

ENGEL & VÖLKERS®



Meadow Lake Ranch

3460 MEADOW LAKE ROAD | CLINTON, BC





Meadow Lake Ranch is a true, working cattle ranch spanning over 700 spectacular acres on the historic Gold Rush Trail 35km NW from the town of Clinton in British Columbia's sunny South Cariboo. The ranch sits on the Fraser Plateau surrounded by crown lands with dozens of lakes, streams and the majestic Marble Mountain Range to the west. This true "gentleman's ranch" is an outdoor enthusiast's dream with a versatile range of buildings, amenities and potential applications. With 4 separate homes and a number of other livable structures there is plenty of space for all your guests. The property is perfectly suited as a private family estate home or easily converted to a corporate retreat or a resort.

All buildings are professionally custom built on site with local logs & timber. Be prepared to see an abundant array of wildlife. The area is home to multiple ecosystems & an incredibly diverse wildlife population. Surrounded by undisturbed Crown Lands, the exploring, fishing & hunting opportunities are endless. There are dozens of stocked trout ponds within minutes of the Main House.

At the heart of the property is the ranch's Main House, a 3000sf custom log home built in 2002 and remodelled in 2013. This beautiful house features a well-appointed master suite with spa bathroom, a gourmet kitchen and 800sf loft space with games room. The front of the house is a broad, covered, screened porch with captivating views of the property, mountains & sunsets over Meadow Lake.



The true character of the property is shown in the historic “Old House”, a fully restored 1860’s Gold Rush Era roadhouse. Originally used as a stagecoach stop on the Gold Rush Trail and later as a bunkhouse for cowboys moving herds. The current owners found the structure in disrepair. They used their expertise as custom log homebuilders to completely rebuild the house to its original condition, with some modern improvements. They carefully took the building down piece by piece and resurrected it on a new concrete foundation with new cedar trusses & beams where necessary, a new shake roof, all new updated plumbing, electrical & kitchen.

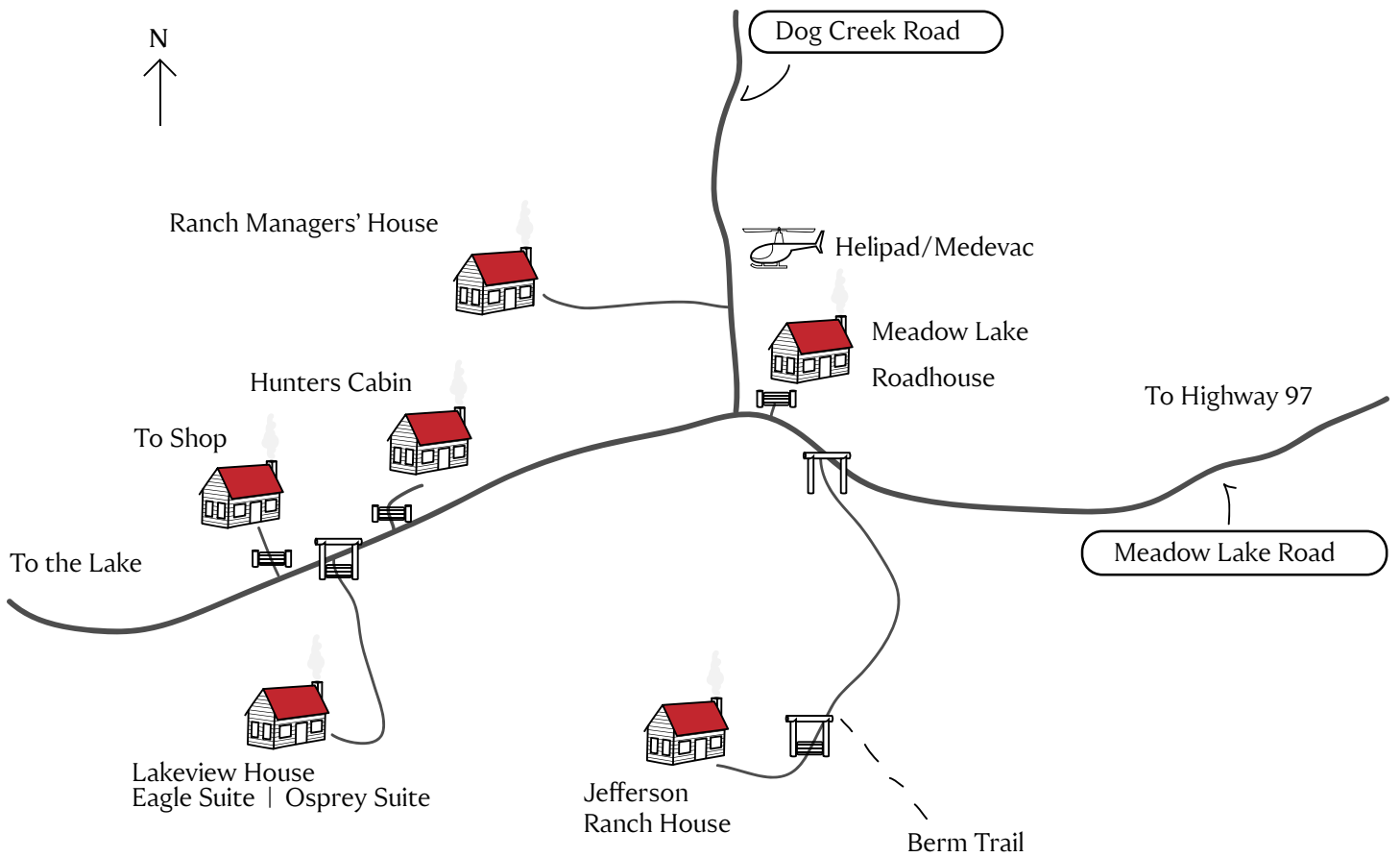
The “Caretaker’s House” is over 2000sf post & beam construction sitting on a grassy hill with grand views from wraparound decks. 3 bedrooms with a loft. Fully fenced & gated with it’s own 8-stall horse barn. “Amanda’s House” is an inviting 1200sf, 2 bedroom milled log house set in a tranquil grove a few hundred yards from the Main House.

