



## 633 9 Street Salmon Arm British Columbia

\$1,499,000

Custom Home with Exceptional Lake, Mountain & City Views A rare opportunity to own a distinctive home in one of Salmon Arm's most scenic settings. Built to Step 3 energy efficiency standards, this quality custom residence showcases impressive detail, generous spaces, and captivating lake, mountain, city, and valley views. Set on a private 0.5-acre, park-like lot with trails leading to Pileated Woods, the property offers peace and privacy while remaining close to town. Designed with extended family in mind, the flexible layout includes a self-contained 3-bedroom suite plus an optional 1-bedroom in-law suite, each with private entrances. Inside, refined finishes feature porcelain and granite surfaces, custom wardrobes in each main-floor bedroom, and a show-stopping kitchen with beverage station, hidden pantry doors, high-end appliances, and a full-height granite wall. The primary suite offers deck access, a luxurious ensuite with soaker tub and beautiful tilework. Two additional bedrooms, den and a spa-inspired 5-piece bath with custom cabinetry and exquisite design completes the main level. Additional highlights include discreet hallway laundry, a den wired for data, and an oversized double garage with space for a workshop. From the moment you drive up, the home's board-and-batten exterior and serene natural setting calm and captivate you. Full feature sheet & virtual tour are available to showcase all the exceptional details this one-of-a-kind property has to offer. (id:6769)

4pc Bathroom Measurements not available

4pc Bathroom 9'8" x 6'8"

Living room 16'8" x 13'8"

Kitchen 13'9" x 5'3"

Office 9'2" x 8'6"

Den 13'9" x 12'2"

5pc Bathroom 12'7" x 10'11"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified.

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3pc Ensuite bath 6'2" x 8'2"

Primary Bedroom 19'1" x 14'11"

Living room 17'5" x 21'3"

Kitchen 12'10" x 15'4"

Living room 17'7" x 16'1"

Partial bathroom 5'11" x 3'0"

Kitchen 11'6" x 9'9"

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Listing Presented By:



Originally Listed by:  
RE/MAX Shuswap Realty

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