



# 8580 Christian Valley Road Westbridge British Columbia

\$3,950,000

54Ranch.com is an extraordinary 392-acre riverfront property located in Christian Valley, BC, just two hours from Kelowna. The property combines luxury living with the rugged beauty and adventure of the British Columbia wilderness. 54Ranch offers a blend of luxury, functionality, and natural beauty, ideal for a family compound or corporate retreat. The centrepiece is a custom-built, 4,000 sq.ft 'Yellowstone' inspired post and beam log residence, featuring 4 spacious bedrooms, 30' ceilings, and a covered wrap-around deck designed for comfort and rustic charm. The property includes a detached studio for creative endeavours or guests, a caretaker's residence, and a cowboy cabin. There are two insulated shops--a 3,600 sq.ft and a 1,200 sq.ft shop --as well as a 125x50 equipment cover for machinery. The ranch is divided into dry land pastures with robust fencing and cross-fencing. Spanning three contiguous titles, it includes an 80-acre parcel out of the ALR w/ preliminary subdiv. plans approved for 15-acre lots. 54Ranch is a haven for wildlife and outdoor enthusiasts, home to elk, moose, deer, turkey, bear, and game birds. Situated on 3.2KM's of Riverfront known for trophy fly fishing. The property has a robust solar-battery powered co-generation system for reliable energy. High-speed internet via Starlink keeps the ranch connected. This property offers exceptional privacy and luxurious amenities that provide a serene lifestyle, making it a perfect retreat from everyday. (id:6769)

- Loft 33'2" x 19'2"
- 5pc Bathroom Measurements not available
- Utility room 11'3" x 6'6"
- Recreation room 27'11" x 23'3"
- Bedroom 15'9" x 13'9"
- Bedroom 15'9" x 13'
- Bedroom 14'7" x 13'11"
- 2pc Bathroom 6'8" x 8'
- 5pc Ensuite bath 10'1" x 9'4"
- Storage 6'2" x 5'1"
- Primary Bedroom 15'3" x 12'7"
- Living room 28' x 23'3"
- Laundry room 10'2" x 7'10"

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