



# 1199 Mountain View Road Spallumcheen British Columbia

\$3,766,000

Set on 39.7 acres in the heart of the North Okanagan, this exceptional farm in Armstrong features a fully producing apple orchard planted in Gala and Ambrosia apples, offering an outstanding opportunity for both lifestyle and agricultural investment. The property is supported by excellent water supply, including an irrigation well producing 400+ US GPM with underground irrigation hookups throughout the farm, plus a domestic well with 100+ US GPM. The impressive 7,598 sq. ft. main residence, built in 2005, offers 7 bedrooms and 6 full bathrooms, including a spacious 3-bedroom, 2-bathroom suite with separate driveway and storage shed—ideal for extended family or rental income. Energy-efficient geothermal heating and cooling service both the main home and suite, while features such as heated lower-level floors, built-in vacuum, two hot water tanks, and a 1,632 sq. ft. covered wraparound deck add comfort and functionality. A second residence provides an additional 980 sq. ft. with 2 bedrooms plus den/storage, 9' ceilings, separate driveway, large deck, and newer roof. Outbuildings include a 2,200 sq. ft. garage/shop with commercial kitchen and carport, two large pole sheds, and a fully insulated powered workshop. A rare opportunity to own a productive orchard property with multiple residences, extensive infrastructure, and strong income potential. (id:6769)

5pc Bathroom 10'0" x 11'10"  
5pc Ensuite bath 11'0" x 16'9"  
Bedroom 11'10" x 16'7"  
Bedroom 11'10" x 14'8"  
Primary Bedroom 20'5" x 14'8"  
Other 10'1" x 15'0"

Family room 36'2" x 16'2"  
Bedroom 15'3" x 14'9"  
3pc Bathroom 8'8" x 6'3"  
Media 15'0" x 12'0"  
Bedroom 12'2" x 11'7"  
Kitchen 19'8" x 14'7"

4pc Bathroom 12'4" x 8'2"  
4pc Ensuite bath 14'6" x 10'6"  
Bedroom 12'9" x 10'3"  
4pc Bathroom 10'6" x 14'7"  
Games room 14'0" x 12'4"  
Utility room 8'3" x 11'7"

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