



## 1961 16 Street Salmon Arm British Columbia

\$869,000

POOL o LAKEVIEW o LARGE LOT! This spacious 5-bedroom, 4-bathroom rancher with a full basement is located in Salmon Arm's desirable NE quadrant and sits on a generous 0.27-acre lot. The bright, open-concept main floor features a beautifully appointed kitchen with granite countertops, a large island with breakfast bar, double wall ovens, countertop stove, wine fridge, abundant counter space, and direct access to the expansive deck with newer vinyl flooring and glass railings--perfect for entertaining while enjoying the lake views. The dining room easily accommodates large family gatherings and opens through French doors to the spacious living room, complete with a cozy gas fireplace. The main floor also offers a generous primary bedroom with a walk-in closet and 3-piece ensuite, two additional bedrooms, a full bathroom, and a large laundry room for added convenience. Downstairs provides exceptional flexibility with a large family room, two additional bedrooms, two bathrooms, and a second kitchen, making it ideal for an in-law suite, extended family, or guests. If its a pool you are looking for to enjoy these hot days then this is the place for you, fenced for security this 19 x 12 inground pool, with the deepest portion 4' has plenty of deck space to enjoy the lazy hazy days of Summer. (id:6769)

Storage 15' x 12'5"

3pc Bathroom 12'6" x 7'11"

3pc Ensuite bath 8'10" x 4'3"

Family room 18'6" x 14'2"

Laundry room 8' x 13'

Bedroom 9'8" x 9'1"

Bedroom 13'7" x 9'8"

4pc Ensuite bath 7' x 4'7"

Primary Bedroom 13'3" x 13'1"

Living room 19'6" x 15'3"

Dining room 12'9" x 13'5"

Kitchen 13' x 15'

Kitchen 9'3" x 7'11"

Bedroom 11' x 9'8"

Full bathroom Measurements not available

Primary Bedroom 9'10" x 10'11"

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