



152 Salmon River Road Salmon Arm British Columbia

\$1,659,000

Exceptional 17-acre property offers the perfect balance of productivity, comfort, & natural beauty. With flat, fertile land ideal for agriculture, livestock, or hobby farming, plus irrigation rights, this is a true gem. At the heart of the property is a beautifully built, 3-bedroom plus den, 4-bath home. The open-concept living space features soaring pine ceilings, a cozy wood stove, & large windows that frame views & fill the space with natural light. The kitchen is a dream with custom birch cabinetry, oversized eat-up island with quartz counter tops, walk-in pantry, & a coffee station. The primary bedroom includes a walk-in closet & ensuite. Two additional bedrooms are connected by a Jack-and-Jill bathroom, & there's a large office/den, spacious laundry room, & wraparound deck to enjoy the peaceful setting. Upstairs, there is a family/games room with its own bathroom & pool table! Built for efficiency & durability, the home features polished concrete floors, geothermal heating & cooling, & a triple garage. Infrastructure is in place to support a range of farm operations. Outbuildings include two enclosed shops with overhead doors (27x21 and 27x18), additional workshops (24x19 and 20x20), two open pole barns (40x19 and 40x26), & a large RV or equipment bay (52x15 with a 12'10" overhead door). The shops are equipped with 200amp service. Whether you're looking to farm or simply enjoy wide-open space & self-sufficiency, this Salmon River property offers endless possibilities. (id:6769)

Partial bathroom 6'5" x 4'1"

Family room 30'8" x 23'11"

Full bathroom 6'0" x 14'1"

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 11'1" x 7'8"

Full bathroom 12'4" x 7'2"

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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