



135 Pleasant Valley Cross Road Armstrong British Columbia

\$1,799,800

Discover the perfect blend of rural tranquility and modern comfort in this stunning custom-built home on a completely flat 6.34-acre parcel - approximately 5 acres are actively farmed. With nearly 3,400 sq ft of living space, and 870 sq ft in the partially finished basement, this 5-bedroom, 4-bathroom residence is bright, spacious, and has been meticulously maintained. The sunken living room and abundant windows fill the home with natural light, creating a warm and inviting atmosphere. The front office/den features expansive windows - perfect for a home workspace or office. The primary bedroom offers serene views, generous space, and a bright ensuite retreat. Step outside to relax in the built-in hot tub on the rear deck, surrounded by beautiful farmland. Need space for vehicles, toys, or tools? You'll love the attached 6-car garage and the incredible 40' x 80' shop - a mechanic's dream come true - it even has an underground pit! Bonus: a 1-bedroom, 1-bathroom carriage suite with a private entrance above the garage offers excellent rental income or private guest accommodations. Whether you're looking for a hobby farm, workshop haven, or simply space to breathe, this property has it all - plus it's conveniently located just minutes to both Vernon or Armstrong. This is a rare opportunity to own a unique, versatile property that offers both lifestyle and income potential. Contact your Realtor to book a showing - this one needs to be seen in-person to be fully appreciated! (id:6769)

- | | |
|--------------------------------------|----------------------------|
| Bedroom 12'1" x 12'5" | Dining nook 14'5" x 15'3" |
| Full bathroom 10'9" x 8'8" | Laundry room 6'10" x 8'8" |
| Bedroom 15'1" x 11'5" | Full bathroom 5'9" x 8'8" |
| Bedroom 11'8" x 10'11" | Office 12'11" x 9'7" |
| Primary Bedroom 15'8" x 18'4" | Kitchen 10'7" x 13'0" |
| Full ensuite bathroom 12'10" x 17'1" | Foyer 10'16" x 17'8" |
| Storage 10'9" x 6'2" | Dining room 12'10" x 15'0" |
| Utility room 13'8" x 17'4" | Living room 15'0" x 17'0" |

Listing Presented By:



Originally Listed by:
Royal LePage Downtown Realty

<https://thesteenkampteam.com/>



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Unfinished Room 35'4" x 32'5"

Bedroom 13'1" x 15'2"

Family room 12'2" x 15'2"