



# 2240 97B Highway Salmon Arm British Columbia

\$1,849,000

47 acres with Large rancher, beautiful mountain view overlooking hayfields & pasture and Canoe Creek, 2200 square feet on main floor, full partially finished walkout basement. 4 beds up 1 down/ 3 bath. Main, living room, dining area, family room, kitchen, laundry, 2 gas fireplaces, a woodstove in the basement to keep it cozy warm in the winter. Lots of storage closets. New custom oak cabinets, solid plywood boxes by Mi-Tec Custom Cabinetry. All new kitchen appliances. Opportunity to suite the basement, plumbed in. Build a secondary dwelling. Good producing well at 30 gpm. Large attached double garage. Shop to work in and space for all your toys under cover. Go farming and raise your own grassfed beef or cow/calf pairs, sell hay, you have it here or have it customed hayed and leave the work to someone else while keeping your farm status and getting a break on your taxes. Owner has lived here for over 26 years and raised the family here. Great property for the family, room for kids to bring their dirt bikes, sleds, etc., or there is access at rear of property by way of 20 Avenue to ride mountain bikes or hiking on the South Canoe Trails or have your own horse with riding trails, riding arenas close by. The school bus stops right at the driveway. Conveniently located on Highway 97B, (Increase in traffic while building of the Bruhn Bridge) only 7 minutes to downtown. Wildlife are seen regularly on the property, deer, moose, coyotes and bear. Lots of Opportunities for a family. (id:6769)

Other 10'1" x 12'

Storage 18'4" x 12'

Recreation room 28'3" x 16'8"

Media 16'3" x 23'3"

Full bathroom 8'1" x 8'6"

Bedroom 12'8" x 12'9"

Bedroom 10' x 12'

Utility room 15'8" x 12'

Foyer 13'1" x 6'1"

Full bathroom 11'11" x 9'3"

Bedroom 13'10" x 11'10"

Bedroom 10'4" x 9'9"

Full ensuite bathroom 6'6" x 4'8"

Primary Bedroom 11'9" x 7'8"

Dining room 14'6" x 8'6"

Living room 16'6" x 11'6"

Listing Presented By:



Originally Listed by:

B.C. Farm & Ranch Realty Corp.

<http://www.bcfarmandranch.com/>



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

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Family room 14'6" x 16'2"

Dining room 13'3" x 11'2"

Laundry room 8' x 7'6"