



# 7463 Black Road Salmon Arm British Columbia

\$1,150,000

1.61 Acres! 3 bed, 3 baths with a 1 bedroom suite with a den and a detached Shop/Garage with a unfinished Carriage house waiting for YOU! Tucked away in a partially wooded small acreage with a creek flowing through the backyard, this one-of-a-kind owner-built home offers the perfect balance of privacy, craftsmanship, and flexibility. Just minutes from Salmon Arm and close to Larch Hills skiing and outdoor recreation, the setting alone is hard to beat. The main level entry floor features a 1 bedroom, full 4-piece bathroom and a bright, open-concept layout ideal for comfortable, accessible living. The kitchen shines with soft-close cabinetry, a marble island with breakfast bar, farmhouse sink, 5-burner gas range, and a convenient spice drawer. Sliding doors off the dining area lead to the deck for seamless indoor-outdoor living, while the living room is warmed by a cozy wood stove and opens to a bright reading room filled with windows and natural light, perfect for your morning coffee! Laundry on main as well. Upstairs, the spacious primary suite offers a ensuite with a soaker tub, while the second bedroom features its own private bathroom. The daylight walkout basement features a 1 bedroom + den suite, with a modern kitchen, a gas fireplace, and a full bathroom--ideal for extended family or added income. Outside, a 31' x 27' detached double garage/shop offers ample space, with an unfinished upper level ready for your ideas! (id:6769)

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Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

4pc Ensuite bath 8'6" x 4'11"

Bedroom 15'8" x 14'8"

4pc Ensuite bath 13'7" x 6'7"

Primary Bedroom 29' x 13'11"

Family room 16'11" x 14'1"

Utility room 11'9" x 5'3"

Den 11'9" x 10'3"

Dining room 8'5" x 12'

Bedroom 13'2" x 12'2"

4pc Bathroom 10'2" x 6'4"

Den 13'5" x 14'1"

Dining room 15'5" x 10'6"

Living room 17' x 13'7"

Kitchen 14'2" x 16'2"

Full bathroom 8'2" x 4'11"

Primary Bedroom 14'6" x 12'6"

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Kitchen 10'7" x 13'9"

Other 27'1" x 31'1"

Laundry room 10'10" x 8'6"