



## 6209 Tatlow Road Salmon Arm British Columbia

\$1,175,000

Welcome to sprawling elegance in this custom built 2250 sqft rancher built with insulated concrete forms(ICF). So many tasteful details such as high vaulted ceilings with open beams and shiplap insides, vaulted ceilings in great room and a beautiful floor-to-ceiling stone gas fireplace. Hardwood floors grace the home throughout the main living areas & crown molding finishes the walls in all the bedrooms & den. The gourmet kitchen offers abundant cupboard & counter space with a large granite top island and the coolest light fixtures. Spacious rooms with a primary that boasts a large ensuite complete with soaker tub & separate tiled shower. Sit out on the covered patio and enjoy a beautiful mountain and valley views. Anyone would be over the moon for the 30 x 30 workshop with 200 amp power and has an RV and welding outlet. The shop is insulated and is currently not heated but has a gas line to it ready for hook-up. There is also a very convenient 2pc bath! The well has 2gpm with an additional 1500 gallon cistern for ample water. All of this on a manageable 2.47 acres in a rural setting just minutes into Salmon Arm or Enderby. (id:6769)

Laundry room 16'1" x 10'2"

4pc Bathroom 9'11" x 8'11"

Office 11'7" x 9'2"

3pc Bathroom 8'8" x 6'8"

Bedroom 13'2" x 12'10"

Bedroom 14'6" x 13'2"

4pc Ensuite bath 13'1" x 8'10"

Primary Bedroom 14'11" x 14'9"

Living room 21'1" x 17'7"

Dining room 12'3" x 10'6"

Kitchen 14'8" x 13'6"

Listing Presented By:



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