



152 Salmon River Road Salmon Arm British Columbia

\$1,595,000

This exceptional 17-acre property offers the opportunity to combine productive farmland with modern living. The flat, fertile acreage is well suited for agriculture, livestock, or hobby farming, and includes valuable irrigation rights, making it an outstanding investment as a working farm or self-sufficient lifestyle. At the center of the property sits a beautifully constructed 3-bedroom plus den, 4-bath home. The open-concept living area features soaring pine ceilings, a cozy wood stove, and expansive windows that capture natural light and frame views of the surrounding land. The kitchen includes custom birch cabinetry, an oversized eat-up island with quartz countertops, a walk-in pantry, and a coffee station. The spacious primary suite offers a walk-in closet and ensuite, while two additional bedrooms share a Jack-and-Jill bathroom. A large office/den, laundry room, and wraparound deck complete the main level. Upstairs, a family or games room with its own bathroom provides additional living space. Built for efficiency and long-term performance, the home features polished concrete floors, geothermal heating/cooling, and a triple-car garage. The property has extensive infrastructure, including two enclosed shops with overhead doors (27x21 and 27x18), additional workshops (24x19 and 20x20), two open pole barns (40x19 and 40x26), and a large RV or equipment bay (52x15 with a 12'10" overhead door). The main shops are serviced with dedicated 200 amp power. GST applicable. (id:6769)

Listing Presented By:

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Royal

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- 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 5'11" 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"

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