



1829 Pleasant Valley Road Armstrong British Columbia

\$2,970,000

101 acre dream property in Armstrong BC. Scenic, diverse and just a downright enjoyable property to spend your time on. This property has it all, productive land and lifestyle in one of the most desirable communities to live in the province. Income producing and a dream lifestyle. A swimming pond, a creek, scenic pasture and workable farmland with an irrigation setup and water Rights. Perfect for horses and or cattle. Less than 5 mins to Armstrong, elementary and high school, parks, rinks and shopping and under 15 mins to Vernon. The house is a solid well built 1,508 and sq ft Rancher with a gourmet kitchen, quality appliances, a spacious layout featuring 2 bedrooms and 2 full bathrooms, a 2 car garage and room to build on another 500 sqft and still build an additional main residence of 5,000 Sqft. City water, Natural gas furnace, new central A/C, well built and well insulated with high end finishes. The driveway and yard to the shop is paved. The insulated shop measures 30'x34' There is a 1 acre gravel pad prepped for an indoor riding arena or an agricultural processing facility it measures 135'x360'. Up to 45 acres of good workable land. The balance in pasture land. completely fenced and cross fenced. The Front main field is 30 acres which is planted into alfalfa grass mix and is being used for hay and it produced 4650 small square bales on 2 cuts without irrigating the 2nd cut. Book your showing today. It won't disappoint, just be prepared that you may not want to leave. (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:
Coldwell Banker Executives Realty



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