



211 Pleasant Valley Cross Road Armstrong British Columbia

\$2,999,999

Extraordinary opportunity to own one of Armstrong's premier luxury estates. Set on 18 fully irrigated & electrically fenced acres, this custom-built home offers breathtaking valley views, over 7,300 sq. ft. of living space, outstanding equestrian & agricultural infrastructure, & multiple income-producing buildings--all just 5 min from Armstrong & 10 min from Vernon. Built in 2008, the main residence features Hardie Plank siding, soaring ceilings, expansive windows, & an exceptional floor plan. The chef's kitchen with premium appliances opens to spacious living & dining areas, while the home offers 4 spacious bedrooms & 4 full bathrooms, complete with PureFibre high-speed internet. Lower level includes a home theatre, fitness room, recreation area, & ample storage. Outside, enjoy the luxury hot tub, built-in grill area, gazebo, & a private tree-lined driveway. The property's infrastructure is equally impressive. A new 60'x60' barn (2023), valued at approximately \$350,000, is ready for horses or a variety of farming operations. Additional outbuildings include a 30'x52' shop with a 1-bedroom suite & a 40'x63' shop with a self-contained studio. An artesian well producing approximately 30 gal per min supplies the home, outbuildings, & irrigation. Previously operated as a hobby farm, this exceptional property offers luxury living, income potential, & modern convenience in one of the North Okanagan's most sought-after rural settings. Don't miss out! Book your private showing today! (id:6769)

5pc Bathroom 19'8" x 12'1"

Bedroom 22'4" x 12'11"

Bedroom 14'4" x 13'8"

Office 17'2" x 14'1"

4pc Bathroom 11'9" x 9'8"

Storage 15'3" x 9'8"

Storage 10'11" x 10'0"

4pc Bathroom 8'1" x 8'3"

Laundry room 14' x 8'4"

Bedroom 14'11" x 17'7"

Pantry 8'6" x 5'5"

5pc Ensuite bath 14'9" x 13'

Primary Bedroom 19'2" x 13'

Other 13'4" x 11'0"

Listing Presented By:



Originally Listed by:

O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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Recreation room 33' x 20'3"	Family room 14'1" x 11'8"
Recreation room 43'1" x 25'1"	Sunroom 23'8" x 11'3"
Great room 23'2" x 10'7"	