



# 4365 Round Prairie Road Armstrong British Columbia

\$1,749,900

Country acreage seen only before in your dreams! 9.8 Acres on a quiet paved road minutes from Armstrong BC with stunning views in every direction. A beautifully restored and completely modernized 3072 sq.ft. 3 Bedroom 3 Full Bathroom century home that combines all the old time country charm and looks with a modern updated touch. 5 acres of productive hay field. Beautiful mature trees & landscaping. There is a 60'x160' riding arena with good footing that is half covered, attached tack room with power. There are 10 fenced horse pastures. 2 stall barns 4 stalls with heated wash taps and in the other is 5 stalls with a separate feed room and runs off the stalls The main part of the barn is insulated in the walls and ceiling. From the moment you arrive on the property you will feel right at home. Various outbuildings most with power and lights including shop/garage, Chicken coop, 2 large older farm barns, a 24'x80' hay/implement storage shed and the main stall barn. The home features quartz countertops, modern appliances & natural gas fireplace. The basement floor has in-floor hot water heat, domestic water is heated via tankless hot water system, furnace is a forced air electric. The upstairs has 3 bedrooms with a master that can fit a king size bed and a full bathroom. The downstairs is a huge open entertainment space with kitchenette and a custom murphy bed. Water is supplied from the water district. Get ready to move in and feel right at home! (id:6769)

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|-------------------------------|---------------------------|
| Bedroom 12'8" x 7'11"         | 4pc Bathroom 9'11" x 4'6" |
| Bedroom 10'6" x 12'11"        | Mud room 11' x 10'2"      |
| 4pc Bathroom 6'1" x 12'6"     | Dining room 12'2" x 14'3" |
| Primary Bedroom 10'6" x 16'2" | 3pc Bathroom 10'6" x 6'3" |
| Utility room 10'3" x 10'      | Living room 12'7" x 14'3" |
| Kitchen 10'4" x 8'8"          | Kitchen 13'2" x 21'8"     |
| Unfinished Room 28'8" x 32'1" |                           |

Listing Presented By:



Originally Listed by:  
Century 21 Executives Realty Ltd



Royal

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