Other buildings include hay & horse barns, turnouts, tack room, greenhouse, large commercial grade shop & more. There are 5 drilled wells all producing excellent water plus water rights on 2 creeks. Land holdings consist of 392 acres deeded land & 320 acres perpetual grazing leases. 4 hour drive from Vancouver. 2 hours from Kamloops International Airport. There are several smaller regional & private airfields in area.



Key Facts & Features

- Price: \$4,200,000 CDN
- 696 Total Acres
- 389 deeded acres & 306 acre grazing leases
- 2 registered water rights on 2 creeks
- 5 drilled wells (60-80 feet deep. 10-30 gallons per minute)
- Excellent water from all wells
- 4.5 hour drive from Vancouver (250mi)
- 35km – 30 min northwest of Clinton, BC
- 2 hours from Kamloops International Airport
- Several smaller regional & private airfields in area
- Entire property is fully fenced





Buildings & Amenities

The Ranch House

3000sf custom log home built in 2002 and remodelled in 2013. This beautiful house features a well-appointed master suite with spa bathroom, a gourmet kitchen and 800sf loft space with games room. The front of the house is a broad, covered, screened porch with captivating views of the property, mountains & sunsets over Meadow Lake.

The Historic Roadhouse

The true character of the property is shown in the historic “Roadhouse”, a fully restored 1860’s Gold Rush Era roadhouse. Originally used as a stagecoach stop on the Gold Rush Trail and later as a bunkhouse for cowboys moving herds. The current owners found the structure in disrepair. They used their expertise as custom log homebuilders to completely rebuild the house to its original condition, with some modern improvements. They carefully took the building down piece by piece and resurrected it on a new concrete foundation with new cedar trusses & beams where necessary, a new shake roof, all new updated plumbing, electrical & kitchen.

The Caretaker’s House

Over 2000sf post & beam construction sitting on a grassy hill with grand views from wraparound decks. 3 bedrooms with a loft. Fully fenced & gated with it’s own 8-stall horse barn.

The Lake House

An inviting 1200sf, 2 bedroom milled log house set in a tranquil grove a few hundred yards from the Main House.

The Land

Land holdings consist of 392 acres deeded land & 320 acres perpetual grazing leases. 4 hour drive from Vancouver. 2 hours from Kamloops International Airport. There are several smaller regional & private airfields in area.

Other Buildings

Hay & horse barns, turnouts, tack room, greenhouse, large commercial grade shop & more. There are 5 drilled wells all producing excellent water plus water rights on 2 creeks.



CHRIS BURNS

Personal Real Estate Corporation
C: 604.657.7446 | O: 778.374.3100
chris.burns@evrealestate.com
chrisburns.ca



ANDREW CARROS

Private Office Advisor PREC*
C: 604.787.2882 | O: 778.374.3100
andrew.carros@evrealestate.com
andrewcarros.evrealestate.com/



©2023 Engel & Völkers. All rights reserved. Each brokerage is independently owned and operated. All information provided is deemed reliable but is not guaranteed and should be independently verified. If your property is currently represented by a real estate broker, this is not an attempt to solicit your listing. Chris Burns and Andrew Carros are not part of a team and their involvement in this marketing material is solely a collaboration.