



4360 30 Street Salmon Arm British Columbia

\$1,199,000

Five certified organic acres in desirable North Broadview offer a rare opportunity to enjoy country living without giving up the convenience of being just minutes from Salmon Arm. Beautifully maintained and thoughtfully developed, this property is a place where you can grow your own food, cultivate gardens, raise a few animals, or simply enjoy the peace, privacy, and beauty of an exceptional acreage. Productive gardens, berries, fruit trees, vegetables, and flowers create an inspiring setting with endless possibilities. The level entry home (wheelchair accessible) is warm and welcoming. The open kitchen and dining area are ideal for gathering with family and friends, and the living room is heated with a cozy wood stove. The spacious primary suite features oversized windows overlooking the private property, and a beautifully appointed ensuite with a walk-in shower and soaker tub. A second bedroom, full bathroom, dedicated office, and flexible bonus room complete the main floor, with two additional bedrooms upstairs. Outside you will find space to create, work, and explore. The detached studio would make an ideal artist's retreat, home office, fitness space or hobby room. A garage/shop, attached carport, additional double carport, greenhouse, and immaculate grounds provide room for vehicles, equipment, and projects. Solar power keeps hydro costs incredibly economical--averaging just \$150-\$200 per year. Connected to city water, this is a truly special acreage. (id:6769)

Bedroom 13'7" x 12'11"

Bedroom 13'5" x 11'5"

Workshop 26'9" x 23'

Other 23'10" x 11'5"

Laundry room 7'7" x 10'8"

Full bathroom Measurements not available

Office 6'9" x 10'5"

Bedroom 13' x 10'10"

Full ensuite bathroom Measurements not available

Primary Bedroom 14'1" x 19'4"

Family room 13'6" x 19'1"

Living room 19'6" x 14'3"

Dining room 14'4" x 14'

Kitchen 20'11" x 16'10"

Listing Presented By:



Originally Listed by:
REMAX Shuswap

<http://dorismills.com/>



Royal

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