



## 4010 Dodds Road Armstrong British Columbia

\$749,000

Discover the perfect blend of rural tranquility and a smart investment at 4010 Dodds Road! This 1.29-acre flat lot (just below "The Barn at 4404") is a rare find indeed, offering a park-like setting where deer often sleep on site or lounge under the fruit trees. There is a great garden set up with quite a few mature raspberry bushes (this year may be a bumper crop!). This place is away from the city glow, which will allow you to enjoy some of the best stargazing right from your backyard. The home has a significant 200-amp electrical upgrade awaiting connection within the partially finished suite that is already plumbed and framed, waiting for your final design choices to create a high-value mortgage helper or multi-generational in-law suite. For the handy or craftsman, the powered shop comes equipped with an engine hoist, providing a professional-grade space for automotive projects (garage door, frame and motor are included). Summer days could be spent by the in-ground pool (with a newer liner and brand new pump available), along with winter nights in the hot tub! This flat acreage offers endless room for more gardens, some farm animals or crops (it's in the ALR and zoned A2 for general farming activities), run your own Bed & Breakfast or RV storage. This is more than a home; it's a canvas for your rural country lifestyle! (id:6769)

Other 14' x 20'5"

Storage 13'11" x 10'3"

Utility room 9'11" x 7'5"

Recreation room 18'8" x 13'10"

Other 9'4" x 13'10"

Other 13'8" x 14'8"

2pc Bathroom 7'8" x 4'1"

Other 20'0" x 40'0"

Other 11'0" x 25'0"

Other 9'9" x 28'5"

4pc Bathroom 6'10" x 8'2"

Bedroom 11'5" x 12'9"

Primary Bedroom 11'4" x 15'9"

Dining room 15'11" x 13'3"

Kitchen 12'11" x 9'9"

Living room 18'2" x 14'3"

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