



## 4452 Sleepy Hollow Road Armstrong British Columbia

Armstrong/ Spall.

**\$2,795,000**



Welcome to 4452 Sleepy Hollow Rd in beautiful Armstrong BC, home of the World Famous IPE and Stampede, only 5 minutes to Armstrong and a 20-minute drive to Vernon with all amenities required just at your fingertips! This 20 acre Equestrian Dream property is thoughtfully laid out. It offers 2 residences, a large heated indoor riding arena, massive outdoor arena, track system, pasture, lots of outdoor paddocks and a stunning 10 stall barn with all the extras: Tack room, grooming stalls, wash bay, managers office, full washroom, grain room and much more! The property offers plenty of space for equipment, hay storage and your recreational toys with several large outbuildings, including a 2-car garage with workshop. There is a fully set-up RV site including a gravel pad, water and power, tied in to septic for your longer-term visitors or weekend guests! The views are stunning! Enjoy the picturesque mountain vistas from nearly every corner of this property, and enjoy the privacy offered by lightly forested property boundaries on all 4 sides. Feel free to walk the horses on trail systems adjoining the property, and meander up Deep Creek for as far as you want to go! Enjoy the beauty of the North Okanagan at 4452 Sleepy Hollow Road. Watch Video Here: <https://www.youtube.com/watch?v=CU5jlme4GzI> (id:6769)



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