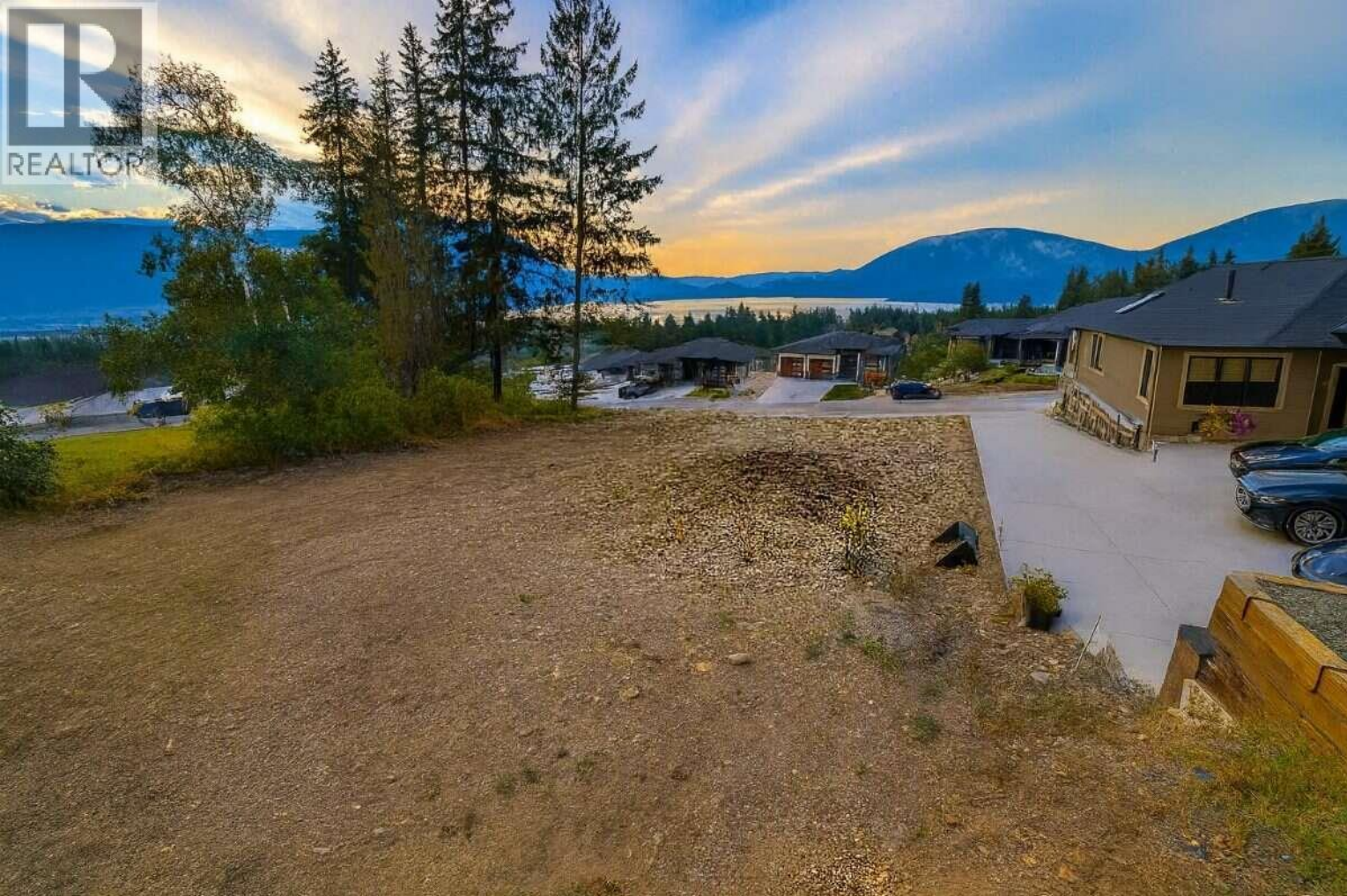




1060 16 Avenue Salmon Arm British Columbia

\$349,900

*** For more information, please click Brochure button. *** Rare opportunity - one of the largest lake-view lots in Salmon Arm's sought-after Sunset Ridge neighbourhood. This 0.34-acre (14,746 sq.ft) lot at 1060 16 Ave SE sits on the uphill, sunny south side of the street, capturing panoramic views of Shuswap Lake and the surrounding mountains. The hard work is done: professionally cleared, graded and surveyed, with electrical power connected on site (inspected October 2025, permit transferable) and all city services: water, sanitary sewer and storm - stubbed to the property line (\$20,000+ in added value). Average slope is ~10%. Zoned R-10 for outstanding flexibility - potentially allows up to four dwellings on a lot this size: build a custom home, add a detached coach house or shop. Included: permit-ready architectural drawings for a single-family home with garage, plus legal survey, topographic plan and Survey COGO file. A second design for a home and detached coach house is approximately 75% complete. No need to start from scratch. Minutes from downtown Salmon Arm, schools, shopping and recreation - one of the last remaining large lake-view lots in the area. Offered by the owner, a BOABC Building Inspector, Red Seal Carpenter & Civil Eng Tech. 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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