



# 1280 Lakeshore Road Salmon Arm British Columbia

\$1,147,000

This exceptional property was thoughtfully designed to capture breathtaking 180-degree views of the lake, wharf, and surrounding mountains. A true gem on Lakeshore Road, it enjoys a prime location overlooking the foreshore trail, bird sanctuary, and Shuswap Lake. Expansive windows flood the home with natural light, enhancing the bright, open-concept living space. The living room features soaring ceilings, oversized windows, and a cozy fireplace—perfect for relaxing evenings. Step onto the covered deck, safely gated for children and pets, or unwind on the private paver stone patio, pre-wired for a hot tub. The main floor showcases oak hardwood, bamboo in the primary bedroom, and travertine tile in the foyer and hallways. The kitchen is a chef's delight with Golden Kashmir granite countertops, marble backsplash, and a gas range (220V in place). A spacious games room/den and main floor laundry add functionality. The heated double garage ensures year-round comfort. Upgrades include a high-efficiency furnace, 40-gallon hot water tank, Hardie board siding, Duradek, soffits (2023), and Poly-B replacement. Set on 1.5 acres across two titles with zoning R10/R14, the property offers ornamental and fruit trees, a well-established garden, ample parking, and a low-maintenance, park-like setting—offering incredible views and endless possibilities. (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Access Real Estate

<http://www.salmonarmproperties.com/>



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

Storage 8'1" x 6'10"

Foyer 8'10" x 8'3"

3pc Bathroom 6'5" x 9'7"

Bedroom 11'4" x 16'8"

Bedroom 12'2" x 14'1"

Bedroom 12'2" x 18'8"

Family room 13'9" x 19'8"

3pc Ensuite bath 6'5" x 9'7"

4pc Bathroom 12'4" x 5'10"

Primary Bedroom 17'6" x 16'1"

Living room 13' x 19'10"

Dining room 12'0" x 11'5"

Kitchen 17'11" x 10'4"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.