



## 211 Pleasant Valley Cross Road Armstrong British Columbia

\$3,280,000

Country Living at Its Finest! Discover this dream estate surrounded by the breathtaking landscapes of Armstrong Valley. Custom-built in 2008, the main residence offers over 7,300 sq. ft. of luxury living, featuring hardie Plank sidings, a grand living room with soaring ceilings, a chef's kitchen with premium appliances, and 4 spacious bedrooms with 4 full baths. The lower level is designed for entertainment and wellness with a home theater, gym, playroom, and abundant storage. Outdoor living shines with a hot tub, built-in kitchen, and gazebo--perfect for gatherings. A private, tree-lined driveway leads to the home, while multiple outbuildings enhance the property's versatility: a 30' x 52' shop with one-bedroom suite, a 40' x 63' shop with a self-contained studio ( could be used as a mortgage helper)and space for boat, RV, and tractor. A brand-new 60' x 60' barn (2023) ideal for horses, cattle, or other farm operations. All 18 acres are fully fenced and irrigated, the abundance of water with high pressure meets the need for all the home, outbuildings and farm works. Previously operated as a hobby farm, and are suited for a variety of agricultural ventures. Located just 5 minutes from Armstrong's town center and schools, 10 minutes to Vernon, this property combines tranquility with convenience. A rare opportunity to establish your family legacy in one of the Okanagan's most desirable settings. (id:6769)

5pc Bathroom 19'8" x 12'1"

Bedroom 22'4" x 12'11"

Bedroom 14'4" x 13'8"

Office 17'2" x 14'1"

4pc Bathroom 11'9" x 9'8"

Storage 16'3" x 9'8"

Storage 27'2" x 24'10"

Recreation room 13'0" x 20'0"

4pc Bathroom 8'1" x 8'3"

Laundry room 14' x 8'4"

Bedroom 14'11" x 17'7"

Pantry 8'6" x 5'5"

5pc Ensuite bath 14'9" x 13'

Primary Bedroom 19'2" x 13'

Other 14'1" x 12'1"

Family room 16'0" x 11'4"

Listing Presented By:



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Recreation room 43'1" x 25'1"

Sunroom 23'8" x 11'3"

Great room 23'2" x 10'7"