

4382 Hullcar Road Armstrong British Columbia

$850,000

4.34 ACRES OUTSIDE THE ALR WITH A 4-STALL HORSE BARN, SHOP & LIVESTOCK FACILITIES! Bring your horses, cattle and hobby farm dreams to Hullcar Road! This acreage features fenced paddocks, pastures, run-in shelters, covered hay and bedding storage, a livestock/poultry barn, feed silo and former rabbit barn. The powered horse barn has 4 stalls plus tack and feed rooms with concrete floors. Five insulated livestock hydrants with power are mounted on treated 6x6's. The detached shop offers a heated bedroom, bathroom, laundry hookups, separate power and new hot water tank. Two septic systems serve the property, including one for the shop/RV hookup. A level area on the far left offers potential for a small secondary residence, with reported electrical capacity about 60 ft away, subject to approvals. The 5-bedroom, 3-bathroom home offers generous space and an opportunity to update and personalize, with a new hot water tank, furnace and A/C approximately 5 years old and roof approximately 7 years old. The 2016 well has a reported yield of approximately 10 GPM. Established gardens feature peach, plum, apple, hazelnut, elderberry, goji berry, blackberry and chokecherry! Enjoy scenic views, a quad trail around the property and room for animals and outdoor projects. Currently farm-classified through beef cattle use, with extensive infrastructure for equestrian enthusiasts and hobby farmers. Some shelters are set in concrete. All portable fencing and panels are excluded. GST APPLICABLE. (id:6769)

Bedroom 11'5" x 21'1"
Bedroom 10'0" x 12'3"
Bedroom 8'5" x 10'10"
Family room 16'7" x 13'0"
Full bathroom 5'9" x 7'4"
Full ensuite bathroom 7'4" x 5'0"
Dining room 11'4" x 12'0"
Laundry room 12'0" x 8'0"
Full bathroom 6'2" x 10'9"
Bedroom 8'8" x 14'2"
Primary Bedroom 11'8" x 14'2"
Kitchen 11'8" x 15'6"
Living room 11'4" x 12'7"

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
RE/MAX Vernon

http://www.meaganbucar.com/

ROYAL LEPAGE

Royal LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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