



4250 Frederick Road Armstrong British Columbia

\$1,300,000

STUNNING valley views! Extensively renovated rancher w/full basement is nestled on a very private & peaceful acreage at the base of Hullcar Mountain. Abundant outdoor activity all close by incl world class x-country skiing, hiking, boating & more! South exposure makes this home bright & beautiful. Renovations incl new flooring 21/22 complete exterior/interior paint 21/22, new vinyl windows 2022, h/w tank 2023. Excellent 288 ft good producing well, new well pump 2018, new septic field 2004, & a 40 yr fire resistant roof done 2012. Nice open floor plan with beautiful floor to ceiling wrap around wood burning fireplace, vaulted vintage cedar ceilings, 3 bdrms on main w/huge master bdrm with newly renovated ensuite & walk-in closet. Basement offers 2 lrg bdrms, x-lrg family rm, den, cold storage. Attached is 1800+sq.ft. facility with heated concrete floors, where opportunity abounds. Perhaps a home business, your own gym/workshop, an indoor dog training area, tennis court or, with footings already in place, add a 2nd floor for a very spacious additional residence. Let your imagination run wild! Triple car garage with 1 bay currently used as shop. Property is fully fenced & features an 8 stall barn with foaling stall, shelters, heated auto drinkers in barn & pasture, hay/shavings storage, round pen & pasture areas. Crown land trails are nearby for your riding pleasure. School bus access. Not in ALR. 10 min from Armstrong & 30 min to both Salmon Arm & Vernon. (id:6769)

Other 66'6" x 32'2"

Other 22'0" x 11'6"

Storage 14'3" x 8'2"

Other 14'9" x 8'10"

Media 20'10" x 13'3"

Games room 8'0" x 13'6"

3pc Bathroom 11'2" x 8'0"

Bedroom 11'5" x 11'8"

Laundry room 9'0" x 8'0"

3pc Bathroom 9'7" x 8'0"

4pc Ensuite bath 7'8" x 7'4"

Bedroom 11'4" x 11'5"

Bedroom 11'5" x 11'8"

Primary Bedroom 14'4" x 15'2"

Family room 14'5" x 18'1"

Kitchen 14'5" x 18'1"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.thecomfortsofhome.ca/>



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244

tammykozari@gmail.com

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Bedroom 11'0" x 14'0"

Dining room 13'5" x 12'2"

Other 22'0" x 21'0"