



1840 10 Street 1 Salmon Arm British Columbia

\$829,900

HIGH-END, AFFORDABLE LIVING! With over 2,600 sq. ft. of living space, this beautifully finished 3-bedroom plus den/office, 2.5-bath home offers quality construction, high-end finishes, and exceptional energy efficiency throughout. From the moment you step inside, you'll appreciate the quality throughout, including engineered hardwood and ceramic tile flooring, custom cabinetry, quartz countertops, and 9' ceilings. The well-appointed kitchen features a large island, walk-in pantry, and all appliances included, opening to the dining and living areas where a cozy gas fireplace with custom mantel creates a warm and inviting space. The main floor features a beautiful primary bedroom with a large walk-in closet and 4-piece ensuite, a separate den/office, convenient 2-piece bath, and custom-finished laundry room. Step from the dining area onto the covered deck, complete with a gas BBQ outlet and custom electric remote-controlled privacy screen--perfect for relaxing or entertaining while enjoying the mountain views. Downstairs, the walk-out basement offers a huge family room, two spacious bedrooms, a large 4-piece bathroom, and plenty of storage in the mechanical/storage room. Step outside to your own private backyard retreat with a second deck, sitting area, umbrella, custom stamped concrete patio, and hot tub. Additional features include an attached 21' x 21' double garage with room for two vehicles, ICF construction right to the trusses for exceptional energy efficiency, reduced heating and cooling costs, and enhanced sound insulation for a quieter, more comfortable home. A fully landscaped yard, and beautiful mountain views complete the package. Best of all, strata fees are just \$80/month and include lawn care and road maintenance. Beautifully finished, energy efficient, and exceptionally well cared for...this home offers high-end living at an affordable price! (id:6...

Listing Presented By:



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REMAX Shuswap

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Royal

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4pc Bathroom 7'11" x 10'2"

Bedroom 11'9" x 13'0"

Bedroom 11'10" x 12'4"

Family room 14'11" x 15'9"

Family room 11'10" x 15'9"

Other 11'6" x 15'9"

4pc Ensuite bath 7'11" x 8'7"

Primary Bedroom 14'8" x 13'3"

Living room 12'8" x 13'2"

Dining room 10'4" x 14'0"

2pc Bathroom 7'11" x 11'11"

Den 7'11" x 11'11"

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Kitchen 12'1" x 14'2"

Laundry room 6'6" x 6'6"

Other 5'7" x 8'7"

Foyer 5'7" x 8'6"