



1080 9 Avenue 1 Salmon Arm British Columbia

\$959,900

Looking for a home that stands apart from the rest? This brand-new 3 bedroom, 3 bath home brings together contemporary design, exceptional construction and beautiful finishes to create something truly special. The bright open-concept main living area features soaring vaulted ceilings, high-end engineered hardwood flooring, expansive windows and a 16' wide patio door opening onto the 10' x 24' covered deck. A floor-to-ceiling concrete fireplace with a custom white oak mantel creates a striking focal point. The kitchen features custom cabinetry, quartz countertops, a generous island, full-height backsplash, gas range and modern pendant lighting. A separate butler's pantry adds extra cabinetry, counter space and storage. Built with ICF construction from the footings right through to the trusses, this home delivers exceptional energy efficiency, durability and soundproofing, quality you may not see at first glance, but will appreciate every day. The primary suite feels like a private retreat, complete with an exceptionally generous 9' x 9' walk-in closet and spa-inspired ensuite with dual sinks, quartz countertops, a freestanding soaker tub and glass-enclosed shower with floor-to-ceiling tile. Also on the main floor is a second bedroom, full 4-piece bathroom and separate laundry/mudroom with utility sink, cabinetry and direct access to the backyard living area. The lower level offers a beautiful custom entry door, third bedroom that also works well as a home office, full 4-piece bathroom and inviting family room. Grade-level windows bring in plenty of natural light, keeping the space bright and welcoming. The oversized 21'10" x 38'5" garage offers exceptional room for vehicles, storage, a workshop, boats and all your toys. Set in the desirable McGuire Lake area, you can walk to downtown, Shuswap Lake and the wharf, just one more reason this home truly stands apart fr...

Listing Presented By:



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Other 21'10" x 38'5"

Primary Bedroom 12'1" x 12'7"

Other 11'9" x 12'5"

Bedroom 12'2" x 10'8"

Family room 13'2" x 23'4"

4pc Bathroom 7'1" x 7'1"

4pc Bathroom 11'0" x 11'0"

Laundry room 7'0" x 7'0"

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Bedroom 10'1" x 12'11"

Foyer 9' x 12'11"

Other 24' x 10'10"

Other 9'1" x 9'11"

Full ensuite bathroom 7'6" x 18'11"

Dining room 9'10" x 18'

Living room 12'1" x 18'

Pantry 5' x 7'9"

Kitchen 10'5" x 16'6"