



4250 Frederick Road Armstrong British Columbia

\$1,275,000

STUNNING valley views from this extensively renovated rancher w/full basement, nestled on a very private & peaceful acreage at the base of Hullcar Mountain. Abundant outdoor activity close by incl world class x-country skiing, hiking, boating & more! South exposure makes this home bright & beautiful. Renovations incl flooring 21/22, complete exterior/interior paint 21/22, vinyl windows 2022, h/w tank 2023. Excellent 288 ft good producing well (5gpm w/potential for more), well pump 2018, new septic field 2004 (recently pumped & in great condition), & a 40 yr fire resistant roof in 2012. 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 1800+sq.ft. facility with heated concrete floors, provides opportunity for a home business, your own gym/workshop, indoor dog training area, tennis court or, with footings already in place, add a 2nd floor for a spacious additional residence. Let your imagination run wild! Triple car garage. 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 Salmon Arm & Vernon. (id:6769)

Other 66'6" x 32'2"	Laundry room 9'0" x 8'0"
Other 22'0" x 11'6"	3pc Bathroom 9'7" x 8'0"
Storage 14'3" x 8'2"	4pc Ensuite bath 7'8" x 7'4"
Other 14'9" x 8'10"	Bedroom 11'4" x 11'5"
Media 20'10" x 13'3"	Bedroom 11'5" x 11'8"

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Listing Presented By:



Originally Listed by:
Royal LePage Downtown Realty

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Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

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

Bedroom 11'0" x 14'0"

Dining room 13'5" x 12'2"

Other 22'0" x 21'0"