



4435 Hallam Road Armstrong British Columbia

\$1,095,000

Hobby farm with an older 4 bed/2 bath home on 13.25 acres located a short distance from Armstrong. Home has level entry main floor with open kitchen/dining area, large living room with sunroom attached, 2 bedrooms and full bath with soaker tub. Upstairs is the primary bedroom with 3 piece ensuite bath and the 4th bedroom. New asphalt roof in 2021. Prime fertile agriculture land all perimeter fenced, with several hay and horse paddocks plus your own small vineyard planted to Foch wine grapes. The outbuildings consist of 35'x50' Shop with 2x12ft roll-up doors, 19'x48' Stable with 4 boxstalls plus Tack room, 30'x48' Hay-Cover with 14'x48' Lean-to and the old original 40'x48' Dairy Barn for extra storage. Domestic water supplied by community system plus additional domestic supply via Lampert Spring water licence. Great location close to many of Armstrong/Spallumcheen amenities. (id:6769)

Bedroom 9'0" x 17'0"
3pc Ensuite bath 14'0" x 7'0"
Primary Bedroom 19'0" x 14'0"
Other 47'0" x 41'0"
Other 20'0" x 12'0"
Other 9'0" x 9'0"
Other 19'0" x 48'0"
Other 35'0" x 50'0"
Other 14'0" x 48'0"
Other 24'0" x 48'0"

Bedroom 10'0" x 10'0"
3pc Bathroom 10'0" x 10'0"
Sunroom 7'0" x 10'0"
Living room 14'0" x 21'0"
Bedroom 8'0" x 9'0"
Other 8'0" x 10'0"
Foyer 5'0" x 11'0"
Dining room 12'0" x 9'0"
Kitchen 13'0" x 12'0"

Listing Presented By:



Originally Listed by:
Royal LePage Downtown Realty

<http://www.oklandbuyers.ca/>



OAKWYNREALTY
OKANAGAN

Oak Wyn Realty Okanagan

108 1980 Cooper Road , Kelowna,
BC, V1Y 8K5

Phone: 250-861-5122
Fax:
dan.singla@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.