



## 4334 Sleepy Hollow Road Armstrong British Columbia

Armstrong/ Spall.

# \$1,190,000



Please do not drive up the driveway this property is shown only by appointment. Nestled on 4.66 acres with beautiful mountain views, this charming rancher offers the perfect blend of country and modern living. Professionally renovated throughout in 2016, with an addition completed in 2017, this tasteful craftsman style home is move-in ready. The main floor features 2 bedrooms, including a full ensuite in the primary, plus a second full bathroom. The heart of the home is a stunning white kitchen with custom built cabinets and granite countertops, a spacious island, and a welcoming living room with a fireplace and built-in bookshelves--ideal for those quiet country evenings. The fully finished basement with large daylight windows and a separate entrance comes equipped with a summer kitchen, family room, a third bedroom, and a convenient 2-piece bathroom, plus laundry facilities--plenty of space for extended family or guests wanting their own space. Outside, you'll find a detached double garage (24'x24'), a well-equipped barn with 3 box stalls, a tack room, paddocks, shelters, and extra storage behind the garage. The property is fully fenced with gates and has a peaceful creek running through the back. There's a large pasture at the front and spacious areas at the rear. With city water and easy access to all of Armstrong's amenities, this beautiful property offers the serenity of rur...



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