



1829 Pleasant Valley Road Armstrong British Columbia

\$2,950,000

MOTIVATED SELLERS. 101 acre farm property in Armstrong BC. Scenic, diverse and beautiful. This property has it all, huge income producing land, building space and lifestyle in one of the most desirable communities to live in all of BC. A swimming pond, a creek, scenic pasture and workable farmland with an irrigation system and water Rights. Perfect for horses and or cattle. Less than 5 mins to Armstrong, elementary and high school, parks, rinks and shopping and 10 mins to Vernon. The house is a solid well built 1,508 and sq ft Rancher with a gourmet kitchen, quality appliances, a spacious layout, 2 bedrooms and 2 full bathrooms, a 2 car garage and room to build on another 500 sqft and still be able to build an additional main residence of 5,000 Sqft. City water, Natural gas furnace, new central A/C, well built and well insulated with high end finishes. The driveway and yard is paved. The insulated shop measures 30'x34' There is a 1 acre gravel pad prepped for an indoor riding arena or additional buildings or parking, it measures 135'x360'. Up to 45 acres of good workable land. The balance is stunning pasture land completely fenced & cross fenced. The Front main field is 30 acres which is planted into a well established alfalfa grass mix hay crop produced around 5000 small square bales on 2 cuts in 2024 with minimal irrigation. Huge potential to increase by doing a 3rd cut, more irrigation or by farming more area. 40 acres of additional farm land may be available to purchase. (id:6769)

Laundry room 9'0" x 10'10"

3pc Bathroom 8'0" x 4'5"

Bedroom 11'0" x 12'0"

4pc Ensuite bath 8'0" x 9'0"

Primary Bedroom 11'0" x 13'0"

Dining room 8'0" x 10'0"

Living room 17'0" x 22'0"

Kitchen 12'0" x 11'0"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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