



1910 11 Avenue 8 Salmon Arm British Columbia

\$589,900

DRIVEWAYS with plenty of garage space welcome you at Hillside Terrace, where 1628 sq/ft of tastefully designed living space awaits. The open concept main level features plank flooring throughout, and contains the living room (w/gas fireplace), dining area, powder room, and kitchen with shaker-style cabinets, quartz counters, and an 8' seat-at island with spot for your beverage fridge. This level has a view out the front and walks out to your backyard which is privately fenced and includes artificial turf, patio space, and a small garden area to use as you wish; perhaps for vege's, flowers, or shrubs (low-maintenance yards keep the strata fees lower). The upper level, with plush carpeting, consists of the primary bedroom with ensuite, a 2nd and 3rd bedroom, and the main bathroom. For additional space we go downstairs where your custom-sized flex-space awaits your plan (currently calculated at 210 sq/ft): This is where you could have a media room, an office, he/she-cave, a storage room, or leave it open to accompany motor toys or a 2nd vehicle. And, if you decide to forgo the flex-space, we will reduce the price of the unit by \$2500. Sound-proofed, gas heat, central air, window coverings included, and a \$5000 appliance credit (or price reduction) make this a great value for a brand new townhouse in Salmon Arm. And, if you buy early, there's time to pick your colours. Centrally located, to schools, recreation/events, shopping, restaurants, theatres, and pet friendly. (id:6769)

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| 4pc Bathroom 7'10" x 5'1" | Utility room 8'0" x 3'0" |
| Bedroom 12'5" x 9'4" | Foyer 11'9" x 4'2" |
| Bedroom 8'10" x 8'1" | Partial bathroom 7'3" x 3'0" |
| 3pc Ensuite bath 7'10" x 5'0" | Dining room 12'0" x 11'5" |
| Primary Bedroom 14'9" x 11'8" | Living room 16'3" x 13'5" |
| Other 19'0" x 10'8" | Kitchen 14'2" x 11'5" |
| Other 19'0" x 10'0" | |

Listing Presented By:



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Royal LePage Access Real Estate

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