



# 1201 20 Avenue Salmon Arm British Columbia

\$1,595,000

This 5 year old custom-crafted modern home perfectly balances high-end luxury with everyday functionality. The main floor welcomes you with an airy, open-concept design anchored by soaring ceilings, expansive windows, and engineered white oak flooring. At its heart is a chef's kitchen complete with premium quartz countertops, custom wood cabinetry, a gas range, a generous island, a bar fridge, and a walk-in pantry, all flowing seamlessly into the living area warmed by a sleek gas F/P. The primary suite serves as a private sanctuary, featuring an oversized closet and a spa-inspired ensuite equipped with a double-sink vanity, a soaking tub, and a custom walk-in shower. Downstairs, the fully finished lower level expands your living space with a massive family room, two additional bedrooms, a full bath, a dedicated workshop along with an abundance of storage. Comfort is guaranteed year-round via a five-zone in-floor heating system, HRV, and a backup forced-air furnace. Step outside to a private, professionally landscaped and irrigated oasis, featuring an expansive covered deck and patio, a cozy fire pit, and a premium private hot tub. Car enthusiasts and hobbyists will love the oversized 35' double garage with EV charger, alongside a spectacular 40' x 20' detached shop w/ 14' overhead door, perfect for RV or a workshop. Low maintenance lot, long concrete driveway, all within minutes to town. If this catches your attention, be sure to view the 360 tour and book an appt to view. (id:6769)

Listing Presented By:



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- Storage 10'9" x 6'4"
- Utility room 11'5" x 14'6"
- Workshop 15' x 10'5"
- Full bathroom 9'2" x 7'
- Bedroom 11'11" x 10'8"
- Bedroom 11'11" x 10'8"
- Family room 26'7" x 18'6"
- Laundry room 7'7" x 3'4"
- 2pc Bathroom 7'7" x 3'4"
- Den 11'1" x 10'11"
- Other 10'3" x 7'1"
- 5pc Ensuite bath 11'1" x 8'1"
- Primary Bedroom 15'7" x 11'11"
- Pantry 10'4" x 4'5"
- Living room 19' x 14'2"
- Dining room 10'9" x 11'8"
- Kitchen 10'4' x 11'
- Foyer 11'6" x 8'4"

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