

# 4435 Hallam Road, Armstrong

\$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:56120)

## KEY INFORMATION

MLS® 10253546

Residential Detached

Spallumcheen

4 Bedrooms

2 Bathrooms

1,946 SF

576,735 SF Lot

## FEATURES

Year Built: 1930

Listed By: Royal LePage Downtown Realty



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