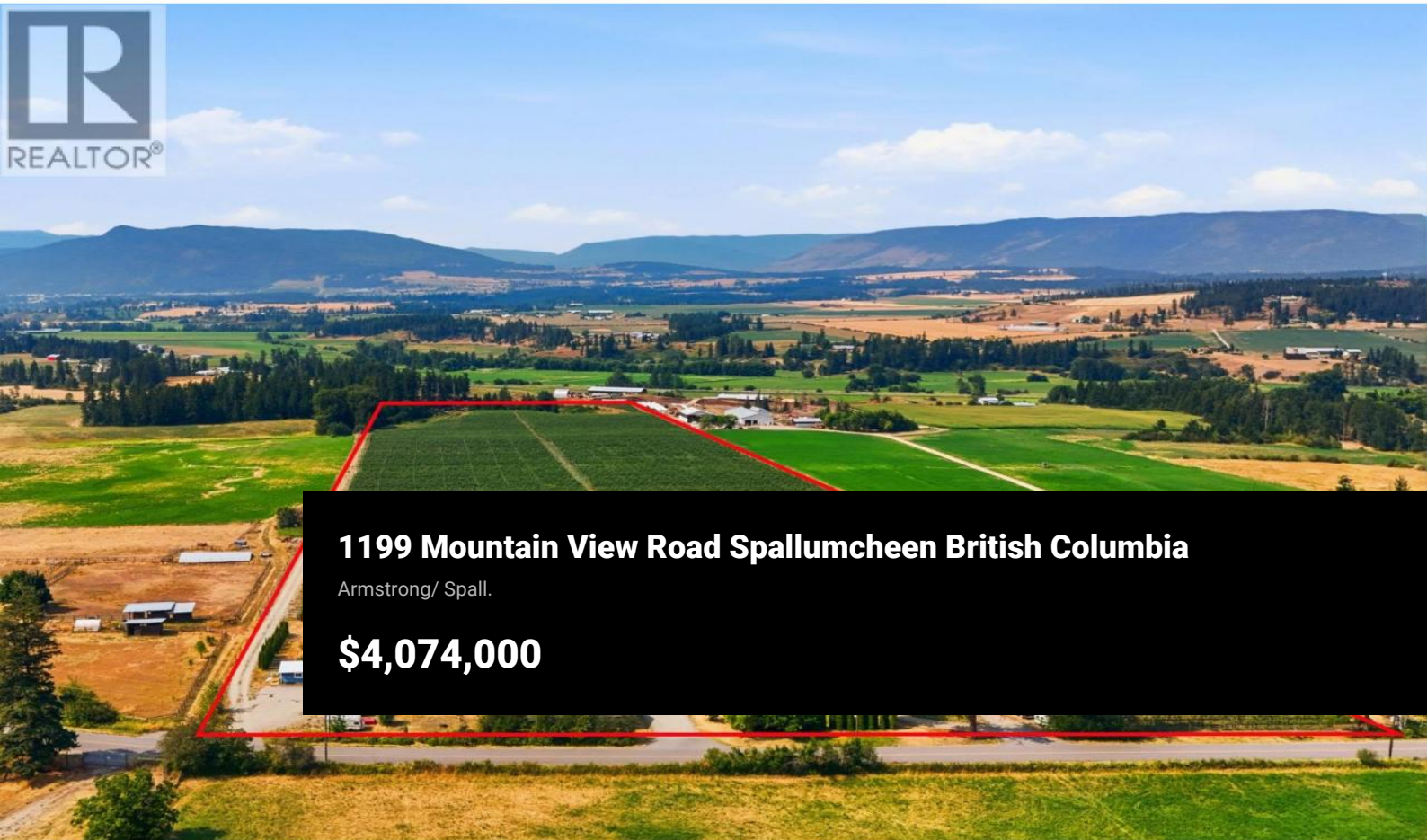




1199 Mountain View Road Spallumcheen British Columbia

Armstrong/ Spall.

\$4,074,000



Set on 39.7 acres in the heart of the North Okanagan, this exceptional farm in Armstrong features a fully producing apple orchard planted in Galas and Ambrosias, offering an outstanding opportunity for lifestyle and agricultural investment. The water supply is excellent, including an irrigation well producing 400+ US GPM with underground irrigation hookups throughout the farm, plus a domestic well with 100+ US GPM. The impressive 7,598 sq. ft. main residence, built in 2005, offers 7 bedrooms and 6 full bathrooms, including a spacious 3-bedroom, 2-bathroom suite with separate driveway and storage shed. Energy-efficient geothermal heating and cooling in both the main home and suite, plus heated lower-level floors, built-in vacuum, two hot water tanks, and a 1,632 sq. ft. covered wraparound deck add comfort and functionality. A second residence provides an additional 980 sq. ft. with 2 bedrooms plus den/storage, 9' ceilings, separate driveway, large deck, and newer roof. Outbuildings include a 2,200 sq. ft. garage/shop with commercial kitchen and carport, two large pole sheds, and a fully insulated powered workshop. A rare opportunity to own a productive orchard property with multiple residences, extensive infrastructure, and strong income potential. GST is applicable and not included in the listing price. The seller is open to leasing the orchard back, offering buyers an oppor...



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