



1910 11 Avenue 12 Salmon Arm British Columbia

\$549,900

****DEVELOPER WILL PAY THE FULL GST ON UNIT #12! THAT IS \$27,495 in SAVINGS!**** DRIVEWAYS with plenty of garage space welcome you at Hillside Terrace, where 1567 sq/ft of tastefully designed living space awaits. The open concept main level features plank flooring throughout, and contains the living room, dining area, powder room, and kitchen with shaker-style cabinets, quartz counters, and an 8' seat-at island with spot for your beverage fridge. This level has a view out the front and walks out to your backyard which is privately fenced and includes artificial turf, patio space, and a small garden area to use as you wish; perhaps for vege's, flowers, or shrubs (low-maintenance yards keep the strata fees lower). The upper level, with plush carpeting, consists of the primary bedroom with ensuite, a 2nd bedroom, a den/office, and the main bathroom. For additional space we go downstairs where your custom-sized flex-space awaits your plan (currently calculated at 210 sq/ft): This is where you could have a media room, an office, he/she-cave, a storage room, or leave it open to accompany motor toys or a 2nd vehicle. And, if you decide to forgo the flex-space, we will reduce the price of the unit by \$2500. Sound-proofed, gas heat, central air, window coverings included, and a \$5000 appliance credit (or price reduction) make this a great value for a brand new townhouse in Salmon Arm. Centrally located, to schools, recreation/events, shopping, restaurants, theatres, and pet friendly. (id:6769)

- 4pc Bathroom 7'8" x 5'1"
- 3pc Ensuite bath 7'8" x 5'
- Den 8'1" x 7'8"
- Bedroom 12'3" x 10'4"
- Primary Bedroom 14'7" x 11'8"
- Other 19'9" x 10'8"
- Foyer 11'9" x 4'2"
- Partial bathroom 7'3" x 3'
- Dining room 11'11" x 11'3"
- Kitchen 14'4" x 11'3"
- Living room 14'7" x 13'5"

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