



## 4365 Round Prairie Road Armstrong British Columbia

\$1,680,000

MOTIVATED SELLERS. Picturesque horse property. 9.8 Acres on a quiet paved road minutes from Armstrong BC with high speed fiber optic internet and stunning views in every direction. A beautifully restored and completely modernized 3072 sq.ft. 3 Bedroom 3 Full Bathroom century home that combines all the old time country charm and looks with a modern updated touch. 5 acres of productive hay field. Beautiful mature trees & landscaping. There is a 60'x160' riding arena with good footing that is half covered, attached tack room with power. There are 10 fenced horse pastures. 4 stall Barn with 2 more outside stalls. Various outbuildings most with power and lights including shop/garage, Chicken coop, 2 large older farm barns, a 24'x80' hay/implement storage shed and the main stall barn. The home features quartz countertops, modern appliances & natural gas fireplace, updated, wiring, plumbing, insulation etc. The basement floor has in-floor hot water heat, all the tile floors have electric in floor heat for added comfort if you'd like, domestic water is heated via tankless hot water system, furnace is a forced air electric. The upstairs has 3 bedrooms with a master that can fit a king size bed and a full bathroom. The downstairs is a huge open entertainment space with kitchenette and a custom murphy bed and a full bathroom. Water is supplied from a water district. On the School bus route. This property gives a look & feel that can't be replicated. Zoning allows for a second residence (id:6769)

Bedroom 12'8" x 7'11"

Bedroom 10'6" x 12'11"

4pc Bathroom 6'1" x 12'6"

Primary Bedroom 10'6" x 16'2"

Utility room 10'3" x 10'

Kitchen 10'4" x 8'8"

Unfinished Room 28'8" x 22'1"

4pc Bathroom 9'11" x 4'6"

Mud room 11' x 10'2"

Dining room 12'2" x 14'3"

3pc Bathroom 10'6" x 6'3"

Living room 12'7" x 14'3"

Kitchen 13'2" x 21'8"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



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