



211 Pleasant Valley Cross Road Armstrong British Columbia

Armstrong/ Spall.

\$2,999,999



Extraordinary opportunity to own one of Armstrong's premier luxury estates. Set on 18 fully irrigated & electrically fenced acres, this custom-built home offers breathtaking valley views, over 7,300 sq. ft. of living space, outstanding equestrian & agricultural infrastructure, & multiple income-producing buildings - all just 5 min from Armstrong & 10 min from Vernon. Built in 2008, the main residence features Hardie Plank siding, soaring ceilings, expansive windows, & an exceptional floor plan. The chef's kitchen with premium appliances opens to spacious living & dining areas, while the home offers 4 spacious bedrooms & 4 full bathrooms, complete with PureFibre high-speed internet. Lower level includes a home theatre, fitness room, recreation area, & ample storage. Outside, enjoy the luxury hot tub, built-in grill area, gazebo, & a private tree-lined driveway. The property's infrastructure is equally impressive. A new 60'x60' barn (2023), valued at approximately \$350,000, is ready for horses or a variety of farming operations. Additional outbuildings include a 30'x52' shop with a 1-bedroom suite & a 40'x63' shop with a self-contained studio. An artesian well producing approximately 30 gal per min supplies the home, outbuildings, & irrigation. Previously operated as a hobby farm, this exceptional property offers luxury living, income potential, & modern convenience in one of t...



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