



# 4410 Lakeshore Road Salmon Arm British Columbia

\$998,000

4 bedroom, 3 bath, O/S double garage, separate workshop, HUGE Lakeview. Back yard completely fenced. Room for RV/boat at the end of the house. Built in vac, top deck has motorized awning w/wind sensor. High efficiency gas furnace, central Air. New sealed glass units in every window, up & down. Main floor w/new renovations in the kitchen & dining room, incl: new gas fireplace & new floors. Large granite topped island in kitchen, counters are quartz in all 3 bathroom vanities. From the kitchen there are beautiful views of the lake & mountains out front, or the colorful landscaping in the yard to the back. Laundry room is near kitchen with closets. Primary bedroom also has the huge lake view & a glass shower ensuite & walk in closet. Main bathroom has a 1 pc fiberglass tub/shower. New plywood & vinyl on upper front deck, with new railing. Downstairs has a rec room & office/hobby room, both with lakeview, plus the 4th large bedroom, computer area & another updated bathroom with glass shower. Huge storage room with built in shelves. Garage has 2nd fridge built in. Rec room has patio doors out to the front lower deck. Back upstairs you step out to the back deck with multiple seating areas, BBQ area, & a curved boardwalk to upper garden, raised beds & a garden shed plus seating area. Driveway done 2020, roof is 12 and has just had a \$2,000 treatment with a 5-year transferable warranty against any recurring moss, hot water tank 2018, high efficiency furnace 2011. (id:6769)

Workshop 23'6" x 11'9"

Utility room 22'1" x 15'11"

3pc Bathroom 8'11" x 8'10"

Den 21'11" x 10'10"

Bedroom 24'4" x 12'3"

3pc Ensuite bath 8'6" x 8'8"

Primary Bedroom 22'6" x 19'0"

Bedroom 14'6" x 12'4"

Bedroom 14'10" x 12'3"

4pc Bathroom 12'3" x 6'9"

Laundry room 9'11" x 7'2"

Kitchen 19'2" x 14'10"

Dining room 15'5" x 13'6"

Living room 22'8" x 17'8"

Listing Presented By:



Originally Listed by:  
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