to trail ride and explore. River kayaking, rafting, windsurfing and kite boarding in the clean, beautiful waters of Tatlayoko and Chilko Lake are also very popular recreational activities. Hiking, biking, snowshoeing, cross-country skiing, snow machining or canoeing are also great recreational activities in this area.

HISTORY

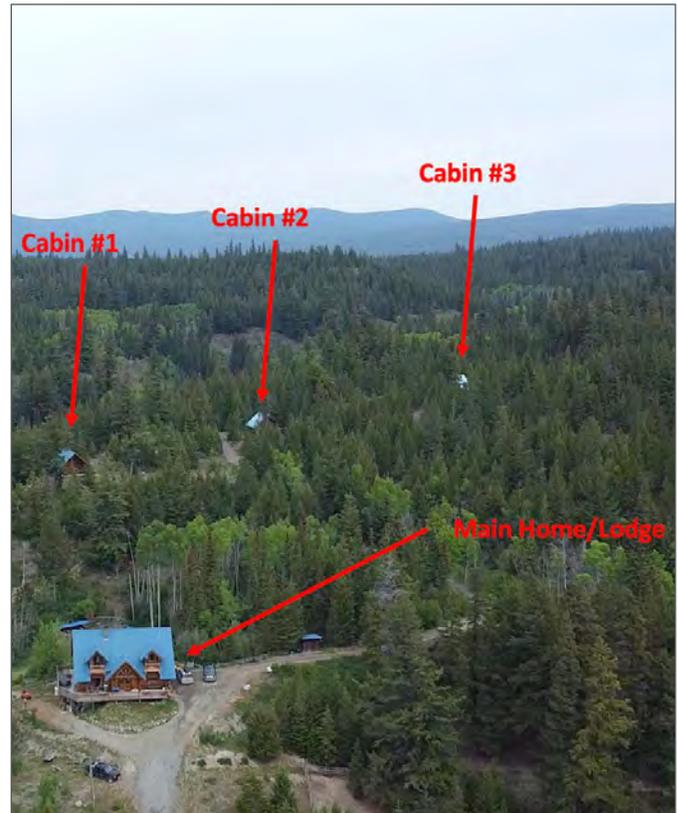
The first people to live in Tatla Lake were the Tsilhqot'in (Chilcotin) First Nations people. Ranching began in 1890 with the influx of early pioneers. A post office was established on the Graham Ranch in 1914 with Mrs. Graham as postmistress for mail that only came once a month at first. Over the years a school, community hall, and nursing station were added.

MAP REFERENCE

51°45'1.66"N and 124°26'33.89"W

SERVICES

- Drilled Well
- Lagoon
- Electric/forced air/wood heat (wood burning furnace)
- Central fireplace
- Electricity
- Propane hook up for stove top



IMPROVEMENTS

3,600 ft² log home built in 1997 with extensive upgrades.

3 cabins at approximately 570 ft² each:

- Cabins have septic, electricity and wood stove
- Two levels with 2 bedrooms each and 3-piece bathrooms
- Front decks with views
- Metal rooves and log construction
- Very private

