



4816 South Grandview Flats Road Armstrong British Columbia

\$859,900

Endless views surrounding this 3.4 acre residential property with 4 bedrooms, 2.5 bath home located on a quiet country road. Featuring an oversized garage with separate workshop, barn, greenhouse, chicken coop, paddocks and outbuildings, fenced and x-fenced. A drilled well and strong flow capacity estimated by the local well contractor to be 50 to 100 GPM (not verified by test). Pastoral and valley views from the 35' x 10' covered back deck, in addition to a 24' x 9' front covered deck in perfect view of the school bus arriving. Main floor primary bedroom with a bonus reading area and updated ensuite. Newer gas range, exhaust hood, and fridge in a country-style kitchen with an island and dining room leading to the covered back deck through newer sliding door. So many updates (2018) including a well pump & pressure tank, furnace, AC, water softener and hot water tank, newer windows, lower level ducting, insulation of basement walls and flooring. 110 power in garage & 110 plus 220 in barn. This acreage is an ideal family home; only 7 min to nearest 18 hole golf course, 35 min. to Silver Star Mountain, or 10 min. to Armstrong for the morning markets and shopping. Priced below BC tax assessment. This small acreage property presents a fantastic opportunity for buyers to add value with some TLC to make this a wonderful family home. Don't miss out on this prime location and great opportunity to make this your quaint family homestead. Have your realtor book a showing; notice required (id:6769)

Utility room 8'1" x 8'2"	Other 11'9" x 8'10"
Family room 22'4" x 11'1"	2pc Bathroom 5'1" x 4'11"
Laundry room 10'2" x 9'3"	3pc Ensuite bath 9'6" x 6'6"
4pc Bathroom 7'1" x 7'2"	Primary Bedroom 11'4" x 11'5"
Bedroom 8'11" x 10'10"	Kitchen 18'0" x 11'5"
Bedroom 10'7" x 10'11"	Dining room 11'10" x 7'8"
Bedroom 10'9" x 9'9"	Living room 19'1" x 11'3"

Listing Presented By:



Originally Listed by:
Team 3000 Realty Ltd



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