



## 1060 16 Avenue Salmon Arm British Columbia

\$385,000

Rare shovel-ready lake view lot - one of the largest lots available in Sunset Ridge! Don't miss this exceptional 0.34-acre south-facing lot at 1060 16 Ave SE in the Hillcrest neighbourhood of Salmon Arm. Positioned on the uphill side of the street, this premium property captures panoramic views of Shuswap Lake and surrounding mountains. Substantial preparation has been completed on the lot, potentially reducing some of the time and cost involved to develop. The site has been professionally cleared, graded, & surveyed, with electrical power connected on-site. All city services--water, sewer, and storm--are installed at the property line. Zoned R-10, this property offers outstanding flexibility: build a custom home with or without a legal suite, add a detached coach house, or create a duplex setup with or without suites for multi-generational living or strong rental income potential. Permit-ready architectural drawings for a single-family home with garage, plus additional plans (75% complete) for a home with suite & coach house could be arranged for transfer to the buyer. Located just minutes from downtown, schools, shopping, & recreation, this is one of the last remaining lake-view lots in a sought-after neighbourhood. (id:6769)

Listing Presented By:



Originally Listed by:

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