



3888 Salmon River Road Falkland British Columbia

\$1,575,000

Nestled on a sprawling 14+acre lot on the corner of Salmon River Road in Armstrong and Highway 97, this spacious 2008, 5-bedroom rancher with a walk-out basement offers the perfect blend of privacy, comfort, and convenience. Enjoy the serenity of the sweeping views of the valley from your private deck. Take in the sweet aromas from the mature fruit trees, kiwi trees & grapes vines. The home is open and thoughtfully designed, featuring your large primary bedroom conveniently located on the main floor, ensuring easy accessibility. Your main living space is oversized, with plenty of room for hosting! The oversized garage provides ample space for vehicles, tools, and storage. Currently, the garage is being used as a dog breeding space. Additionally, there is plenty of outside parking, perfect for RVs, boats, and guests. As you venture outside, you can relax by your large swimming pool, work on some projects in your outdoor, detached 24'x32' shop, or feed the horses at the well-built barn with tack room. This property is fenced and cross-fenced and invites you to embrace the true meaning of Okanagan living. This property has a 2 bedroom modular home for a mortgage helper (with great renters who are willing to stay) and a massive storage shed (large enough to store toys, boats and RVs-- conveniently located on the corner of Highway 97 and Salmon River Road--only 15 minutes to Vernon, 10 minutes to Armstrong. Don't miss this incredible opportunity to own a slice of paradise. (id:6769)

Storage 18'8" x 5'10"

Recreation room 29'8" x 24'2"

Kitchen 14'3" x 14'11"

Bedroom 10'7" x 15'0"

Bedroom 13'7" x 13'5"

4pc Bathroom 9'5" x 4'11"

3pc Bathroom 10'8" x 8'2"

Bedroom 10'2" x 7'7"

Laundry room 14'3" x 6'8"

2pc Bathroom 8'0" x 5'7"

5pc Ensuite bath 13'7" x 15'1"

Primary Bedroom 14'3" x 20'11"

Living room 15'2" x 20'5"

Dining room 14'4" x 13'6"

Foyer 17'11" x 14'10"

Kitchen 15'0" x 14'10"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.lyledrealestate.ca/>



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.