



# 3935 Potheary Place Armstrong British Columbia

\$1,049,000

Open House Sunday July 27th from 11-1! Executive Rancher with a basement, located in a private cul-de-sac, in one of Armstrong's most desired neighborhoods. Gorgeous landscaped yard and winner of Armstrong in Bloom! All within walking distance to PV Health Center, Len Wood and PV High School. From the moment you walk in, you will notice the details throughout, beautiful molding and wainscotting, picturesque views from the living room, along with a gas fireplace. The Kitchen provides plenty of storage with a large pantry and island. An ideal layout with 3 bedrooms upstairs, including the primary suite with a stunning soaker tub. Downstairs provides plenty of options with an in-law suite, 2 additional bedrooms, plus a separate entrance. A large living room with a gas stove, hobby room, mudroom and huge utility room provides plenty of storage. Outside the walk-out basement, you will find another patio and workshop to store your tools. Off the dining room you will find a huge deck with sweeping views. The perfect spot to enjoy a glass of wine while watching the sun set. The yard is nothing short of beautiful, with thoughtfully planned-out landscaping, irrigation, and extra parking. The owners have done many upgrades to the home, just to name a few, new flooring in bedrooms, resided the exterior in Hardie Plank, power awnings, leaf filter gutter protection, UV coating to windows, insulated garage doors and motor, plus brand new acrylic garage floors that just finished being installed. Nothing left to do here but enjoy! (id:6769)

Bedroom 12'5" x 12'9"

3pc Bathroom 9'2" x 4'10"

Bedroom 13'7" x 12'1"

Mud room 13'7" x 5'8"

Family room 15'9" x 13'7"

Utility room 15'7" x 12'10"

Hobby room 15'8" x 8'9"

Bedroom 9'4" x 10'3"

Bedroom 10'3" x 10'0"

4pc Bathroom 9'11" x 5'0"

3pc Ensuite bath 9'0" x 5'9"

Primary Bedroom 15'10" x 12'0"

Foyer 10'0" x 5'9"

Living room 15'0" x 12'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Armstrong



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Other 27'7" x 9'5"

Dining room 9'7" x 14'2"

Other 6'4" x 5'9"

Kitchen 13'1" x 10'4"

Laundry room 9'3" x 5'8"