



# 4250 Frederick Road Armstrong British Columbia

\$1,399,900

With stunning valley views, this extensively renovated rancher w/full basement is nestled in a private & peaceful location at the base of Hullcar Mountain. Abundant outdoor activity from world class x-country skiing to boating to...well you just name it...it's all here! South exposure makes this home bright & beautiful. Renovations incl new flooring 21/22 complete exterior/interior paint 21/22, new vinyl windows 2022, h/w tank 2023. Excellent 288 ft well produces 14 gpm, new well pump 2018, new septic field 2015, & a 40 yr fire resistant roof done 2012. Nice open floor plan with beautiful floor to ceiling wrap around wood burning fireplace, vaulted vintage cedar ceilings, 3 bdrms on main w/huge master bdrm with newly renovated ensuite & walk-in closet. Basement offers 2 lrg bdrms, x-lrg family rm, den, cold storage. Attached is 1800+sq.ft. facility where opportunity abounds. Perhaps an indoor dog training area, tennis court or, with footings already in place, add a 2nd floor for a very spacious additional residence. Let your imagination run wild! Triple car garage with 1 bay currently used as shop. Property is fully fenced & features an 8 stall barn with foaling stall, shelters, heated auto drinkers, hay/shavings storage, round pen & pasture areas. Ride straight into crown land trails right behind. School bus access. Not in ALR. 10 min from Armstrong & 30 min to both Salmon Arm & Vernon. Can be bought in conjunction with 4246 Frederick Rd (1.23 acres w/riding arena & tack room). (id:6769)

Other 66'6" x 32'2"

Other 22'0" x 11'6"

Storage 14'3" x 8'2"

Other 14'9" x 8'10"

Media 20'0" x 13'3"

Games room 37'0" x 13'6"

3pc Bathroom 12'0" x 8'0"

Laundry room 9'0" x 8'0"

3pc Bathroom 9'7" x 8'0"

4pc Ensuite bath 7'8" x 7'4"

Bedroom 11'4" x 11'5"

Bedroom 11'5" x 11'8"

Primary Bedroom 14'4" x 15'2"

Family room 16'0" x 17'0"

Listing Presented By:



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Bedroom	15'0" x 12'0"	Kitchen	14'6" x 17'0"
Bedroom	11'0" x 14'0"	Dining room	13'5" x 12'2"
Other	22'0" x 21'0"		