



# 1617 Eagle Rock Road Armstrong British Columbia

\$1,295,000

Located just outside of Armstrong B.C., this sprawling 3.35-acre property with mountain and valley views offers an exquisite blend of modern luxury and serene country living. Newly renovated, the home, which is much more spacious than it looks from outside, promises a lifestyle of comfort and sophistication. From the moment you step inside, the attention to detail and high quality workmanship is evident, with upgrades including the kitchen and bathrooms, appliances, flooring, lighting, furnace, A/C, hot water on demand, windows, electrical, plumbing, roof - and many more - making this home feel brand new! The layout showcases a chef's kitchen, with three bedrooms at one end of the home, and a large family room at the other. Outside, there is lots of parking space, and the quiet front yard with gazebo is perfect for entertaining. For those with a penchant for hobbies or business ventures, an additional 1400 square foot shop is a dream come true. This versatile space has multiple storage rooms, a cooler, and both plumbing and wiring in place. The property is supported by 400 amps and an artesian well with great water output that keeps the fully page fenced property green all summer. A large barn with several stalls and a tack room rounds out the property. Other features include a private fenced yard, additional wiring for a hot tub, and two RV spots with power, septic, and water hookups ready to go. Merging south onto Hwy 97 is a breeze with a designated turning lane. (id:6769)

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|-----------------------------|------------------------------|
| Family room 23'10" x 13'7"  | Bedroom 10'1" x 11'7"        |
| Utility room 4'6" x 4'10"   | 3pc Ensuite bath 9'4" x 6'7" |
| Partial bathroom 6' x 3'11" | 4pc Bathroom 9'2" x 6'11"    |
| Laundry room 6'9" x 11'11"  | Primary Bedroom 13'8" x 12'  |
| Dining room 8'10" x 13'8"   | Living room 17' x 13'8"      |
| Bedroom 11' x 11'7"         | Kitchen 11'11" x 21'6"       |

Listing Presented By:



Originally Listed by:

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