



# 230 Shuswap Street Salmon Arm British Columbia

\$719,000

Listing Presented By:



Originally Listed by:

Homelife Salmon Arm Realty.Com

Welcome to the historic "Reader House" (est. 1922), where timeless heritage meets modern luxury. From the classic roof dormers and wrap-around veranda to the stunning stained-glass windows, this beautifully preserved home captivates from first glance. Inside, an original staircase and a seamless blend of classic and new hardwood floors set an elegant tone. The updated chef's kitchen boasts premium granite countertops, an eating bar, and a bright breakfast nook wrapped in windows and skylights that flood the space with natural light. Unwind in the spacious living room featuring a cozy wood fireplace, or escape to the quiet, separate sitting area perfect for reading. Host holiday gatherings in the large formal dining room, which opens via French doors to a versatile main-floor den, office, or 4th bedroom. Upstairs, discover 3 comfortable bedrooms and 2.5 total baths, including a primary suite complete with an ensuite, dual vanities, and a private oasis deck. Situated on a 0.21-acre corner lot, the property is surrounded by mature vegetation, including apple and plum trees. Enjoy outdoor living on the covered veranda or the stamped concrete patio within the fully fenced backyard. Key Updates & Potential: New roof installed March 2022. Ample parking. Excellent potential to subdivide or build a carriage home. Conveniently located downtown, you are just a short walk away from shopping, dining, the theater, and the very best of downtown living! (id:6769)



Royal

LePage

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- 3pc Bathroom 8'6" x 9'9"
- Bedroom 12'2" x 9'4"
- Bedroom 17'9" x 14'2"
- 3pc Ensuite bath 7'11" x 6'10"
- Primary Bedroom 14'2" x 10'10"
- Utility room 9'0" x 8'9"
- Storage 16'6" x 8'7"
- Recreation room 19'2" x 11'0"
- Storage 15'9" x 7'10"
- Recreation room 19'2" x 11'0"
- 2pc Bathroom 11'3" x 9'0"
- Den 10'10" x 7'7"
- Dining nook 11'4" x 5'10"
- Living room 26'0" x 13'9"
- Dining room 14'9" x 12'2"
- Kitchen 11'0" x 10'0"

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Utility room 8'11" x 4'2"