



1218 Otter Lake Cross Road Armstrong British Columbia

Armstrong/ Spall.

\$799,000



A very unique opportunity awaits the buyer who makes this property their own. 1218 Otter Lake Cross Road sits on a fenced-in large lot at .34 of an acre, with lovely brick patio in back, huge garden and extra storage building with child's play area on second floor. The unassuming 'double' bay garage in front is 3 cars deep on both sides with an electric car charging station, electric heater, high output exhaust fan and pellet stove. This 6 car garage/shop is an absolute dream for the car enthusiast, mechanic or wood worker. The new metal roof supports a South facing solar array that keeps your electric bill as close to zero as you can get. Sellers have an electric car and the December 2024 Hydro bill was only \$1.46 (for two months)!!! 3 beds, two baths, large living room with wood fire heat and a stunning valley view. A large family room at main entrance provides a natural office space and extra living space to round out this lovely little rancher. New hot water tank 2025, upgraded electrical panel 2024 (was part of solar upgrade) and will support an increase to 200 amps. Circular driveway in front off of Otter Lake Cross Road. Water is from the Larkin water district, which is one of (if not the) best water sources in the valley. Garage was built under permit and has a legal variance in place for proximity to lot line. An excellent opportunity for Rancher living,...

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