



1060 16 Avenue Salmon Arm British Columbia

\$399,900

Visit REALTOR website for additional information. RARE SHOVEL-READY 0.34AC LOT | STUNNING SHUSWAP VIEWS | DUAL-INCOME POTENTIAL SKIP THE RED TAPE AND START BUILDING TODAY! An unparalleled opportunity in the prestigious Sunset Ridge subdivision of Hillcrest. This premium 0.34-acre, south-facing lot at 1060 16 Ave SE is a fully prepared building site positioned to capture panoramic, sweeping views of Shuswap Lake and the surrounding mountains. The groundwork has been completed, making this lot truly construction ready. The site has been professionally cleared, graded, and surveyed with electrical power onsite and ready for immediate use. All city services including water, sewer, and storm connections are in place at property line. Under R10 zoning, this property offers incredible flexibility so you can build your dream custom home with a built-in mortgage helper, or maximize the site with two separate structures for multi-generational living or a high-yield investment portfolio. Architectural permit drawings are included for a single family home and detached garage, but the option for a single family home with a legal suite and detached coach house are 75% complete. Minutes from downtown Salmon Arm, schools, shopping, and recreation. Enjoy the perfect balance of privacy and convenience in one of the area's most sought-after neighborhoods. Don't just buy a lot-- buy a head start. Your Shuswap dream home starts here. (id:6769)

Listing Presented By:



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