3991 Hullcar Road, Armstrong BC

PERFECT MINI RANCH FOR YOUR FAMILY

In the heart of Spallumcheen, where agriculture is key, you will find this perfect mini-ranch for your family! Start with 31.8 level acres in pasture and mixed-grass hayfield, fenced and x-fenced and dotted liberally with groves of mature trees. Riding ring, paddocks and loafing stalls, equipment, and tack storage, and pole hay barn. Excellent NEW drilled well produces approx 50 GPM, the efficient Empyre wood/electric furnace is located here which supplies the heating for the home and keeps the shop warm! Add a spotless, well-maintained two-story home with classic wrap-a-round sundeck, Master bedroom with walk-in closet, and walk-through ensuite on the main floor while the 5 bedrooms are on the upper level, with a massive family room, and a basement to grow into! Plus a brand new electrical HWT. Now add a second 1600 sq ft, one level, fully finished building ready to be guest facilities, office, studio, or clinic! A most picturesque and peaceful setting for your family, pets, and animals, and agri-business!

E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.

Specifications

MLS®# 10217887	Neighborhood Armstrong And Spallumcheen
Year Built 1985	Zoning R2
Lot Size 31.84 acres	Lot Frontage 1206
Lot Depth 1150	Home Size
Total Square Footage 3544 sq. ft.	Main Level 1228 sq. ft.
Upper Level 1216 sq. ft.	Lower Level 1100 sq. ft.
Bedrooms 6	Bathrooms 2
Taxes $2,737 / 2020	
Services Services Available, Hydro, Natural Gas, Telecommunications, Septic, Well Water	

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Features

- THE PROPERTY

    - Located at the north end of the Spallumcheen Valley in an area of larger farming operations. Picturesque and quiet!
    - Quiet no thru- road – the last neighbor on the road generously plows and maintains the road!
    - School bus service and approx. 10 mins to the Cities of Armstrong or Enderby
    - 31.84, mostly level with groves of mature evergreens for privacy and ambiance
    - Planted to mixed grass hay crop – crop arrangements with local farmer provide farm status for reduced taxes.
    - Fenced and cross-fenced with paddocks, animal shelters, and tack storage
    - Outdoor riding ring, pole hay barn, holds 1000 bales
    - NEW Drilled well (approx. 210ft) produces approx. 50 GPM and feeds a 1750 litre reservoir.
    - Detached Garage-Shop with vehicle and man door, lots of windows, high ceilings.

SECOND BUILDING

- Set back from the main home for privacy, this approx. 1600 sqft building was an office and shop for the owner's home-based wellness business. Ready for your needs – residence for extended family, studio, your own home-based business, clinic?
- Vinyl exterior and metal roof
- In-floor hot water heating (slab), laminate flooring, 2 pce bath, lots of windows, small kitchen area

THE HOME

- Room for everyone in the two-story home with a classic wrap-around porch
- Vinyl exterior and asphalt shingle roof
- New Electric Hot Water Tank 2020
- Heating system is in the floor and forced air fired by an efficient wood/electric system and with a heat exchange system
- Water filter and softening system (this is rented by the month)
- Newer hard-wearing vinyl flooring in the main living areas
- Large carport connects home and shop/garage
- Lovely views of the valley
- The efficient Empyre wood/electric furnace is located in the garage and supplies the in-floor heating for the home and keeps the shop warm!

MAIN LEVEL

- Open design living area with picturesque views from many windows. Electric fireplace and bay window with storage seating
- Casual entrance from the carport brings family right to the kitchen or laundry room!
- Super large country-style kitchen with a built-in table off the large island. Range, built-in oven, new dishwasher and fridge with water, newer countertops.
- Laundry room with loads of cabinets!

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- Master bedroom with walk-in closet, built-in storage, and walk-thru to the main bathroom

UPPER LEVEL

- 5 bright and spacious bedrooms and large bathroom with tub/shower and dual vanity
- The large family room opens to the upper deck

LOWER LEVEL

- Basement, wide-open space with separate outside access
- Cabinets with sink

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