

\$1,350,000 - 3850 Blythe-rhone Road, Westbridge

MLS® #10347419

\$1,350,000

3 Bedroom, 2.00 Bathroom, 2,262 sqft

Agriculture on 32.83 Acres

Christian Valley / Westbridge, Westbridge,
British Columbia

Welcome to a one-of-a-kind equestrian and recreational paradise in the heart of BC's West Boundary region where riverfront serenity meets ranch-style luxury. Set on over 30 fully fenced acres along the picturesque Kettle River and directly bordering the Kettle Valley Rail (KVR) Trail, this meticulously maintained acreage is ideal for horse lovers, hobby farmers, and outdoor enthusiasts seeking the ultimate rural lifestyle. The extensively renovated main home blends rustic warmth with refined finishes featuring handcrafted birch cabinetry, granite countertops, a hammered copper sink, live-edge woodwork, and a charming pull-out coffee bar. A ¾ wraparound deck offers sweeping views of the surrounding countryside perfect for morning coffee or evening gatherings. Equestrian infrastructure includes a professionally built 120' x 185' lit riding arena, multiple barns and paddocks, a horse shelter, and nearly 2 km of private Kettle River frontage. Additional outbuildings include a heated 32' x 40' shop, a self-contained guest suite, a wood-fired sauna, and heated dog pens making it ideal for multi-species animal care, hosting guests, or running a home-based business. Enjoy two high-capacity wells, underground irrigation, an automatic gated entry, and a full security system for peace of mind. Ride, hike, or snowshoe straight from your door onto endless Crown land trails. Located just an hour from Kelowna, Grand



Forks, and Osoyoos, this rare offering combines privacy, functionality, and high-end rural livingâ€”with all the recreational splendor of the Boundary region at your fingertips. Whether you dream of riding at sunrise, fishing from your backyard, or hosting retreats in a riverside setting, this is a property you need to experience. (id:6289)

Built in 1978

Essential Information

Listing #	10347419
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,262
Acres	32.83
Year Built	1978
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	3850 Blythe-rhone Road
Subdivision	Christian Valley / Westbridge
City	Westbridge
Province	British Columbia
Postal Code	V0H1Y0

Amenities

Parking Spaces	1280
Parking	Detached Garage, Heated Garage, RV, See Remarks
# of Garages	1280
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Wood Baseboard heaters, Stove
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood
# of Stories	2

Exterior

Roof	Asphalt shingle
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office	CIR Realty
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