

Residential Client Full

4590 Chamberlaine Road, Armstrong, V0E 1B4

MLS® #: **10176905**
Zone: **North Okanagan**

Status: **Preactive** PID: **028-632-338**
Sub Area: **AS - Armstrong/ Spall.**

Price: **\$1,210,000**
DOM:



General Information

Prop Type: **Single Family Residential** Year Built: **2012**
Type Dwell: **Single Family w/Acreage** Yr Blt Dsc: **Approximate**
Style/Story: **Rancher w/Bsmnt** Shop/Den: **Yes/Yes**

Layout **Finished Floor Area**
Beds: **3** Main: **1537**
Full Baths: **4** Above Main:
Half Baths: **0** Below Main: **1457**
En Suite: **5-PCE** Basement:
Ttl Baths: **4** Total: **2994**

Lot Information

Frontage: **278.13**
Depth:
Irregular: **Yes**
Acres: **6.1**
Wtr Frnt:
Wtr Infl:
View:

Parking

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

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:
Flooring: **Hardwood, Tile**
Structures: **Covered Deck, Sun Deck**
Exterior Feat: **Hot Tub, Private Yard**
Interior Feat: **Jetted Tub, Smoke Detector(s)**

Features

B&B: **No** Pets: **N/A**
Bsmnt: **Full/Separate Entrance, Walkout/Fully Finished**
Roof: **Tile**
Suites Dsc:
Heat/Cool: **Forced Air, In-Floor (Electric), Other (See Remarks)**
Fuel: **Electricity**
Outside Area:
Sewage: **Septic**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Kitchen	L1	13'5X16'3	Dining Room	L1	13'8X16'3	Living Room	L1	22'1X27'2
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	14'1X12'9
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	7'9X11'7
Bedroom	L2	14X11'7	Living Room	L2	14X23'5	Dining Room	L2	10'2X13'10
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: **Subject to completion of Subdivision. Priceless and breath taking views, 6.1 acres with a home/shop, adjacent to Crownland with thousands of acres of playground. The options are endless when it comes to potential with this rare setup. Nestled upon Rose Swanson Mtn. at the end of the road is this custom built post and beam home featuring soaring vaulted ceilings with gorgeous log spans through-out the open floor plan. Special finishes include heated floors, a limestone finished fireplace, granite counters, stainless appliances including double wall ovens, as well as extensive use of multiple types of wood finishing through-out the entire home. A huge shop connected by a breezeway that includes a 1000sqft cozy suite for B&B or house guests includes all the comforts of your own home. Outdoor hot tub and log gazebo as well as a wonderful tea house overlooking the back pond and yard will bring hours of rest and relaxation!!**

Information Deemed Reliable But Cannot Be Guaranteed.