



# 3311 Yankee Flats Road Salmon Arm British Columbia

\$1,147,000

Listing Presented By: 

Originally Listed by:  
O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



Royal

**LePage**  
#4002 - 2271 Harvey Ave ,  
Kelowna, BC,  
Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

Welcome to your rural sanctuary nestled in the heart of Yankee Flats. This charming 4-bed, 3-bath farm property offers a serene escape w/ picturesque views of the valley & mountains. Boasting 12 acres of fertile land, this farm is a haven for agricultural enthusiasts. The property features 7 self-contained rotating pastures, providing ample space for grazing livestock or cultivating crops. With 8 hydrants strategically placed on the property, irrigation is easy, ensuring lush green pastures. A well-maintained chicken coop stands ready for your feathered friends, while a spacious barn, shed, & shop offer versatile spaces for equipment storage & projects. Inside discover a warm & inviting interior, a large living room provides the perfect spot for cozying up by the fireplace & watching changing seasons unfold outside. The expansive kitchen is a chef's dream, offering ample storage & counter space for meal prep & hosting gatherings w/ family & friends. W/ a separate entrance at the back, there's suite potential for additional living space or rental income. Outside, a large deck invites you to relax & soak in the tranquil atmosphere, while friendly neighbors & the peaceful surroundings create a sense of community. Whether you're a seasoned farmer or simply seeking a quiet retreat in the countryside, this rural farm property offers endless possibilities for country living at its finest. Don't miss your chance to make this slice of paradise yours. Book your private viewing today! (id:6769)

- Storage 14'0" x 11'3"
- Laundry room 7'1" x 6'0"
- 3pc Ensuite bath 8'1" x 4'6"
- Bedroom 12'4" x 13'5"
- Bedroom 8'8" x 8'6"
- Mud room 5'0" x 8'8"
- Other 15'5" x 3'6"
- Den 11'0" x 11'0"
- Workshop 10" x 10"
- 4pc Bathroom 10'9" x 9'10"
- Bedroom 10'9" x 9'10"
- Primary Bedroom 11'4" x 13'9"
- Mud room 9'3" x 10'1"
- 4pc Ensuite bath 5'1" x 9'4"
- Living room 16'4" x 15'8"
- Dining room 11'0" x 11'0"

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 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.

Family room 18'5" x 13'5"

Kitchen 19'10" x 11'3"