



1041 19 Avenue Salmon Arm British Columbia

\$1,299,000

The best lakeview in Salmon Arm! This custom built house boasts over 3,500 sqft of living space, including a 1 bedroom studio suite with a separate entrance. The high end finishings are well beyond a typical builder grade house, started with the exterior metal siding, a standing seam metal roof, custom hemlock wood doors and a heated driveway. The landscaping is fully irrigated and low maintenance. The interior features hardwood oak floors, 9' ceilings, Emtek hardware, and plenty of windows to let in an abundance of natural light. The living space has a 12' eclipse door system that fully opens to a 332 sqft covered deck with a frameless glass railing and a 14' power screen, offering a stunning panoramic view of the lake. The interior has custom hemlock wood accents throughout the house, such as a range fan, mantle, and floating shelves. A door is framed in behind the drywall downstairs if someone would like to convert the studio suite to a 2 bedroom suite or connect it to the rest of the house. The house also has central air, tankless hot water, a smart home thermostat, and a 50 amp plugin in the garage for an electric vehicle. (id:6769)

- Utility room 14'0" x 6'0"
- Recreation room 18'0" x 11'0"
- Bedroom 14'0" x 10'0"
- Bedroom 12'3" x 10'0"
- 4pc Bathroom 8' x 5'6"
- Mud room 14' x 10'
- Pantry 4' x 10'
- 5pc Ensuite bath 9'0" x 13'
- Other 5'0" x 9'
- Bedroom 16'0" x 12'0"
- 4pc Bathroom 11'0" x 5'6"
- Foyer 14' x 6'
- Dining room 14'0" x 12'
- Kitchen 14'0" x 13'0"
- Living room 18' x 10'
- Kitchen 17'6" x 7'9"
- Full bathroom 5'11" x 9'11"
- Living room 17'6" x 23'10"

Primary Bedroom 18'0" x 15'0"

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