

## Residential Client Full

**4590 Chamberlaine Road, Armstrong, V0E 1B4**

Price: **\$1,350,000**

MLS® #: **10152103**

Status: **Active**

PID: **028-632-338**

ADOM: **91**

Zone: **North Okanagan**

Sub Area: **AS - Armstrong/ Spall.**



### General Information

Prop Type: **Single Family Residential**

Year Built: :

Type Dwell: **Single Family w/Acreage**

Yr Blt Dsc: :

Style/Story: **Rancher w/Bsmnt**

Shop/Den: :

### Layout

Beds: **3**  
Full Baths: **4**  
Half Baths: **0**  
En Suite: **5-PCE**  
Ttl Baths: **4**

### Finished Floor Area

Main: **1537**  
Above Main:  
Below Main: **1457**  
Basement:  
Total: **2994**

### Lot Information

Frontage: **278.13**  
Depth: **1037.59**  
Irregular: **Yes**  
Acres: **9.7**

### Parking

Prk Cov: **5** RV Park: :  
Prk Uncov: Add Prk: :  
Prk Spcs: Carport: :  
Grg Opt: **Triple**  
Grg Dsc: **Attached**

Wtr Frnt:

Wtr Infl:

View: **View, Mountain View, Valley View**

Rentals: **Not Applicable**  
Fireplace: **1, Electricity, Conventional**  
Construct: **Log**  
Foundation: **Concrete**  
Exterior Fin: **Hardie Board**  
Water: **Well**  
Fencing:  
Pool Type:  
Equip/Appl: **Dishwasher, Dryer, Microwave Oven, Oven Built-In, Refrigerator, Stove - Electric, Washer, Window**  
Flooring: **Hardwood, Tile**  
Structures: **Covered Deck, Sun Deck**  
Exterior Feat: **Hot Tub, Private Yard**  
Interior Feat: **Jetted Tub, Smoke Detector(s)**  
Site Infl: **Cul-De-Sac, Fully Landscaped, No Thru Road, Other (See Remarks), Paved Roads, Rural Setting**

### Features

B&B: **No** Pets: **N/A**  
Bsmt: **Full/Separate Entrance, Walkout,**  
Roof: **Tile**  
Suites Dsc: **Legal**  
Heat/Cool: **Forced Air, In-Floor (Electric), Ot**  
Fuel: **Electricity**  
Outside Area:  
Sewage: **Septic**

### Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimen:
Kitchen	L1	13'5X16'3	Dining Room	L1	13'8X16'3	Living Room	L1	22'1X2
Bathroom - Full	L1		Den / Office	L1	13'5X15'8	Deck	L1	
Master Bedroom	B	18'2X17'6	Ensuite - Full	B	12'1X9'9	Bedroom	B	14'1X1
Utility	B	11'9X15'3	Laundry	B	7'9X7'7	Bathroom - Full	B	
Storage	B	4'5X4'11	Workshop	L1	27'4X35'9	Kitchen	L2	7'9X11
Bedroom	L2	14X11'7	Living Room	L2	14X23'5	Dining Room	L2	10'2X1
Bathroom - Full	L2							

### Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$5,062.00** Tax Yr: **2016**  
Title Held: **Freehold** Terms Sale: **Cash or Cash to Court Sale:** **No**  
Trades:  
Legal Dsc: **Lot A Sec 26 Twp 17 Rng 10 W06M KDYD Plan KAP92264**

### Remarks

Dtl Loc: **Salmon River Rd to Hallam, Left onto Chamberlaine, property at end of Rd**  
Pub Rmks: **Opportunity knocks! Priceless and breath taking views, with the potential to subdivide! 6.1 acres v home/shop and 3.6 acres across the road is all surrounded in thousands of acres of crown land. The endless when it comes to potential with this rare setup. Nestled upon Rose Swanson Mtn. at the ei this custom built post and beam home featuring soaring vaulted ceilings with gorgeous log spans 1 open floor plan. Special finishes include heated floors, a limestone finished fireplace, granite count appliances including double wall ovens, as well as extensive use of multiple types of wood finishin the entire home. A huge shop connected by a breezeway that includes a 1000sqft cozy suite for B8**

**guests includes all the comforts of your own home. Outdoor hot tub and log gazebo as well as a w  
house overlooking the back pond and yard will bring hours of rest and relaxation!!**

Information Deemed Reliable But Cannot Be Guaranteed.