



3801 65 Street Salmon Arm British Columbia

\$1,499,000

Welcome to 3801 65 Street NW, Salmon Arm, a meticulously maintained 3-bedroom, 3-bathroom home set on a stunning 6.33-acre property in the highly sought-after neighborhood of Gleneden, with breathtaking views of Shuswap Lake. Designed for both comfort and functionality, this residence has been kept in excellent condition throughout and offers peace of mind with major updates, including a furnace (2020) and hot water tank (2022), plus a Generac backup generator system wired directly to the home. Inside, two gas fireplaces create warm, inviting spaces to gather, complemented by custom oak railings that showcase the home's craftsmanship. Heated bathroom floors and heated access ramps leading to the front door and sunroom ensure safe, comfortable living year-round, and the home was thoughtfully designed with a dedicated space for a future elevator, exceptional foresight for aging in place or multigenerational living. Entertain effortlessly on the large covered deck, perfect for taking in the panoramic lake views in any season. The grounds are equally impressive, featuring expansive yard spaces with manicured lawns and beautifully landscaping. A 1,000 sq ft garage and workshop area provides room for the hobbyist or tradesperson, and a root cellar adds even more practicality. All of this in one of Salmon Arm's most desirable areas, combining rural tranquility with everyday convenience. Homes offering this combination of acreage, views, and thoughtful upgrades are a rare find. (id:6769)

Library 8'0" x 14'10"

5pc Bathroom 10'4" x 9'6"

Other 10'4" x 6'11"

Bedroom 1 x 12'0"

Bedroom 14'5" x 10'1"

6pc Ensuite bath 12'2" x 13'1"

Primary Bedroom 6' x 13'1"

Utility room 10'9" x 11'1"

Other 10'9" x 11'1"

Mud room 11'1" x 9'11"

3pc Bathroom 6'7" x 9'0"

Laundry room 15'1" x 20'7"

Family room 14'5" x 11'6"

Dining nook 5'3" x 8'3"

Kitchen 14'5" x 11'6"

Dining room 12'10" x 12'11"

Sunroom 12'11" x 20'6"

Living room 18'5" x 12'11"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

<https://www.kelownalifestylehome.ca/>



Royal

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