Tack shed

LEGAL

PART SW1/4, DISTRICT LOT 540, COAST RANGE 2 LAND DISTRICT - PID 011-227-290

















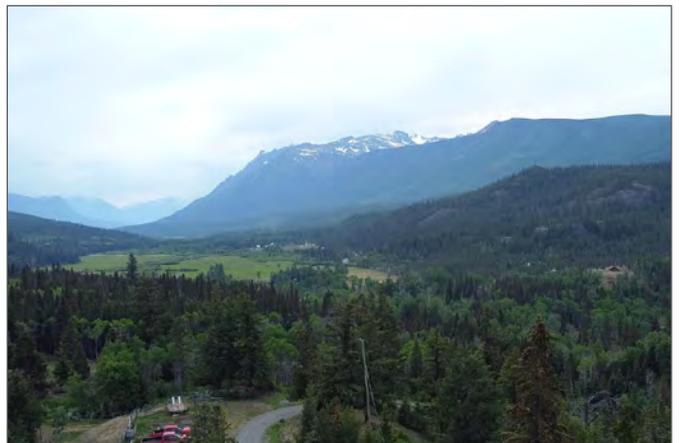


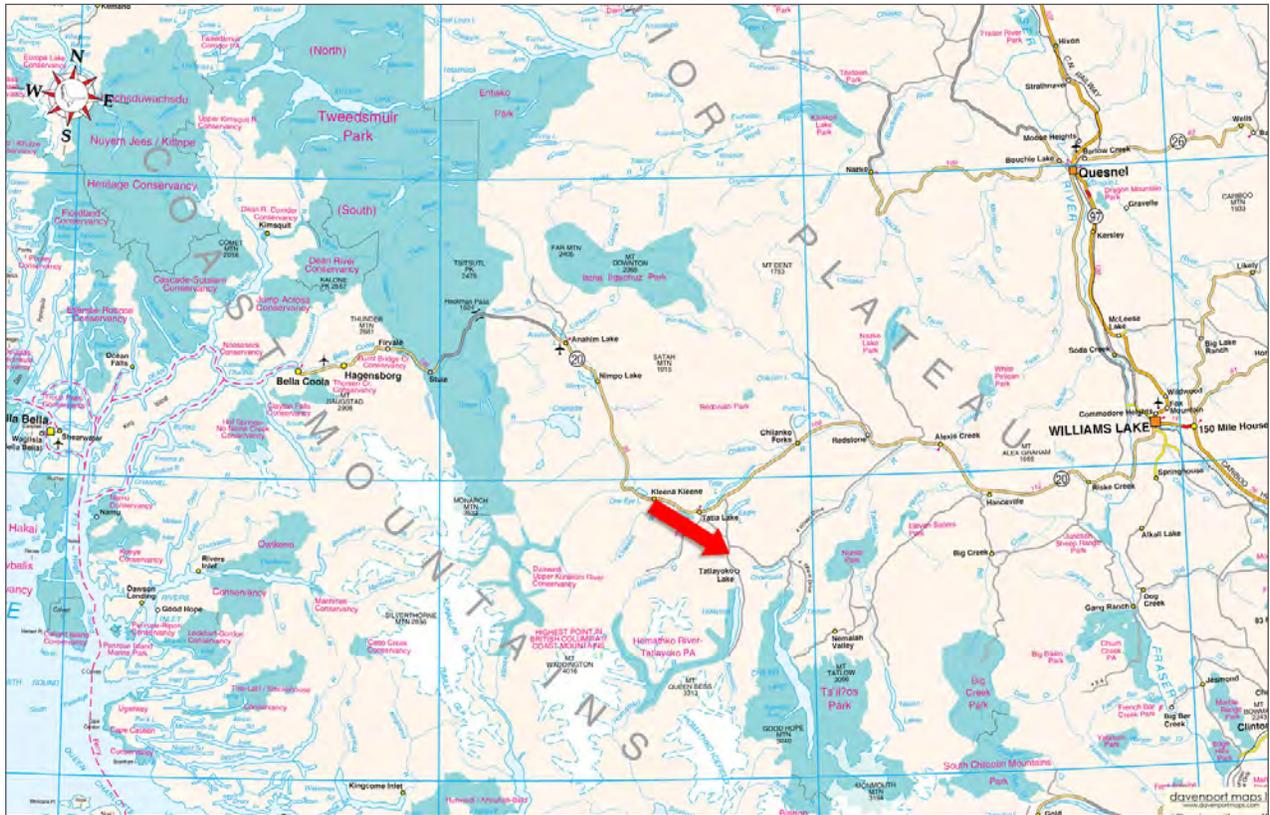
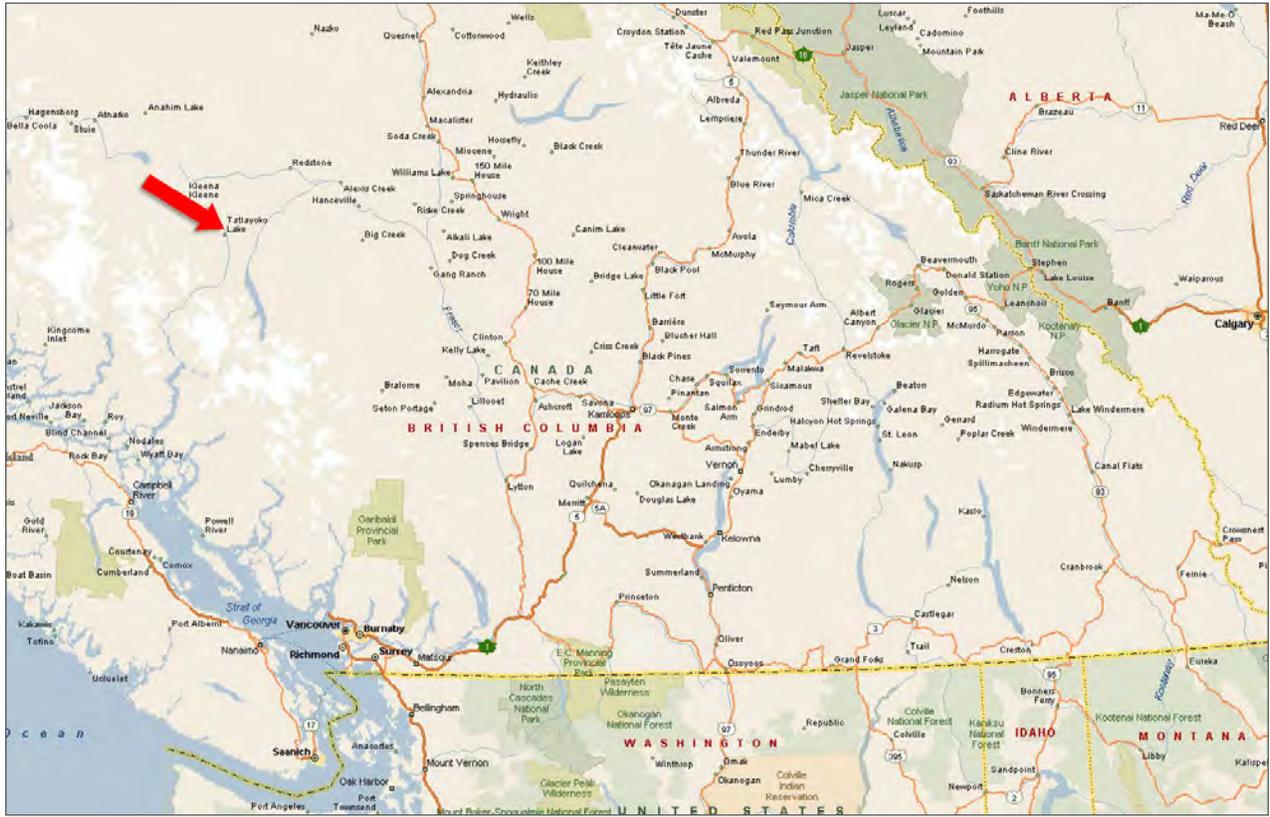




