



## 1474 Yankee Flats Road Salmon Arm British Columbia

**\$1,149,000**

Discover this stunning custom log home, built in 2011 and perfectly set on 2.51 acres with privacy, charm, and modern updates. Designed with an open-concept layout, the main floor features a spacious great room, a beautiful kitchen with eating bar, two bedrooms, and French doors leading to a full-length covered deck with southeast views. Upstairs, the oversized primary retreat offers a walk-in closet, ensuite, and custom king log bed, while the loft overlooking the great room provides a bright studio or office space. The fully finished lower level includes a media/games room, storage, and a sealed cold room. Recent updates include fresh paint, a newly stained deck, two 500-gallon water tanks, a propane stove, and newer washer/dryer. Outside, the landscaped grounds feature a tranquil fishpond, while the upper bench area—accessible by separate driveway or quad trail—includes a woodshed, chicken house, and pole barn. In March 2025, a brand-new 30x40x14 shop with 200-amp service was added, perfect for hobbies, storage, or business use, along with a brand-new 8-foot privacy fence. With abundant parking and space for all your lifestyle needs, this immaculate property combines rustic elegance with modern convenience—move-in ready and waiting for you. (id:6769)

3pc Ensuite bath 9'2" x 8'3"

Loft 20'0" x 7'0"

Primary Bedroom 18'8" x 15'4"

Storage 16'0" x 16'0"

Other 12'0" x 7'0"

Games room 30'0" x 16'3"

Bedroom 14'3" x 9'3"

Bedroom 14'3" x 12'3"

3pc Bathroom 10'0" x 5'0"

Laundry room 5'0" x 3'0"

Kitchen 14'6" x 12'0"

Great room 14'6" x 13'0"

Listing Presented By:



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