



4239 Salmon River Road Armstrong British Columbia

\$4,600,000

Listing Presented By:



Originally Listed by:

NAI Commercial Okanagan Ltd.

Rare opportunity to acquire 76.41 acres of arable farmland, mostly irrigated and planted with cherries.

Estimated well yield of 145 gpm. Good mix of silty clay loam, sandy loam & clay soil types. Gently rolling land with eastern exposure. Surrounded in an area of viable working farms within close proximity to all amenities.

Approximately 60 cultivated acres and approx. 15 acres cleared for possible future orchard expansion.

Situated just above the panoramic valley vista is a two bedroom, two bathroom country home with a custom milled kitchen, stainless steel appliances, glass cabinet doors, decorative glass tile backsplash and wide plank, rich tone flooring. Vaulted ceilings & oversized windows provide plenty of natural light. Main level master suite comes with a 4 piece ensuite & dual under mount sinks. A 4-foot crawl space covers the entire perimeter of the main residence. Also includes a cozy two bedroom, one bathroom cottage with newer windows and maple flooring which is ideal for family and guests. Several Outbuildings including: Hay Shed (SW Corner) 40x100 / Hay Shed (West) 48x40 / Barn/Shop 26x60 / (2) Auto Waterers / (4) Hydrants and Paddocks. (id:6769)

Dining room 11' x 14'

Full bathroom 14' x 5'

Dining nook 11' x 7'

Full bathroom 6' x 8'

Living room 16' x 22'

Workshop 26' x 60'

Primary Bedroom 10' x 15'

Bedroom 11' x 13'

Laundry room 5' x 9'

Foyer 11' x 6'

Kitchen 11' x 9'



Royal

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