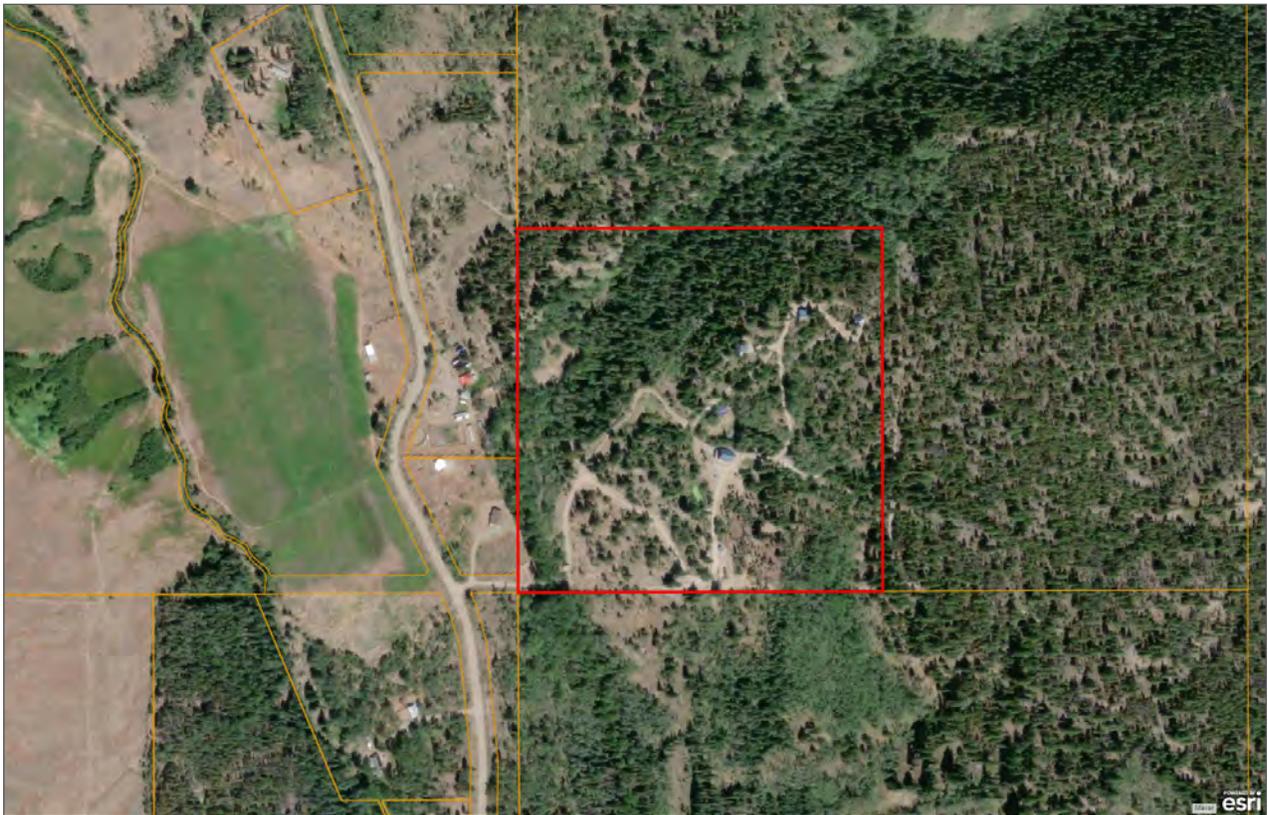
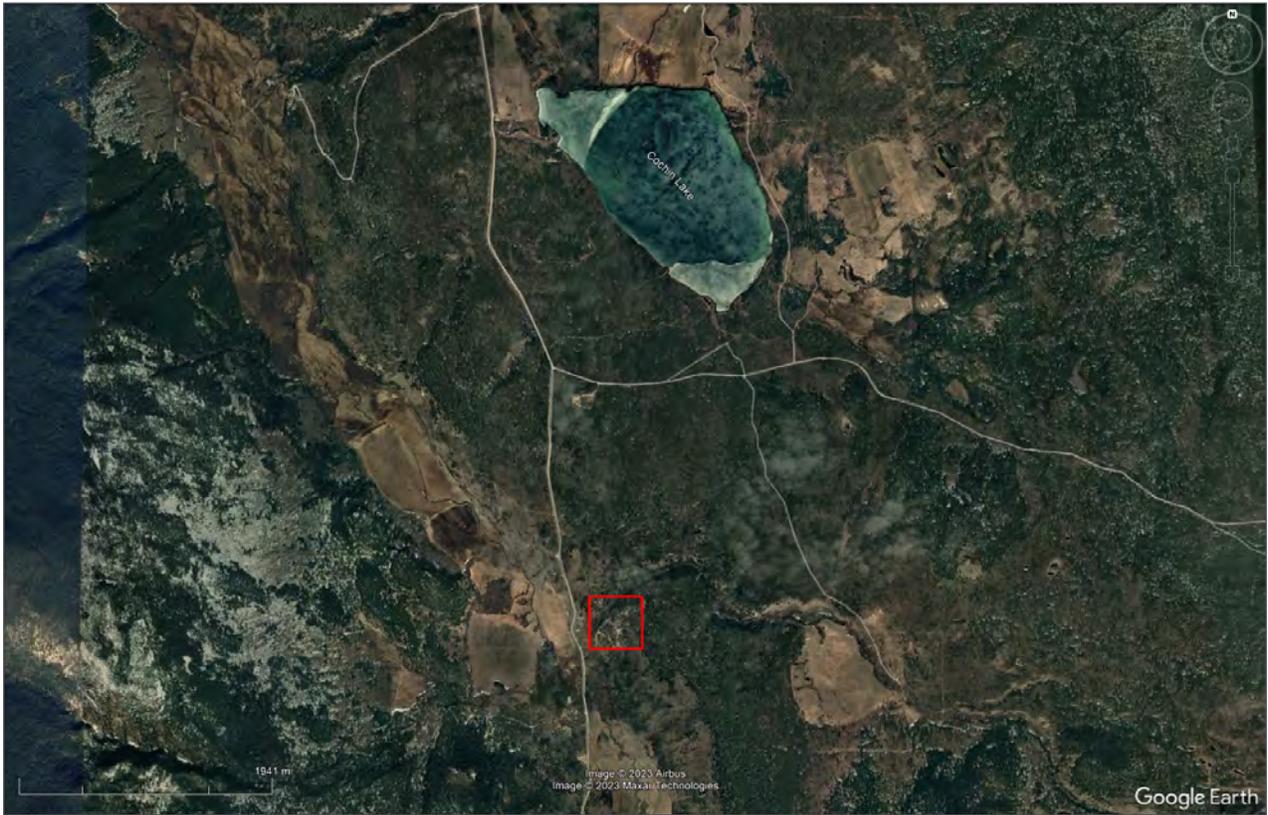


