



40 Lidstone Road Salmon Arm British Columbia

\$1,800,000

This residence & property is truly in a league of its own. Introducing an exceptional opportunity to own a private estate on 11 Acres with a grand garage package. Nestled on a sprawling 11-acre parcel, this brand-new home, currently 75% completed, awaits your final finishes. Over 5500+ sq. ft. of luxurious living space with 7 bedrooms and 5 bathrooms. Prepare to be captivated by the breathtaking vaulted ceilings, adding an unparalleled sense of grandeur to every room. Thoughtfully designed, the basement is primed for one or two potential suites, offering versatility & the option for rental revenue including short-term. The garage package is simply unmatched, featuring a massive 2000 sq. ft. main garage alongside a 900 sq. f. recreational vehicle garage. Crafted with meticulous attention to detail, the owner/builder spared no expense, utilizing only the finest materials throughout such as; ICF 13" walls, ceiling R56, all high-end, triple glazed windows w/ special coating to maintain heating & cooling. Primary bedroom & Kitchen ceilings are finished with T&G Fir. Baseboards, window trims & casings are Fir. Exterior fascia completed with Fir & soffits are all Cedar including most of the upper deck. 380+ multicoloured exterior pot lights & 100+ interior pot lights. 2 separate power services: 200 to the house & 200 to the garage. Driveways recycled Asphalt - no dust. Zoned Small Holdings & not in the ALR. Contact the Listing Agent or your Agent and request a Listing Package today. (id:6769)

- | | |
|------------------------------|----------------------------------|
| Full bathroom 11'4" x 4'11" | Full bathroom 5' x 5' |
| Full bathroom 4'10" x 12'10" | Kitchen 16'2" x 14'5" |
| Kitchen 12'10" x 10'11" | Living room 34'10" x 28' |
| Bedroom 12'2" x 10'6" | Full ensuite bathroom 9' x 11'7" |
| Bedroom 12'2" x 12'10" | Bedroom 10' x 14'5" |
| Bedroom 14'6" x 11'4" | Bedroom 10' x 12'4" |
| Bedroom 14'6" x 11'1" | Primary Bedroom 16'4" x 18'11" |
| Partial bathroom 6'6" x 6' | |

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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



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.