



# 1840 10 Street 22 Salmon Arm British Columbia

\$749,900

This thoughtfully designed and quality-built 3 bedroom, 2 bathroom home offers an exceptional blend of craftsmanship and attention to detail. From the moment you step into the spacious entry, you'll appreciate the finishings throughout -- engineered hardwood flooring, porcelain tile, and custom-built cabinetry complemented by quartz countertops. The bright and inviting living room features a gas fireplace and expansive natural light, creating a warm yet sophisticated atmosphere. The chef-inspired kitchen is both functional and striking, offering a large island, walk-in pantry, and a full appliance package. Soaring 9-foot ceilings enhance the open-concept layout and airy feel. The third bedroom also functions beautifully as a den or home office, offering flexibility to suit your lifestyle. The home further features a dedicated laundry room with washer and dryer, along with a beautifully finished four-piece main bathroom. Step outside to the covered patio and fully landscaped yard (to be completed), perfectly positioned to capture beautiful mountain views. The attached 21' x 21' double garage comfortably accommodates two vehicles. Built with ICF construction and engineered trusses, this home offers approximately 80% greater energy efficiency than traditional wood-frame construction -- delivering long-term savings on heating and cooling costs. Low strata fees of just \$80 per month include lawn care and road maintenance, offering a refined, low-maintenance lifestyle. (id:6769)

Laundry room 5'9" x 9'2"

Bedroom 8'2" x 11'5"

Bedroom 10'2" x 12'11"

4pc Bathroom 4'11" x 10'6"

4pc Ensuite bath 7'11" x 8'5"

Primary Bedroom 12'11" x 13'3"

Living room 12'3" x 13'8"

Dining room 10'5" x 15'

Kitchen 14'2" x 14'7"

Listing Presented By:



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