



3186 Salmon River Road Salmon Arm British Columbia

\$2,100,000

This unique and versatile property offers just under 90 acres of usable land, ideal for a wide range of possibilities including farming, orchards, vineyards, or a private estate retreat. Enjoy rare easement access to the Salmon River, complete with registered water rights, making this an exceptional find for those seeking a rural lifestyle with natural resources in place. The custom-built, newer home is bright and spacious, featuring a wrap-around deck, efficient multi-source heating, and excellent potential for a suite or multi-family configuration. A triple car garage, large covered outbuilding, and storage shed provide ample room for equipment, hobbies, or agricultural use. Additional improvements include a rental ready manufactured home, two wells, and full fencing; cross-fencing throughout the property perfect for livestock or equestrian use. Outdoor enthusiasts will appreciate the private trails and direct access to crown land via western property line, providing endless recreation opportunities right out the back door. Located on a well-maintained, nicely graded rural road, this property offers peace, privacy, and functionality, all while being within a reasonable distance to amenities. With abundant natural beauty and built-in infrastructure, this is a property with both immediate comfort and long-term potential. (id:6769)

Utility room 8'8" x 12'5"
Recreation room 12'10" x 43'
Kitchen 21'9" x 21'4"
Bedroom 10'6" x 14'1"
Bedroom 10'6" x 14'1"
4pc Bathroom 8'8" x 9'1"
Other 11'9" x 8'6"
Utility room 12'2" x 10'2"
Primary Bedroom 10'7" x 11'11"

Living room 13'5" x 15'5"
Laundry room 17'5" x 15'2"
Kitchen 13'5" x 13'10"
Foyer 12'9" x 6'11"
Family room 12'3" x 15'5"
Dining room 13'5" x 6'10"
4pc Bathroom 13'5" x 6'3"
3pc Bathroom 7' x 6'8"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.