



5364 Shaw Road Salmon Arm British Columbia

\$1,300,000

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

Welcome to 5364 Shaw Road, a 4-bedroom, 4-bathroom home situated on 3.08 private acres in one of Salmon Arm's most desirable rural settings. Offering the perfect blend of country living and convenience, this exceptional property is located just minutes from Salmon Arm Golf Club, schools, shopping, restaurants, and all the amenities of downtown Salmon Arm. The home has been thoughtfully updated over the years including all new windows (2017), a durable standing seam metal roof completed in 2014, exterior metal siding added in 2017. Inside, you'll appreciate the warmth and comfort of heated concrete flooring throughout the home. Outside, a beautifully constructed retaining wall enhances both the functionality and curb appeal of the property. The impressive 1,331 sq. ft. detached shop is fully equipped with heated concrete floors, water service, a boiler system, airline setup for a compressor, and two overhead doors for easy access. Adjacent covered RV parking includes an RV plug, making it ideal for recreational vehicles and guests alike. An additional 523 sq. ft. detached shop provides even more flexibility and storage, complete with newly added stairs leading to a loft storage area. Whether you're a hobbyist, contractor, outdoor enthusiast, or simply looking for room to spread out, this versatile acreage offers an exceptional opportunity to enjoy the Shuswap lifestyle with easy access to golf, Shuswap Lake recreation, and all that Salmon Arm has to offer. (id:6769)



Royal

LePage

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4pc Bathroom 8'0" x 8'1"
Bedroom 10'1" x 12'2"
Bedroom 10'2" x 11'7"
3pc Ensuite bath 11'8" x 8'5"
Primary Bedroom 19'9" x 12'4"
Storage 11'4" x 5'3"
Storage 11'0" x 5'5"
2pc Bathroom 10'0" x 8'4"

Office 11'1" x 12'
4pc Bathroom 7'8" x 7'1"
Bedroom 15'5" x 9'8"
Dining room 14' x 11'5"
Kitchen 20'3" x 12'8"
Family room 16'2" x 18'8"
Living room 22'10" x 13'11"
Other 13'11" x 8'31"

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Recreation room 25'6" x 21'9"

Other 27'2" x 49'1"

Laundry room 8'0" x 10'5"