



# 4377 Hallam Road Armstrong British Columbia

\$1,200,000

Come and enjoy the rural life style on this 20 acre farm property with a 5 bed/2 bath older home. Natural gas available for potential poultry farm. Level entry with kitchen, living & dining rm, 3 pce. bath, 2 bedrooms and laundry on this main floor. Upstairs is another bedroom with 3 pce. bath and large unfinished attic area. The partial basement has a separate entrance and is the location of the last 2 bedrooms with an unfinished area used for a small workshop and mechanical room. The home has a newer forced air natural gas furnace along with updated electrical system. Of the 20 acres 5 are planted to several varieties of fruit trees including, Pears and Apples. The balance of land is cultivated and in hay production. The outbuildings include a 22' x 30' Barn with hay loft and some storage sheds. Domestic water is provided by a reliable community system. Gardens are irrigated from a shallow well located on the property. The property is conveniently located 5 minutes from Armstrong on gently sloped sidehill offering fantastic views over the valley. (id:6769)

3pc Bathroom 7'7" x 6'  
Bedroom 14'6" x 19'4"  
Other 22' x 30'  
Other 24'10" x 16'7"  
Other 9'7" x 14'  
Bedroom 10'2" x 9'6"  
Bedroom 11'1" x 8'10"

Primary Bedroom 11'7" x 10'5"  
Laundry room 6'9" x 7'9"  
Living room 14'6" x 19'3"  
3pc Bathroom 7'9" x 6'6"  
Bedroom 11'5" x 9'  
Dining room 19' x 13'3"  
Kitchen 18'3" x 9'6"

Listing Presented By:



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