



## 55 Timms Road Salmon Arm British Columbia

\$1,275,000

Imagine waking up to the tranquility of 20 acres of your very own private paradise. This charming rancher offers the perfect blend of peaceful seclusion and easy access to all the amenities town has to offer. Step inside and be greeted by soaring vaulted ceilings that enhance the sense of spaciousness throughout the home. Large windows invite loads of natural light to flood every corner, creating a warm and inviting atmosphere. This functional 3 bedroom home offers a generous primary suite with walk-in and full ensuite, 2 more bedrooms, and a guest bath. Hardwood floors tie your living areas together while the quartz countertops, stainless appliances and an eating bar finish off the kitchen space. Open spaces with multiple areas to gather with friends and family make this a perfect home for entertaining. Outside, the property is a true delight. Parklike grass areas gently surround the home, providing beautiful green spaces for recreation, gardening, plus connected walking trails through the forest. Imagine leisurely morning coffee on your deck or afternoon drinks, surrounded by your own private haven. The 2 car garage was converted into some extra living area and can be considered a flex space and used for whatever you desire, even turning it back in to a garage. Carports flank both sides providing some covered parking. Another shop space for toys or vehicle parking as well as another building for storage and a separate shop and office space. Move in and enjoy! (id:6769)

Other 20'0" x 16'0"

Other 29'0" x 24'0"

Other 24'0" x 24'0"

Full bathroom 11'4" x 8'0"

Laundry room 11'4" x 8'4"

Foyer 7'3" x 6'9"

Bedroom 11'5" x 8'2"

Bedroom 15'1" x 10'11"

Other 9'2" x 8'8"

Full ensuite bathroom 13'4" x 11'0"

Primary Bedroom 23'10" x 19'3"

Dining room 16'2" x 11'0"

Kitchen 16'8" x 15'5"

Living room 32'1" x 24'8"

Listing Presented By:



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