



## 3631 40 Street Salmon Arm British Columbia

\$1,049,000

20 acres, 1200 sq.ft. 2019 Built 2 bedroom modular home, master bedroom with 3 piece ensuite and walkin closet, large open Kitchen and Livingroom with patio door, (needs deck) 3 ft x 7 ft Island, pot lighting and new vinyl flooring, Metal roof and Hardi board siding, 28 x 40 Metal shop, orchard with Deer fencing, 150 assortment of fruit trees, about 10 acres in hay, within Salmon Arm City limits, 1 well, city water, Live in the comfortable like new modular or build a second home, This is a farm GST is applicable (id:6769)

Laundry room 6'0" x 5'0"

4pc Bathroom 8'0" x 9'0"

Bedroom 11'3" x 9'1"

3pc Ensuite bath 9'6" x 5'0"

Primary Bedroom 12'3" x 17'0"

Living room 15'0" x 17'0"

Dining room 13'6" x 6'0"

Pantry 4'0" x 4'0"

Kitchen 11'8" x 13'6"

Listing Presented By:



Originally Listed by:

B.C. Farm & Ranch Realty Corp.

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



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