



6250 60 Avenue Salmon Arm British Columbia

\$2,150,000

Are you looking for the ultimate in privacy and security for your family in an eco-friendly home with a stunning view and minimal maintenance? Then discover the luxury of this Nordic-inspired 3,400 square foot rancher, nestled on 98 acres of forested land at the top of a dead end road. With panoramic views of Shuswap lake and Bastion Mountain, this property offers kilometers of private trails for hiking and recreation while backing on to crown land. Built with high end commercial construction methods, the home features steel-studded interior walls, 12" thick ICF exterior walls, and a durable standing seam metal roof. With an Energuide rating of 61, this house is twice the efficiency of a typical new build. It maintains an annual utility cost of just \$1,800 - which includes all heat, cooling, hot water, and power! The residence includes a state-of-the-art theatre room, three bedrooms, three bathrooms, and a massive three car garage. With its reinforced entry doors and laminated security glass throughout, it is perfect for a family or those seeking a lock and leave lifestyle. (id:6769)

5pc Ensuite bath 11'8" x 14'8"
Storage 14'0" x 10'0"
Storage 12'0" x 10'0"
Utility room 9'0" x 7'0"
Recreation room 14'2" x 19'2"
Media 20'4" x 14'1"
Bedroom 12'0" x 14'9"

Bedroom 11'8" x 14'4"
Full bathroom 6'0" x 9'0"
Full bathroom 5'11" x 9'0"
Living room 29'5" x 24'5"
Kitchen 15'10" x 14'8"
Primary Bedroom 17'5" x 14'8"
Foyer 9'11" x 19'3"

Listing Presented By:



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Homelife Salmon Arm Realty.Com

<https://jgrieverealestate.com/>



Royal

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