



152 Salmon River Road Salmon Arm British Columbia

\$1,659,000

Welcome to your private retreat—a beautifully crafted custom home set on 17 flat, fertile acres with frontage on the Salmon River. This exceptional property blends luxury, comfort, & practicality in a truly breathtaking setting. Step inside the spacious 3-bedroom plus den, 4-bath home & be welcomed by an open-concept layout with soaring pine ceilings in the living & dining rooms. The heart of the home is the beautiful kitchen, featuring custom birch cabinetry, large eat-up island with quarts counters, walk-in pantry, & coffee station. The living room offers cozy ambiance with a wood stove & expansive windows that flood the space with natural light, plus access to a wraparound deck. The main floor includes a generous primary suite with a walk-in closet & ensuite. Two additional bedrooms share a Jack-and-Jill bathroom. A spacious office/den and a large laundry room are also on the main level. Upstairs, a finished bonus room serves as a family or games room, complete with a bathroom & pool table. Geothermal heating & cooling, polished concrete floors, & a triple garage round out the home's impressive features. Outside, the property offers incredible functionality with multiple shops, workshops, & storage buildings. Structures include two shops with overhead doors (27x21 and 27x18), additional shops (24x19 and 20x20), two open pole barns (40x19 and 40x26), & a massive RV storage (52x15) with a 12'10" overhead door. The main shops have a dedicated 200 amp electrical service. (id:6769)

Partial bathroom 6'5" x 4'1"

Family room 30'8" x 23'11"

Full bathroom 6'0" x 14'0"

Bedroom 16'6" x 10'8"

Bedroom 16'6" x 10'9"

3pc Ensuite bath 7'7" x 11'6"

Primary Bedroom 15'0" x 22'3"

Laundry room 11'0" x 7'8"

Full bathroom 7'2" x 12'4"

Office 12'1" x 12'10"

Foyer 9'0" x 13'0"

Dining room 11'9" x 22'1"

Living room 15'11" x 22'1"

Pantry 6'6" x 11'0"

Kitchen 22'5" x 10'8"

Listing Presented By:



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RE/MAX Shuswap Realty

<http://dorismills.com/>



Royal

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