



# 4435 Hallam Road Armstrong British Columbia

\$1,095,000

Hobby farm with an older 4 bed/2 bath home on 13.25 acres located a short distance from Armstrong. Home has level entry main floor with open kitchen/dining area, large living room with sunroom attached, 2 bedrooms and full bath with soaker tub. Upstairs is the primary bedroom with 3 piece ensuite bath and the 4th bedroom. New asphalt roof in 2021. Prime fertile agriculture land all perimeter fenced, with several hay and horse paddocks plus your own small vineyard planted to Foch wine grapes. The outbuildings consist of 35'x50' Shop with 2x12ft roll-up doors, 19'x48' Stable with 4 boxstalls plus Tack room, 30'x48' Hay-Cover with 14'x48' Lean-to and the old original 40'x48' Dairy Barn for extra storage. Domestic water supplied by community system plus additional domestic supply via Lampert Spring water licence. Great location close to many of Armstrong/Spallumcheen amenities. (id:6769)

- Bedroom 9'0" x 17'0"
- 3pc Ensuite bath 14'0" x 7'0"
- Primary Bedroom 19'0" x 14'0"
- Other 47'0" x 41'0"
- Other 20'0" x 12'0"
- Other 9'0" x 9'0"
- Other 19'0" x 48'0"
- Other 35'0" x 50'0"
- Other 14'0" x 48'0"
- Other 24'0" x 48'0"

- Bedroom 10'0" x 10'0"
- 3pc Bathroom 10'0" x 10'0"
- Sunroom 7'0" x 10'0"
- Living room 14'0" x 21'0"
- Bedroom 8'0" x 9'0"
- Other 8'0" x 10'0"
- Foyer 5'0" x 11'0"
- Dining room 12'0" x 9'0"
- Kitchen 13'0" x 12'0"

Listing Presented By:



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