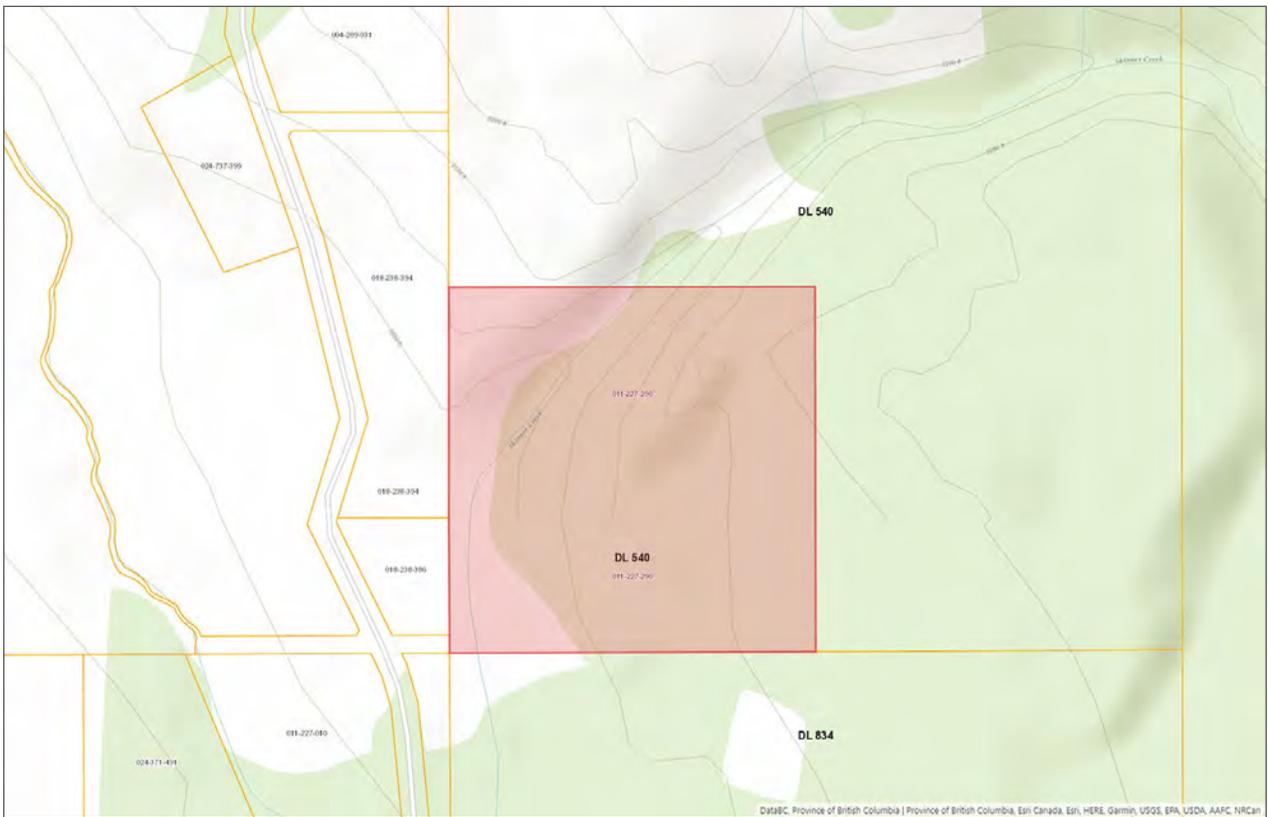
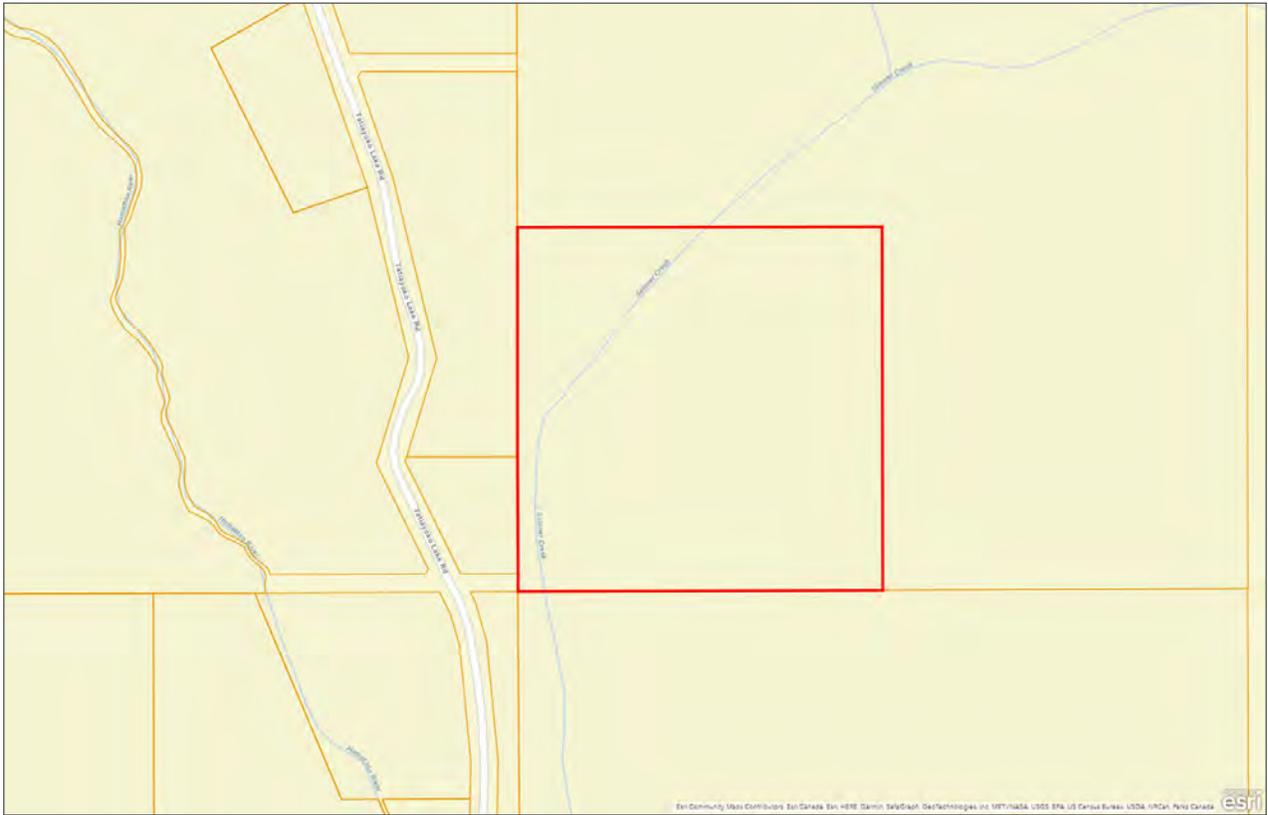














Marketing British Columbia to the World®



www.landquest.com



Chase Westersund

Personal Real Estate Corporation

Representative

chase@landquest.com

(778) 927-6634



Cole Westersund

Personal Real Estate Corporation

Representative

cole@landquest.com

(604) 360-0793



WESTERN LAND GROUP

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)