



6500 15 Avenue 7 Salmon Arm British Columbia

\$1,599,000

Private 5.3-acre property with spacious, accessible home and walk-out 2 bedroom suite in lower level. Part of the prestigious Panorama Ranch gated community, this bare-land strata includes use of a indoor equestrian riding arena which is just a short walk away from your own fenced pasture. The immaculate treed grounds and paved drive leads to your magnificent 5300 sq ft, 6 bedroom rancher with mountain views from both the main and lower levels. Facing the welcoming foyer is a formal great room, off to the left are the bedrooms, laundry, attached garage, and primary bedroom suite with a full ensuite featuring floor level barrier-free shower. The windows overlook your backyard and Mount Ida. To the right after entering is an amazing open space featuring pristine white large kitchen with island, sitting areas, gas fireplace and round dining area that opens onto a large deck. The downstairs is fully developed with a private separate suite for income, extra bedroom for family or caregiver, and access to the yard. This property is in the ALR allowing further development such as a garden, hobby farm and outbuildings as permitted within ALR, city of Salmon Arm, and strata bylaws. This excellent location is close to the city of Salmon Arm and very close to the recreational area of Fly Hills where horseback riding, snowmobiling, ATVing, hiking and mountain biking are all permitted. Many trails have been developed for use by the local club. (id:6769)

- Storage 10'6" x 5'4"
- Living room 10'7" x 14'4"
- Kitchen 14'3" x 14'4"
- Den 12'1" x 9'8"
- Bedroom 12'3" x 14'3"
- Other 9'7" x 10'6"
- Laundry room 4'6" x 1'50"
- Living room 14'11" x 11'8"
- Den 12'9" x 13'5"
- Other 22'0" x 24'0"
- Laundry room 10'0" x 12'0"
- 3pc Bathroom 8'5" x 5'11"
- Bedroom 12'0" x 10'7"
- Bedroom 13'9" x 10'8"
- Other 8'0" x 7'0"
- 4pc Ensuite bath Multiple listing Service

Listing Presented By:



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eXp Realty (Kelowna)

<http://www.rauck.ca/>



Royal

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Storage 11'10" x 3'11"

Primary Bedroom 14'5" x 22'8"

2pc Bathroom 5'5" x 9'1"