



## 4452 Sleepy Hollow Road Armstrong British Columbia

Armstrong/ Spall.

**\$2,995,000**



Welcome to 4452 Sleepy Hollow Road, a one of a kind Equestrian Estate Property located in Armstrong, BC. As you enter this private gated property you will find the 3 bed/2 bath Tudor style home complete with carport and a large guest room/rec room above. The gorgeous rock fireplace with new wood burning insert sets the tone for the comfy family room. The spiral staircase takes you to the second level walkway leading to the 2nd and 3rd bedrooms. Back on the main level the Primary bedroom and cozy kitchen just off the family room looks out onto the 20 acre estate. As you make your way down the lamplit park-like setting driveway, you will find 2 RV sites with full hook ups and to the right a 70x200 well footed outdoor riding arena complete with an exercise track spanning around approx. 3+ acres. At the end of the driveway the 60x120 HEATED INDOOR RIDING ARENA complete with an enclosed heated viewing area comes into view. Attached is a gorgeous heated 10 stall horse barn with wash bay, 2 tack rooms, feed room, newly renovated full bath/laundry room and office (possible added suite) - plus two of the doors in the horse barn aisle way lead to the newly updated 1 bed 1 bath spacious suite. Add in the 30x40 fabric enclosed hay shed, 20x90 pole shed w/3 stalls and equipment storage, 10 large outdoor paddocks with shelters and automatic waterers, double bay workshop/garage - and you h...



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