



# 2307 5 Avenue Salmon Arm British Columbia

\$1,750,000

Not every home can truly be described as GRAND, this one earns the title. Set on a .58-acre lot with lake and mountain views, this custom-built residence offers over 6,000 sq. ft. of well-designed living space where every room feels comfortable, inviting, and well scaled for everyday living & entertaining. From the soaring 11-foot ceilings, Brazilian H/W flrs, & oversized windows to the spacious covered deck, this home was built to impress while remaining functional. A chef-inspired kitchen features quality appliances, walk-in pantry, island, & seamless flow to the main living/dining areas. Multiple living spaces, including a family rm, games rm w/ beverage bar, and expansive outdoor living areas, make hosting guests effortless. The impressive primary suite is a true retreat, with a 3-sided fireplace, sitting area, deck access, cedar-lined walk-in closets, and a luxurious ensuite w/soaker tub, dbl sinks & walk-in shower. Downstairs offers exceptional flexibility with a fully self-contained suite of approx 1,800 sq. ft., ideal for extended family or mortgage helper. The suite can remain part of the main home or be separated. Additional highlights include in-floor heating HRV system, dual A/C units, triple heated garage, RV hookup, extensive parking, mature landscaping, and many custom features. Simply put, this is a home that could not be replicated today for the asking price. A rare offering that must be seen to be appreciated. Virtual tour & Detailed feature sheet available (id:6769)

Listing Presented By:



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Royal

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Utility room 38'5" x 8'10"

Other 8'10" x 5'1"

Utility room 10'8" x 9'2"

Storage 19'6" x 14'7"

Other 13' x 8'7"

4pc Ensuite bath 10'8" x 9'3"

Bedroom 25'6" x 20'9"

Other 17'8" x 16'10"

Other 14'6" x 13'3"

Dining nook 12'3" x 8'5"

Foyer 7'10" x 5'5"

Laundry room 21'2" x 9'1"

Partial bathroom 8'0" x 6'4"

Bedroom 15'5" x 13'6"

4pc Ensuite bath 11'3" x 9'8"

Bedroom 19'8" x 17'4"

5pc Ensuite bath 13'11" x 11'4"

Primary Bedroom 33'3" x 17'4"

Family room 21'1" x 16'10"

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