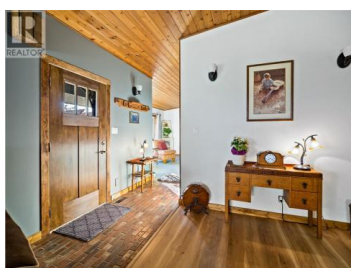




## 4250 Frederick Road Armstrong British Columbia

Armstrong/ Spall.

# \$1,275,000



Enjoy STUNNING valley views from this extensively renovated rancher w/full basement, nestled on a very private & peaceful acreage at the base of Hullcar Mountain. Abundant outdoor activity all close by incl world class x-country skiing, hiking, boating & more! South exposure makes this home bright & beautiful. Renovations incl new flooring 21/22 complete exterior/interior paint 21/22, new vinyl windows 2022, h/w tank 2023. Excellent 288 ft good producing well, new well pump 2018, new septic field 2004, & a 40 yr fire resistant roof done 2012. Nice open floor plan with beautiful floor to ceiling wrap around wood burning fireplace, vaulted vintage cedar ceilings, 3 bdrms on main w/huge master bdrm with newly renovated ensuite & walk-in closet. Basement offers 2 lrg bdrms, x-lrg family rm, den, cold storage. Attached is 1800+sq.ft. facility with heated concrete floors, where opportunity abounds. Perhaps a home business, your own gym/workshop, an indoor dog training area, tennis court or, with footings already in place, add a 2nd floor for a very spacious additional residence. Let your imagination run wild! Triple car garage with 1 bay currently used as shop. Property is fully fenced & features an 8 stall barn with foaling stall, shelters, heated auto drinkers in barn & pasture, hay/shavings storage, round pen & pasture areas. Crown land trails are nearby for your riding pleasur...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

### Kelly Brown

Royal LePage Downtown Realty

Phone: (250) 307-7653

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

