



3451 16 Avenue Salmon Arm British Columbia

\$1,078,000

BRAND NEW built in 2024 in Lambs Hill sub-division. 3 Bedroom main floor with 2 Bedroom legal suite. Built by New Home Warranty licensed builder, Heyde Werk Homes. Walk-Up style with open concept main floor, island kitchen, over-sized Fridge/Freezer combo, microwave, full pantry, covered deck off kitchen, primary bedroom has full ensuite with double sinks, and a walk-in closet. Lower level has garage, boot room, foyer, and family room as part of main home. Then there is a full separate legal suite with it's own entrance, parking and 2 bedrooms. All appliances are included up and down. Basement suite is rented professionally with \$2000/month income plus utilities. Suite has its own meter. Landscaped with u/g irrigation. Suite has it's own parking area & private sitting area outside. Lower level has hot water heated concrete floors. The upper floor has a ducted mini-split heating and air conditioning unit that is rated to -25C and then each room has its own zoned electrical baseboard heater for anything more extreme (rare). Garage has plywood walls, automatic overhead doors with remote controls, room for a work bench including installed electrical outlets. (id:6769)

Other 7' x 9'

Family room 15' x 18'

Other 25' x 27'

Laundry room 6' x 6'

Other 18' x 12'

4pc Bathroom 8'3" x 8'

Bedroom 10' x 12'

Bedroom 12'8" x 10'

4pc Ensuite bath 8' x 8'

Primary Bedroom 12' x 14'

Kitchen 17' x 10'

Dining room 15' x 10'

Living room 15' x 16'

Other 3' x 3'

Full bathroom 10' x 5'

Bedroom 12' x 10'

Primary Bedroom 12' x 10'

Kitchen 12' x 15'

Living room 17' x 15'

Listing Presented By:



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Royal

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