



1080 9 Avenue 2 Salmon Arm British Columbia

\$989,900

For those who have been waiting for a home that offers something beyond the ordinary, this brand-new 3 bedroom, 3 bath home brings together striking modern design, exceptional construction, beautiful finishes and impressive lake and mountain views. The bright open-concept main floor features soaring vaulted ceilings, high-end engineered hardwood flooring and expansive windows that fill the space with natural light. A 16' wide patio door opens onto the 10'6" x 32 covered deck with gas BBQ hookup, extending the living space outdoors. A floor-to-ceiling concrete fireplace creates a striking focal point. The kitchen features custom cabinetry, quartz countertops, a generous island, full-height backsplash, gas range with custom hood fan and modern pendant lighting. And be sure to check out the separate custom butler's pantry--a showstopper in its own right, with extensive cabinetry, generous counter space and beautifully finished storage. Built with ICF construction from the footings through to the trusses, plus a heat pump and gas furnace for efficient year-round comfort, this home offers exceptional energy efficiency, durability and soundproofing. The primary suite features a generous walk-in closet and elegant ensuite with dual sinks, quartz countertops, freestanding soaker tub and separate custom-built walk-in shower. A second bedroom, 4-piece bathroom and separate laundry room with utility sink and cabinetry complete the main floor, along with convenient access to the fenced backyard. Downstairs offers a third bedroom that works equally well as a home office, 4-piece bathroom and inviting family room with grade-level windows. The oversized 22x34 garage provides plenty of room for vehicles, storage, a workshop, boats and all your toys. Located in the desirable McGuire Lake area within walking distance to downtown, Shuswap Lake and the wharf, this is a home where thoug...

Listing Presented By:



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Royal

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Other 4'11" x 4'11"

Bedroom 10'11" x 12'3"

Bedroom 12'11" x 15'7"

Laundry room 8' x 8'9"

4pc Bathroom 4'10" x 9'9"

4pc Bathroom 4'11" x 10'8"

Family room 16' x 27'

Living room 15' x 21'

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Other 10'6" x 32'	Pantry 4'10" x 9'
5pc Ensuite bath 9'2" x 14'10"	Dining room 10'1" x 14'3"
Other 5'3" x 13'1"	Kitchen 10'3" x 16'8"
Primary Bedroom 13'1" x 13'2"	