

# \$1,194,000 - 1617 Eagle Rock Road, Armstrong

MLS® #10353786

**\$1,194,000**

3 Bedroom, 3.00 Bathroom, 1,913 sqft

Single Family on 3.35 Acres

Armstrong/ Spall., Armstrong, British Columbia

Welcome to this highly energy efficient, 3.35-acre property with mountain and valley views that offers an exquisite blend of modern luxury and serene country living. Newly renovated from top to bottom, the single family rancher, which is much more spacious than it looks from outside, promises a lifestyle of comfort and sophistication. From the moment you step inside, the attention to detail and high quality workmanship is evident, with upgrades including kitchen and bathrooms, appliances, flooring, lighting, furnace, A/C, hot water on demand, windows, electrical, plumbing, roof - and many more - making this home feel brand new! The layout showcases a chef's kitchen, with three bedrooms at one end of the home, and a large family room at the other. Outside, there is lots of parking space, and the quiet front yard with gazebo is perfect for entertaining. For those with a penchant for hobbies or business ventures, an additional 1400 square foot shop is a dream come true. This versatile space has multiple storage rooms, and both plumbing and wiring in place. The property is supported by 400 amps and an artesian well with great water output that keeps the fully page fenced property green all summer. A large barn with several stalls and a tack room rounds out the property. Other features include a private fenced yard, wiring for a hot tub, and two RV spots with power, septic, and water hookups ready to go. Don't miss out on your chance to own a beautiful homestead close to town! (id:6289)



Built in 1975

## Essential Information

Listing #	10353786
Price	\$1,194,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,913
Acres	3.35
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Ranch

## Community Information

Address	1617 Eagle Rock Road
Subdivision	Armstrong/ Spall.
City	Armstrong
Province	British Columbia
Postal Code	V4Y0R3

## Amenities

Amenities	Golf Nearby, Schools
Features	Level lot, Private setting, Central island
Parking Spaces	10
Parking	Carport, RV
# of Garages	1
View	Mountain view, Valley view, View (panoramic)

## Interior

Appliances	Refrigerator, Dishwasher, Dryer, Oven - gas, Microwave, Washer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1

## Exterior

Exterior	Other
Exterior Features	Level

Roof                      Asphalt shingle

### **Additional Information**

Zoning                      Unknown

### **Listing Details**

Listing Office              Royal LePage Downtown Realty



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