



5051 11 Street Salmon Arm British Columbia

\$767,500

Rare find in desirable Raven subdivision in Salmon Arm. 1903 heritage home on .53 acre lot with a private setting, south western exposure, gently sloping lot and majestic trees. Enjoy the beautiful views of Shuswap Lake and Fly Hills from the house and a large attached deck. Fully serviced family oriented subdivision with underground services, a community park, and close to the Foreshore/Raven trail and Coyote Park. The property was granted subdivision approval in 2023 (now expired) and may be of interest to builders, developers or persons wanting to restore the home with its charm and character, 10 feet ceilings, beautiful moldings, and original fir flooring. The main floor living area consists of kitchen, dining area, living room, two bedrooms (one bedroom and den) and a 4 piece bathroom. The large master suite upstairs has charming dormers, skylights and a 3 piece bathroom. A carport is attached to a large shed and workshop with 220 wiring and a wood stove. The large level backyard is totally fenced and is perfect for children, pets and gardening enthusiasts. The previous owners of 36 years have loved their home and are sad to be leaving the charm, beauty and tranquility of this magnificent property. Floorplans and 360 virtual tours. Extensive package available by request including Heritage Registry information, subdivision plan, expired subdivision application, a Top 10 info sheet C10 Zoning, and lots more . (id:6769)

Storage 6'4" x 8'3"

Partial bathroom 9'1" x 10'3"

Loft 33'7" x 34'3"

Utility room 22'1" x 17'7"

Sunroom 16'3" x 9'6"

Foyer 11' x 7'

Full bathroom 6'7" x 9'2"

Bedroom 8'5" x 13'

Primary Bedroom 10'11" x 13'2"

Dining room 7'3" x 10'1"

Living room 13'2" x 28'

Kitchen 14'7" x 10'1"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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Royal

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