



# 1829 Pleasant Valley Road Armstrong British Columbia

\$3,298,000

101 Acres of productive farmland and scenic awe inspiring rolling pasture, 2 private ponds with maid creek meandering through the property. A great move in ready horse property. Zoned for 2 residences. The ideal location. Under 5 mins to Armstrong & under 15 mins to Vernon. Approximately 45 acres of good workable land and 55 acres of valley pasture land. A rare find in the Okanagan having over 100 acres allows you to the ability to build another residence up to 5,000 sq.ft. A large 30'x34' insulated shop with new roof. Domestic water is Municipal water but the feature is the hard to find irrigation licence for 70 acre feet to irrigate 55 acres. The main 30 acre field is a good stand of alfalfa hay with tremendous farm income potential. There is a 1.12 Acre Gravel building site prepped with gravel. Ideal for an indoor arena or agricultural processing facility. The home is nicely updated 1508 sq ft Rancher, 2 bedroom, 2 full bathrooms, a tastefully designed kitchen/dining/living area. The flooring is vinyl plank with carpets in the bedrooms, the ensuite features a beautiful clawfoot tub & tiled shower. Featuring a gourmet kitchen, quality appliances, built in desk & shelves, new central A/C, attached 2 bay garage. The property offers so much. 135'x360' prepped gravel building site ready for an indoor arena or more. This is a one of a kind property for it's location. The pasture area is a private scenic spot to spend the day by the ponds, creek and fruit trees in your own oasis (id:6769)

Laundry room 9'0" x 10'10"

3pc Bathroom 8'0" x 4'5"

Bedroom 11'0" x 12'0"

4pc Ensuite bath 8'0" x 9'0"

Primary Bedroom 11'0" x 13'0"

Dining room 8'0" x 10'0"

Living room 17'0" x 22'0"

Kitchen 12'0" x 11'0"

Listing Presented By:



Originally Listed by:

Century 21 Executives Realty Ltd



Royal

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