



2540 Colony Street Armstrong British Columbia

Armstrong/ Spall.

\$885,000



Remarkable, high quality built, former RLB Construction show home! Custom built in 2004 by the builder, offering 4 bed +1 den/ spare bedroom, 3 bath, open plan Rancher style home with high-end finishing thru-out. Nine foot ceilings, laminate flooring, a gorgeous kitchen w/ stainless steel appliances, and quartz countertops, a walk in pantry, an island, open plan to dining room & living room w/ a feature gas fireplace, overlooking a generous covered back deck that is perfect for entertaining. The gorgeous front porch opens to a welcoming foyer entrance, leading you to a classic spiral staircase, that takes you down to the spacious walkout basement level, with three bedrooms down, 1 full bath down, and a spacious family room , and exercise area, which has roughed in plumbing potentially for an in-law suite or wet/bar. The back yard is fully fenced, enclosing a refreshing & luxurious in-ground salt water pool. Situated on a .22 acre flat lot, with an attached oversize single garage in the front, and a driveway that goes up the side of the house to the backyard where a bonus fully insulated detached workshop w/10' ceilings, and 200 amp service, make it the perfect man cave or she shed. Flat parking for an RV or boat. You will love the quiet tree lined street, in desirable Armstrong, walking distance to downtown, and schools, only 15 minutes north of Vernon BC, and 38 minute...

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