



## 4911 Malpass Road Armstrong British Columbia

Armstrong/ Spall.

# \$2,498,000



Live the homesteading lifestyle on this meticulously developed private 13-acre estate just minutes to Armstrong & Vernon. Fully fenced, irrigated & remotely gated, this exceptional property combines luxury living with a self sustaining farmstead. The renovated 3 bed, 2 bath home features geothermal heating/cooling, solar power, new roof, windows & dream kitchen. The master offers a spa-like ensuite and walks right out to a covered patio with saltwater hot tub & valley views. Natural gas fireplace, mini-splits & geo thermal heating and cooling ensure year-round comfort. 50 GPM well, underground irrigation, 3000 gal cistern, 6KW solar (house & shop), EV charging & extensive electrical upgrades. Extensive food production includes orchards (plum, pears, cherries, peaches, apples) , berries (Strawberries, raspberries, blueberries), grapes, asparagus, raised beds, trellised gardens & greenhouse with power/water. Equestrian & farm-ready with a 10-acre hay field in production, cross fencing, shelters, auto waterers, heated chicken coop, mobile chicken tractor, walk-in meat cooler, pole barn, hay storage & 40'x44' heated shop (natural gas + wood). Private forest, landscaped grounds, deer-frequented fields, security system, LED lighting & fibre Optic + Starlink internet complete this turnkey lifestyle property. Zoned for second residence. 40ft covered RV parking with plug in. Set up s...



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